



# Carterton Town Council

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12 June 2024

**Chair:** Cllr M Tarpey  
**Vice Chair:** Cllr K Wood  
**Members:** Cllr S Baylis, Cllr R Brooks, Cllr C Crapper, Cllr J Guest, Cllr M McBride

You are hereby summoned to attend an ORDINARY meeting of the **PLANNING COMMITTEE** to be held on **Tuesday 18 June 2024 at 6.30pm** at the Town Hall.

A handwritten signature in black ink, appearing to be 'SG'.

Simon Garwood  
Chief Officer/Town Clerk

## AGENDA

### 1 APOLOGIES

MOTION: Committee to receive apologies.

### 2 DECLARATIONS OF INTEREST and DISPENSATIONS

With reference to items on the agenda, Members are reminded of their responsibility to declare interests and to update their Register of Interest as required.

### 3 PUBLIC PARTICIPATION

Members of the public are invited to speak on issues relating to items on this agenda. The period of time designated for public participation in accordance with Standing Orders 3(e) and (f) shall not exceed 15 minutes, maximum of 3 minutes per person, and will be under the direction of the Chair.

### 4 MINUTES OF THE PREVIOUS MEETING

MOTION: Committee to approve and sign the minutes of the Planning Committee meeting held on 21 May 2024.

### 5 RESULTS OF PREVIOUS PLANNING MATTERS

MOTION: Committee to note the results of previous planning matters.

### 6 PLANNING AND LICENCING APPLICATIONS

MOTION: Committee to consider and decide upon responses to planning applications received.

### 7 DATE OF NEXT MEETING

MOTION: Committee to note the date of the next meeting - Tuesday 16 July 2024.

## AGENDA ITEM 4 – MINUTES OF THE PREVIOUS MEETING



### Carterton Town Council

**A MEETING of the PLANNING COMMITTEE was held on  
21 May 2024 at 6.30pm in the Town Hall and was attended by the following:**

Chair: Cllr M Tarpey  
Vice-Chair: Cllr K Wood

Members: Cllr S Baylis, Cllr R Brooks, Cllr R Crapper  
Ex officio: Cllr K Godwin, Cllr L Wood

Officers: Mr S Garwood (Town Clerk)  
Mrs C Evans (Deputy Clerk/RFO)

In Attendance: Cllr N Leverton  
7 members of the public

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ITEM	MINUTE	VOTE / ACTION
<b>2024/P/30</b>	<b>APOLOGIES</b>	
	Apologies were received from Cllr M McBride. Cllr Baylis joined the meeting during Item 2024/P/32. Cllr Guest did not attend.	
<b>2024/P/31</b>	<b>DECLARATIONS OF INTEREST / DISPENSATIONS</b>	
	There were none.	
<b>2024/P/32</b>	<b>PUBLIC PARTICIPATION</b>	
i.	A member of the public from a neighbouring property said that whilst he had no issue with the development at 48 Black Bourton Road, he had been made aware of a possible boundary issue. He handed out some documents, including a Land Registry map, that showed the boundary for the proposed Plot 1 of the development encroaches on his land.	

