

**Charlbury Town Council
PLANNING MEETING**

Monday 12th December 2022 at 8pm in the Memorial Hall

Present: Cllrs: Peter Kenrick (in the chair), Liz Reason, Gary Harrison, **Town Clerk:** Lisa Wilkinson.

1. To receive **Apologies for Absence**
These were received from Claire Wilding, Tony Merry, Nick Potter and Tim Crisp.
2. To receive **Declarations of Interest:** none were received.
3. **To receive minutes of planning meeting dated 28 November 2022**
These were received and signed as a true record.

4a. Planning applications received:

Ref no:	Address:	Proposal:	TC Decision
22/02952/FUL	2 Elm Crescent, Charlbury	Subdivision of existing dwelling to create two dwellings with associated works to include formation of a new access and parking area	No objection
22/03160/FUL	Broadstone Farm, Ditchley Rd, Charlbury	Proposed alterations and change of use of barn for a dwelling, landscaping works and associated operations	No objection *See comment below

* Comment on 22/03160/FUL

After careful consideration, Charlbury Town Council does not object to this application but does wish to make the following comments.

Firstly, regarding the Planning Statement submitted with the application:

1. Paragraph 3.1 of the planning statement correctly notes that planning permission should be determined *“in accordance with the development plan, including any local and **neighbourhood plans that have been brought into force ...”*** (my emphasis). However, the planning statement completely fails to acknowledge or mention the Charlbury Neighbourhood Plan 2031 (CNP) that was *“made”* (brought into force) on 14th June 2021 and which covers the location addressed by this application.
2. Paragraph 4.5 of the Planning Statement references the approval of planning application 20/02655/FUL as evidence of the considered value of the barn as a building *per se*. However, we do not believe that such an inference can reasonably be drawn as the former approval related to the barn’s continued use for agricultural purposes whereas the current application proposes a change of use to residential. Whilst we do not object to the change of use, we challenge the inference.
3. Paragraphs 3.13 to 3.22 of the Planning Statement discuss in detail the five year land supply requirements imposed on local planning authorities with specific reference to planning appeal decision reference APP/D3125/W/22/3293656. Whilst we do not comment on the statements made, we note:
 1. The appeal was nevertheless refused, largely as a result of material considerations arising from that site’s location within an AONB (refs: NPPF 176, 177; Local Plan policies OS2, OS4, EH1 and BC1). This AONB designation also applies to the current application along with the references quoted here plus CNP policy NE1.
 2. NPPF paragraph 176 recognises that *“the scale and extent of development within [e.g. AONBs] should be limited”*. This was recognised during the examination of the West Oxfordshire Local Plan 2031 and informs the more restricted approach to housing that applies to the Burford-Charlbury sub-area within that plan.

- In our opinion, the provision of a single new property set in a substantially sized plot cannot reasonably be held to contribute to the overriding principle to “boost **significantly** the supply of housing” (my emphasis) as mentioned in paragraph 4.11 of the Planning Statement.

Secondly, and more generally, with reference to the application itself:

- We welcome commitments to sustainability detailed in section 8.0 of the Design and Access Statement, which we believe to be in line with CNP policies NE9 and NE5 and consistent with the town council’s declaration of a climate emergency.
- With regard to biodiversity, we draw attention to paragraphs 7.3.10 to 7.3.12 of the CNP regarding the creation of native species hedgerows and promotion of wildlife corridors.
- Regarding housing provision, CNP Aim 3 and Policy CH1 are relevant. Whilst this application does not explicitly address the challenges set out in paragraph 5.1.4 of the CNP, we are content that this single property development is consistent with the aim and policy mentioned.

4b. Planning Outstanding:

Ref no:	Address:	Proposal:	TC Decision
22/02970/LBC	Redding Wyck House Market Street Charlbury	Internal and external alterations to replace existing sash windows within northeast (front) elevation.	No objection
22/03025/HHD	13 Hill Close, Charlbury	Single story rear extension (resubmission of 22/01681/HHD)	No objection
22/02996/HHD	The Old Fire Station Browns Lane, Charlbury	Installation of doors in rear elevation of first floor bathroom to form Juliet balcony	No objection
22/02876/FUL	The Cottage, Dancers Hill, Charlbury	Erection of single storey side and rear extension to existing garage	No objection
22/03094/FUL	Griffin House, Market St, Charlbury	Conversion of Griffin House and Griffin Cottage to create one single dwelling and associated works to include removal of lean-to extension to reinstate garden area	No objection
22/03150/HHD	Tulip Tree House, Church St, Charlbury	Erection of a single storey rear extension	No objection
21/03936/FUL	Whistler, Fowler Rd, Charlbury	Demolition of existing stables. Erection of self-contained unit ancillary to the existing dwelling	Comment

4c. Planning Decisions:

Ref no:	Address:	Proposal:	TC Decision
22/02676/HHD	1 Sturt Rd, Charlbury	Erection of single storey side and rear extension	TC -No objection WODC - Approved
22/02779/LBC & 22/02601/HHD	Ivy House, Church Lane, Charlbury	Erection of replacement entrance gates	TC -No objection WODC - Approved

Meeting closed: 20.30