

Democratic Services

Reply to: Amy Bridgewater-Carnall
Direct Line: (01993) 861522
E-mail: democratic.services@westoxon.gov.uk

4 September 2020

SUMMONS TO ATTEND

MEETING: LOWLANDS AREA PLANNING SUB-COMMITTEE
PLACE: TO BE HELD VIA VIDEO CONFERENCING BECAUSE OF SOCIAL DISTANCING REQUIREMENTS AND GUIDANCE (see [note](#))
DATE: MONDAY 14 SEPTEMBER 2020
TIME: 2:00 pm

Membership of the Sub-Committee

Councillors Ted Fenton (Chairman); Carl Rylett (Vice-Chairman); Owen Collins, Maxine Crossland, Harry Eaglestone, Duncan Enright, Hilary Fenton, Steve Good, Jeff Haine, Nick Leverton, Kieran Mullins and Harry St John

RECORDING OF MEETINGS

The law allows the council's public meetings to be recorded, which includes filming as well as audio-recording. Photography is also permitted.

As a matter of courtesy, if you intend to record any part of the proceedings please let the Committee Officer know before the start of the meeting.

A G E N D A

- 1. Minutes of the meeting held on 10 August 2020 ([copy attached](#))**
- 2. Apologies for Absence and Temporary Appointments**
- 3. Declarations of Interest**

To receive any declarations of interest from Councillors relating to items to be considered at the meeting, in accordance with the provisions of the Council's Local Code of Conduct, and any from Officers.
- 4. Applications for Development (Report of the Business Manager – Development Management – [schedule attached](#))**

Purpose:

To consider applications for development, details of which are set out in the attached schedule.

Recommendation(s):

That the applications be determined in accordance with the recommendations of the Business Manager – Development Management.

5. Progress on Enforcement Cases (Report of the Business Manager – Development Management – [copy attached](#))

Purpose:

To inform the Sub-Committee of the current situation and progress in respect of enforcement investigations.

Recommendation:

That the progress and nature of the outstanding enforcement investigations detailed in Sections A – C of Annex A to the report be noted.

6. Applications Determined under Delegated Powers, Withdrawn Applications; and Appeal Decision (Report of the Business Manager – Development Management - [copy attached](#))

Purpose:

To inform the Sub-Committee of applications either determined under delegated powers or withdrawn, together with an appeal decision.

Recommendation:

That the report be noted.



Giles Hughes
Chief Executive

This agenda is being dealt with by Amy Bridgewater-Carnall Tel: (01993) 861522
Email: democratic.services@westoxon.gov.uk

Note: Councillors will be sent an invitation to the remote meeting via Cisco Webex. Members of the public may view the meeting via [Facebook Live](#). A Facebook account is not required.

WEST OXFORDSHIRE DISTRICT COUNCIL

Minutes of the meeting of the
Lowlands Area Planning Sub-Committee
held via video conferencing at 2.00pm on **Monday 10 August 2020**

PRESENT

Councillors: Ted Fenton (Chairman), Carl Rylett (Vice Chairman), Owen Collins, Maxine Crossland, Harry Eaglestone, Duncan Enright, Hilary Fenton, Steve Good, Jeff Haine, Nick Leverton, Kieran Mullins and Harry St John.

Officers: Phil Shaw (Business Manager Development Management), Abby Fettes (Interim Locality Lead Officer Development Management), Miranda Clark, (Senior Planner Development Management), Keith Butler (Head of Democratic Services) and Amy Barnes (Senior Strategic Support Officer).

17. MINUTES

RESOLVED: That the minutes of the meeting of the Sub-Committee held on 13 July 2020, copies of which had been circulated, be approved as a correct record and signed by the Chairman.

18. APOLOGIES FOR ABSENCE AND TEMPORARY APPOINTMENTS

There were no apologies for absence.

19. DECLARATIONS OF INTEREST

Councillor St John declared an interest in application 20/01120/FUL – Land East of 90 High Street, Standlake because he had undertaken work for the family with regards to probate matters. However, this had occurred some years ago and he had not had an current involvement with the applicant.

20. APPLICATIONS FOR DEVELOPMENT

The Sub-Committee received the report of the Business Manager – Development Management, giving details of an application for development, copies of which had been circulated.

RESOLVED: That the decisions on the following applications be as indicated, the reasons for refusal or conditions related to a permission to be as recommended in the report of the Business Manager – Development Management, subject to any amendments as detailed below:-

(i) **20/01083/FUL – 1 Wesley Walk, Witney**

The Planning Officer, Miss Clark introduced the application which contained a recommendation of approval and outlined the site plans to Members.

Information contained in the follow on report advised that revised plans had been received relating to fenestration details. In addition, it had been suggested that an informative be

added to any permission granted advising the applicant to contact Thames Water separately regarding sewage connections.

Members were also advised that in response to the Town Council's comments, the Council did not have specific guidelines in relation to room dimensions, however, some room sizes may be covered by Building Regulations under separate regulations. There were no objections on the grounds of parking.

Following a question from Councillor St John, officers confirmed the location of the cycle and bin stores were located in the ground floor area of the building.

In response to a question from Councillor Leverton, Members were advised that there was no parking provision on site. Councillor Leverton also referred to the inclusion of policy OS4 which related to High Quality design and queried whether measures would be taken to incorporate 'better than minimum' insulation, double glazing and sound proofing to ensure residents were not disturbed by noise. He also queried whether there was anything that could be done to protect future residents from disturbance from the facility downstairs, which was currently able to stay open until 2am.

In response, Miss Clark confirmed that the insulation and sound proofing issues would be a Building Regulations responsibility and the opening hours and licensable activities of the ground floor unit would be managed by Licensing Regulations.

Councillor Enright was concerned about the small room sizes but was advised that the Council did not have set room dimensions detailed in the Local Plan.

Councillor Haine proposed that the application be granted as per officers' recommendations and this was seconded by Councillor Good. Members noted that the permission would include an informative advising the applicant to contact Thames Water directly to resolve issues regarding sewage connection.

The Officer recommendation of approval was then put to the vote and was carried.

