

# Minutes

of a meeting of the

## Planning Committee



held on Wednesday, 14 August 2024  
at 6.00 pm in Meeting Room 1, Abbey  
House, Abbey Close, Abingdon,  
OX14 3JE

**Open to the public, including the press**

### **Present in the meeting room:**

Councillors: David Bretherton (Chair), Peter Dragonetti (Vice-Chair), Ken Arlett, Tim Bearder, Katharine Keats-Rohan, Axel Macdonald, Zia Mohammed, Jo Robb, and Ed Sadler

Officers: Becky Binstead (Democratic Services Team Leader), Paula Fox (Development Manager), Andy Heron (Planning Officer), and Darius Zarazel (Democratic Services Officer)

### **Remote attendance:**

Councillors: Sam James-Lawrie

Officers: Sharon Crawford (Planning Team Leader), Jeremy Peter (Planning Officer), Bertie Smith (Broadcasting Officer), and Emma Turner (Enforcement Team Leader)

## **20 Chair's announcements**

The chair welcomed everyone to the meeting, outlined the procedure to be followed and advised on emergency evacuation arrangements.

## **21 Apologies for absence**

Apologies for absence were received from Councillor Ali Gordon-Creed.

## **22 Minutes of the previous meeting**

**RESOLVED:** to approve the minutes of the meeting held on 17 July 2024 as a correct record and agree that the Chair sign these as such.

## **23 Declarations of interest**

There were no declarations of interest.

## **24 Urgent business**

There was no urgent business.

## **25 Public participation**

The list showing members of the public who had registered to speak was tabled at the meeting.

## **26 P23/S3379/FUL - Land North of Rectory Road, Great Haseley**

The committee considered planning application P23/S3379/FUL for the erection of dwelling and associated works including access with residential area. Outside and to north and north east of garden area provision of species rich grassland (0.04ha). (Amended plan to show residential curtilage and biodiversity offset area received 29 November 2023 and additional drainage information received 23 February 2024, 9 May 2024 and 30 May 2024). Amended plan to show residential curtilage and biodiversity offset area received 29 November 2023 and additional drainage information received 23 February 2024, 9 May 2024 and 30 May 2024, on land at Land North of Rectory Road, Great Haseley.

Consultations, representations, policy and guidance, and the site's planning history were detailed in the officer's report, which formed part of the agenda pack for the meeting.

The planning officer introduced the report and highlighted that the application was brought to the committee due to the objection of Great Haseley Parish Council. The Parish Council's objections involved the scale of the proposed dwelling and about the lack of clarity around the strip of land included in the site which sat behind the neighbouring gardens.

The planning officer informed the committee that a dwelling in the neighbouring plot to the south-east had been approved by the council in 2023 and that the current application sought full permission for a one and a half storey dwelling. The main differences between the proposed and the existing dwelling to the south-east would be an increase of the width of the proposed dwelling by 800mm and an increased depth by 5.3 metres. However, the planning officer highlighted that the overall height of the proposed dwelling would be 750mm lower the existing one.

It was noted that the site did include a rear strip of land behind some of the neighbouring properties, referred to by the Parish Council. This strip had been provided at officer's request in order to gain greater onsite biodiversity net gain. The planning officer also highlighted that proposed condition 4 would include a requirement for the landscaping enhancements to be maintained for at least 30 years.

Overall, as the proposal was policy compliant and as there were no objections from technical consultees, the planning officer recommended that the application be approved.

Henry Venners, the agent representing the applicant, spoke in support of the application.

The committee asked about the choice of glazing used in the proposal and the effect it would have on light pollution but were satisfied that this would be dealt with sufficiently through the proposed conditions.

As the committee agreed that the proposal was in keeping with the surrounding area, was an appropriate height, and included sufficient conditions about maintaining the area to the rear of the property for 30 years, they could see no reason to refuse the application.

A motion, moved and seconded, to approve the application was carried on being put to the vote.

**RESOLVED:** to approve planning application P23/S3379/FUL, subject to the following conditions:

1. Commencement 3 years - Full Planning Permission
2. Approved plans
3. Landscaping Scheme (trees and shrubs only)
4. Landscape Management Plan
5. Material samples
6. Boundary treatment
7. Glazing
8. Electric vehicle charging points
9. Parking & Manoeuvring Areas Retained
10. New vehicular access
11. Energy statement compliance
12. Drainage Implementation
13. Vision splay protection
14. External lighting

## **27 P24/S0503/FUL - Land East of Dinckley Court, Abingdon Road, Burcot**

The committee considered planning application P24/S0503/FUL for the works to existing access to allow suitable access, erection of three dwellings with parking and garaging and related works including landscaping. (As amended by plan received 4 April 2024 showing the bin stores and archaeological evaluation report received 24 May 2024). Updated plans to show bin store received 4 April, and archaeological evaluation report received 24 May 2024, on land at Land East of Dinckley Court, Abingdon Road, Burcot.

