



Minutes of a meeting of Planning and Licensing Committee held on Wednesday, 13 August 2025

Members present:

Dilys Neill (Chair)	David Fowles (Vice-Chair)	
Ray Brassington	Patrick Coleman	David Fowles
Nick Bridges	Daryl Corps	Len Wilkins

Officers present:

Harrison Bowley, Head of Planning Services	Kira Thompson, Election and Democratic Services Support Assistant
James Tyson, Tree Officer	Marie Barnes, Lawyer
Julia Gibson, Democratic Services Officer	

165 Apologies

There were apologies for absence from Councillors Ian Watson, Julia Judd, Michael Vann and Andrew Maclean.

166 Substitute Members

Councillor Len Wilkins substituted for Councillor Julia Judd.
Councillor David Fowles acted as Vice-Chair.

167 Declarations of Interest

The Chair stated that they had consulted with the legal team as they knew several people who lived in Westcote, including one who had submitted a written objection. The Chair confirmed that they had no pecuniary interest. The Legal Advisor was satisfied that the Chair could remain.

168 Minutes

The minutes of the meeting held on 09 July 2025 were discussed. Councillor Ray Brassington proposed accepting the minutes and Councillor David Fowles seconded the proposal which was put to the vote and agreed by the Committee.

RESOLVED: To APPROVE the minutes of the meeting held on 09 July 2025.

04. Approve minute of meeting 9 July 2025. (Motion)

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For	Ray Brassington, Nick Bridges, Patrick Coleman, Daryl Corps, David Fowles and Dilys Neill	6
Against	None	0
Conflict Of Interests	None	0
Abstain	Len Wilkins	1
Carried		

169 Chair's Announcements

There were no Chair's Announcements.

170 Public questions

There were no public questions.

171 Member questions

There were no member questions.

172 Appointment to Sub-Committee

The purpose of the report was to confirm the appointments of the Licensing sub-committees for the current council year.

In relation to taxis, private hire, and street trading sub-committee, it was proposed that five members from the committee form a subcommittee in accordance with political proportionality.

The Licensing sub-committee (Licensing 2003 Act Matters) would be formed from a rota of Planning and Licensing Committee Members.

Training for new Members was requested.

Councillor Ray Brassington proposed appointing members to sub-committees as set out in Annex A and Annex B and Councillor David Fowles seconded the proposal.

RESOLVED: to ACCEPT the recommendations of the appointments to the Licensing Sub-Committees as set out in Annex A and Annex B.

- 1. Appoint Councillors Ian Watson (Chair), Julia Judd (Vice-Chair), Ray Brassington, David Fowles and Michael Vann to the Licensing Sub-Committee (Taxi, Private Hire and Street Trading);**
- 2. Note that Licensing Sub-Committee (Licensing Act 2003) membership will comprise the Chair or Vice Chair of the Planning and Licensing Committee and two other members of the Planning and Licensing Committee drawn on a rota basis from the remaining members of the Planning and Licensing Committee (subject to their availability and completion of licensing training prior to**

participation in a Licensing Sub Committee (Licensing Act 2003) meeting), as set out in Annex B.

8. Approve appointments to Licensing Sub-Committees (Motion)		
For	Ray Brassington, Nick Bridges, Patrick Coleman, Daryl Corps, David Fowles, Dilys Neill and Len Wilkins	7
Against	None	0
Conflict Of Interests	None	0
Abstain	None	0
Carried		

173 Tree Preservation Order 25/00001/IND

Proposal

To consider comments of objection and support to the making of Tree Preservation Order 25/00001/IND Corner Cottage, Church Westcote, Chipping Norton, Gloucestershire.

Tree Officer: James Tyson

Ward Member: David Cunningham

Original recommendation: Confirm TPO 25/00001/TPO

The Chair invited the Tree Officer to introduce the Tree Preservation Order.

The Tree Officer introduced the Tree Preservation Order (TPO) by sharing:

- The history behind the proposal for the TPO.
- Various site location maps and photographs of the tree from various directions.
- A risk assessment of the tree had been made by Tree Officer and deemed low risk.

Public Speaker

Objector - David Lewis

Objection points raised included:

- concerns about the long term stability and the associated risk to the property and personal safety due to the close proximity of the tree to the dwelling. It was argued that the Council's risk assessment had not accounted for the exposed location and that the tree should be considered a moderate risk, with removal being the preferred option.
- questioning the tree's public amenity value, citing its lean, unbalanced form, disproportionate size, and lack of aesthetic appeal, and noted that it already had protection under the conservation area designation.

Members Questions

In questioning it was noted that:

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- The tree (Corsican Pine) was approximately 25m in height and 8–10m from the property.
- Any appeal against a decision made at the meeting would be with the Planning Inspectorate.
- The previous tree that had been removed had not been replanted.
- A replanting condition could not be considered if the TPO was rejected.
- The altitude and exposure of the position had not been specifically noted in the risk assessment of the Corsican pine.
- When permission was granted for the removal of the initial tree, the exposure of the site for the remaining tree had been taken into account.
- The prevailing winds were South-Westerly and there would not have had any previous protection from the previously removed tree.
- There would be no new growth from the trunk to compensate for the bare areas but other branches might grow into that space.
- The Corsican Pine (Black Pine) was brought to the UK in 1759 and was a common timber tree often planted as stand-alone specimens.
- There were no figures for tree losses in the village; the only incidents known were those reported at the meeting.
- If the TPO was confirmed, and disease was later discovered by the applicant, a further application by the applicant could apply for removal of the tree and a replant agreed.
- The amenity assessment determined that removal of the tree would detract from the amenity and the character of the conservation area.
- The Corsican Pine species was not particularly susceptible to falling with strong winds.
- If the tree did fall while a TPO was in place, the Council would not be accountable as the responsibility remained with the owner.
- It was confirmed that causing anxiety to the applicant or neighbours was not a material planning consideration in deciding whether to confirm the TPO.

Members Comments:

Members made the following comments:

- The tree was close to the house, was leaning and was not thought to be particularly attractive.
- That the Corsican Pine location was causing anxiety to the owner and the Council had a duty of care to its residents.
- Many local residents had communicated their safety concerns which were weighed against the tree's amenity value.
- Climate change was increasing the frequency of intense winds, which should be taken into consideration.
- Discussion took place regarding the potential precedent for the removal of future TPOs.

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Councillor Patrick Coleman proposed refusing the Officer recommendations and to not confirm the Tree Preservation Order 25/0001/TPO and Councillor Ray Brassington seconded the proposal.

The reasons not to confirm the TPO were:

- The tree was 25 metres tall and located only 8 metres from the house.
- The tree was already leaning and in a prominent position on a ridge.
- Given the prevailing wind direction, the tree was considered to pose a potential danger.

RESOLVED: To REFUSE the making of Tree Preservation Order 25/00001/TPO.

9. Tree preservation Order 25/00001/IND - Refuse (Motion)

For	Ray Brassington, Patrick Coleman and Daryl Corps	3
Against	Dilys Neill	1
Conflict Of Interests	None	0
Abstain	Nick Bridges, David Fowles and Len Wilkins	3
Carried		

174 Sites Inspection Briefing

The Chair advised members to keep the 3 September 2025 free for a possible Site Inspection Briefing.

Councillors Dilys Neill, Ray Brassington, Daryl Corps, Julia Judd, Michael Vann.

175 Licensing Sub-Committee

There were no licensing sub-committees planned.

The Meeting commenced at 2.00 pm and closed at 3.00 pm