

**Charlbury Town Council  
PLANNING COMMITTEE MEETING**

**Monday 26<sup>th</sup> February 2024 at 8pm in the Green Room, Memorial Hall**

**Present: Cllrs:** Peter Kenrick (in the chair), Liz Reason, Gary Harrison, Janet Burroughs, Claire Wilding, Nick Potter, James Styring (late arrival), Gareth Epps (late arrival), David Green, 7 members of public.

- 1. Apologies for Absence** were received from Frances Mortimer and Tony Merry.
- 2. Declarations of Interest:** Peter Kenrick declared an interest in planning application 24/00107/HHD 28 Little Lees.
- 3. Public time**

Hans Eriksson spoke about item 6, on behalf of residents of Spelsbury Rd requesting an Article 4 direction for the three Conservation Target Areas (CTAs) as defined in the Charlbury Neighbourhood Plan (CNP). The residents believe it is reasonable to protect the CTAs with the intent of the CNP in light of the 60-day camping permitted development right which was launched in 2023. They are also concerned about fire risk in the proposed glamping site off Spelsbury Road.

Item 6 was moved forward to discuss whilst members of public were present:

**6. To consider request for an Article 4 Direction to withdraw permitted development rights for the provision of temporary campsites within Conservation Target Areas as designated within the Oxfordshire Biodiversity Action Plan**

The following text was proposed:

Charlbury Town Council formally **requests WODC** to consider making a direction under article 4 of the General Permitted Development Order (an Article 4 Direction - A4D) to withdraw permitted development rights (PDRs) for the provision of temporary campsites within Conservation Target Areas (CTAs).

Specifically, the requested A4D would withdraw PDRs under Class BC of Part 4 of Schedule 2 of the General Permitted Development Order (GPDO) for the use of land as a recreational campsite for up to 60 days within a calendar year. The A4D would apply only to land that lies within a CTA as designated within the Oxfordshire Biodiversity Action Plan (BAP).

We have set out below the justification for this request.

CTAs have been designated in the BAP to identify some of the most important areas for wildlife conservation where particular emphasis must be given to meeting the aims of the CTAs to achieve net gains for lowland mixed deciduous woodland, parkland, wood pasture, limestone grassland, hedgerows, arable fields and ponds. These priorities are reflected in the WO Local Plan 2031 (policy EH3) and within the Charlbury Neighbourhood Plan (policy NE5). The importance of CTAs is also reflected in WODC's emerging BAP and revised local plan 2041.

In our opinion, the Class BC PDR, newly established in 2023, poses a unique threat to the aims of the CTAs removing any requirement for the landowner to consider the potential environmental impact or to propose any mitigations, and denying the planning authority the opportunity to scrutinise the proposed usage in this regard. Furthermore, we do not believe that the requirements of informal recreational camping are likely to be compatible with the CTA aims in most cases. Whilst the PDR restricts usage to 60 days per year, this is likely to coincide with the prime season for many species and it is also to be expected that the provider of any recreational camping facility allowed under this PDR will seek to repeat the provision year-on-year, further jeopardising the long term aims of the CTA.

Blue-green wildlife corridors are a significant feature of CTAs and are crucially important for the conservation and enhancement of biodiversity which is now a statutory requirement for all local authorities under the 2021 Environment Act. Provision of recreational camping facilities without adequate provision for wildlife could seriously disrupt the effectiveness of the corridors.

In addition, many of the CTAs are located along the district's rivers and waterways where robust measures are essential to avoid threats to water quality from runoff and waste contamination. Not only does the provision of informal camping facilities under this PDR hinder or prevent scrutiny of these issues in advance, the inclusion of properly designed and constructed facilities (e.g. toilet and shower blocks) is specifically excluded providing a perverse incentive to exclude adequate infrastructure.

For the above reasons, we believe there is clear justification for an A4D as described above to protect the interests of the natural environment in these sensitive locations. Such an A4D will not prohibit camping provision but will ensure proper consideration and scrutiny of the impacts.