Approved

(ii) 20/01120/FUL – Land East of 90 High Street, Standlake

The Planning Officer, Miss Clark introduced the application and advised that although the site was not in a Conservation Area it was adjacent to and opposite listed buildings.

Information contained in the follow on report advised that revised plans had been received which showed the integral garages removed and replaced with separate detached garages.

A public submission had been received and was read out on behalf of Mr Alex Cresswell representing JPPC Chartered Town Planners in support of the application. A summary of his submission is attached as Appendix A to the original copy of these minutes.

The Planning Officer then presented her report containing a recommendation of approval and showed Members the amended layout plan and revised plot plans. She advised that officers did not feel that the setting of the listed buildings would be adversely affected by the development. In addition, officers had not received comments back from Thames Water regarding the sewage concerns raised and therefore proposed that any permission would be subject to comments being received from Thames Water.

Councillor Good addressed Members as he felt that the proposal had been improved as a result of the comments made by the Parish Council, this was a much better design and the area would benefit from the development. He therefore, proposed that the application be granted as per officers recommendations. This was seconded by Councillor Enright.

Councillor Hilary Fenton did not feel that she was able to support the application as she was aware of the amount of water that collected in Standlake and felt that Thames Water needed to address the flooding issues before any more developments were built.

Councillor St John asked for clarification on the size of the application site which was confirmed as 0.62 of a hectare.

Councillor Good expressed his sympathy to the comments made by Councillor Hilary Fenton but reminded Members that as long as Thames Water, as a statutory consultee, continued to submit 'no objection', the planning authority would struggle to refuse an application on those grounds. The Chairman reiterated that permission would be subject to the receipt of comments from Thames Water.

Councillor Crossland stated that she felt this was a better scheme than the previously refused application, was pleased that it would be screened by natural vegetation and she referred to the Inspectors comments. She supported that any permission should be subject to comments being received from Thames Water as they should be 'held to account'.

The Officer recommendation of approval, subject to comments being received from Thames Water, was then put to the vote and was carried.

Councillor Hilary Fenton voted against the proposal.

Approved

(iii) 20/01167/FUL – Prospect Cottage, Filkins

The Planning Officer, Miss Clark introduced the application and advised that the officer recommendation was one of approval.

Information contained in the follow on report detailed a statement that had been received on behalf of the applicant.

Following a question from Councillor St John relating to parking, officers advised that there were no objections from the Highways Department.

Councillor Haine queried the wording of condition 7 of the report which dealt with the issue of obscure glazing. Officers advised that details of the windows, including the obscure glazing, would be delegated to officers to approve as per condition 12.

Councillor Hilary Fenton advised that she had undertaken her own visit to the site and therefore proposed that the application be granted as per officers' recommendations.

This was seconded by Councillor Crossland who felt that would be no visual harm from the development and could add to the tourist economy.

Councillor Leverton felt that parking was a consideration and queried whether the proposed building would be subservient to the original building. In response, officers advised that officers considered the garage to already be subservient to the original dwelling and reiterated that the Conservation Officer was content with the proposal.

The Officer recommendation of approval was then put to the vote and was carried.

Approved

(iv) 20/01508/FUL – Manor Bungalow, 41B High Street, Standlake

The Planning Officer, Miss Clark introduced the application and advised that the report contained a recommendation of approval. She signposted Members to the follow on report which detailed the full appeal decision relating to the previous application and made reference to an email that was circulated to Members from the applicant's agent. A further 15 objections had also been received since the report was written and Miss Clark summarised the concerns raised.

The follow on report also advised that revised plans and additional information had been received in response to Ecology Officer's comments, along with additional conditions and an informative relating to bats and birds.

Public submissions had been received and were read out on behalf of Mr Andrew Bateson of West Waddy ADP, objecting, and Mr Mike Gilbert, agent on behalf of the applicant, supporting. Summaries of their submissions are attached as Appendices B and C to the original copy of these minutes.

The Chairman also advised that Members had also been in receipt of an email from the agent, Mr Gilbert, which they may wish to refer to.

The Planning Officer then presented her report and made reference to the appeal decision detailed in the follow on report along with a detailed Heritage Assessment which had also been submitted. Miss Clark also stated that various changes had been made to the layout plan. There had been no objections from the Highways Department and as yet no comment had been received from Thames Water. Therefore, any permission would be subject to comments and conditions from Thames Water and it was proposed that the recommendation be amended to reflect this.

Following a question from Councillor St John, Miss Clark clarified the extent of the planning site edged in red on the plan and advised that ownership of the land was not relevant to the application in front of Members today and confirmed that Plot 1 was located closer to the manor by three metres.

Councillor Haine addressed Members, referred to the previous application and subsequent appeal and read out various paragraphs of the Inspector's report. Councillor Haine felt that whilst he did not agree with some of the Inspectors comments regarding the historical setting, the conclusions reached in relation to Policies EH9 and EH11 were still relevant. He did not feel that the application differed greatly from the previous proposal, and still resulted in four large houses. He therefore proposed that the application be refused, contrary to officers recommendations, as it did not comply with policies EH9 and EH11.

This was seconded by Councillor Leverton who agreed that the previous grounds for refusal were still relevant. He also felt that the proposal was contrary to policy OS2 as it was not appropriate or proportionate in scale and despite the lack of objection from the Highways department, he did not feel that there was safe vehicular and pedestrian access provided.

Councillor Haine commented that OS2 should not be included in the refusal reasons as the Inspector had already rejected that reason.

Councillor Good expressed his disappointment at the proposal as he felt that the officers had put a lot of time and effort into learning from the appeal and coming up with a suitable application. He reiterated that the Highways department had not objected and he highlighted the Ecological and Biodiversity conditions which would be added. Councillor Good concluded that, in his opinion, the proposal had changed a great deal and would provide three additional houses which were desired in the village.

Councillor Hilary Fenton commented that there was no response as yet from Thames Water and she had concerns that the area suffered from flooding and residents would be driving into flood water.

