

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

**Held on Monday 15<sup>th</sup> April 2024 at 8pm in the Green Room, Memorial Hall**

**Present: Cllrs:** Peter Kenrick, Liz Reason, Tony Merry, Claire Wilding, Gary Harrison, Janet Burroughs, Nick Potter, **Town Clerk:** Lisa Wilkinson, 2 members of public.

**1. To receive Apologies for Absence**

These were received from Frances Mortimer, David Green and James Styring.

**2. To receive Declarations of Interest**

None.

**3. Public time**

Member of public spoke about his concern about the Bull licencing application.

- Noise and nuisance: this will disturb everyone but particularly the Playing Close (Cognatum) residents because of the external bar and resultant noise
- There is already an excess of cars and thus congested traffic
- Evidence that the Bull is not for local residents
- Community: no evidence it is serving the community

The member of public respectfully requested that further expansion of the Bull was stopped and that the interests of residents of the town were protected.

Phil Winsor, owner of the Bull, explained that the licence application is just requesting a change to allow the outside bar to be licensed. Mr Winsor is aware of concern about noise in the garden. He is trying hard for the customers in the garden not to be heard by residents as he is not here to be a public nuisance. The intention is to only play music in the garden between midday and 10pm during the week.

Mr Winsor offered that live music would only be played on Sundays between 4pm and 6pm. Between 12 midday and 10pm there would be non- nuisance, ambient music in the garden (a new sound system with low speakers is in place so the sound does not carry over the wall).

**Item 6** was brought forward whilst members of public were present.

**6. To consider licence application:**

The Bull W/24/00302/PRMA

Peter Kenrick explained that the TC is not the licensing authority so it is unable to make the final decision. The TC's role is to **comment** on the licence application.

**Background to the licence application:**

There are legal aspects which are non-negotiable:

- Recorded sound: licencing rules state 'indoors' can mean a tent
- Live Music: we believe that under deregulatory legal changes brought in by the Government, unamplified live music is permitted without a licence between 9am and 11pm any day on ANY premises so that permission is a given, irrespective of the decision regarding this licence application. Also, amplified live music is permitted during the same hours without specific licence anywhere licenced for the sale of alcohol on the premises. This would apply here including the garden area as the alcohol licence requested will now include the garden bar.

**Other issues from the licence application:**

- New Year's Eve. The licence requests an extension of all permissions through the whole of New Year's night through to opening time on New Year's Day. The TC cannot support this but requests that, if this extension is permitted, then as a matter of courtesy to neighbours

this is strictly limited to the indoors area (i.e. not the Garden Bar or outdoor areas).

- Minor inconsistency in Sunday timings. The premises will be open to the public until midnight on Sunday night (1am other nights). However, the application states that the sale of alcohol will continue to 00:30 every night. For consistency this should be changed to 23:30 on Sunday nights.

The following issues were raised by councillors:

- Recorded music: the definition of 'indoors' in this instance can include a tent. There is currently an awning in the garden: it is not enclosed, is open at the sides as well as having some openings in the roof, therefore it cannot be classified as a tent. The TC would like to draw attention to this as it is likely that noise nuisance for neighbours would be an issue for music played in that space.
- Due to the potential implications for residents because of music, should the outdoor bar close earlier, for example 10pm?

Councillors were keen that the concerns of neighbours were considered and wanted to support the application but with provisos:

- *Restrictions on level and timings on level of amplified music outside*
- *Object to specific requirements for New Year's Eve (as above)*
- *Minor inconsistencies on Sunday timings (as above)*
- *Definition of indoors should not include the garden area under the awning as this is not an enclosed tent.*

The following comment was proposed:

The TC supports the licensing application in principle but has significant concerns relating to noise in the outside areas and nuisance to neighbours. The TC asks that these areas of concern are considered by the Licensing Committee and would like them to give particular consideration to:

- the status of the outdoor area (is it indoor or outdoor as there is no tent?)
- the ability to have music whether live or recorded in the outdoor area. We would like clarification on deregulation that live music is always permitted. Mr Winsor, representing the Bull, has made the offer that live music will only be played between 4pm and 6pm on Sundays. This would be welcomed by the TC provided that this condition is written into the licence.

The TC will not support the specific requests for New Year Eve for extensions to permission through the whole of New Year's night through to opening time on New Year's Day. The TC also requests that as a matter of courtesy to neighbours any late-night extensions are strictly limited to the indoors area (i.e. not the Garden Bar or outdoor areas).

Minor inconsistency in Sunday timings. The premises will be open to the public until midnight on Sunday night (1am other nights). However, the application states that the sale of alcohol will continue to 00:30 every night. For consistency this should be changed to 23:30 on Sunday nights.

This was voted for and passed unanimously.

#### **4. To receive minutes of planning meeting dated 25<sup>th</sup> March 2024**

These were signed as a true record.

#### **5. Planning appeal notification:**

*Bell Hotel Church Street Charlbury*

*Original Application Number: 23/01599/LBC & 23/01598/FUL*

*Appeal Reference: APP/D3125/Y/24/3337855*

*Erection of Cotswold stone wall and railings to the front of 'The Bell' with replacement signage*

The TC agreed to uphold its original objection with the associated reasons to the original application. It notes the revised plan (which is more in line with what has actually been built) and acknowledges that the wall "as built" retains the visual significance of The Bell and would be acceptable PROVIDED THAT a new condition is applied to restrict the height of any planting within the wall cavity to the height of the new gate.

**This was resolved.**

**6. To consider Airspace Change Proposal: ACP-2023-033**

No response required.

**8a. Planning applications received:**

None

**8b. Planning Outstanding:**

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.	Object
24/00456/HHD	5 Hone Court	Replace existing wooden windows and doors with upvc ones in pebble grey colour (RAL 7032) (Part retrospective)	No objection
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	No objection with condition
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
23/02894/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	No objection

		and equestrian use together with associated landscaping.	
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

**8c. Planning Decisions:**

<b>Ref no:</b>	<b>Address:</b>	<b>Proposal:</b>	<b>Decision</b>
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.	TC – Object Approved subject to conditions
24/00166/FUL	Cheorl House, Church St, 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	TC – Object WODC - Approved
24/00249/HHD	15 Lee Close, Charlbury	Erection of a single storey rear extension	TC - No objection WODC - Approved
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	TC - No objection WODC - Approved
24/00150/HHD	34 The Green Charlbury	Erection of single storey rear extension, garage conversion and addition of bay window to the front elevation	TC - No objection WODC – approved

Meeting closed: 9.10pm