

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

**Held on Monday 20th January 2025 at 7.30pm in the Green Room, Memorial Hall**

**Present: Cllrs:** Peter Kenrick (in the chair), Ed Bradbury, Gary Harrison, Tony Veters, Arthur Sinclair, Jack Wells, **Town Clerk:** Lisa Wilkinson.

1. **Apologies for Absence** were received from Liz Reason
2. **Declarations of Interest** were received from Gary Harrison for planning application 24/03178/FUL Rose Cottage, Hixet Wood, Charlbury.
3. **Public time**  
None.
4. **To receive minutes of planning meeting dated 9<sup>th</sup> December 2024**  
These were received and signed as a true record

**5a. Planning applications received:**

Ref no:	Address:	Proposal:	TC Decision
24/03071/HHD	Little Paddock, 34 Elm Crescent, Charlbury	Erection of a single storey rear extension, relocation of steps to car parking, installation of PV panels to existing roof, construction of canopy and new doorway on side elevation, insertion of bullseye windows and new triple glazed first floor roof above internal staircase on rear elevation	No objection
24/03164/HHD	Pomme D’Or, Enstone Rd, Charlbury	Installation of three dormer windows to front (east) roof slope of dwelling	No objection
24/02978/HHD	1 Clarendon Court, Park St, Charlbury	Addition of two windows on side elevation	Invalid application
24/03178/FUL	Rose Cottage, Hixet Wood, Charlbury	Demolition of existing conservatory and lean-to structure. Erection of single storey extension to both Hixet Cottage and Rose Cottage.	No objection

**5b. Planning Outstanding:**

Ref no:	Address:	Proposal:	TC Decision
24/02991/HHD	Cheorl House, Church St, Charlbury	Erection of a rear single storey and first floor extensions together with conversion of existing barn to create an additional bedroom	No objection
24/02937/HHD	10 Ticknell Piece Rd, Charlbury	Proposed loft conversion and installation of additional windows	No objection
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.
24/02171/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 vehicular access via Woodstock Road and pedestrian access to Hughes Close and associated works	Object
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	Support internal and external alterations

		associated internal changes, regularisation of storage area and retention of front door. (Part retrospective).	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
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
24/02665/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.	TC – No objection WODC - Approved
24/02785/HHD	37 Woodfield Drive, Charlbury	Erection of car port (retrospective)	TC – Object WODC - Refused
24/02860/HHD	34 Ticknell Piece Rd, Charlbury	Conversion of garage to increase living space	TC - No objection WODC - Approved
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.	TC – Object WODC - Approved
*24/02397/FUL	The Bull Inn, Sheep St, Charlbury	Erection of garden structure forming private event space (retrospective)	TC – Object WODC – Approved with condition

\*Attendance by Peter Kenrick at Uplands Planning Committee for this application was noted.

The application was **approved** at the Uplands sub-committee on 20/1/25 but with the addition of a condition making it clear that the approval **ONLY** applies to the event space and **DOES NOT** imply approval of other unauthorised works such as the storage area which has reduced available parking spaces.

Meeting closed: 8pm

Signed.....

Date .....