

# WEST OXFORDSHIRE DISTRICT COUNCIL

## LOWLANDS AREA PLANNING SUB-COMMITTEE

Date: 15th June 2020

### MEETING PRESENTATION SLIDES



Note:

The attached are the slides which have been prepared for use when applications are presented to the Sub-Committee.

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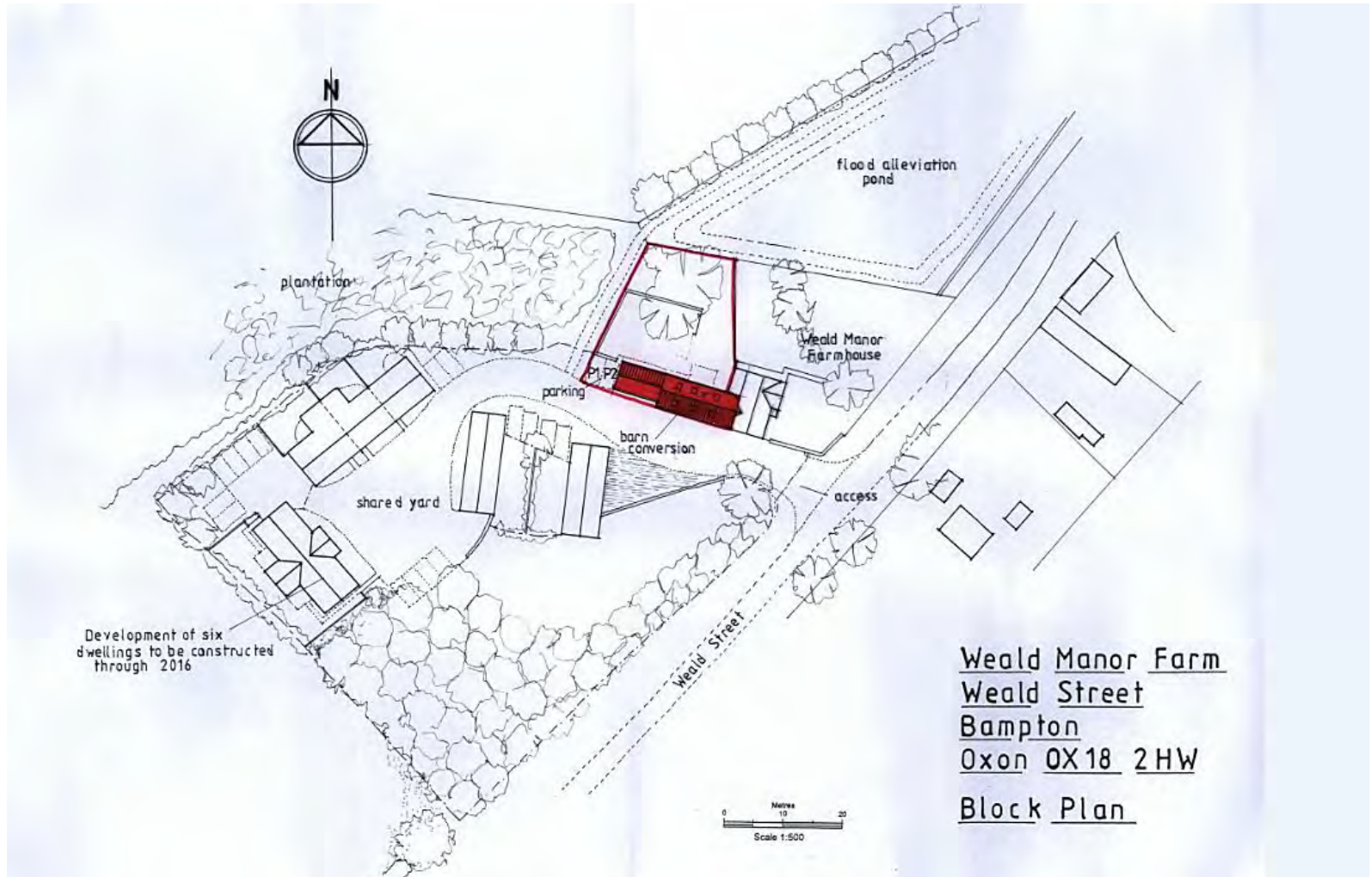
WEST OXFORDSHIRE  
DISTRICT COUNCIL

