



Carterton Town Council

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16 April 2026

Chair: Cllr S Watson
Vice Chair: Cllr K Wood
Members: Cllr R Crapper, Cllr S Evans, Cllr K Godwin, Cllr J Guest, Cllr C Lincoln,
Cllr M McBride, Cllr L Wood

You are hereby summoned to attend a meeting of the **PLANNING COMMITTEE** to be held on **Tuesday 21 April 2026 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**
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 three minutes per person, under the direction of the Chair.
- 4 MINUTES OF THE PREVIOUS MEETING**
To approve and sign the minutes of the Planning Committee meeting held on 17 March 2026.
- 5 RESULTS OF PREVIOUS PLANNING MATTERS**
To note the results of previous planning matters.
- 6 PLANNING AND LICENCING APPLICATIONS**
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**
To note the date of the next meeting - Tuesday 19 May 2026.

AGENDA ITEM 4 – MINUTES OF THE PREVIOUS MEETING



Carterton Town Council **DRAFT**

**A meeting of the PLANNING COMMITTEE was held on
17 March 2026 at 6.30pm at Carterton Town Hall and was attended by the following:**

Chair: Cllr S Watson

Vice Chair: Cllr K Wood

Members: Cllr R Crapper, Cllr S Evans, Cllr K Godwin, Cllr J Guest
Cllr C Lincoln, Cllr M McBride, Cllr L Wood

Officers: Simon Garwood (Town Clerk)
Claire Evans (Deputy Clerk/RFO)

In Attendance: Three members of the public (including Cllr N King and Cllr M Mead)

ITEM	MINUTE	VOTE / ACTION
P61/25-26/1	APOLOGIES	
	There were no apologies for absence. Cllr J Guest joined the meeting at 6.32pm (at the start of Item 5 on the agenda). Cllr N King joined the meeting as a member of the public during Item 6.	
P62/25-26/2	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 Interests accordingly. There were none.	
P63/25-26/3	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, maximum three minutes per person, under the direction of the Chair. The members of the public present did not wish to speak.	

P64/25-26/4	MINUTES OF THE PREVIOUS MEETING	
	<p>Committee to approve and sign the minutes of the Planning Committee meeting held on 17 February 2026.</p> <p>IT WAS RESOLVED that the minutes of the Planning Committee meeting held on 17 February 2026 be signed as a true and accurate record of the meeting.</p> <p>One abstention due to not being present at the meeting.</p>	<p>Proposed: KW Seconded: CL 8 in favour 1 Abstention</p>
P65/25-26/5	RESULTS OF PREVIOUS PLANNING APPLICATIONS	
	<p>Committee to note the following results of previous planning applications:</p> <p><u>4 Kingham Drive</u> 25/02386/HHD (37/2025) Erection of single storey detached self-contained garden room. WITHDRAWN</p> <p><u>4 Kingham Drive</u> 25/03109/HHD (47/2025) Erection of boundary fencing (retrospective). WITHDRAWN</p> <p><u>The Elms, 101 Shilton Road</u> 25/03095/HHD (48/2025) Erection of single storey rear extension to replace conservatory. Extension to detached garage to form gym, storage and ancillary accommodation above, including alterations to roof, and associated works. APPROVED</p>	<p>Noted</p>
P66/25-26/6	PLANNING AND LICENCING APPLICATIONS	
	<p>Committee to consider and decide upon responses to the following planning applications. Members to consider whether their stance is Support/Object/Neutral and any comments they wish to submit to WODC.</p> <p><u>Avalon, 16 Shilton Road</u> 26/00325/HHD (03/2026) Erection of a single storey extension.</p> <p>IT WAS RESOLVED that Council respond to WODC in support of the application.</p> <p><u>5 Corbett Road</u> 26/00394/S73 (04/2026) Variation of condition 2 of planning permission 23/02524/FUL to allow a revised house design.</p> <p>IT WAS RESOLVED that Council respond to WODC in support of the application.</p>	<p>Proposed: KW Seconded: CL All in favour</p> <p>Proposed: KG</p>

