

**Charlbury Town Council
Minutes of the PLANNING COMMITTEE MEETING**

Held on Monday 25th March 2024 at 8pm in the Green Room, Memorial Hall

Present: Cllrs: Peter Kenrick (in the chair), Gary Harrison, Liz Reason, Claire Wilding, Tony Merry, Janet Burroughs, David Green, Town Clerk: Lisa Wilkinson.

1. **Apologies for Absence** were received from Nick Potter, James Styring, Frances Mortimer and Gareth Epps.
2. **Declarations of Interest**
None.
3. **Public time**
None.
4. **To receive minutes of planning meeting dated 26th February 2024**

These were agreed and signed as a true record.

5a. Planning applications received:

Ref no:	Address:	Proposal:	TC Decision
24/00604 /HHD	Grey Tiles Sturt Road Charlbury	Internal and external alterations including erection of two storey rear extension and single storey car port and proposed dormers	No objection
24/00432 /FUL	Land East Of Fawler Road Charlbury	Upgrading of existing access into agricultural land and provision of trackway to serve proposed new general storage building.	<p>The TC objects on the grounds of traffic safety and because insufficient detail has been provided to enable us to reach a clear opinion.</p> <p>The principal concern is the dangerous access onto the B4022 with poor visibility on bends and restricted carriageway width. There is a particular risk to cyclists who use the road extensively as no alternative exists for journeys towards Finstock, Fawler and beyond.</p> <p>The shape of the proposed road is of concern as is the width of the road at the entrance. This gives cause to assume that large vehicles will be using the entrance regularly, again bringing traffic safety up as an issue.</p> <p>The information provided with this application is woefully inadequate and lacking in detail. There is no D&A statement or equivalent and hence no indication of the proposed usage of the entrance in terms of number and type of vehicles. Without this information we cannot come to any meaningful opinion.</p> <p>The application indicates that the trackway will provide access to the new proposed general storage building, which is the subject of a separate application, not yet received. It would seem perverse to grant permission for access changes before permission for the building has been given.</p> <p>We ask that we have the opportunity to comment on the issue of permission for the new building.</p>

24/00456 /HHD	5 Hone Court	Replace existing wooden windows and doors with upvc ones in pebble grey colour (RAL 7032) (Part retrospective)	<p>No objection in principle and improvements in energy efficiency are very much to be welcomed. However, in view of the use of PVCu windows and change of colour we point to CNP policy HE2 (Locally appropriate design) with specific reference to paragraph C.1.1. of the Charlbury Design Guidance, and ask that:</p> <ul style="list-style-type: none"> the character and appearance of the building, its context and its local distinctiveness are respected paint colours for external joinery that reflect the character and appearance of the town are adopted the unity of design where a building is one of a uniformly designed group is maintained.
24/00619 /HHD	Greenbank, Dyers Hill, Charlbury	Proposed single story front extension, alterations to existing front pergola, windows and terrace, minor alterations to rear elevation windows, additional roof lights to front elevation and alterations to roof to rear elevation	<p>No objection but access for construction traffic will still be an issue and the town council requests a traffic management plan condition along the lines included in the earlier approval. The wording of that condition is: Development shall not begin until a construction traffic management plan has been submitted and approved by the Local Planning Authority and the approved plan shall be implemented and adhered to throughout the period of construction: namely, in the interests of highway safety</p>

5b. Planning Outstanding:

Ref no:	Address:	Proposal:	TC Decision
24/00166/FUL	Cheorl House, Church St, Charlbury	Change of use from office to residential	Object
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
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
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
23/03366/LBC & 23/03365/FUL	Bell Hotel Church Street Charlbury	Installation of 4no. chimney fan extraction units and associated works. (Retrospective).	Neutral comment

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
23/02894/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:

Ref no:	Address:	Proposal:	Decision
23/03371/HHD	66 Ticknell Piece Road, Charlbury	Erection of a single storey rear extension	TC -No objection WODC - Approved
24/00107/HHD	28 Little Lees Charlbury	Erection of two storey side and single storey rear extensions (part retrospective)	TC - No objection WODC - Approved
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.	TC – Object WODC - Refused
24/00249/HHD	15 Lee Close, Charlbury	Erection of a single storey rear extension	TC - No objection WODC - Approved
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.	TC -No objection WODC -Approved

6. To consider licensing application for premises: The Cauldron Café Emporium
No objection.

7. To consider change of date of April planning meeting
It was agreed to move the April planning meeting to 15th April to enable a licence application from the Bull to be discussed.

Meeting closed: 8.25pm