

**Charlbury Town Council  
PLANNING COMMITTEE MEETING**

**Monday 21<sup>st</sup> August 2023 at 8pm in the Green Room, Memorial Hall**

**Present: Cllrs:** Gary Harrison, Peter Kenrick, Nick Potter, Emily Algar, **Town Clerk:** Lisa Wilkinson

- 1. Apologies for Absence** were received from Liz Reason, Gareth Epps, Tony Merry, Claire Wilding, Frances Mortimer, Janet Burroughs, James Styring,
- 2. Declarations of Interest:** none were received.
- 3. Public time**  
None.
- 4. To receive minutes of planning meeting dated 24<sup>th</sup> July 2023**  
These were received and signed as a true record.

**5a. Planning applications received:**

<b>Ref no:</b>	<b>Address:</b>	<b>Proposal:</b>	<b>TC Comment</b>
23/01745/HHD	14 Hill Close, Charlbury	Create level terrace and parking area on redundant sloping driveway	The Town Council deplores retrospective planning applications but otherwise there is no objection
23/01946/HHD	Wychwood View, Stonesfield Lane, Charlbury	Erection of veranda to front elevation	No objection
23/01943/HHD	Zelyan, Sheep St, Charlbury	Proposed extension and conversion to outbuildings and alterations including roof lights	No objection
23/01432/FUL	Charlbury Cricket Club field, Dyers Hill, Charlbury	Change of use of agricultural land to increase playing area of main pitch together with associated works	No objection *See below for further comments/recommendations
23/02142/HHD	19 Nine Acres Close Charlbury	Demolition of existing conservatory and replace with single storey rear extension	No objection

\*The Town Council has no objection and welcomes this application enabling the club to host matches at a higher level reflecting the club's success.

(Talk to John Jaques)

However, we ask that a condition be applied to any approval requiring an approved plan for the creation and management of the replacement hedge to ensure compliance with Policy NE5 of the Charlbury Neighbourhood Plan (CNP). In particular we draw attention to paragraphs 7.3.10 and 7.3.12 of the CNP regarding the planting of native species in keeping with local woodland and of high value to wildlife including pollinators. Paragraph 7.3.12 includes a list of suitable local species.

Regarding the replacement hedge, we wish to make the following specific recommendations:

- Rather than planting a generic Saxon hedge mix where individual species can't be specified, we recommend obtaining plants from a local supplier and specifying particular local hedgerow species (e.g., hawthorn, hazel, wild plum, wayfaring tree, guelder rose, buckthorn, holly, spindle, wild privet, dog rose) to ensure the widest possible range of flowering times. Ideally 50% hawthorn.
- Suggest 6 plants per metre at 33cm spacing in a double row 20cm apart.
- Also recommend planting an oak tree at the eastern end and at least two hawthorn and one field maple to grow on as trees within the hedge.
- Recommend rabbit proof fencing on both sides in preference to spiral guards.
- Plant and manage the hedge to enable it to become 2m wide and 3m high with dense growth for the full height of the hedge.

- Utilise the wood chippings from the removed hedge as a thick mulch across the 2m strip reserved for the new hedge to minimise weed growth around the new plants and to avoid the need to apply weedkiller.

**5b. 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
23/01637/FUL	Charlbury House, Woodstock Rd, Charlbury	Demolition of existing dwelling house 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. Repair and extension of field barn (revision to planning approval 22/02066/FUL) to allow for inclusion of new stables and indoor riding arena.	Object
23/01697/HHD	I Chartwell Drive, Charlbury	Replacement of a flat roof over porch with pitched roof and replacement of flat roof to pitched roof with dormer window	No objection
23/01148/FUL	Land west of Wychwood Paddocks, Charlbury	Erection of sports amenities building for Charlbury Primary School with associated works (amended plans).	No objection
23/01740/LBC & 23/01739/HHD	Dyers Hill House Dyers Hill Charlbury	Internal and external alterations to existing fenestration, including replacement dormer windows in West elevation and internal changes to first floor layout.	No objection
23/01704/LBC & 23/01703/FUL	The Bull, Church St, Charlbury	Internal and external alterations to include the construction of four dormer windows to front roof slope	No objection
23/01598/FUL & 23/01599/LBC	The Bell Hotel, Church St, Charlbury	Erection of Cotswold stone wall and railings to the front of The Bell.	Object

**5c. Planning Decisions:**

Ref no:	Address:	Proposal:	Decision
23/00749/FUL revised	Charlbury Community Centre, Enstone Rd, Charlbury	Erection of extension to south elevation to provide a purpose-built community gym (amended)	The TC welcomes the revised plans. WODC- Approved
23/01095/LBC & 23/01904/HHD	Loaf Cottage, 39A Sheep St, Charlbury	Reconfiguration of existing dwelling together with the insertion of new rooflights reinstatement of existing high-level window	TC -No objection WODC- Approved
23/01317/HHD	52 Ticknell Piece Rd, Charbury	Erection of single storey rear extension	TC - No objection WODC- Approved

21/03936/FUL	Whistler, Fawler Rd, Charlbury	Demolition of existing stables. Erection of self-contained unit ancillary to the existing dwelling	TC -Comment Application withdrawn
23/01493/FUL	7 Hughes Close, Charlbury	Erection of detached dwelling and widening of existing dropped kerb (amended plans)	TC – No objection WODC - Approved
23/01287/S73	Alder House, Market St, Charlbury	Removal of condition 3 (extraction and ventilation control) and variation of condition 4 (opening hours) to allow a change in the opening hours of planning permission 23/00114/FUL	TC -No objection WODC - Approved
23/01575/HHD	2 Hundley Way, Charlbury	Change of exterior finish of property from pebble dash to a flat coloured render.	TC -No objection WODC - Approved
23/01488/HHD	4 Woodfield Drive, Charlbury	Erection of single storey front extension	TC -No objection WODC - Approved
23/01532/HHD	Moredays, 36 The Slade Charlbury	Installation of dormer window in rear elevation to replace existing rooflight.	TC -No objection WODC - Approved

Meeting closed: 8.21pm

Signed .....

Date: .....