Councillor St John felt that there was still a historical interest in relation to the site and he believed the issues raised regarding the impact on the listed building, were still valid. He accepted that the scheme had been amended but raised concerns about the driveway and the proximity of the buildings to the manor.

Councillor Good reiterated that the site was not located in a flood plain and did not think that flooding would be an issue on this site. He stated that the driveway was existing and would not be new. He felt this was a good scheme and strongly urged colleagues to support the officers recommendation.

The Planning Officer, Mrs Abby Fettes, confirmed that this was an existing drive and the ownership of the two sites was not a planning matter. She reminded that each application should be considered on its own merits and reminded Members that there was a new heritage statement which addressed the points raised in the Inspector's report.

The proposal to refuse the application, contrary to officer's recommendation and for the reason outlined below, was put to a named vote and was carried seven votes to five.

Refused

By reason of the scale and layout, the proposed development will adversely affect the setting of the adjacent Grade II Listed Building, Standlake Manor, resulting in a less than substantial harm, which when weighed against the public benefits of the proposal, will not outweigh the harm resulting to the setting of the Listed Building. The proposal is considered contrary to Policies EH9 and EH11 of the adopted West Oxfordshire Local Plan and Paragraphs 193 and 196 of the NPPF.

21. APPLICATIONS DETERMINED UNDER DELEGATED POWERS, APPLICATIONS WITHDRAWN, AND APPEAL DECISIONS

The report giving details of (i) applications determined under delegated powers or withdrawn; and (ii) an appeal decision, was received and noted.

The meeting closed at 3.32 pm.

CHAIRMAN

WEST OXFORDSHIRE DISTRICT COUNCIL

LOWLANDS AREA PLANNING SUB-COMMITTEE

Date: 14th September 2020

REPORT OF THE BUSINESS MANAGER-DEVELOPMENT MANAGEMENT



Purpose:

To consider applications for development details of which are set out in the following pages.

Recommendations:

To determine the applications in accordance with the recommendations of the Strategic Director. The recommendations contained in the following pages are all subject to amendments in the light of observations received between the preparation of the reports etc and the date of the meeting.

List of Background Papers

All documents, including forms, plans, consultations and representations on each application, but excluding any document, which in the opinion of the 'proper officer' discloses exempt information as defined in Section 1001 of the Local Government Act 1972.

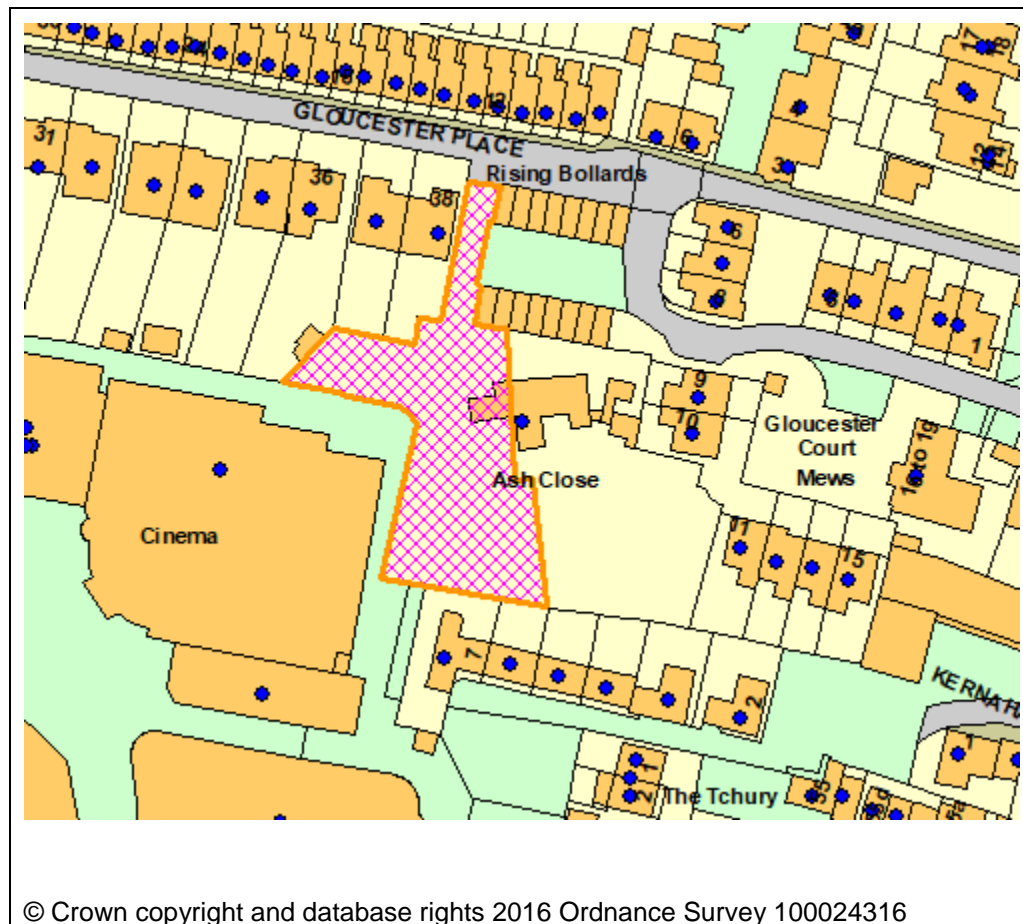
Please note that:

1. Observations received after the reports in this schedule were prepared will be summarised in a document which will be published late on the last working day before the meeting and available at the meeting or from www.westoxon.gov.uk/meetings and:
2. A "presentations pack" containing the slides which will be referenced during the meeting will also be published – follow the links from www.westoxon.gov.uk/meetings

Application Number	Address	Page
20/00858/FUL	Ash Close, Gloucester Place, Witney	3
20/01117/S73	Land North of Burford Road, Witney	11
20/01118/S73	Land North of Burford Road, Witney	20
20/01648/FUL	Eynsham Filling Station, Eynsham	28
20/01815/HHD	12 Rack End, Standlake	32

