

**Charlbury Town Council
PLANNING COMMITTEE MEETING**

Monday 22nd January 2024 at 8pm in the Green Room, Memorial Hall

Present: Cllrs: Peter Kenrick (in the chair), Gary Harrison, Liz Reason, Tony Merry, Gareth Epps, David Green, **Town Clerk:** Lisa Wilkinson, 16 members of public.

1. **Apologies for Absence** were received from Frances Mortimer, Emily Algar, Claire Wilding, Janet Burroughs and James Styring.
2. **Declarations of Interest:** none were received.

3. Public time

Planning application 23/03136/FUL

Spelsbury Road residents presented their objection. Comments included:

- Charlbury Neighbourhood plan 2031 Policy NE5 states that "Development proposals will not be supported in the three Conservation Target Areas of which this is one.
- Arboriculturist advised that any permanent development will substantially degrade the woodland and biodiversity.
- Sustainable tourism is not possible as active travel access to Charlbury is very difficult resulting in visitors using their cars
- Dark skies will be affected
- Development would prohibit the legal requirements to restock the woodland . These requirements cannot be overridden by planning permission.

The applicant spoke about the application:

- In 2021, a glamping site was developed under the 56-day rule (no permission required).
- The development would be located in woodland to minimise visual impact
- The applicant has worked with WODC to address access issues
- Pedestrians would be encouraged to use the lower footpaths in the woods to access Charlbury.
- A fire officer has been consulted and his advice followed in the proposals
- Woodland: ash dieback and overcrowding are issues. The applicant is keen to improve diversity of the woodland and plant more hedging.
- Density of wood will reduce noise travelling.
- Three of the units are 8m tall at their tip and designed to fit sympathetically into the site. They will not breach the canopy of the trees.

4. To receive minutes of planning meeting dated 11th December 2023

These were received and signed as a true record.

5a. Planning applications received:

Ref no:	Address:	Proposal:	TC Response
23/03136/FUL	Land And Woodland South of Watermead Farm Spelsbury Road	Change of Use from agricultural to 'glamping' campsite comprising 18 nos. camping units (8 nos. bell tents, 7 nos. shepherds huts and 3 nos. A-	The TC objects to this application on the grounds that the proposed development contravenes policies NE5, ECT9 & ECT10 of the Charlbury Neighbourhood Plan (CNP). Whilst we welcome proposals for limited sustainable tourism, we are not satisfied that this proposal meets the sustainability requirements as required by CNP policy ECT4. We ask for this application to be referred to the WODC Uplands Planning Sub-committee for decision following a site visit for members of that sub-committee.

		<p>frame pods), ancillary facilities (including cafeteria and site reception, 2 nos. toilet and shower blocks, maintenance and storage barn), access and parking, and associated infrastructure</p>	<p>Firstly, the proposed development site lies within a designated Conservation Target Area (CTA) and CNP policy NE5 clearly states that development proposals within these areas will not be supported. Development on this site in the open country would not be consistent with meeting the aims of the CTA as set out in the Oxfordshire Biodiversity Action Plan. This application does not acknowledge the site's location within a CTA, nor does it propose appropriate mitigations. Proposed works within the woodlands area are of particular concern given the CTA aims to achieve net gains for mixed deciduous woodland.</p> <p>Secondly, safe and accessible walking access to the town centre, bus and rail services is problematic from this location given the lack of pavement on Pound Hill. Provision of such safe access is a crucial requirement for the sustainability of tourism and hence for compliance with CNP policy ECT4. Lack of safe walking will encourage car use which will exacerbate existing parking problems in the town and/or deter visitors from using the excellent facilities available within Charlbury. More specifically, CNP policy ECT9 states that new development which cannot provide safe pedestrian access will not be supported. Also, CNP policy ECT10 requires development proposals to "demonstrate how they would address the movement needs of people of all ages and abilities on pavements, pathways and road crossing points, having due regard to the need to conserve and enhance the historic and natural environment in accordance with other policies in the CNP".</p> <p>Furthermore, it is important to ensure that adequate wastewater handling measures are in place before any site is occupied in order to avoid any adverse impact on water quality within the Evenlode Catchment area (CNP policy NE). We are also concerned that the proposed development may compromise the tranquillity of this sensitive location and that necessary lighting will compromise dark skies. Measures over and above those included in this application may therefore be required to ensure compliance with CNP policy NE4. Concerns of close neighbours in this regard should be given careful consideration.</p> <p>Objection response proposed by GE, seconded by LR and passed (4 in favour, 3 against).</p>
<p>23/03112/HHD</p>	<p>14 Hill Close, Charlbury</p>	<p>Create level terrace and parking area on redundant sloping driveway (retrospective). Amended version of refused retrospective application 23/01745/HHD</p>	<p>No objection. The TC deplores retrospective planning applications.</p>