**Application Number: 16/01851/FUL**

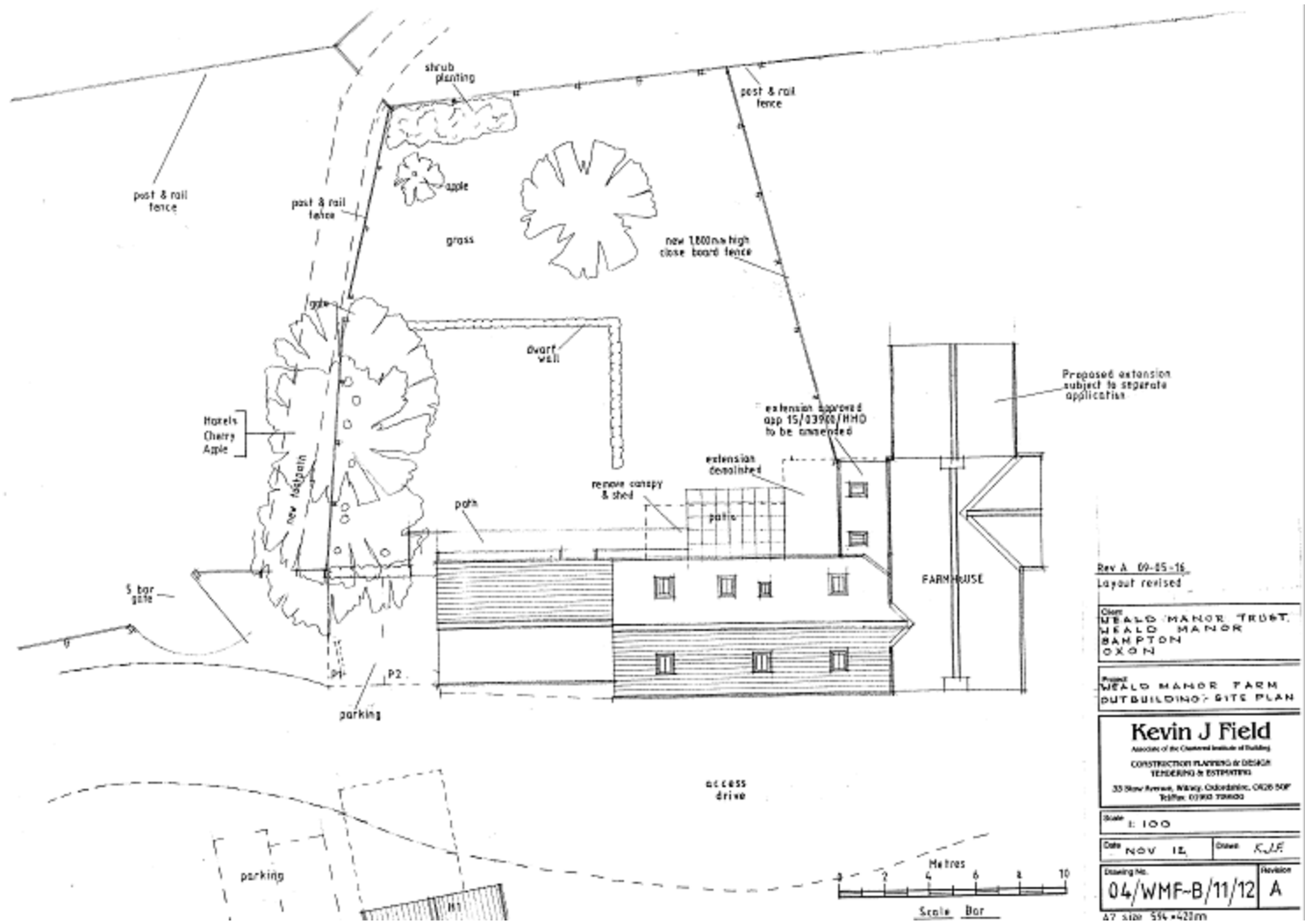
**Site: Weald Manor Farm Bampton**

**Proposal: Conversion of Barn to Dwelling**





16/01851/FUL



Rev A 09-05-16  
Layout revised

Client  
WEALD MANOR TRUST  
WEALD MANOR  
SAMPTON  
OXON

Project  
WEALD MANOR FARM  
OUTBUILDING - GATE PLAN

**Kevin J Field**  
Associate of the Chartered Institute of Building  
CONSTRUCTION PLANNING & DESIGN  
TENDERING & ESTIMATING  
33 Shaw Avenue, Watlington, Oxfordshire, OX26 5DF  
Tel: 01235 736620