Consultations, representations, policy and guidance, and the site's planning history were detailed in the officer's report, which formed part of the agenda pack for the meeting.

The planning officer introduced the report and highlighted that the application was brought to the committee due to the objection of Clifton Hampden Parish Council. The Parish Council's concerns were focused on the loss of openness from the development being on the Oxford Green Belt and that it would merge Burcot with the neighbouring village of Dorchester-on-Thames.

The planning officer informed the committee that the application site was located in the Green Belt, to the south of Abingdon Road and bounded by properties to the east and west. The planning officer also notified the committee that the landscaping that was shown in the blue line area to the front of the proposed properties had been included in a revised red line area so that the conditions around it could be more easily enforced.

The application itself was for three five-bedroom dwellings, served by detached car ports, and that they would all use the existing access used. The planning officer indicated that each of the dwellings would be designed differently and use different materials in order to be in keeping with the style in the area.

In addition, as the site was surrounded by properties on both sides, to the east and west, it would be considered an infill development and so meet the criteria to be allowed for in the Green Belt. As the dwellings would fit into the existing ribbon development on the road, they would also not harm the openness of the area. The planning officer also confirmed that the development was solely within the built-up area of Burcot and would be wholly contained within the Burcot Parish boundary.

For these reasons, and as there were no objections from technical consultees, the planning officer recommended that the application be approved.

Henry Venners, the agent representing the applicant, spoke in support of the application.

The committee discussed the siting of the development and agreed that it would not merge the two settlements of Burcot and Dorchester-on-Thames due to the separation occurring further to the east of Abingdon Road. In addition, as the design of the dwellings were in keeping with the character of the area, they could see no reason the application should be refused. Overall, the committee agreed to approve the application, subject to conditions.

A motion, moved and seconded, to approve the application was carried on being put to the vote.

**RESOLVED:** to approve planning application P24/S0503/FUL, subject to the following conditions:

1. Commencement 3 years - Full Planning Permission
2. Approved plans
3. Written Scheme of Investigation (WSI)
4. Archaeological mitigation
5. Tree Protection (Detailed)
6. Landscaping
7. Landscape Management Plan
8. Surface water drainage
9. Foul water drainage
10. Construction phase surface water management
11. Material samples
12. Boundary treatment

13. Cycle parking
14. Scheme of biodiversity enhancements
15. Glazing
16. Construction phase foul water drainage
17. Construction phase surface water drainage
18. Electric vehicle charging points
19. Parking & Manoeuvring Areas Retained
20. Existing vehicular access
21. Energy statement compliance
22. Vision splay protection
23. External lighting
24. Biodiversity compliance

## **28 P23/S2215/S73 - 9 Kiln Lane, Garsington, OX44 9AR**

The committee considered application P23/S2215/S73 for the removal of conditions 1 (Occupation) and 4 (Named Occupants) from application P17/S4216/FUL granted on appeal APP/Q3115/W/18/3209624. To remove the temporary nature of the permission to make permanent. (Change of use of land as a private one pitch gypsy and traveller caravan site consisting of 1 mobile home; 1 touring caravan; 1 amenity block and associated development at Plot 9, Kiln Lane, Garsington, Oxfordshire OX44 9AR), on land at 9 Kiln Lane, Garsington.

Consultations, representations, policy and guidance, and the site's planning history were detailed in the officer's report, which formed part of the agenda pack for the meeting.

The planning officer introduced the report and highlighted that the application was brought to the committee due to the objection of Garsington Parish Council and it was called-in by the local ward member, Councillor Sam James-Lawrie. The main issues raised were around the development being inappropriate in the Green Belt, whether special circumstances exist that overcome the harm to the Green Belt and the impact on the bridleway and local amenity.

The planning officer informed the committee that the application was a Section 73 application to remove conditions relating to a permission given at appeal in 2019 for temporary use of the land for gypsy travellers. He also confirmed that the site was within the Green Belt. Temporary permission was recommended so that the applicant and his wife and children would be able to occupy the plot until 2027. This would bring the use of the plot in conformity with plots 12 and 7/8 which were occupied by the applicant's extended family which also ran until 2027.

The planning officer informed the committee that the application was not a regular planning application as the personal circumstances of the applicant needed to be considered, as well as other legal requirements such as the Human Rights Act and the Equalities Act. The personal circumstance that had to be considered involved the needs of the applicants' children. In addition, the lack of a five-year land supply of gypsy travellers and the lack of alternative sites were also material considerations, along with the decision by the planning inspectorate to allow the appeal for the plot in 2019 and the appeal decisions for plots 7, 8, and 12. The planning officer believed that these circumstances amounted to very special circumstances that would be sufficient to outweigh the harm to the Green Belt.