Application Number	20/00858/FUL
Site Address	Ash Close Gloucester Place Witney Oxfordshire OX28 6LB
Date	3rd September 2020
Officer	Miranda Clark
Officer Recommendations	Refuse
Parish	Witney Town Council
Grid Reference	435597 E 210063 N
Committee Date	14th September 2020

Location Map



Application Details:

Erection of two semi detached dwellings

Applicant Details:

Mrs Sarah Beresford And Mr James Nellist
Ash Close, Gloucester Place, Witney, Oxfordshire, OX28 6LB

I CONSULTATIONS

- I.1 Town Council
- Witney Town Council objects to this application. It finds the conditions and reasons for them laid out in the Appendix of the Gloucester Place Mews Residents' Association entirely justified. The Town Council has one hesitation over proposed condition 8 stating that visitors to the Ash Close properties must not park in Gloucester Place Mews. That seems a stretch too far to enforce, if parking is currently permissible on Gloucester Place Mews. Their points about access via Gloucester Place and Ash Close are well made, particularly the requirement for vehicles to be able to exit Ash Close in a forwards gear.
- There is currently a Keep Clear sign painted on the entrance to Ash Close, so using that access does not change parking for residents of Gloucester Place, but 'improving' that access by widening it or flaring it (proposals are not made in the plans) would likely inconvenience residents of Gloucester Place, who are already very tight for pedestrian and vehicular space.
- The energy efficiency measures are welcome. Please consider providing the infrastructure (i.e. cabling) to enable electric car charging points to be installed, in each parking space.
- The car port should include in the dimensions provision for secure, sheltered cycle parking, one bike space per household bed, or this should be provided elsewhere in the development. This is to enable active travel for public health and in light of the climate emergency.
- The Town Council also requests that an FRA demonstrating the risk to the proposal is carried out as a condition of any possible granting of permission, and that if this demonstrates substantial risk then the application should be reconsidered or permission denied.
- I.2 Biodiversity Officer
- No objection – conditions.
- I.3 WODC Drainage Engineers
- No objections - condition requested.
- I.4 OCC Highways
- Gloucester Place and Puck Lane are narrow roads (considerable lengths are not wide enough for vehicles to pass or a vehicle to easily pass a cycle) lacking adequate footways for pedestrian use. Even though the roads are the subject of an access restriction Road Traffic Order and signing local residents advise these roads are used as a ' rat run ' at peak hours to avoid the Mill St roundabout.
- Visibility at the site access to Gloucester Place is obstructed by 3rd party land to west. Vehicles are parked on the public highway to the east of the access.
- Records show one reportable injury accident on the Puck Lane/Gloucester PI road network for the 5yr period to December 2019.
- It is my opinion the benefit, in terms of highway safety and convenience, resulting from the implementation of the 20mph speed

limit will outweigh any hazard associated with the intensification of use of Gloucester Place and Puck Lane.

- I.5 WODC Drainage Engineers FRA required.
- I.6 Conservation Officer I note that under 17/03285/FUL, we approved a single additional detached dwelling here, which was of a low two-storey form, chiming with the existing house on the site. By contrast, the current proposal is for two semis, of tallish, two-storey-plus-attic form. I would be inclined to agree that this is overdevelopment, on a somewhat constrained site - both in terms of usage and in terms of built volume. I suggest that they revert to a single building of similar height to the existing house.
And in this case, if there is to be a garage or a car port, it probably needs to be part of the new building, or immediately adjacent to it. The currently proposed car port is set amongst significant trees - and we know too well that buildings and trees do not sit happily together in the longer term. There would also be concerns about traffic movement over root zones.
- I.7 ERS Env. Consultation Sites Our records indicate that the proposed development site is adjacent to a former electrical production and distribution site, labelled as "Witney Electric Power Station".

Please consider adding conditions to any grant of permission.
- I.8 WODC Env Health - Lowlands This application for the development of 2 new homes close to the Witney Air Quality Management Area (AQMA), and which it would be reasonable to assume would contribute in some way to the traffic volumes on roads within the AQMA.

I note the proposed reduction in speed limit on local roads that this development is offering to fund (D&A Statement), in agreement with the County Council. This proposed speed reduction is to be applied to several main streets in the centre of Witney including those that fall within the AQMA. This scheme makes no reference to the air quality issue that is major challenge for this area and in particular does not assess the potential effect that it might have on the air quality within the AQMA. There needs to be an air quality assessment carried out to determine the likely effect that modification of traffic speeds will have on the AQMA.

Secondly I am disappointed to see that there are no proposals for making provision for electric vehicle charging, especially considering the development's proximity to the AQMA.

These issues need to be addressed prior to permission being granted.

There is a word missing on my previous comments.
I am of the opinion that permission should NOT be granted until the investigations into noise and odour nuisance have been completed.
Apologies for this error.

At present ERS are investigating a complaint of Noise from the adjacent cinema and odour from the nearby Cafe Rouge restaurant. Whilst Nuisance has not been established these investigations are currently on hold due to the Pandemic situation. I do feel it would be prudent to not grant permission until these investigations have been completed so as not to permit the building houses closer to these sources of complaint. The situation can be reviewed once the investigations have been completed.

- | | | |
|------|-------------------------------------|---|
| 1.9 | Biodiversity Officer | Additional information required. |
| 1.10 | Newt Officer | Provided that the precautionary method of working recommended in the PEA is used, I am satisfied that the potential impacts on great crested newts have been addressed. |
| 1.11 | Environment Agency | No comments to make - standard advice submitted. |
| 1.12 | Thames Water | No Comment Received. |
| 1.13 | WODC Landscape And Forestry Officer | No Comment Received. |

2 REPRESENTATIONS

- 2.1 Mr Matthews of 39 Gloucester Place
I object to the application on the omission of any reference as to how the adverse situations that will arise during the construction phase are to be achieved.
P/App 17/03285 was granted on 13/3/2018 for an application with similar 'new build' elements to this current application, with restrictive conditions that set out permitted working hours, construction traffic control, including the extra care required for vehicle manoeuvres in neighbouring properties in Gloucester Place, the containment of debris, loose materials etc. within the site and no bonfires or materials storage in any tree protection area. If WODC are minded to grant this application then I request that it should include those similar conditions again, and if that were to be the case I am happy that this comment should be reclassified as 'neutral'.
- 2.2 Mr Ball Chairman of Gloucester Court Mews Residents' Association.
The site of the application is immediately behind the Mews with its primary vehicular access via a lane off Gloucester Place.
Residence in Gloucester Court Mews (a private development) is limited to people aged over 55. Many of these elderly residents use walking aides of various types and some are unable to swiftly move out of the way of traffic.

