

**MINUTES OF THE EXTRAORDINARY MEETING OF THE  
WOODSTOCK TOWN COUNCIL  
HELD AT 7.30 PM ON TUESDAY 19 AUGUST 2008  
IN THE MAYOR'S PARLOUR, WOODSTOCK TOWN HALL**

**PRESENT:**

Cllr P Jay (Town Mayor)	Cllr J Cooper
Cllr T Gardiner (Deputy Mayor)	Cllr Mrs A Grant
Cllr A Glee	Cllr Mrs T Redpath
Cllr P Redpath	Cllr B Yoxall
Cllr Mrs P Richardson	

**ALSO IN ATTENDANCE:**

District Cllr Mrs J Dunsmore and 16 members of the public.

**WTC/130/08 APOLOGIES**

Apologies for absence were received from Cllrs T Airey, C Carritt, Mrs E Jay and Mrs E Stokes and County Cllr I Hudspeth.

**WTC/131/07 DECLARATIONS OF INTEREST**

Cllr B Yoxall declared a Personal Interest in Agenda items 4(b) and (c), Ref: 08/1183/P/FP and 1184/P/DCA, Harrison's Lane, as he was a friend of the occupants of 18 Park Street whose garden backed on to the proposed dwelling in Harrison's Lane.

Cllr T Gardiner declared a Personal Interest in Agenda item 4(d), Ref: 08/1199/P/FP, 9 Churchill Gate, as he was a next door neighbour of the applicant.

Cllr P Jay declared a Prejudicial Interest in Agenda item 4(e), Ref: 08/1200/P/FP, Land at Banbury Road, as he was a Blenheim tenant in respect of part of his garden.

**WTC/132/07 PUBLIC PARTICIPATION SESSION WITH RESPECT TO ITEMS ON THE AGENDA**

Blythe Campbell spoke in respect of applications 08/1183/P/FP and 08/1184/P/DCA, Harrison's Lane. She opposed the demolition of the garages as losing a valuable amenity and objected to the impact of a new three storey dwelling amongst old properties.

Samantha Jessop also spoke in respect of applications 08/1183/P/FP and 08/1184/P/DCA, Harrison's Lane. She objected to the loss of the garages and described the impact of approval on local residents and the on-street car parking situation. She also objected to the proposed erection of a new dwelling on the grounds of overmassing, overdominating a lane of tiny cottages, overlooking gardens, taking away light, and loss of view.

Shaun and Fiona Thomson objected to application 08/1200/P/FP, Land at Banbury Road. They queried why the dwellings were proposed for a corner of the site. This was not infill and would result in the rest of the site being developed in time.

Sue Yoxall spoke in support of application 08/1200/P/FP, Land at Banbury Road. She supported the Exception Site and spoke about the difficulties experienced by young people who wanted to stay in their local communities. This application addressed that need.

Mr Lambert objected to application 08/1200/P/FP, Land at Banbury Road. The development of the barn site was acceptable. There was no need to develop this field as there were proposals for the erection of affordable housing on brown field sites in the town. The application would breach a green

filed site and set a precedent for further applications. He reminded the Council of the Independent Government Inspector's report on a previous proposal regarding the site.

Mr Valentine also objected to application 08/1200/P/FP, Land at Banbury Road. There was other land available for the erection of affordable housing in the town, the Inspector's report objected to an unacceptable incursion into the landscape, and a less environmentally damaging site could be found.

#### **WTC/133/07 PLANNING APPLICATIONS**

(a) Ref: 08/1135/P/LB

Reinstatement of three first floor windows and insertion of rooflight to North elevation.

12 Manor Farmhouse, Manor Road

Ms Kilcoyne & Mr Blake

Decision: No comment.

(b) Cllr B Yoxall had declared a Personal Interest in this application.

Ref: 08/1183/P/FP

Construction of detached dwelling. Repositioning of pedestrian & vehicular access.

Garage Court, Harrisons Lane

Mrs Jan Hallam

Decision: Object for the following reasons:

1. Unsuitable scale.
2. Will destroy the integrity of the townscape when viewed from the approach to Woodstock from the north.
3. Out of character.

(c) Cllr B Yoxall had declared a Personal Interest in this application.

Ref: 08/1184/P/DCA

Demolition of existing garaging.

Garage Court, Harrisons Lane

Mrs Jan Hallam

Decision: Object. Oppose on grounds of loss of car parking spaces.

(d) Cllr T Gardiner had declared a Personal Interest in this application. He left the room and took no part in the debate or determination of the application.

