

**MINUTES OF THE EXTRAORDINARY
WOODSTOCK TOWN COUNCIL
HELD AT 7.30 PM ON TUESDAY 29th SEPTEMBER 2015
IN THE MAYOR'S PARLOUR, WOODSTOCK TOWN HALL**

PRESENT:

Cllr E Poskitt (Mayor)	Cllr C Carritt (Deputy Mayor)
Cllr M Robertson	Cllr B Yoxall
Cllr S Parnes	Cllr T Wray (from agenda item 4)
Cllr P Jay	

ALSO IN ATTENDANCE: 28 Members of the public.

WTC/123/15 APOLOGIES FOR ABSENCE: Cllrs J Cooper, Mrs E Jay, L Maybury, S Rasch and Mrs E Stokes.

WTC/124/15 DECLARATIONS OF INTEREST: Cllr E Poskitt: Agenda Item 4, Planning– general interest as member of WODC Uplands Planning subcommittee.

WTC/125/15 PUBLIC PARTICIPATION SESSION WITH RESPECT TO ITEMS ON THE AGENDA

The following members of the public addressed the Council about Planning Application 15/02620/S73 – 1 Upper Brook Hill

- (i) Mrs Sarah Williams asked that WTC reverse the decision made at the August WTC meeting. She said that the building was significantly higher than the original planning application had allowed and higher than the previous bungalow that was on site. Mrs Williams said that the harm to neighbours was substantial.
- (ii) Mr Peter Morgan spoke in favour of this planning application. The application had come before WTC under Section 73 of the Planning Act which allowed for minor variations. Section 73 exists to allow the planning committee to consider anomalies that arise. It did not give objectors a second bite at an approved application. Mr Morgan said that the WODC planning officer had accepted that the increased height is 25cm and noted that nothing is gained by the increase. Mr Morgan asked WTC to continue to support the application. .
- (iii) Mr Dennis Allen said this planning application was approved three years ago. The only detail that was being changed was the 255mm increase in height on the parapet. The internal ceilings were 2 inches lower and there was no gain and no change to the build. He regretted that the house is slightly higher. He referred Cllrs to the plans and said that these showed that they were not different. Mr Allen also referred to a document in which the planning officer had noted that 1 Upper Brook Hill was significantly lower than the six neighbouring dwellings behind it. The officer considered that the increased height would not result in a loss of light to these neighbouring properties, affect the visual street scene nor cause increased overshadowing.

The Mayor thanked all of the speakers.

WTC/126/15 PLANNING APPLICATION REF: 15/02620/S73 – 1 UPPER BROOK HILL WOODSTOCK:

Cllrs received and considered the recommendation of the Mayor's Committee that subject to the provisions of WTC Standing Order 11 (a) the Woodstock Town Council advises the planning authority that in the light of further information including in particular the violation of the conditions originally imposed regarding the height of

the building WTC opposes this planning application. Cllr M Robertson proposed the recommendation of the Mayor's Committee and Cllr P Jay seconded the motion.

Cllr T Wray joined the meeting at this point.

Discussion followed. Cllrs in support of the motion said that the Council had to be objective and consistent in its decision making. This application appeared to be a violation of the planning process and so should be rejected if the process was to have credibility. The terms of the original application should be enforced and the variation rejected.

Cllrs opposing the recommendation of the Mayor's Committee were concerned that an Extraordinary Town Council meeting was called to debate something that the WODC planning officer considered to be a minor amendment. S73 allowed for the inevitability of minor variations (it was noted that when considering subjective issues any photographs referred to should be taken from the same positions and angles).

The motion was then put to a vote. Three Cllrs voted for the motion and four Cllrs voted against it so the motion fell.

The meeting closed at 8.11 pm

Signed Date