

**Charlbury Town Council
PLANNING COMMITTEE MEETING**

Monday 6th February 2023 at 8pm in the Green Room, Memorial Hall

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

1. To receive Apologies for Absence

These were received from Frances Mortimer, Dan Raymond-Barker, Gareth Epps, James Styring, Janet Burroughs,

2. To receive Declarations of Interest

None were received.

3. To receive minutes of planning meeting dated 16th January 2023

These were signed as a true record.

4a. Planning applications received:

Ref no:	Address:	Proposal:	TC Decision
22/03546/HHD	Treetops, Stonesfield Lane, Charlbury	External refurbishments including raising roof height, new solar PV panels, external wall insulation and new double-glazed windows	No objection
23/00033/HHD	Culpeppers Woodstock Rd Charlbury	Alterations to main dwelling to include revised fenestration, re-cladding and re-roofing works. Construction of a detached garage with storeroom above	No objection
22/03536/FUL	Wayhill Spelsbury Rd	Demolition of existing dwelling. Erection of two semi-detached dwellings with shared garage and associated landscaping	No objection. The TC notes that no mention has been made of the Charlbury Neighbourhood Plan. Opportunities for environmental improvements are mentioned in the D&A statement but no details or commitments are given. The TC stresses the need to comply with CNP policy NE9 which requires such a proposal to <i>demonstrate HOW it would achieve excellent environmental performance.</i> Biodiversity: proposals for new planting of native tree species are welcome but CNP policy NE5 is very much relevant here, especially as the site lies adjacent to a Conservation Target Area. Detailed guidance is provided in CNP paragraphs 7.3.5 to 7.3.12 which support policy NE5 and any approval should be subject to a conditioned requirement to follow that guidance. CNP paragraph 7.3.12 is particular interest in identifying appropriate tree species for planting.
23/00114/FUL	Alder House, Market St	Conversion of garage creating seating area in	No objection. The TC welcomes this application which supports Charlbury's Rural Service Centre role in line with NP Aim 4 and

		connection with neighbouring café	Policy ECT1 as well as WOLP core objective CO3. The TC notes the removal of the toilet and can see no other toilet on the plan.
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4b. Planning Outstanding:

Ref no:	Address:	Proposal:	TC Decision
22/03294/S73	Land South Of Forest Road Charlbury	Variation of conditions 2, 3, 6, 7, 8 and 12 of permission 15/03099/FUL to adequately address land level changes and to ensure that a suitable ecological buffer is provided around the edge of the development	No objection plus comments
22/03462/HHD	Halcyon Drift Hixet Wood, Charlbury	Renovation works to include erection of two storey rear extension with adjusted ground levels and landscaping works.	No objection
22/03377/FUL	Ambleside Farm, Ditchley Rd, Charlbury	Change of use of a detached garage with self-contained accommodation above to form a flexible use involving ancillary accommodation or a holiday let	No objection
22/03477/HHD	Whispership Cottage, Hixet Wood, Charlbury	Renovation of existing semi-detached cottage to include two storey rear extension and adjusted ground levels, changes to fenestration and provision of front and side dormer windows.	No objection
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
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
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:	Decision
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	TC - No objection WODC - Approved
22/03286/LBC	Newington House Sheep Street Charlbury	Internal alterations to include the relocation of kitchen from first to ground floor and associated works	TC - No objection WODC - Approved
22/03220/HHD & 22/03221/LBC	The Priory Church Lane, Charlbury	Internal and external alterations to install an 8kw solar panel array to the south facing roof of northern stable block along with the inverter and any battery to be placed within the stable building with associated works	TC - No objection WODC - Approved
22/03386/HHD	42A Ticknell Piece Road, Charlbury	Rear sunroom, front single storey extension and two storey side extension	TC - No objection WODC - Approved
22/03438/HHD	29A Woodfield Drive, Charlbury	Garage conversion to create living space. Removal of garage door to be replaced with a window.	TC - No objection WODC - Approved

		Addition of hard roof to existing conservatory. Replacement of all windows with double glazing.	
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5. Other items to Note

The Buildings Working Group is seeking clarity on permitted development rights. They have engaged with Phil Shaw from WODC. Tim Crisp's understanding is that within a conservation area, solar PV can be put on rooves without planning permission as long as it complies with relevant standards unless an article 4 direction has been placed. The Group is awaiting confirmation from Phil Shaw on this.

Meeting closed: 8.37pm