

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

**Held on Monday 25<sup>th</sup> November 2024 at 8pm in the Green Room, Memorial Hall**

**Present: Cllrs:** Peter Kenrick (in the chair), Gary Harrison, Liz Reason, Arthur Sinclair, Ed Bradbury, Jack Wells, Tony Veters, Tom Greenwood, Katie Ewer, Town Clerk: Lisa Wilkinson

- 1. Apologies for Absence** were received from Roy Scott
- 2. Declarations of Interest:** none were received.
- 3. Public time:** none.
- 4. To receive minutes of planning meeting dated 21<sup>st</sup> October 2024**  
 These were received and signed as a true record.

**5a. Planning applications received:**

Ref no:	Address:	Proposal:	TC Decision
24/02665/FUL & 24/02666/LBC	11 Sheep Street, Charlbury	Internal and external works to refurbish existing commercial ground floor unit, including replacement shop front, replacement rear extension roof and internal modifications.	The Town Council has no objection and welcomes the building being brought back into use but requests that the colour of the frontage remains a neutral colour in keeping with the local streetscape as per the West Oxfordshire Design Guide.
24/02419/FUL	The Bull Inn, Sheep St, Charlbury	Erection of a temporary canopy structure in the rear garden (retrospective)	The TC requests that the complete removal of this structure between 1 <sup>st</sup> June and 30 <sup>th</sup> September as stated in the Design and Access statement, is enforced by WODC.  In view of the Bull's failure to comply and the number of retrospective applications being submitted, the TC asks that WODC Enforcement visits to ensure that all of the conditions are upheld.
24/02397/FUL	The Bull Inn, Sheep St, Charlbury	Erection of garden structure forming private event space (retrospective)	The Town Council objects to this planning application. As stated in conjunction with other submitted plans, this is still contravening policy ECT7 of the Charlbury Neighbourhood Plan by reducing the number of parking spaces. 12 spaces are defined in previous planning applications (2016) and thus should be upheld.  In view of the Bull's failure to comply and the number of retrospective applications being submitted, the TC asks that WODC Enforcement visits the Bull to ensure that all of the conditions are upheld
24/02785/HHD	37 Woodfield Drive, Charlbury	Erection of car port (retrospective)	The TC objects to this planning application. This substantial construction is way beyond a carport: the size and structure are not in keeping with the WODC Design Guide and are detrimental to the street scene, especially within a conservation area. There is no inclusion of rainwater harvesting or prevention of rainwater run -off in line with Charlbury Neighbourhood Plan policy NE8.

**5b. Planning Outstanding:**

Ref no:	Address:	Proposal:	TC Decision
24/02171/FUL	Land north of Woodstock Road, Charlbury	Erection of a residential development comprising 26 dwellings (inc. 46% affordable housing), the provision of public open space and landscaping, demolition of existing garages and provision of new	Object

		vehicular access via Woodstock Road and pedestrian access to Hughes Close and associated works	
24/02335/FUL & 24/02336/LBC	The Bull Inn, Sheep St, Charlbury	Internal and external alterations to include replacement rear extension with attached pergola and provision of black cast iron external fire escape staircase together with associated internal changes, regularisation of storage area and retention of front door. (Part retrospective).	Support internal and external alterations Object to regularisation of storage area
23/03071/FUL (amendments only)	Land south of Forest Rd, Charlbury	Erection of thirty-seven dwellings including access road, landscaping and associated earthworks	No objection to amendments with comments
23/03136/FUL	Land And Woodland South Of Watermead Farm Spelsbury Road Charlbury	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 and no further comment
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 Amended plans: the TC still objects to this application but if WODC is minded to approve the new access we request that the original access be closed.
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
24/02332/HHD	Holly House, Park St, Charlbury	Works to replace existing windows and insertion of additional window to both first floor side and rear elevations.	TC - No objection WODC - Approved

**6. Updating the Infrastructure Development Plan**

It was agreed to set up a task and finish group for the Plan to be reviewed, to be finished by February 2025. Members of the group are Liz Reason, Gary Harrison, Peter Kenrick and Jack Wells and Arthur Sinclair.

Meeting closed: 21.25