

**Charlbury Town Council  
PLANNING MEETING**

**Monday 26<sup>th</sup> September 2022 at 8pm in the Memorial Hall**

**Present: Cllrs:** Peter Kenrick (in the chair), Gareth Epps, Dan Raymond-Barker, Janet Burroughs, Tim Crisp, Tony Merry, **Town Clerk:** Lisa Wilkinson, 4 members of public.

1. **Apologies for Absence were received from** Liz Reason, Nick Potter, Claire Wilding, Frances Mortimer, Gary Harrison
2. To receive **Declarations of Interest;** none were received.

**Item 5** brought forward due to the presence of members of public.

**To request 6-month moratorium from WODC if required by residents.**

Gareth Epps updated the meeting on the public meeting held on Friday 23<sup>rd</sup> September about the Asset of Community Value on the Bell. It was agreed at that meeting that the community would support triggering the 6-month moratorium.

Following a conversation today with Scott McDonald, the Managing Director of the Lionhearth Group, Gareth Epps explained that the group is in the process of purchasing the Bell and plans to extensively refurbish it and run it as a pub and restaurant.

On the basis of this information Gareth Epps proposed that the TC does not request to trigger the moratorium as that would significantly delay the purchase and thus the renovation of The Bell. Peter Kenrick added to the proposal that the Lionhearth Group would be asked to engage with the community.

**Resolved.**

This will be circulated on social media to update residents.

3. To sign the minutes of the planning meeting held on 25<sup>th</sup> July 2022  
Peter Kenrick signed these minutes as a true record.

**4a. Planning applications received:**

Ref no:	Address:	Proposal:	TC Decision
22/02289/HHD	Whitethorn, Ditchley Rd, Charlbury	Erection of single storey mono pitch timber outbuilding	No objection
22/02066/FUL	Charlbury House, Woodstock Rd, Charlbury	Demolition of existing dwellinghouse and erection of replacement dwelling with associated outbuildings and landscaping works. Conversion and extension of existing cottage to form pool house with ancillary shower/changing facilities. New stables and indoor riding arena. Repair and extension of field barn.	The TC objects (5 for:1 abstention) on the basis of overdevelopment of the site and visual amenity. The Town Council also points out that the detailed planning statement attached to the application fails to mention the Charlbury Neighbourhood Plan as part of the relevant planning policy framework. Relevant matters are indicated below: Energy Efficiency. The TC welcomes the attention given to energy efficiency of the new build which appears to be in line with Charlbury's NP policy NE9.  Tranquillity & Dark Skies - NP policy NE4. The application would deliver a large dwelling in a remote location with a consequent risk of noise and/or light pollution which would be unacceptable. A condition to avoid this will be asked for.  Biodiversity - NP policy NE5. It is clear that

			<p>significant attention has been given to the need to enhance the natural environment and biodiversity and this is to be welcomed. The TC specifically welcomes the Ecological Impact Assessment from Windrush Ecology which acknowledges that the site is located within a Conservation Target Area and identifies the action plan targets appropriate to this area. Given the TC's objective of preparing a Nature Recovery Plan covering both Charlbury and Fawler parishes, we should seek to work with the landowners in this area.</p> <p>Access via Stonesfield Lane. The intention to re-establish the existing access to Stonesfield Lane is clearly problematic. Regular vehicular access via this route should be resisted: a). See comments from local residents ; b). Stonesfield Lane is unadopted and regular traffic could cause damage and nuisance; c). Access from Stonesfield Lane to Woodstock Road is potentially dangerous if traffic volumes increase significantly; d). Vehicular access via this route would require agreement with existing residents. It may require road surface and junction improvements which may not be acceptable to other residents and would have to be funded by the applicant.</p>
21/03837/FUL	Green Bank, Dyers Hill, Charlbury	Demolition of existing dwelling and erection of a replacement dwelling with associated car parking and landscaping.	The TC continues to object The revised Design and Access statement and drawings are noted but they do not address any of the concerns raised previously and the TC's previous objection still stands. A traffic management plan for consideration has still not yet been put forward to the TC as landowners of Mill Lane.
22/00874/LBC	Kerby Cottage, Sheep St, Charlbury	Construction of single storey rear extension. (amended)	It is noted that single glazed windows are now proposed so the Town Council rescinds its welcome about the application meeting the NP plan policies on energy efficiency as it is a retrograde step.
APP/D3125/C /22/3304510	Land East of the Slade	Agricultural use to use for storage without planning permission	There is nothing material in the appeal for the TC to change its mind. Therefore, the TC continues to support WODC on the enforcement notice. Appeal withdrawn

**4b. Planning Outstanding:**

Ref no:	Address:	Proposal:	TC Decision
22/02181/LBC & 22/02180/HHD	Bell Barn Church Street Charlbury	Proposed single storey extension to create accessible accommodation	Comment
22/02079/S73	The Rise Hixet Wood Charlbury	Variation of condition 1 of planning permission 21/02652/HHD to allow the addition of an ensuite bathroom adjoined to the approved bedroom.	Comment

22/02202/HHD	1 Woodstock Road Charlbury	Rear ground and first floor extensions	No objection
21/03837/FUL amended	Green Bank, Dyers Hill, Charlbury	Demolition of existing dwelling and erection of a replacement dwelling with associated car parking and landscaping	Object
22/01366/S73	Yew Dell, Hixet Wood, Charlbury	Variation of condition 2 of planning permission 20/02343/FUL to allow design changes to garaging	No objection
22/00874/LBC	Kerby Cottage, Sheep Street, Charlbury	Construction of single storey rear extension. Replace 3 windows with slimline double-glazed units	No objection
21/03837/FUL	Green Bank, Dyers Hill, Charlbury	Demolition of existing dwelling and erection of a replacement dwelling with associated car parking and landscaping	Object
21/03936/FUL	Whistler, Fawler Rd, Charlbury	Demolition of existing stables. Erection of self-contained unit ancillary to the existing dwelling	Comment
21/02720/HHD 21/02736/LBC	The Willows, Church Lane	Restoration, including raising of roof height, of outbuilding to form workshop.	No objection

**4c. Planning Decisions:**

<b>Ref no:</b>	<b>Address:</b>	<b>Proposal:</b>	<b>Decision</b>
22/01862/HHD	The Cottages, Church Lane, Charlbury	Ground floor single-storey rear extension and addition of 1no. conservation rooflight to rear roof slope	TC -No objection WODC - Approved
22/01694/HHD	Wychwood View Stonesfield Lane Charlbury	Proposed installation of two gable fronted dormers to the front elevation of the property.	TC -No objection WODC - Approved

**5. The Bell**

To request 6-month moratorium from WODC if required by residents  
See above.

Meeting closed: 9.30