

Charlbury Town Council
Minutes of the PLANNING COMMITTEE MEETING

Monday 16th October 2023 at 8pm in the Green Room, Memorial Hall

Present: Cllrs: Peter Kenrick (in the chair), Liz Reason, Gary Harrison, Janet Burroughs, Tony Merry, David Green, **Town Clerk:** Lisa Wilkinson, 6 members of public.

1. **Apologies for Absence were received from** James Styring, Claire Wilding, Emily Algar and Frances Mortimer
2. **Declarations of Interest** were received from Janet Burroughs for planning application: 23/02490/FUL
3. **Public time**

Response by Morgan Elliott, the agent for planning application 23/02399/FUL Land north of Woodstock Rd, was discussed by members of public. Issues raised included:

- Tree Preservation Order: the agent’s argument that the trees they are proposing to cut down are not subject to the TPO in place, because of trees’ average life span, was challenged. A TPO stays intact for any tree even if the trees dies as they are replaced. Dutch Elm disease is not relevant as no elms are present.
- Sewage: residents are concerned about Thames Water comments that there are no issues. Thames Water’s separate response about water supply shows its concern about a current lack of agreement on water supply networks.
- Surface water: developers are stating there is zero risk of water leaving the site. There will be surface run off as it is not at the bottom of the site. This area floods regularly.
- Traffic calming: the developers have still not addressed this.
- Dark skies: police report is insisting on strong level of lighting for safety.
- Garages are being lost with no replacement.
- One neighbouring house will be completely encroached upon and will lose lots of natural light.

4. To receive minutes of planning meeting dated 25th September 2023

These were agreed and signed as a true record.

5a. Planning applications received:

Ref no:	Address:	Proposal:	
23/02523/HHD	Wychwood View, Stonesfield Lane, Charlbury	Removal of 2 Velux windows to be replaced by one dormer window	No objection
23/02314/NMA	Stable Cottage, 2 Hixet Wood, Charlbury	Erection of two first floor extensions and a small lean-to ground floor extension (Non-Material Amendment to remove first floor extension and enlargement of rear single lean-to extension)	No objection
23/02490/FUL	Land At (e) 436895 (n) 219248 Woodstock Road Charlbury	The removal and replacement of 3 antennas together with the installation of 1no new crow’s nest headframe and relocation of 3no existing antennas and 2no existing dishes. Associated ancillary upgrade work.	No objection
23/02547/HHD	4 Hone Court Charlbury	Conversion of attic into habitable accommodation	No objection as long as it meets the requirements of

			the WODC net zero carbon toolkit.
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5b. Planning Outstanding:

Ref no:	Address:	Proposal:	TC Decision
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
23/01598/FUL & 23/01599/LBC	The Bell Hotel, Church St, Charlbury	Erection of Cotswold stone wall and railings to the front of The Bell.	Object
23/02274/HHD	22 Elm Crescent, Charlbury	Erection of single storey rear extension and garage conversion to create additional living space	No objection
23/02411/ADV	Bell Hotel Church Street Charlbury	Erection of lettering wall signage, internally illuminated sign pole with bell attached, flagpole and commemorative stone	No objection
23/02399/FUL*	Land North Of Woodstock Road Charlbury	Erection of a residential development comprising of 28 dwellings (inc. 50% affordable housing), the provision of public open space and landscaping, demolition of existing garages and provision of new garaging, a vehicular access via Woodstock Road and pedestrian access to Hughes Close together with associated works.	Object

***23/02399/FUL** Following receipt of a written response from Morgan Elliott, agent for the developers, to the TC's comments on this planning application, the TC agreed to reply that no adjustments have been made or answers given on energy efficiency performance, traffic calming, surface water drainage or play and amenity space. There is concern about lack of engagement with Thames Water on the water supply and no approval should be given until this matter is resolved. The TC also wanted to raise the issue that the affordable housing is currently not integrated into the market housing sufficiently. In view of the TVP response with respect to lighting on-site, the TC wishes to highlight policy NE4 of the Charlbury Neighbourhood Plan which states that "proposals for the installation of external lighting will only be supported where they include lighting levels at the lowest level possible to achieve the effect required".

5c. Planning Decisions:

Ref no:	Address:	Proposal:	Decision
23/02142/HHD	19 Nine Acres Close Charlbury	Demolition of existing conservatory and replace with single storey rear extension	TC - No objection WODC - Approved
22/02970/LBC	Redding Wyck House Market Street Charlbury	Internal and external alterations to replace existing sash windows within northeast (front) elevation.	TC- No objection WODC - Approved

23/02148/HHD	8 Elm Crescent, Charlbury	Erection of single storey front and rear extensions	TC- No objection WODC - Refused
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6. Local Plan Revision update

Due to time constraints and the large amount of work involved, it was agreed to delegate the Local Plan Revision Task and Finish Group to compile a response to be discussed and agreed on Basecamp. Three working days will be given to Councillors for their input. The clerk will confirm with WODC that the deadline can be extended, as indicated by Chris Hargraves.

Meeting closed: 20.45.