A discussion on this followed which included the points:

- Is Wilderness Festival exempt from this?
- Why would this only be on CTAs?
- This just puts camping through the planning process to ensure proper scrutiny.
- Support new business where not damaging to the environment.
- Concern that this would stop landowners helping the TC with its biodiversity duty.

The above proposal was proposed and seconded. A named vote was requested. Votes for requesting an A4D from WODC with the above text were Gareth Epps, James Styring, Claire Wilding, Peter Kenrick and Liz Reason.

Votes against the proposal were Gary Harrison, David Green, Janet Burroughs and Nick Potter. The proposal was carried and an Article 4 direction will be requested from WODC.

**4. To receive minutes of planning meeting dated 22<sup>nd</sup> January 2024**

These were received and signed as a true record.

**5a. Planning applications received:**

Ref no:	Address:	Proposal:	TC Decision
24/00107/HHD	28 Little Lees Charlbury	Erection of two storey side and single storey rear extensions (part retrospective)	No objection
24/00166/FUL	Cheorl House, Church St, Charlbury	Change of use from office to residential	<b>Object</b> on policy ECT2 of the Neighbourhood Plan: <i>proposals for changes of use of premises currently occupied by Class E, F1 and F2 uses for other uses, including for residential uses, will not be supported unless there is evidence that the premises are no longer commercially viable for Class E, F1 and F2 uses or that alternative facilities are available elsewhere in the neighbourhood area in accessible and convenient locations.</i>
24/00249/HHD	15 Lee Close, Charlbury	Erection of a single storey rear extension	No objection but the planning committee raised concern about run-off water onto hard landscaping.

24/00150/HHD	34 The Green Charlbury	Erection of single storey rear extension, garage conversion and addition of bay window to the front elevation	No objection provided it meets the requirements of the WODC net zero carbon toolkit
24/00347/LBC & 24/00346/HHD	Minster Cottage, Church St, Charlbury	Internal and external alterations to include removal of existing rear extension and erection of single storey extension. Internal alterations to include changes to floor layouts and the removal of part of the ceiling on first floor. Removal of existing outbuilding and rear extension. Erection of single storey extension, construction of replacement detached double garage and associated works	No objection

**5b. Planning Outstanding:**

Ref no:	Address:	Proposal:	TC Decision
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-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	Object
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).	Neutral comment
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
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, demolition of existing garages and provision of new garaging, a vehicular access via Woodstock Road and	Object

		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*

**5c. Planning Decisions:**

<b>Ref no:</b>	<b>Address:</b>	<b>Proposal:</b>	<b>Decision</b>
23/03099/HHD	Little Paddock 34 Elm Crescent Charlbury	Erection of single storey side extension to existing garage outbuilding	TC - No objection WODC - Approved
23/02924/HHD	Thornycroft Woodstock Road Charlbury	Replacement of existing windows	TC - No objection WODC - Approved
23/03110/HHD	8 Elm Crescent Charlbury	Erection of single storey front and rear extensions	TC -No objection WODC - Approved
23/03112/HHD	14 Hill Close, Charlbury	Create level terrace and parking area on redundant sloping driveway (retrospective). Amended version of refused retrospective application 23/01745/HHD	TC - No objection WODC - Approved
23/03191/HHD	37 Ticknell Piece Road Charlbury	Erection of single storey rear extension	TC - No objection WODC - Approved
23/03253/HHD	4 Hone Court Charlbury	Conversion of attic into habitable accommodation.	TC -No objection WODC - Approved
23/03258/FUL	Wychwood View Stonesfield Lane Charlbury	Replacement wall and landscaping works (retrospective)	TC -No objection WODC - Approved

6. To consider request for an Article 4 Direction to withdraw permitted development rights for the provision of temporary campsites within Conservation Target Areas as designated within the Oxfordshire Biodiversity Action Plan  
See above.

7. To consider contacting enforcement about work being undertaken by Charlbury House  
It was agreed that this is not a planning issue so it will be taken to full Council for a decision on an action.

Meeting closed: 9pm