One of the reasons for living in the Mews is the absence of traffic. Residents are therefore concerned to ensure that if planning permission is granted, the amount of traffic using the Mews is no greater in the future than at present.

- 2.3 Requests that similar conditions that were attached to the previous approval would be attached to the permission if granted. A list of suggested conditions submitted by the residents is available to view on line on the application's web site.

3 APPLICANTS CASE

- 3.1 The conclusion of the submitted Design and Access Statement has been summarised below; The proposal draws reference from the surrounding built environment in terms of the general form, location and orientation. It is responsive to its location, sensitive to the local vernacular in terms of appearance and well-mannered in the collective composition and architectural detailing.
- 3.2 The proposal has made every effort to address the concerns raised during the consultation for the withdrawn planning application 17/01210/FUL by:
- Reducing the number of proposed new dwellings from 3 to 2.
 - Reducing the height of the proposed scheme
 - Providing two allocated car spaces per new and existing dwelling and visitor parking so that demand for on-street on Gloucester Place is not increased.
 - Proposing a detailed Construction Method Statement for LPA approval in line with the CMS provided for the discharge (18/01982/CND) of planning condition for 17/03285/FUL.
- 3.3 This site provides an excellent opportunity to create a high quality and sustainable residential development that will create diversity and enhance the surrounding area within the central area of Witney.
- 3.4 The proposals have been carefully considered by the applicant in relation to the above points and it is hoped that they will be received favourably by the local planning authority.

4 PLANNING POLICIES

OS2NEW Locating development in the right places
OS4NEW High quality design
T4NEW Parking provision
EH10 Conservation Areas
H2NEW Delivery of new homes
NPPF 2019
EH8 Environmental protection
EH3 Biodiversity and Geodiversity
The National Planning Policy framework (NPPF) is also a material planning consideration.

5 PLANNING ASSESSMENT

- 5.1 The application site is located within Witney town centre and the Conservation Area. Whilst adjacent to older properties, its boundary is also shared with the Cinema building at Mariotts Walk. The existing building occupies a large plot with one dwelling and a garage located within an existing garage block.
- 5.2 Previous planning history of the site includes;
19/00340/HHD - Alterations and extensions to existing dwelling - Approved
17/03285/FUL - Alterations to existing dwelling and one new dwelling - Approved
17/01210/FUL - Alterations to existing dwelling and three new dwellings - Withdrawn
- 5.3 The application is brought before Members as a member of staff lives in the vicinity of the site. They have had no input into the application or recommendation, and have not submitted any representations, but the application has been referred to the Sub-Committee for determination because of the wish to avoid any perception of any conflict of interest.

Principle

- 5.4 The application site is located within a mature residential area of Witney. Witney is categorised as a Main Service Centre, where new dwellings are acceptable in principle. Policy OS2. This is subject to various criteria which includes;
- 5.5 All development should:
- Be of a proportionate and appropriate scale to its context having regard to the potential cumulative impact of development in the locality;
 - Form a logical complement to the existing scale and pattern of development and/or the character of the area;
 - Avoid the coalescence and loss of identity of separate settlements;
 - Be compatible with adjoining uses and not have a harmful impact on the amenity of existing occupants;
 - As far as is reasonably possible protect or enhance the local landscape and the setting of the settlement/s;
 - Not involve the loss of an area of open space or any other feature that makes an important contribution to the character or appearance of the area;
 - Be provided with safe vehicular access and safe and convenient pedestrian access to supporting services and facilities;
 - Not be at risk of flooding or likely to increase the risk of flooding elsewhere;
 - Conserve and enhance the natural, historic and built environment;
 - Be supported by all necessary infrastructure including that which is needed to enable access to superfast broadband.
- 5.6 Given that the previous approved scheme granted one additional dwelling, the principle of such development is considered acceptable. However your officers when assessing this application have assessed the proposed additional dwelling upon the criteria of whether the cumulative development is of a proportionate and appropriate scale to its context.

Siting, Design and Form

- 5.7 Policy OS4 of the adopted West Oxfordshire Local Plan considers design of new developments. This Policy states that;
New development should respect the historic, architectural and landscape character of the locality, contribute to local distinctiveness and, where possible, enhance the character and quality of the surroundings.
- 5.8 Your officers consider that whilst the revisions made to the design as part of the current application are not considered to be unacceptable, it is the additional dwelling which officers consider will be of a cramped appearance resulting in an over development of the site.
- 5.9 In terms of the previous application which sought planning consent for three new dwellings, it was noted by your officers at the time, that the two proposed detached dwellings to the West of the existing dwelling house should be of a lower scale, and that one dwelling would be better suited. In addition your officers also noted that the proposed dwellings would bear an awkward relationship to the retained house. In view of these comments, the applicant withdrew that application, and submitted an application for just one dwelling to the West of the existing house, which was approved by your officers. (17/03285/FUL).
- 5.10 Whilst your officers note that the design of the now proposed two dwellings, of a semi detached form and a comparable scale to that of the approved one dwelling, it is the additional separation of the private amenity land to the rear, the additional parking arrangements to serve two additional dwellings, and the space around the physical built form which will result in the proposed development appearing cramped. As such your officers do not consider that these changes overcome the initial concerns of the earlier withdrawn 2017 application.