<p>ii.</p> <p>iii.</p> <p>iv.</p> <p>v.</p>	<p>A resident said that taking away the verge represents a serious loss of amenity. He recalled that councillors had agreed there should be no driveways onto Black Bourton Road or Milestone Road, and yet the development includes four driveways on Black Bourton Road and one larger one on Milestone Road. Removing the verge and hedgerow will leave a continuous road of hard-standing and parked cars. It is an overdevelopment of the site, which the WODC Conservation &amp; Design Officer agreed with in his report. Another developer had said he would look to put bungalows there to suit older people wishing to downsize.</p> <p>A resident of a neighbouring property highlighted the lack of visitor parking spaces and that the driveways do not allow for forward exit and entrance of vehicles. He mentioned the boundary issue with 44 Black Bourton Road and that Plot 6 appears to be almost entirely in front of the Milestone Road building line and is therefore not in keeping with street scene. He agreed with the Conservation &amp; Design Officer's statement about the overdevelopment of the site, together with removal of amenity between Plots 4-6 and to his own garden that would lead to overlooking. The plans show electric vehicle charging points and would like clarity on whether these would be wall mounted.</p> <p>The developer then spoke and addressed some of the concerns raised. He had brought a map showing that the development will not encroach onto the land of 44 Black Bourton Road. Highways have not objected to the scheme. He said they are a local developer who try to engage with neighbouring properties as much as possible and use local tradespeople and businesses.</p> <p>Another representative of the developer confirmed that Highways had not objected and were in close consultation with their transport team. The report from the Conservation &amp; Design Officer was the first feedback they had received from WODC, having not received any response to their pre-application request nor had a site visit. They appreciate that the Town Council believe it be overdeveloped, but not having received any feedback from WODC, they had put forward the applications before us.</p>	
<p><b>2024/P/33</b></p>	<p><b>MINUTES OF THE PREVIOUS MEETING</b></p>	
	<p>The minutes of the Planning Committee meeting held on 16 April 2024 were approved as a true and accurate record of the meeting and signed by the Chair.</p>	<p>Proposed: MT Seconded: KW Vote: Unanimous</p>
<p><b>2024/P/34</b></p>	<p><b>RESULTS OF PREVIOUS PLANNING APPLICATIONS</b></p>	
	<p>The Committee noted the following results of previous planning applications:</p> <p><u>4 Rose Close 24/00574/HHD (05/2024)</u> Installation of dormer windows in east and west elevations to increase usable head height within the master bedroom. PERMITTED</p>	<p>Noted</p>

	<p><u>4 Hayward Drive 24/00643/HHD (06/2024)</u> Erection of a single storey front extension, first floor side extension and single storey rear extension. PERMITTED</p> <p><u>52 Ashfield Road 24/00458/HHD (08/2024)</u> Erection of a single storey rear extension. PERMITTED</p> <p><u>1 Woodrush Gardens 24/00879/HHD (09/2024)</u> Loft conversion with installation of rooflights. PERMITTED</p> <p><u>93 Shilton Road 24/00868/HHD (10/2024)</u> Erection of single storey rear extension, installation of front roof lights, alterations to enlarge first floor rear dormer and provision of balconies to serve bedrooms. Associated landscaping works. PERMITTED</p> <p><u>Land parcel to north east of Carterton Football Club, Swinbrook Road 24/00538/OUT (12/2024)</u> Development of five age restricted dwellings with re-sited access conveyance of part of site as nature recovery network land (outline application with all matters reserved). REFUSED</p>	
<b>2024/P/35</b>	<b>PLANNING AND LICENCING APPLICATIONS</b>	
	<p>The following planning applications were considered by the Committee:</p> <p><u>34 Mayfield Close 24/00626/HHD (11/2024)</u> Erection of a single storey rear extension. IT WAS RESOLVED that Council respond to WODC in support of the application.</p> <p><u>Land parcel to north east of Carterton Football Club, Swinbrook Road 24/00538/OUT (12/2024)</u> Development of five age restricted dwellings with re-sited access conveyance of part of site as nature recovery network land (outline application with all matters reserved). The application was for noting only, as it was considered by email in advance of this meeting due to the short notice given for submitting comments and an extension was not possible on this occasion. The Committee had RESOLVED to respond in support of the application.</p> <p><u>48 Black Bourton Road 24/00928/FUL (13/2024)</u> Demolition of existing dwelling and outbuildings. Erection of eight dwellings and associated works.</p> <p>Comments were as follows: Lack of parking spaces for visitors. Building is forward of building line on Milestone Road. Driveway leading directly onto Milestone Road – the road will become very busy once the 200 houses currently being built are completed. Boundary issue needs to be looked into with WODC. Pathways leading to each individual dwelling could perhaps be reduced.</p>	<p>Proposed: KW Vote: Unanimous</p> <p>Noted</p>