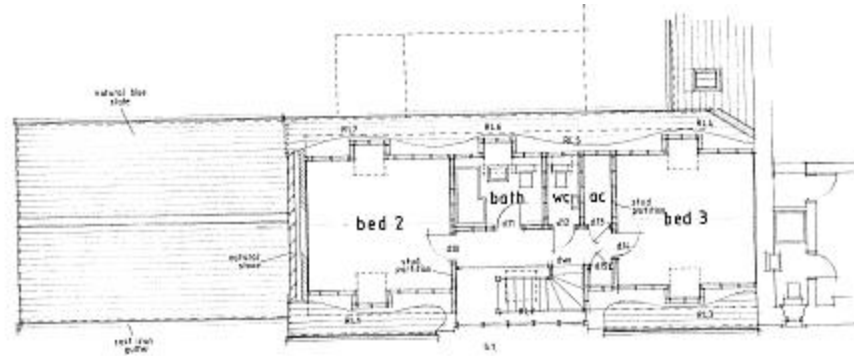
Scale  
1:100

Date NOV 12, Drawn KJF

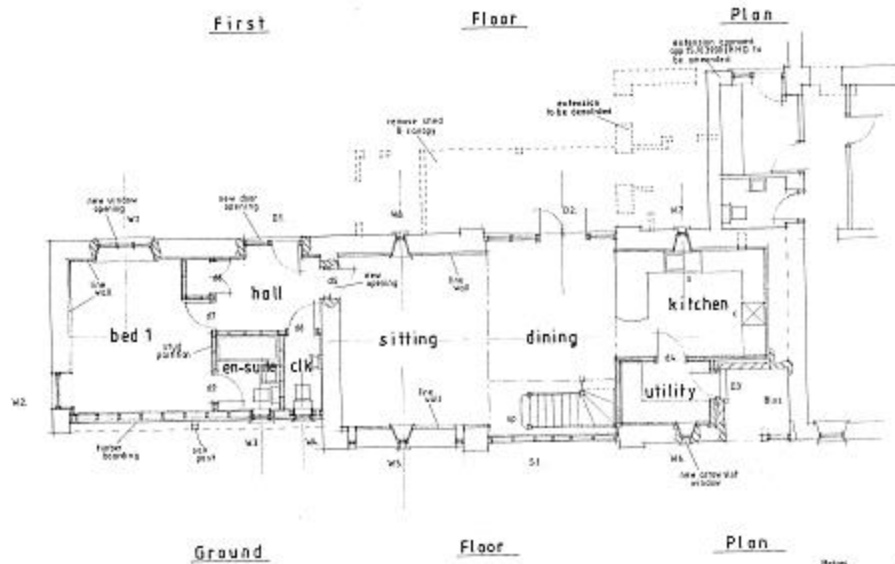
Drawing No. 04/WMF-B/11/12 A  
Revision

A7 size 594x423mm

16/01851/FUL



First Floor Plan

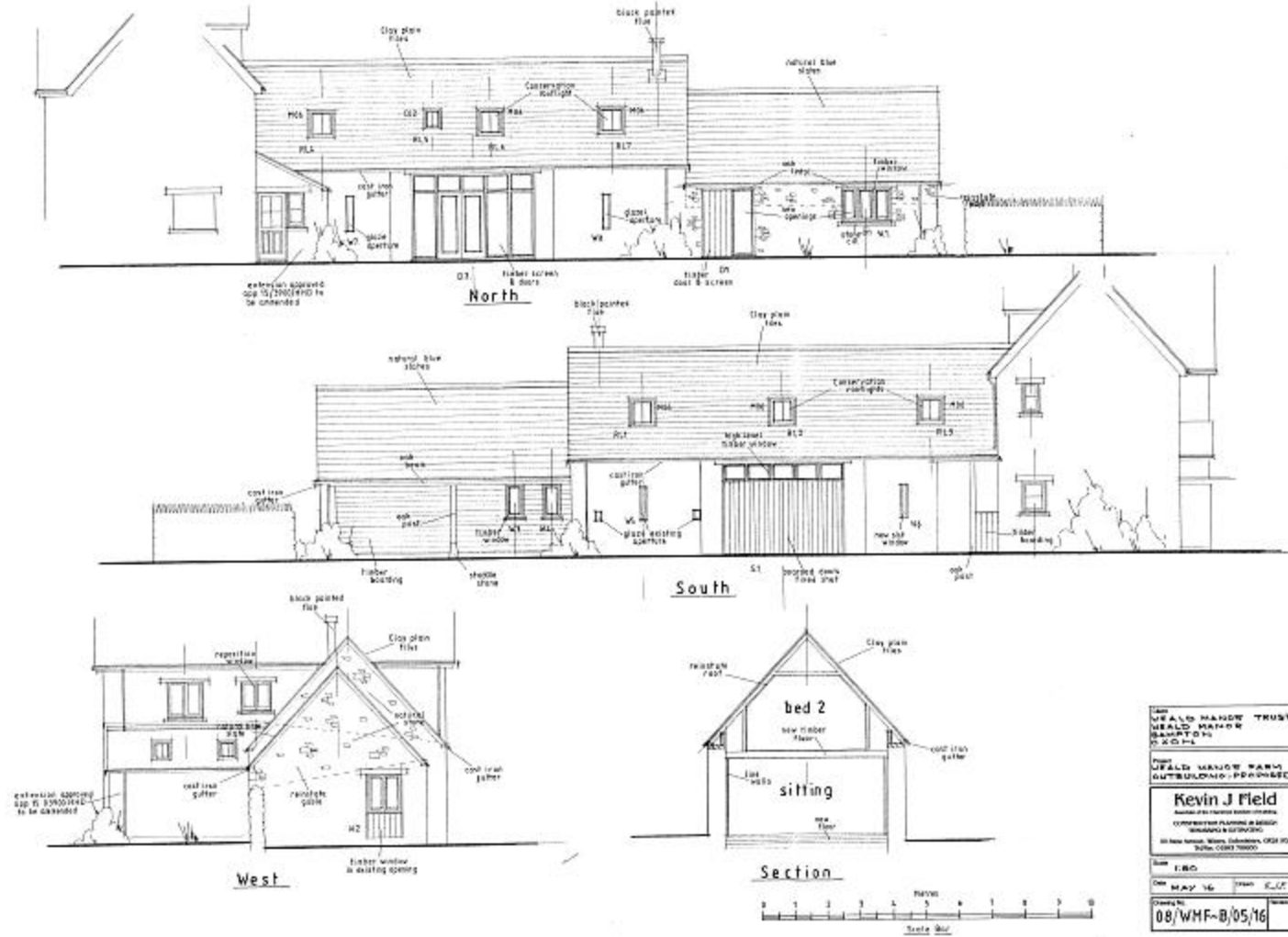


Ground Floor Plan



Client <b>WEALD HANDE TRUST</b> WEALD HANDE BAUPFA 74 0 60 74	
Project <b>WEALD HANDE PATH</b> OUTLINE PROPOSAL	
Designer <b>Kevin J Field</b> Architectural Services & Planning CONSULTING PLANNERS & DESIGNERS SUDBURY & DISTRICTS 87 Main Street, Woking, Surrey, GU24 0DF Tel: 01483 354444	
Date:	1/10
Drawn:	MAT/SL
Checked:	KJF
Drawing No:	07/WMF-B/05/16

16/01851/FUL



Name <b>WEALD MANOR TRUST</b> WEALD MANOR BARNETT RD M.C.C.H.E.	
Project WEALD MANOR FARM GUTTBUILDING - PROPOSED	
Designer <b>Kevin J Field</b> Architectural Services CONSULTING PLANNING & DESIGN SERVICES & SUPPORT 10 New Street, Wick, Suffolk, CO10 1PF Suffolk, CO10 1PF	
Scale	1:50
Date	May 16
Drawn by	KJF
Checked by	08/WHF-B/05/16







WEST OXFORDSHIRE  
DISTRICT COUNCIL

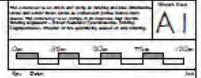