Conservation Area

- 5.11 Since the application site is within a Conservation Area, officers are required to take account of section 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended which states that, with respect to buildings or other land in a Conservation Area, special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area. Furthermore, the paragraphs of Section 16 'Conserving and enhancing the historic environment ' of the NPPF are relevant to consideration of the application.
- 5.12 Proposals are supported in Conservation Areas where they can be shown to preserve or enhance the special interest, character, appearance or setting of the area. In particular, the location, form and scale of development should be sympathetic to its surrounding context, not be detrimental to views within, into, or out of the area and should not harm the original curtilage or pattern of development within the area.
- 5.13 In view of this proposal, your officers consider that some harm will result to the original curtilage of the site and that the scale of development is not sympathetic to the surrounding context.

Highways

- 5.14 OCC Highways were consulted as part of the application and have no objections to the proposal subject to conditions.

Residential Amenities

- 5.15 Your officers do not consider that the proposed dwellings will adversely affect the residential amenities of the existing dwelling on the application site.
- 5.16 Your officers have noted the comments raised by your Environmental Health officers, regarding the close proximity of the existing commercial uses adjacent to the application site. However given that one dwelling has already been granted planning permission also in close proximity of those uses, your officers do not consider that the application should be refused on this issue.
- 5.17 In terms of the consultation response regarding the Witney Air Quality Management Area (AQMA), an air quality assessment has not been submitted. As such your officers consider that given that air quality in this area is a major challenge that the proposal should also be refused on this matter.

Conclusion

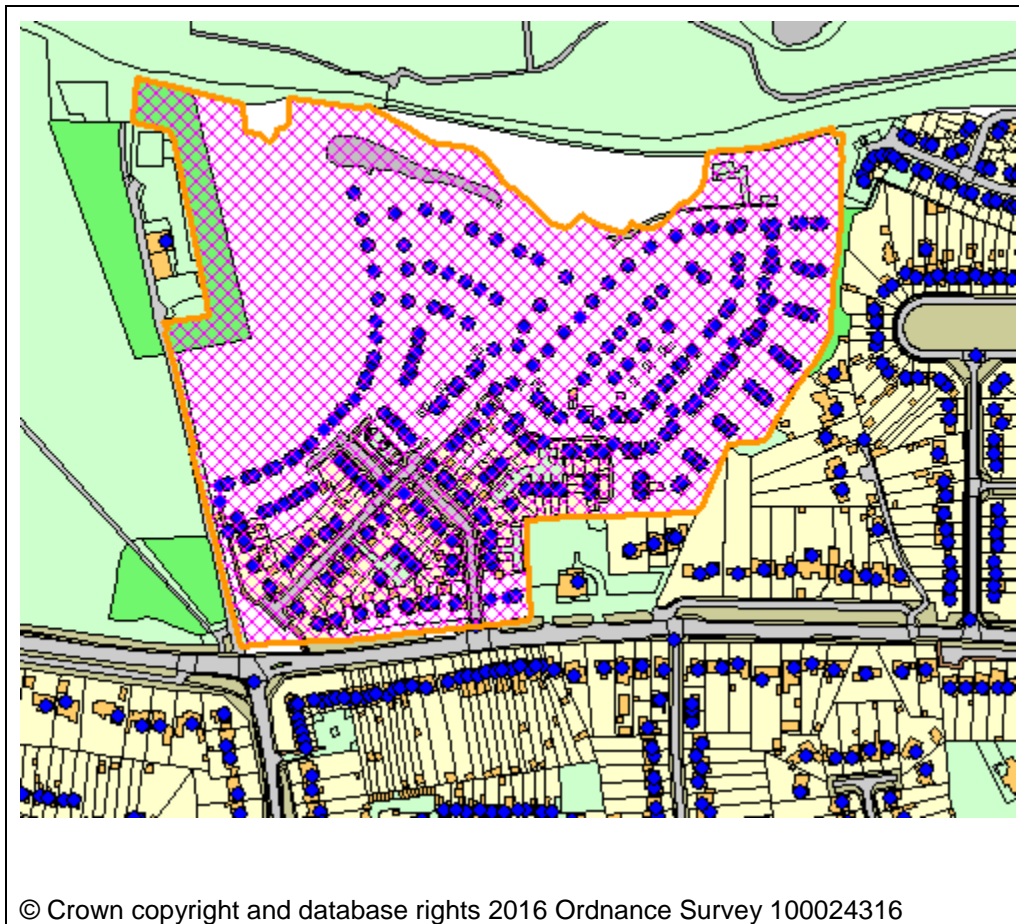
- 5.18 Your officers have carefully assessed the proposal. However given the previous concerns that were raised regarding the 2017 application for three dwellings, your officers still have the same concerns regarding the two dwellings to the West. Your officers do not consider that the proposed dwellings will enhance the character and quality of the surroundings, be of a proportionate and appropriate scale to its context or form a logical complement to the existing scale and pattern of development and the character of the area. In addition the proposal has not demonstrated the likely effects to the air quality from the proposed increase to two dwellings.

6 REASONS FOR REFUSAL

1. By reason of the scale, siting, and additional parking related to two properties, the proposed pair of semi detached dwellings will not enhance the character and quality of the surroundings, be of a proportionate and appropriate scale to its context or form a logical complement to the existing scale and pattern of development and the character of the area. As such the proposal is contrary to Policies OS2 and OS4 of the adopted West Oxfordshire Local Plan and the relevant paragraphs of the NPPF.
2. It has not been demonstrated to the satisfaction of the Local Planning Authority that the proposed scheme for two dwellings would not affect the Witney Air Quality Management Area (AQMA) and the application makes no reference to the air quality issue and nor does it assess the potential effect that it might have on the air quality within the AQMA. As such the proposal is contrary to Policy EH8 of the adopted West Oxfordshire Local Plan and the relevant paragraphs of the NPPF.

Application Number	20/01117/S73
Site Address	Land North Of Burford Road Witney Oxfordshire
Date	3rd September 2020
Officer	Joan Desmond
Officer Recommendations	Approve
Parish	Witney Town Council
Grid Reference	434666 E 210448 N
Committee Date	14th September 2020

Location Map



Application Details:

Variation of condition 5 of outline planning permission 14/1215/P/OP to allow for the development to be constructed on site in line with the description of development and amend the restriction of numbers from 260 dwellings and increase to 270 dwellings.

