

**Charlbury Town Council  
PLANNING MEETING**

**Monday 17<sup>th</sup> October 2022 at 8pm in the Memorial Hall**

**Present: Cllrs:** Peter Kenrick (in the chair), Liz Reason, Tony Merry, Claire Wilding, Tim Crisp, Nick Potter, Gary Harrison, **Town Clerk:** Lisa Wilkinson

1. **Apologies for Absence** were received from Dan Raymond-Barker, Janet Burroughs, Gareth Epps, James Styring and Frances Mortimer
  
2. To receive **Declarations of Interest**  
None were received.
  
3. To receive minutes of planning meeting dated 26<sup>th</sup> September 2022  
These were signed as a true record.

**4a. Planning applications received:**

Ref no:	Address:	Proposal:	TC Decision
22/02676/HHD	1 Sturt Rd, Charlbury	Erection of single storey side and rear extension	No objection.
22/02779/LBC & 22/02601/HHD	Ivy House, Church Lane, Charlbury	Erection of replacement entrance gates and formation of natural swimming pond within garden.	No objection to this planning application, subject to adequate access for emergency vehicles being available at all times. As the pond is to encourage wildlife, the TC would be pleased to see ramps for hedgehogs included.

**4b. Planning Outstanding:**

Ref no:	Address:	Proposal:	TC Decision
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.	Object
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
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
22/01366/S73	Yew Dell, Hixet Wood, Charlbury	Variation of condition 2 of planning permission 20/02343/FUL to allow design changes to garaging	No objection
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:**

Ref no:	Address:	Proposal:	Decision
22/02181/LBC & 22/02180/HHD	Bell Barn Church Street Charlbury	Proposed single storey extension to create accessible accommodation	TC -Comment WODC -Approved

22/00874/LBC	Kerby Cottage, Sheep Street, Charlbury	Construction of single storey rear extension. Replace 3 windows with slimline double-glazed units	TC - No objection WODC -Approved
APP/D3125/C/22/3304510	Land East of the Slade	Agricultural use to use for storage without planning permission	Appeal withdrawn
22/02289/HHD	Whitethorn, Ditchley Rd, Charlbury	Erection of single storey mono pitch timber outbuilding	TC -No objection WODC - Approved
22/02202/HHD	1 Woodstock Road Charlbury	Rear ground and first floor extensions	TC -No objection WODC - Approved

#### 4. Update on Green Bank planning application

This planning application was taken to the Uplands Planning Committee on 17<sup>th</sup> October. Peter Kenrick spoke at this committee, requesting a traffic management plan to be put in place (text in the appendix) if the application was approved as the TC is concerned about the danger to public access on Mill Lane during construction.

The Uplands Planning Committee approved the application and insisted on a condition of a traffic management plan was as per the TC's request.

A further drainage plan has been provided which has been accepted. There has been concern about the large amount of spoil to be taken off site but the agent has confirmed that the spoil will be used to landscape within the property.

Meeting closed: 8.27pm

#### Appendix 1:

**Statement delivered by Cllr Peter Kenrick at the Uplands Planning Committee on Monday 17 October 2022 on behalf of the Charlbury Town Council relating to application: 21/03837/FUL – Greenbank, Dyers Hill, Charlbury, OX7 3QG.**

Charlbury Town Council has commented in detail on this application and I will not repeat that here. What I am here to talk about is our serious concerns about access implications during construction; concerns which have effectively been dismissed by your officers in their report despite the recommendation to approve.

Access to the site is from Mill Lane, a very narrow, unmade private track with no space for parking or turning and insufficient width for vehicles to pass pedestrians safely. Crucially, this track provides the only vehicular access to Mill Field, a public space owned and managed by the town council for the public and for nature. Mill Field is popular for families, dog walkers and others who use Mill Lane to access the site on foot. Construction traffic, especially large equipment and delivery vehicles will pose a significant risk to pedestrians, so movements of those vehicles need to be carefully controlled on safety grounds. The revised design for Greenbank entails deep excavation presumably requiring large equipment and the removal of quantities of spoil from the site and this will exacerbate the problem.

Traffic issues also extend beyond Mill Lane. The weight limit on the river bridge means that heavy equipment and deliveries will need to navigate the narrow town streets of Dyers Hill and Thames Street where large vehicles often get stuck. To avoid disruption, these movements also need to be managed.

On Mill Lane itself, emergency vehicles must have unfettered access to the Mill Field given the public popularity of the site and its riverside location. Mill Field is also liable to flooding as evidenced by the major flood event of summer 2007 so clear access to the sluice is essential to regulate water flow and

clear access must be assured after heavy rain for safe evacuation. Regular access to the Field is also required for maintenance work and for bin emptying.

These are the reasons why we believe a traffic management plan to be needed in this case. This may be an unusual requirement for a single dwelling development, but there are specific public safety issues here which we believe should be recognised in any approval.

If the application is approved, the town council will seek to work constructively with the applicant to address these issues but if you are minded to approve, we ask you to include conditions recognising the safety issues and requiring the applicant to demonstrate how they will be addressed.

Thanks for your attention.

**Cllr Peter Kenrick – Charlbury Town Council**