

Charlbury Town Council
Minutes of the PLANNING COMMITTEE MEETING

Monday 24th April 2023 at 8pm in the Green Room, Memorial Hall

Present: Cllrs: Peter Kenrick (in the chair), Tony Merry, Dan Raymond-Barker, Tim Crisp, Janet Burroughs, Nick Potter, Gareth Epps, Gary Harrison **Town Clerk:** Lisa Wilkinson, 3 members of public.

- 1. Apologies for Absence** were received from Liz Reason, Claire Wilding, Frances Mortimer and James Styring.
- 2. Declarations of Interest**
 Peter Kenrick, Tim Crisp and Gary Harrison declared an interest in application 23/00749/FUL Charlbury Community Centre. It was agreed that there was no need to withdraw from the room during discussion of this item. Gareth Epps was elected as chair for this planning application.
- 3. To receive minutes of planning meeting dated 13th March 2023**
 These were received as a true record.

4a. Planning applications received:

Ref no:	Address:	Proposal:	TC Decision
23/00749/FUL	Charlbury Community Centre, Enstone Rd, Charlbury	Erection of extension to south elevation to provide a purpose-built community gym	A trustee from Thomas Gifford Trust (TGT) spoke about the significant investment being put into the community centre. A user survey demonstrated that the majority of gym users would be there early or late in the day so no additional parking would be necessary. New signage on Browns Lane is in progress. Signage is required through the car park and the TGT will work with the Football & Sports Club (FSC) on this. TGT has undertaken informal engagement with various stakeholders and it hopes to meet with the FSC. Access to FSC is changed but there would be no change to the widths. A member of the FSC then spoke: the FSC believes that the proposed location would block the frontage of the club almost completely. This would also cause problems for deliveries. Janet Burroughs put the application into context from TC/Nine Acres and FSC point of view. FSC is a TC asset. Full text of TC comment below*
23/00644/LBC	The Bull, Sheep St, Charlbury	Internal alterations to include relocation of bar. rearrangement of circulation areas, redecoration and enhancement of historic features	No objection.
23/00668/LBC	2 Downstep, Market St, Charlbury	Replacement of roof slates on front elevation	No objection.

23/00639/HHD	12 Nineacres Lane, Charlbury	Formation of vehicular access and provision of hardstanding for parking	No objection however the hardstanding should be made permeable to avoid surface water runoff.
23/00337/LBC	The Old Post House, Market St, Charlbury	Replace Stonesfield slates on the rear elevation with Cotswold plain tiles	No objection.
23/00492/HHD	Ralphland, Crawborough, Charlbury	Erection of a two-storey extension and front porch	No objection.
23/00692/HHD	22 Elm Crescent, Charlbury	Single storey rear and side extension	No objection.
23/00572/FUL	14 Woodstock Rd, Charlbury	Erection of a single dwelling in rear garden, with new access and parking	No objection.

***TC comment to WODC on planning application 23/00749/FUL:**

Background:

Charlbury Town Council is the legal owner of the Nine Acres Recreation Ground, neighbouring land to the Charlbury Community Centre. Nine Acres is held by the Council in trust for the benefit of the residents of Charlbury for sport and recreation. The Charlbury Football and Sports Club building is adjacent to, and connected to, the Community Centre. The building became an asset of the Nine Acres trust, but subject to an agreement that its long-term user would be the Football and Sports Club.

Town Council response to this planning application:

The Council does not object to the principle of construction of a gym itself. However, the Football and Sports Club building will be seriously impacted if the application to build a gym is approved in its current location. Sight lines to the Football and Sports Club will be blocked (at the very least adequate directional signage to the Club should be provided) and the proposed location will adversely impact the operations of the Football & Sports Club with regard to deliveries (Local Plan policy E5). The TC also believes neighbourliness is important here due to the adjacent nature of the buildings. It is regrettable that the applicant has not succeeded in engaging its neighbour prior to submitting this application. It is hoped that the applicant brings forward amendments to this application that overcome the objection, and that these amendments will reflect the outcome of consultation with the Football and Sports Club. We ask that consideration is given to the location of the gym by the committee if necessary.

4b. Planning Outstanding:

Ref no:	Address:	Proposal:	TC Decision
23/00392/LBC	The Bell, Church St, Charlbury	Internal and external alterations to the building to update, refurbish and redecorate the existing bar, restaurant and hotel and all associated amenities	No objection
23/00531/HHD	Lees Cottage, 9 Enstone Road Charlbury	Conversion of garage to guest bedroom and reform side entrance	No objection
23/00381/HHD	Stonehaven, Ticknell Lane, Charlbury	Erection of a two-story extension and single storey extension with associated works. Demolition of conservatory.	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
22/02970/LBC	Redding Wyck House Market Street Charlbury	Internal and external alterations to replace existing sash windows within northeast (front) elevation.	No objection
21/03936/FUL	Whistler, Fawler 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
22/03294/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	TC - No objection WODC - Approved
23/00114/FUL	Alder House, Market St	Conversion of garage creating seating area in connection with neighbouring café	TC - No objection WODC - Approved
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	TC - No objection WODC - Approved
22/03025/HHD	13 Hill Close, Charlbury	Single story rear extension (resubmission of 22/01681/HHD)	TC - No objection WODC - Approved
23/00288/FUL	Charlbury Community Centre, Enstone Rd, Charlbury	The erection of a community workshop building on land alongside Charlbury Community Centre.	TC - No objection WODC - Approved

Meeting closed: 8.55pm

Signed

Date