Applicant Details:

Miss Rachel Clare, Remus 2, 2 Cranbrook Way, Solihull Business Park, Solihull , B90 4GT

I CONSULTATIONS

- I.1 Thames Water Water Comments
On the basis of information provided, Thames Water would advise that with regard to water network infrastructure capacity, we would not have any objection to the above planning application. Thames Water recommend the following informative be attached to this planning permission. Thames Water will aim to provide customers with a minimum pressure of 10m head (approx 1 bar) and a flow rate of 9 litres/minute at the point where it leaves Thames Waters pipes. The developer should take account of this minimum pressure in the design of the proposed development.
Thames Water confirm that the variation in condition is approved based upon the information submitted.
- I.2 Major Planning Applications Team No objection as amended layout submitted for application 20/01118/S73 addresses our concerns.
- I.3 Major Planning Applications Team OCC Highways - Objection for the following reason:
The proposals will result in a reduction of the number of visitor parking spaces and the availability of on-street parking, causing an unacceptable impact on highway safety.
- I.4 Adjacent Parish Council No Comment Received.
- I.5 Biodiversity Officer I understand that the scheme proposes an increase of 260 to 270 dwellings. These additional dwellings are proposed to be located within the north-eastern corner of the site. Having reviewed the Softworks Proposal plans (drawing numbers DR-001, DR-002 and DR-003), that were submitted for application number 20/01118/S73, I do not consider the proposed changes to have a significant impact on biodiversity as there will be no encroachment into the northern enhancement area. Therefore I have no objection to the proposals in terms of biodiversity impact within the site.
However, I do recommend that additional enhancement features, such as bat and bird boxes, are integrated into the external walls of the new dwellings. The locations of these dwellings will offer suitable opportunities for roosting bats and nesting birds as they will be located nearby to the enhancement area and river corridor. Furthermore, I recommend that hedgehog gaps/holes should be created through any fences or walls within the site to ensure adequate permeability for this priority species. The details of the nesting and roosting features as well as the provision of hedgehog holes/gaps should be submitted to the LPA as a condition of planning consent.
- Although there are no objections in terms of biodiversity within the site, the proposed changes could potentially lead to increased recreational pressure on the proposed open space and in the surrounding area, including the Conservation Target Area and the

river corridor via the existing public footpath. I am therefore unsure whether the increase in housing number should result in an increase in the amount of open space provided or the types of green infrastructure assets that have been provided. I therefore recommend that the Planning Policy team should be consulted to comment on this issue.

- | | | |
|------|-----------------------------------|--|
| I.6 | Conservation Officer | No Comment Received. |
| I.7 | WODC Env Health - Lowlands | I have No Objection in principle to the application to vary condition 5 of the permission 14/1215/P/OP. |
| I.8 | ERS Env. Consultation Sites | <p>I have looked at the application in relation to contaminated land and potential risk to human health. I see that a contaminated land condition was added to the original planning application (14/1215/P/OP), the condition appears to have been discharged in July 2018.</p> <p>It appears that this application is for an additional 10 houses to be added to the already approved 260 houses.</p> |
| I.9 | WODC Env Services - Waste Officer | No Comment Received. |
| I.10 | WODC - Arts | No Comment Received. |
| I.11 | WODC - Sports | No Comment Received. |
| I.12 | Thames Water | <p>Due to a lack of information relating to drainage Thames Water is unable to support the variation of this condition. Please see further information outlined below.</p> <p>Water Comments</p> <p>On the basis of information provided, Thames Water would advise that with regard to water network infrastructure capacity, we would not have any objection to the above planning application. Thames Water recommend the following informative be attached to this planning permission. Thames Water will aim to provide customers with a minimum pressure of 10m head (approx 1 bar) and a flow rate of 9 litres/minute at the point where it leaves Thames Waters pipes. The developer should take account of this minimum pressure in the design of the proposed development.</p> <p>Supplementary Comments</p> <p>Thames water do not agree to the variation of condition 5 which permits the increase from 260 to 270.</p> <p>Thames Water did request the following condition when the outline application was submitted:</p> <p>Thames Water has identified an inability of the existing FOUL WATER network infrastructure to accommodate the needs of this development proposal. Thames Water has contacted the developer in an attempt to agree a position for foul water networks but has been</p> |

unable to do so in the time available and as such Thames Water request that the following condition be added to any planning permission. "No properties shall be occupied until confirmation has been provided that either:- 1. All wastewater network upgrades required to accommodate the additional flows from the development have been completed; or- 2.

A housing and infrastructure phasing plan has been agreed with Thames Water to allow additional properties to be occupied. Where a housing and infrastructure phasing plan is agreed, no occupation shall take place other than in accordance with the agreed housing and infrastructure phasing plan." Reason -

Network reinforcement works are likely to be required to accommodate the proposed development. Any reinforcement works identified will be necessary in order to avoid sewage flooding and/or potential pollution incidents.

Unfortunately this condition was not included at appeal but Thames Water still have concerns about the capacity of the network and request that the developer engages with us at the earliest opportunity to ensure development does not outpace the provision of any necessary infrastructure.

- | | | |
|------|-------------------------------------|---|
| I.13 | WODC Planning Policy Manager | No Comment Received. |
| I.14 | WODC Housing Enabler | No Comment Received. |
| I.15 | WODC Landscape And Forestry Officer | No Comment Received. |
| I.16 | Health And Safety Executive | <p>Drawing BUR.SLP.RP.000 submitted as part of this application shows the area of the site within which it is proposed to site the 10 additional dwellings. Part of that area lies within the middle zone of the HSE consultation distance around the Flogas Britain Ltd site.</p> <p>HSE would not advise, on safety grounds, against the granting of permission for this application to allow a maximum of 270 dwellings to be constructed on the site, as long as this remains subject to condition 1 of planning permission 14/1212/POP which limits the extent of development within the middle zone of the Flogas Britain Ltd site.</p> |
| I.17 | Town Council | <p>Witney Town Council objects:</p> <ul style="list-style-type: none">• the Secretary of State limited the development to 260 houses based on advice from the HSE in relation to the Flo Gas site. We cannot see what has changed since then to warrant 270 houses.• the Local Plan is now in place, which identifies suitable sites for building, and this site is not one of them. These houses are not needed here. |

- the documents submitted with this application are unclear and appear to show the playground being moved nearer to the Flo Gas site than in the approved plans. This would not be acceptable.

