



Carterton Town Council

Town Hall
Alvescot Road
Carterton
Oxon OX18 3JL
Tel: 01993 842156
Email: clerk@carterton-tc.gov.uk
www.carterton-tc.gov.uk

11 September 2024

Chair: Cllr M Tarpey
Vice Chair: Cllr K Wood
Members: Cllr S Baylis, Cllr C Crapper, Cllr K Godwin, Cllr J Guest, Cllr N King,
Cllr M McBride, Cllr L Wood

You are hereby summoned to attend a meeting of the **PLANNING COMMITTEE** to be held on **Tuesday 15 October 2024 at 6.30pm** at the Town Hall.

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, 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 17 September 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 applications received. Members to decide whether their stance is SUPPORT/OBJECT/NEUTRAL and to give reasons or comments as appropriate.

7 DATE OF NEXT MEETING

MOTION: Committee to note the date of the next meeting - Tuesday 19 November 2024.

AGENDA ITEM 4 – MINUTES OF THE PREVIOUS MEETING



Carterton Town Council

DRAFT

**A meeting of the PLANNING COMMITTEE was held on
17 September 2024 at 6.00pm at Carterton Town Hall and was attended by the following:**

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

Members: Cllr R Crapper, Cllr K Godwin, Cllr N King, Cllr M McBride, Cllr L Wood

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

In Attendance: 10 members of the public

ITEM	MINUTE	VOTE / ACTION
P10-2024/01	APOLOGIES	
	To receive apologies for absence. Apologies were received from Cllr J Guest. Cllr S Baylis joined the meeting from Item 04.	
P11-2024/02	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 Interests accordingly. There were none.	
P12-2024/03	PUBLIC PARTICIPATION	
	Members of the public are invited to speak on matters on this agenda. The period of time designated for public participation in accordance with Standing Orders shall not exceed 15 minutes, max. 3 minutes per person, and will be under the direction of the Chair.	

	<p>Several members of the public spoke on the application for Elmstead, Arkell Avenue and the comments were as follows:</p> <ul style="list-style-type: none"> • The new proposal is still the wrong building for the plot and preferred the original plan to renovate the property. The windows would overview Kimberley next door. • Kimberley had been compared to a railway carriage by one of the consultants, so wondered if this new building would be the 'engine shed'. There was no colour listed for the cladding. There is nothing to stop overlooking and he circulated photos of the area. • The resident had spent 3.5 years trying to get planning permission. The first choice was to extend the property, but it has been discovered that the house is rotten/mouldy and leaks internally. He would welcome anyone to come and look. • The architect said they had appealed the original application that had been refused. He believes the new application meets the requests of the appeal and the Council and gave details of the changes made. • The neighbour had been inside the house and confirmed that it is in disrepair and is not habitable. Overlooking would not be a problem. Houses in the street are all different from each other and the new building would be beneficial to the area. • Another resident concurred with what his neighbour has said above and can see no reason for it to be refused. 	
P13-2024/04	MINUTES OF THE PREVIOUS MEETING	
	<p>MOTION: Council to approve and sign the minutes of the Planning Committee meeting held on 16 July 2024.</p> <p>IT WAS RESOLVED that the minutes of the Planning Committee meeting held on 18 June 2024 be signed as a true and accurate record of the meeting.</p>	<p>Proposed: KW Seconded: McB Vote: All For</p>
P14-2024/05	RESULTS OF PREVIOUS PLANNING APPLICATIONS	
	<p>MOTION: Committee to note the following results of previous planning applications:</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. PERMITTED</p> <p><u>48 Black Bourton Road 24/00930/FUL (15/2024)</u> Erection of a detached dwelling and associated works. PERMITTED</p> <p><u>Elmstead, Arkell Avenue 24/00017/APPEAL (18/2024)</u> <u>Original application 23/02196/FUL (24/2023)</u> Erection of a replacement dwelling. APPEAL DISMISSED</p>	

	<p><u>4 Glenmore Road 24/01279/FUL (21/2024)</u> Change of use from six person House in Multiple Occupation (HMO) to a seven person HMO. PERMITTED</p> <p><u>Brooklyn Nurseries, 65 Shilton Road 24/01467/S73 (22/2024)</u> Variation of condition 2 of permission 22/02284/FUL to allow amendments to approved plans. PERMITTED</p> <p><u>19 Whittington Place 24/01491/FUL (23/2024)</u> Reconstruction of existing garage (retrospective). PERMITTED</p> <p><u>2 Hammett Place 24/01557/HHD (25/2024)</u> Erection of single storey front extension. REFUSED</p> <p><u>17 Whittington Place 24/01489/FUL (26/2024)</u> Erection of a replacement garage (retrospective). PERMITTED</p> <p><u>38 Elmhurst Way 24/01611/HHD (27/2024)</u> Erection of single-storey rear extension and loft conversion. PERMITTED</p> <p><u>5 Marlborough Close 24/01646/HHD (28/2024)</u> Erection of single-storey rear extension. PERMITTED</p> <p><u>32 St Johns Drive 24/01669/HHD (30/2024)</u> Installation of velux rooflight (retrospective). PERMITTED</p> <p>IT WAS RESOLVED that the above results of previous planning applications be noted.</p>	All in favour
P15-2024/06	PLANNING AND LICENCING APPLICATIONS	
(i)	<p>MOTION: Committee to note the following responses to applications received and considered by email during August, as agreed at the previous meeting.</p> <p>The following applications were considered. Five Members replied to the email consultation, which was quorate.</p> <p><u>1 Burswin Road 24/01849/HHD (33/2024)</u> Alterations to existing roofs, conversion of loft space, incorporate rear box dormer and associated parking. IT WAS RESOLVED that Council respond to WODC in support of the application.</p>	All in favour