**Application Number: 19/02736/RES**

**Site: Land North and West of Belclose Cottages,  
Woodstock Road, North Leigh**

**Proposal: Reserved matters (landscaping, appearance, layout and scale) pursuant to 16/04234/OUT, granting outline planning permission on 16 August 2018 for Erection of up to 50 dwellings including highway access arrangements from A4095 Witney Road, open space and associated physical infrastructure (means of access only). (Amended description)**

# 19/02736/RES – Site Plan

## WITNEY ROAD, NORTH LEIGH, OXFORDSHIRE



### LOCATION PLAN



PROJECT:  
 WITNEY ROAD, NORTH LEIGH,  
 OXFORDSHIRE  
 016 1716  
 LOCATION PLAN

JOB NO.	DIS NO.	REV.
1426	102	-
S&L	DRY DR.	
1:1250	KF	
DATE:	DRY DR.	
09/15	TE	

•The **NOBLE** Consultancy•  
 • Architecture • Planning • Urban Design • Landscape •  
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 Frampton Cotterell, South Gloucestershire, BS32 2JY  
 ☎ 01454 462233 ☐  
 E: [design@noble-consultancy.co.uk](mailto:design@noble-consultancy.co.uk)  
 W: [www.noble-consultancy.co.uk](http://www.noble-consultancy.co.uk)

# 19/02736/RES – Aerial Plan



## 19/02736/RES – Planning Background: The 2018 Appeal Decision

This reserved matters application follows the approval of outline planning permission on 16 August 2018 (application ref. 16/04234/OUT, “the 2016 outline application”) for Erection of up to 50 dwellings including highway access arrangements from A4095 Witney Road, open space and associated physical infrastructure.

This outline application was altered after it was submitted, principally to make the site smaller and halve the number of dwellings proposed to “up to 50” from “up to 100”.

Means of access was taken from the A4095 as the only matter not reserved. This provided an opportunity to provide higher than average levels of public open space and a high quality landscaping buffer to improve the character and appearance of the route along the A4095, which is located opposite the Eynsham Hall historic park and garden and has a woodland character in places rather than the existing views across the appeal site of the rear elevations of 20<sup>th</sup> century dwellings.