	<p><u>27 Butlers Drive</u> 26/00411/HHD (05/2026) Erection of a porch to side elevation and two-storey rear extension.</p> <p>IT WAS RESOLVED that Council respond to WODC in support of the application.</p> <p><u>Stoneleigh, 8 Rock Road</u> 26/00301/HHD (06/2026) Alterations to dwelling to include raising of roof ridge height and extension of roof pitch to replace flat roof, single storey side extension, alterations to the fenestration, and associated works. Erection of fence to replace part of hedge, and addition of gates for pedestrian and vehicle access.</p> <p>IT WAS RESOLVED that Council submit a neutral response to WODC. Council support the application in principle, but there were concerns raised about the height of the 1.8m fence on a junction due to potential visibility and pedestrian safety issues, and therefore request that it be considered by Lowlands Planning Committee.</p> <p><u>4 Berryfield Way</u> 26/00465/HHD (07/2026) Construction of an attached single storey garden room to existing rear extension.</p> <p>IT WAS RESOLVED that Council respond to WODC in support of the application.</p>	<p>Seconded: KW All in favour</p> <p>Proposed: KW Seconded: SE All in favour</p> <p>Proposed: SE Seconded: KW All in favour</p> <p>Proposed: KW Seconded: SE All in favour</p>
P67/25-26/7	DATE OF NEXT MEETING	
	Tuesday 21 April 2026 at the Town Hall.	Noted

The meeting closed at 6.38pm.

[Back to agenda](#)

AGENDA ITEM 5 - RESULTS OF PREVIOUS PLANNING MATTERS

26/00113/FUL (01/2026)	<u>19 Burford Road</u> Alterations to the existing building and construction of a one-bedroom flat within the roof. APPROVED
26/00268/HHD (02/2026)	<u>1 Hammett Place</u> Conversion of garage and construction of first floor extension above and new canopy over side entrance door. APPROVED
26/00325/HHD (03/2026)	<u>Avalon, 16 Shilton Road</u> Erection of a single storey extension. APPROVED
26/00411/HHD (05/2026)	<u>27 Butlers Drive</u> Erection of a porch to side elevation and two-storey rear extension. APPROVED
26/00301/HHD (06/2026)	<u>Stoneleigh, 8 Rock Road</u> Alterations to dwelling to include raising of roof ridge height and extension of roof pitch to replace flat roof, single storey side extension, alterations to the fenestration, and associated works. Erection of fence to replace part of hedge, and addition of gates for pedestrian and vehicle access. APPROVED

[Back to agenda](#)

AGENDA ITEM 6 - PLANNING AND LICENSING APPLICATIONS

26/00445/S73 (08/2026)	<u>1 Foxbury Lane</u> Variation of condition 2 of planning permission 24/00873/HHD to allow design changes to include a pitch roof in place of the approved flat roof and a reduction in the overall footprint of the extension.
26/00679/FUL (09/2026)	<u>44 Black Bourton Road</u> Redevelopment of site, including demolition of existing workshops and erection of six dwellings and associated ancillary development.
26/00549/HHD (10/2026)	<u>29 Ashfield Road</u> Erection of single storey rear extension.
26/00795/HHD (11/2026)	<u>4 Kingham Drive</u> Erection of boundary fencing (part retrospective).

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

See attached information on Material Planning Considerations.

[Back to agenda](#)

MATERIAL PLANNING CONSIDERATIONS

Material Planning Considerations include:

Layout, density
Risk of flooding or pollution
Overlooking and loss of privacy
Overshadowing and loss light (daylight/sunlight)
Access and traffic generation (highway safety)
Local economy
Design, appearance and materials
Appearance, effects on street, specially designated area or building (eg conservation areas, listed buildings, ancient monuments etc)
Adequacy of parking
Noise and smell
Landscape, contamination, loss of trees etc
Cumulative impact
Past planning history or appeal decisions of the site
Central government policy and guidance (National Planning Policy Framework, Planning Practice Guidance)

The following are NOT considered to be material considerations:

History of applicant
Loss of view
Commercial competition
Change from previous scheme
Impact on property value
Restrictive covenants
Ownership of land, right of access
Noise and disturbance from construction work
Land and boundary disputes
Land ownership
Damage to property
Private rights of way
Deeds and covenants
Private issues between neighbours
Lots of objectors

When the PC response is '**NO OBJECTION**' it is satisfied that all the above have been considered carefully and applied to the application under consideration so has no area for objection. However, the PC may make recommendations for planning conditions to be added to the application should the local authority grant approval.

Planning conditions will only be imposed by the local authority where they are:

Necessary
Relevant to planning and to the development to be permitted
Enforceable
Precise
Reasonable in all other respects