	<p><u>35 Shillbrook Avenue 24/01575/S73 (34/2024)</u> Variation of condition 2 (removal of boat) of permission 21/02577/FUL to allow extension of time. IT WAS RESOLVED that Council respond to WODC objecting to the application on the grounds that, whilst Council appreciates the applicant’s position, concerns had been raised by residents and it was felt that the original timescale set was sufficient.</p> <p><u>Penlea, Arkell Avenue 24/00028/APPEAL (36/2024)</u> <u>Original application 24/00269/HHD (03/2024)</u> Erection of garden room (part retrospective). NOTICE OF APPEAL The Committee were generally in support of this application at its meeting on 20 February 2024, but sought reassurance that the garden room would not be used for commercial purposes in the future. The application was subsequently refused by WODC in April 2024. Any further comments to be submitted to the Planning Inspectorate by 29 August 2024. IT WAS RESOLVED that there were no further comments to make.</p> <p>IT WAS RESOLVED that the above comments be noted.</p>	<p>4 in favour 1 against</p> <p>3 Support 1 Object 1 Abstain</p> <p>Proposed: KG Seconded: KW All in favour</p>
(ii)	<p>MOTION: Committee to consider and decide upon responses to the following planning applications received for September. Members to consider whether their stance is Support/Object/Neutral and any comments they wish to submit to WODC.</p> <p><u>Land south of Upavon Way 24/01835/OUT (35/2024)</u> Outline permission to construct 82 dwellings with vehicular access from existing and a new access point off Stanmore Crescent, alongside associated open space, car and cycle parking, landscaping, drainage infrastructure, biodiversity net gain and other associated works and provision for 35% affordable housing. All matters reserved save means of access.</p> <p>The Committee were generally in support of the application, but several points were raised, as detailed in the resolution below.</p> <p>IT WAS RESOLVED that Council respond in support of the application, with the following comments: There were concerns about parking, as highlighted by Thames Valley Police, and whether traffic calming measures had been considered; and Thames Water should be asked to confirm there would be no issues with water for this development, because of problems experienced with recent new developments in the town.</p> <p><u>Elmstead, Arkell Avenue 24/02061/FUL (37/2024)</u> Demolish existing house and garden building. Erection of replacement dwelling.</p>	<p>Proposed: KW Seconded: KG Vote: 6 in favour 1 abstention</p> <p>Proposed: McB Seconded: KW Vote: 6 in favour 1 abstention</p>

	<p>The Committee had heard the objections and comments raised by members of the public earlier in the meeting, but were generally in support of the application. IT WAS RESOLVED that Council respond in support of the application.</p> <p><u>3 Alderley Close 24/02049/HHD (38/2024)</u> Erection of a summerhouse attached to rear of existing garage, along with installation of solar panels to garage roof. IT WAS RESOLVED that Council respond in support of the application.</p>	Proposed: McB Seconded: LW All in favour
P16-2024/08	DATE OF NEXT MEETING	
	Tuesday 15 October 2024 at the Town Hall.	Noted

The meeting closed at 6.30pm.

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AGENDA ITEM 5 - RESULTS OF PREVIOUS PLANNING MATTERS

24/01295/HHD (20/2024)	119 Glenmore Road. Erection of two-storey side extension and single-storey rear extension. PERMITTED
24/01463/HHD (24/2024)	61 Burford Road. Proposed additional off street parking to existing dwelling. REFUSED
24/01849/HHD (33/2024)	1 Burford Road. Alterations to existing roofs, conversion of loft space, incorporate rear box dormer and associated parking. PERMITTED
24/01575/S73 (34/2024)	35 Shillbrook Avenue. Variation of condition 2 (removal of boat) of permission 21/02577/FUL to allow extension of time. REFUSED
24/00028/APPEAL (36/2024) 24/00269/HHD (03/2024)	Penlea, Arkell Avenue. Erection of a garden room (part retrospective). APPEAL DISMISSED

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AGENDA ITEM 6 - PLANNING AND LICENCING APPLICATIONS

24/02323/S73 (39/2024)	11 Ventura Park. Variation of condition 2 of permission 21/03210/FUL to allow changes to roof height and the addition of four first floor windows (part retrospective).
24/02195/FUL (40/2024)	73 Mayfield Close. Erection of two-storey and first floor extensions together with conversion of the attached garage to create additional living space. Works to include formation of additional off-street parking and readjusting the position of the garden wall to increase the domestic garden.
24/02350/HHD (41/2024)	16 Burswin Road. Additional Dormer to rear and extension to existing Dormer at front of property. Internal alterations to room layout.

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

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