23/03191/HHD	37 Ticknell Piece Road Charlbury	Erection of single storey rear extension	No objection
23/03253/HHD	4 Hone Court Charlbury	Conversion of attic into habitable accommodation.	No objection
23/03258/FUL	Wychwood View Stonesfield Lane Charlbury	Replacement wall and landscaping works (retrospective)	No objection but removal of natural hedgerow is regrettable and should be replaced by appropriate native species such as those listed in paragraph 7.3.12 of the Charlbury Neighbourhood Plan. The TC deplores retrospective planning applications.
23/03371/HHD	66 Ticknell Piece Road, Charlbury	Erection of a single storey rear extension	No objection
23/03366/LBC & 23/03365/FUL	Bell Hotel Church Street Charlbury	Installation of 4no. chimney fan extraction units and associated works. (Retrospective).	The TC defers to CCAAC and heritage officers as it does not feel qualified to make a decision on this but states that as a business the Bell should have been aware that these are necessary rather than applying retrospectively.
23/03363/LBC & 23/03362/HHD	Minster Cottage Church Street Charlbury	Internal and external alterations to include the removal of an outbuilding and erection a ground floor bedroom with glazed link to dwelling.	No objection
24/00067/HHD & 24/00068/LBC	Newington House Sheep Street, Charlbury	Internal and external alterations including rebuild dilapidated outbuildings	No objection

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
23/02399/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,	Object

		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.	
23/02894/LBC & 23/02893/FUL	Lees Rest, Woodstock Road, Charlbury	Demolition of existing bungalow and erection of replacement dwelling to form an extension to the existing farmhouse and associated landscaping. Refurbishment of existing farmhouse. Repair, conversion and extension of existing agricultural buildings to provide ancillary accommodation. Erection of replacement barns for leisure, agricultural and equestrian use together with associated landscaping.	No objection
23/03071/FUL	Land south of Forest Rd, Charlbury	Erection of thirty-seven dwellings including access road, landscaping and associated earthworks	Support subject to conditions*
23/03110/HHD	8 Elm Crescent Charlbury	Erection of single storey front and rear extensions	No objection
23/03099/HHD	Little Paddock 34 Elm Crescent Charlbury	Erection of single storey side extension to existing garage outbuilding	No objection
23/02924/HHD	Thornycroft Woodstock Road Charlbury	Replacement of existing windows	No objection

*Correspondence from Friends of West Oxfordshire Cotswolds was noted.

5c. Planning Decisions:

Ref no:	Address:	Proposal:	Decision
23/02790/HHD & 23/02791/LBC	Valmar Sheep Street Charlbury	Internal and external alterations to include the construction of additional dormer to rear roof slope, insertion of roof light to existing kitchen and changes to internal layout to include relocation of family bathroom to first floor	TC - No objection WODC - Approved
23/02704/LBC	Took House Sheep Street Charlbury	Relocate internal first floor wall	TC - No objection WODC - Approved
23/02836/HHD	18 Elm Crescent Charlbury	Erection of single storey rear extension and construction of a detached home office building. Works to include conversion and extension to front of garage to create separate gym and storage areas along with construction of front entrance canopy	TC -No objection WODC - Approved
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.	TC -Object WODC - Refused
23/02820/HHD	Stable Cottage, 2 Hixet Wood, Charlbury	Erection of first floor and single storey rear extensions (part retrospective)	TC - No objection WODC - Approved
23/02177/FUL & 23/02178/LBC	The Corner House, Market St, Charlbury	Internal and external alterations including works to fenestration and improved access	TC - No objection with comment Withdrawn
23/03021/FUL & 23/3022/LBC	The Bull Inn, Sheep St, Charlbury	Alterations to pub garden and car park (part retrospective)	TC – Object Withdrawn

23/02997/FUL & 23/02998/LBC	The Bull Inn Sheep Street Charlbury	Internal and external alterations including single storey rear extension and redesign of kitchen layout	TC - No objection Withdrawn
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6. Application for new premises licence

a. Amarelo Cuisine, 8 Market St, Charlbury

TC response was noted: it queried the proposed late opening on those bank holidays followed by a working day and asked that any outside tables did not block the pavement or parking for the flat above.

Meeting closed: 9.03pm