Ref: 08/1199/P/FP

Erection of single storey side extension to form swimming pool plant room, changing room and stores.

Cornfield House, 9 Churchill Gate

Mr Ian Donald

Decision: No comment

(e) Cllr P Jay had declared a Prejudicial Interest in this application. He left the room and took no part in the debate or determination of the application.

Ref: 08/1200/P/FP

Construction of 16 affordable dwellings with associated car parking, landscaping and formation of vehicular access.

Land at Banbury Road

Vanbrugh Unit Trust

Decision (By six votes to two):

Woodstock Town Council opposes the application for an exception site development on Greenfield land adjacent to the barn situated on Banbury Road.

Paragraph 5.94 of the West Oxfordshire Local Plan determines that "*the main need for rural exception sites is in parts of the District where there are no sites specifically allocated for housing in this Plan*".

Woodstock is one of only four areas to have a site allocated in the local plan (Shipton Road). It is also currently the subject of two other proposals that fall into the category of “unallocated land which comes forward in accordance with the locational policies of this plan” i.e. “windfall sites”. These are the brownfield site of the former Youngs’ Garage, and the development of the barn site immediately adjacent to the exception site application.

The Planning Assessment in August 2006 by the District Council officers when this site coupled with the development of the adjacent barn site was first submitted was **that there was no doubt** that the proposal conflicted with the Local Plan.

The District Council officers objected - because of “*access and agricultural land quality restraints*” – when the site was submitted as an option for the current local plan.

The officers considered that the primary benefit of the application to justify departure from policy was the delivery of affordable housing.

In accordance with Policy H11 of the Local Plan the two windfall sites (as well as the allocated site) are expected to deliver up to 50% affordable housing relating to “need”. This has to be done before there is any consideration of an exception site development.

Given these circumstances, this application – on land currently in use for agricultural purposes, and on which the Inspector at the local plan inquiry said would “*be an unacceptable incursion into the open wold aspect*” is **against** the District Council policies in regard to rural exception sites.

Furthermore the exception site proposal is clearly associated with the ongoing application for a development of 16 dwellings on the adjoining barn site. It is against planning policies to link applications in this way.

The Town Council notes that as well as the high level of affordable units that can be provided in Woodstock under policy H11, of the 81 parishes in the West Oxon district only 14 have provided a rural exception site. Woodstock is one of these and has already provided the fourth highest number of rural exception site dwellings in the whole of the district.

(f) Ref: 08/1201/P/AC

Affix externally illuminated fascia sign to front elevation

38 High Street

The Midcounties Co-op Society

Decision: Object. Inconsistent with character of Conservation Area.

(g) Ref: 08/1202/P/LB

Affix externally illuminated fascia sign to front elevation.

38 High Street

The Midcounties Co-op Society

Decision: Object. Inconsistent with character of Conservation Area.

**WTC/134/08 PLANNING FOR THE FUTURE – SUMMARY OF RESPONSES TO CONSULTATION AND FURTHER SITES CONSULTATION**

At the meeting of the Council held on 8 April 2008, it was reported that a letter had been received from the District Council regarding its Consultation On Issues And Options together with the following documents which the District Council had published for consultation purposes:

Core Strategy Issues and Options.

Site Allocations Issues and Options.

The Council had Resolved that, with regard to the Site Allocation Issues and Options, the Town Council was not willing to comment on the proposed sites at the present time because it did not want to get into the detail of supporting any.

It was now reported that the District Council had prepared and published a summary of the comments received to both the Core Strategy Issues and Options document and also the Site Allocations Issues and Options document. As part of the consultation the District Council had received around 40 further site suggestions, which had been circulated for discussion purposes. One site was within Woodstock at the Retreat in Banbury Road and details were considered at the meeting. Council was invited to consider whether it wished to comment.

**RESOLVED**

That the Council's previous decision not to comment on any individual sites be adhered to.

***WTC/135/08 FUTURE MEDICAL COVER FOR COMMUNITY HOSPITALS***

To report receipt of a consultation document from the Oxfordshire Primary Care Trust on the above matter. Comments had to be submitted by 21 August. The Council was invited to consider whether it wished to submit any comments.

**RESOLVED**

That the Oxfordshire Primary Care Trust be advised that the Town Council believes that there is a need for respite care for the District of Woodstock to allow carers to have a rest and for people who are leaving hospital to have a point of call before returning home.

The meeting rose at pm

Signed..... Date.....