19/02736/RES – Illustrative Masterplan approved in 2018 (up to 50 Dwellings)



## 19/02736/RES – Original Site Layout (50 Dwellings)



### Officers' main concerns about this layout included:

- Inadequate planting strip along the southeaster boundary – should establish a woodland character
- Unambitious use of main southwestern area of POS
- Northwestern Frontage could be opened up to make it more visible from Windmill Road

# 19/02736/RES – Amended Site Layout as recommended for Approval (50 Dwellings)

## WITNEY ROAD, NORTH LEIGH, OXFORDSHIRE



**Main amendments to the original layout are in the northern part of the site and include:**

- Landscaping along southeastern boundary improved – more trees and understorey planting
- Parkland character in main southwestern area of POS with individual oak trees reflecting planting in Eynsham Hall
- Improved visibility on northwestern Windmill Road frontage

# 19/02736/RES – Originally Proposed House Designs (Examples)





# 19/02736/RES – Proposed House Designs as amended (Examples)



# 19/02736/RES – Proposed House Designs as amended (Street Scene Views)

## WITNEY ROAD, NORTH LEIGH, OXFORDSHIRE

A1	
Rev	Date
1	17.01.20
2	15.04.20
3	05.08.20



Street Scene 1  
 Longlool Pit 48, 202P Pit 47, 202P Pit 46, 202P Pit 45, 202P Pit 44, Garage Pit 43, Pit 42, 202P Pit 41, 202P Pit 40, Garage Pit 39, Garage Pit 38, 202P Pit 37



Street Scene 1 cont'd  
 Longlool Pit 30, 202P Pit 28, 204P Pit 28, 202P Pit 27, 202P Pit 26, 202P Pit 25



Key Plan 1:1250



Street Scene 2  
 Lambourne Pit 50, Garage Pit 50, Clifton Pit 49, Garage Pit 48, Garage Pit 48, Longlool Pit 48, Marlborough Pit 3, Garage Pit 3, Garage Pit 2, Stanford Pit 2, Garage Pit 1, Marlborough Pit 1



Street Scene 3  
 Clifton Pit 34, Lambourne Pit 33, Garage Pit 33, Garage Pit 32, Stanford Pit 32, Clifton Pit 31, Garage Pit 31, Garage Pit 30, Longlool Pit 30

PROJECT:  
WITNEY ROAD, NORTH LEIGH,  
OXFORDSHIRE

DWG TITLE:  
STREET SCENES

REV NO	DES NO	REV
1426	51	C
SCALE:		DES BY:
1:2000		RF
DATE:		CHK BY:
07/19		MS

## STREET SCENES

•The **NOBLE** Consultancy  
 •Architects • Planners • Urban Design • Landscaping  
 •The Stables, Sney Court Farm, Badminton Road  
 Prangton Cotterel, South Gloucestershire, BS38 2NY  
 T: 01454 740200  
 E: [design@noble-consultancy.co.uk](mailto:design@noble-consultancy.co.uk)  
 W: [www.noble-consultancy.co.uk](http://www.noble-consultancy.co.uk)