	<p>IT WAS RESOLVED that Council respond objecting to the application on the grounds that there was no visitor parking, overdevelopment of the site and position of the driveways leading onto main roads.</p> <p><u>48 Black Bourton Road 24/00929/FUL (14/2024)</u> Demolition of existing dwelling and outbuildings. Erection of two dwellings and associated works. IT WAS RESOLVED that Council respond in support of the application.</p> <p><u>48 Black Bourton Road 24/00930/FUL (15/2024)</u> Erection of a detached dwelling and associated works. IT WAS RESOLVED that Council respond in support of the application.</p> <p><u>1 Foxbury Lane 24/00873/HHD (16/2024)</u> Removal of conservatory. Erection of a single storey extension. IT WAS RESOLVED that Council respond in support of the application.</p> <p><u>10 Boundary Way 24/00938/HHD (17/2024)</u> Installation of air source heat pump. IT WAS RESOLVED that Council respond in support of the application.</p> <p><u>Elmstead, Arkell Avenue 23/02196/FUL (24/2023) (18/2024)</u> Erection of a replacement dwelling. NOTICE OF APPEAL The Committee had considered this application at its meeting on 19 September 2023 and responded to WODC with objections. WODC had subsequently refused the application in October 2023. No further comments were put forward and the Appeal was noted.</p> <p><u>84 Oakfield Road 24/01104/HHD (19/2024)</u> Erection of front extension to existing garage and alterations to the height of the garage to create storage area above. IT WAS RESOLVED that Council respond in support of the application.</p>	<p>For: 0 Against: 3 Abstentions: 3</p> <p>For: 4 Against: 0 Abstentions: 2</p> <p>For: 3 Against: 0 Abstentions: 3</p> <p>Proposed: KW Vote: Unanimous</p> <p>Proposed: KW Seconded: KG Vote: Unanimous</p> <p>Noted</p> <p>Proposed: KW Seconded: SB Vote: Unanimous</p>
<b>2024/P/36</b>	<b>DATE OF NEXT MEETING</b>	
	Tuesday 18 June 2024 at 6.30pm at the Town Hall.	All / Clerk

The meeting closed at 6.59pm.

Chair: \_\_\_\_\_ Date: \_\_\_\_\_

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## **AGENDA ITEM 5 - RESULTS OF PREVIOUS PLANNING MATTERS**

[23/00713/FUL](#)  
(44/2023)

Unit C9, West Oxfordshire Business & Retail Park, Haddon Place.  
Change of use to allow food retail in Units 9 and 9A at the West Oxfordshire Business and Retail Park.

**REFUSED**

[24/00734/HHD](#)  
(07/2024)

33 Edgeworth Drive. Erection of rear extension and extension to front porch along with conversion of existing garage into a bedroom.

**PERMITTED**

[24/00626/HHD](#)  
(11/2024)

34 Mayfield Close. Erection of a single storey rear extension.

**PERMITTED**

[24/00873/HHD](#)  
(16/2024)

1 Foxbury Lane. Removal of conservatory. Erection of a single storey extension.

**PERMITTED**

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## **AGENDA ITEM 6 - PLANNING AND LICENCING APPLICATIONS**

<a href="#">24/01295/HHD</a> (20/2024)	119 Glenmore Road. Erection of two-storey side extension and single-storey rear extension.
<a href="#">24/01279/FUL</a> (21/2024)	4 Glenmore Road. Change of use from six person House in Multiple Occupation (HMO) to a seven person HMO.
<a href="#">24/01467/S73</a> (22/2024)	Brooklyn Nurseries, 65 Shilton Road. Variation of condition 2 of permission <a href="#">22/02284/FUL</a> to allow amendments to approved plans.
<a href="#">24/01491/FUL</a> (23/2024)	19 Whittington Place. Reconstruction of existing garage (retrospective).
<a href="#">24/01463/HHD</a> (24/2024)	61 Burford Road. Proposed additional off street parking to existing dwelling.

Please click on the planning application reference number highlighted in blue to view the applications directly on the WODC website.

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