For all these reasons, the planning officer recommended that the application be approved.

Councillor Anne Eastwood spoke on behalf of Garsington Parish Council, objecting to the application.

Councillor Same James-Lawrie, a local ward councillor, spoke objecting to the application.

The committee asked about the length of the consent and the planning officer clarified that it would be temporary and end in 2027. He also indicated that the extension would bring the end point of the permissions for all the other plots in the vicinity into conformity. On a question about who could occupy the plot, the planning officer also indicated that the proposed condition one would restrict occupancy to the applicant and his immediate family. If there was conclusive evidence that the condition was being breached through occupation by others, then the council could take enforcement action.

The committee noted the decisions of the planning inspectorate to allow appeals for this and other adjacent sites on the basis of personal circumstances and the council's lack of a 5-year land supply for Gypsy Travellers as well as a lack of alternative sites for the families. In response to a question about the bridleway, members also noted that this was a private road over which the council had no control. On a question about enforcement of conditions, and a potential previous breaching of conditions, the planning officer and enforcement team leader indicated that the temporary permission would align the entire site with others so that all the alleged breaches of conditions could be considered together.

Although there was discussion about the necessity of proposed condition two, the committee agreed that all of the proposed conditions were appropriate as that condition was the same one issued by the planning inspectorate at appeal. In addition, the committee noted that by the time the temporary permission ended in 2027, the council hoped to have allocations for gypsy travellers in the new Local Plan.

Overall, as the committee agreed that the application would provide temporary permission to 2027, that there were special circumstances around the family, and that the conditions were appropriate, they agreed to approve the application.

A motion, moved and seconded, to approve the application to vary Condition 1 but to retain Condition 4 with an amendment after being put to the vote.

A motion, moved and seconded, to approve the application was carried on being put to the vote.

**RESOLVED:** to approve application P23/S2215/S73, subject to the following conditions:

1. The occupation of the site hereby permitted shall be carried on only by Mr James McDonagh and his wife Lena Lawrence and their resident dependents, and shall be for a limited period, which shall end on the 3 November 2027.

2. The site shall not be occupied by any persons other than gypsies and travellers as defined in Annex 1: Glossary of Planning Policy for Traveller Sites (or its equivalent in replacement national policy).

3. The development hereby permitted shall be carried out in accordance with the Site Location Plan, Drg No 01743/10 Rev 2 and Site Development Scheme, Drg No 01473/1 Rev 3, unless amended by details submitted and approved by the Local Planning Authority.

4. When the land ceases to be occupied by those named in condition 1) above, the use hereby permitted shall cease and all caravans, buildings, structures, materials and equipment brought onto the land or works undertaken to it in connection with that use shall be removed in and the land restored in accordance with the details submitted and approved by local planning authority in application ref: P19/S272/DIS, in accordance with the Statement in Support of Discharge of Conditions.

5. There shall be no more than one pitch on the site and on this pitch no more than two caravans (as defined in the Caravan Sites and Control of Development Act 1960 and the Caravan Sites Act 1968 as amended ( of which no more than one shall be a static caravan)), and one amenity block.

6. No vehicle over 3.5 tonnes shall be stationed, parked or stored on the site.

7. No commercial activities shall take place on the land, including the storage of materials.

8. The amenity block shall be constructed in accordance with the details approved by the Local Planning Authority under discharge application ref: P19/S2752/DIS in accordance with drawing 2752/Site and the details mentioned in the decision letter dated 4/10/2021.

9. The surface and foul water drainage works to be completed and maintained throughout the life of the development in accordance with the details approved by the Local Planning Authority in application ref: P22/S0346/DIS, Foul and Surface Water Drainage Plan Dag 2752 – Foul & SW.pdf, Foul Water Approval email.pdf, and the details mentioned on the decision letter dated 4/05/2022.

10. The development shall not be brought into use until vehicular visibility splays of 2.4m x 2m in either direction have been provided from the new access. There shall be no obstruction to visibility within these splays exceeding 0.9m in height above the adjacent carriageway channel. Such visibility splays shall thereafter be retained.

11. The landscaping scheme as approved by the Local Planning Authority in application ref: P19/S2752/DIS, shall be carried out and maintained as shown on dwg no: 2752/Site throughout the life of the development.

## **29 Appeals information**

The committee received the appeals information report from the head of planning, noting that the committee's decision about an application in Chinnor was supported by the planning inspectorate.

Overall, the committee was satisfied with the council's appeal performance and agreed to note the report.

The meeting closed at 7.15 pm