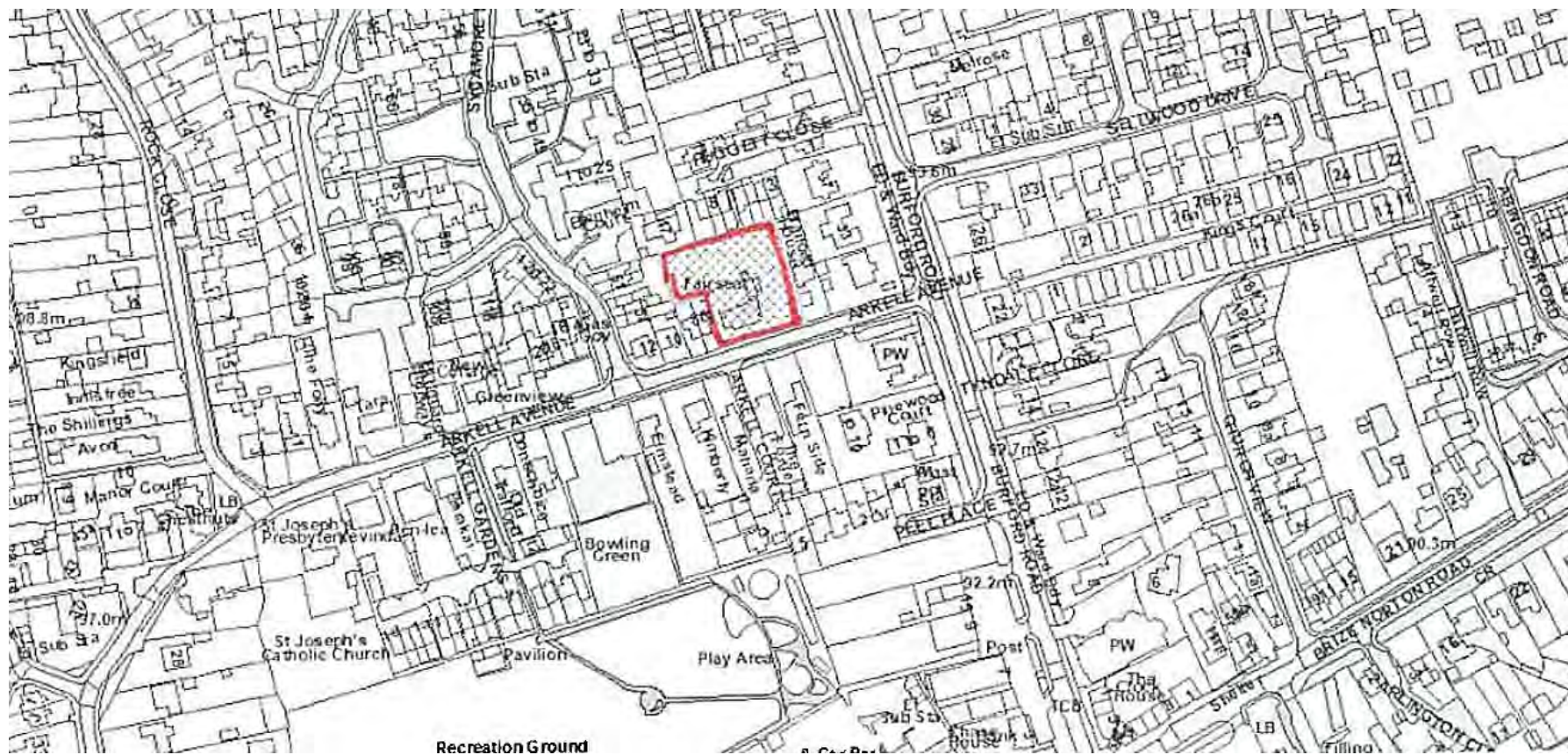
WEST OXFORDSHIRE  
DISTRICT COUNCIL

**Application Number: 20/00244/OUT**

**Site: Fairseat Arkell Avenue Carterton**

**Proposal: Demolition of existing dwelling.  
Construct 5 houses and 7 flats.**

# 20/00244/OUT- Location Plan



20/00244/OUT- Aerial Photo



# 20/00244/OUT - Site Plan

### Site Block Plan 1:500

Ordnance Survey (c) Crown Copyright 2019. All rights reserved. Licence number 100022432

### Existing Views

### Existing Views from Arkell Avenue

Site Location 1:2500

Google Earth View

No.	to BLOCK	1:2500
No.	Date	Description
<b>I.C.A</b>		
<b>I C ARCHITECTS</b>		
Coleman Architecture Limited www.coleman-architecture.co.uk		
Swayne Place 23 Witney Road Long Hanborough Oxon OX29 8BH 01993 882965 ian.coleman@email.com		
PROJECT PROPOSED DEVELOPMENT at Fairseat, Arkell Avenue, Carterton, Oxon.		
DRAWING TITLE LOCATION PLANS & VIEWS		
Scale	Date	Drawn
1:500	JULY 2019	LC
1:2500		
1914	001	

# 20/00244/OUT- Previous Layout



20/00244/OUT- Amended Layout





# 20/00244/OUT- Proposed Plans



20/00244/OUT- Photo



20/00244/OUT- Photo