2 REPRESENTATIONS

- 2.1 14 letters have been received objecting to the application on the following grounds:
- Contrary to the appeal decision to limit the number of houses
 - Increased Congestion - Additional car movements
 - Environment issues - Increased air pollution from the additional cars
 - Increased Pressure on local facilities -Schooling for the additional children - Schools are already full, Medical Centres in Witney are already overflowing,
 - Utilities - Thames Water cannot cope with the current level of sewage and are dumping sewage into the River Windrush causing pollution to the river
 - Flooding - Increased threat of flooding from water running off the site straight into the Windrush Valley.
 - Health and Safety - The Flo-gas site borders this building site and presents a clear hazard to the house holders. It appears that housing will be closer to this hazardous site and decrease the safety zone that was put in place and agreed to.
 - The children's play area will be moved closer to the Flo-gas site and also closer to the attenuation pond with a direct path to it which is a health and safety concern.
- 2.2 One letter has been received commenting on the proposed parking layout recommending parking in the front gardens or the use of shared PRIVATE gardens. Streets should be designed to slow down cars.
- 2.3 County Cllr Price - This was a controversial development when it when it was originally given permission by the Housing Minister after originally being rejected by Town, District and County Council. The variation request has not outlined justification for the increased number of properties. It is a simple reversion to the original proposal for 270 properties, which was revised down to 260 after extensive discussion. This late variation request threatens to undermine the robustness of the planning process and it also gives no detailed information about the revised site. The issue of proximity to the gas plant has not been nullified, and still forms a significant risk. I would be interested to see feedback on this specifically, along with input from the Fire Service. If the safety buffer is to be maintained, how will the additional houses be included without creating over development? As the Highways Authority I believe the additional houses could create issues over on-street parking, which we know are almost impossible to resolve once a development is complete. The proposal to relocate the play area so that it sits beside a road has negative public health implications and poses safety issues - as we have experienced in the Town with the poor placement of Unterhaching Park. I hope that we will give consideration to all of the above and reject the application to vary the number of houses.

3 APPLICANT'S CASE

- 3.1 The supporting statement summarises that the proposal creates an opportunity to facilitate the delivery of additional dwellings in Witney through the more efficient use of development land. This will assist in meeting West Oxfordshire's housing delivery targets without the need to release additional land or loss of open space.
- 3.2 This application should be considered concurrently with the details of how the additional dwellings will be provided. In doing so, it can be seen that the additional dwellings will be delivered in a sustainable manner and will be fully incorporated into the wider scheme. Due consideration has been given to the safety of future residents which will not be detrimentally affected through these proposals.
- 3.3 It is therefore respectfully requested that this planning application be approved.

4 PLANNING POLICIES

OS1NEW Presumption in favour of sustainable development

OS2NEW Locating development in the right places

OS3NEW Prudent use of natural resources

H1NEW Amount and distribution of housing

H2NEW Delivery of new homes

H3NEW Affordable Housing

H4NEW Type and mix of new homes

T1NEW Sustainable transport

T3NEW Public transport, walking and cycling

T4NEW Parking provision

EH3 Biodiversity and Geodiversity

EH8 Environmental protection

WIT6NE Witney sub-area strategy

NPPF 2019

The National Planning Policy framework (NPPF) is also a material planning consideration.

5 PLANNING ASSESSMENT

- 5.1 This application seeks to vary condition 5 attached to the outline planning permission 14/1215/P/OP. Condition 5 limits the maximum number of dwellings that can be constructed within the site to 260 dwellings. This application seeks to increase the number of dwellings to 270 dwellings as specified in the original description of development.
- 5.2 The site comprises part of the new housing development (Kingfisher Meadows) which is still under construction and now partly occupied. The new housing development lies to the north of Burford Road on the edge of Witney.
- 5.3 The application is to be heard before Committee as the Town Council has objected to the proposal. Cllr Coles has also requested that the application is reported to Committee.

Relevant Planning History

- 5.4 14/1215/P/OP - Erection of 270 dwellings including access, public open spaces and associated works allowed on appeal in August 2016. Condition 5 states:
'Notwithstanding the description of development, the maximum number of dwellings constructed within the site shall be 260.'
- 5.5 The main reason for Condition 5 relates to health and safety issues related to the site's proximity to the Flogas LPG bottling plant. The site is licensed for the storage of LPG and the bottling of gas cylinders.
- 5.6 Reserved Matters (17/03338/RES) for the development was approved in February 2018. Revisions to the layout and House Types have been approved in June 2018 (18/01684/S73) and a revision to substitute affordable housing units was approved in November 2019 (19/02517/S73).
- 5.7 An associated planning application (20/0118/S73) has also been submitted which seeks to vary condition 2 of planning permission 17/03338/RES to introduce new approved plans to reflect the proposed additional 10 dwellings on site.
- 5.8 Taking into account the planning history of the site, other material considerations and the presentations of interested parties your officers are of the opinion that the key consideration of this application is whether an additional 10 dwellings can be safely and satisfactorily accommodated on the site.

Health and safety issues

- 5.9 Policy EH8 of the Local Plan seeks to limit risk to safety and states that development should not adversely affect safety near notifiable installations. As detailed above, the main reason for Condition 5 relates to health and safety issues due to the site's proximity to the Flogas LPG bottling plant. Where development is located close to a hazardous installation, the Health and Safety Executive (HSE) notifies the local planning authority of a required consultation distance which is sub-divided into Zones around the installation. The zones range from Inner, Middle and Outer zones with each zone representing decreasing levels of residual risk from the highest (in the Inner zone) to the lowest (in the Outer zone).
- 5.10 The HSE approach to residential development is based on controlling the numbers of people at risk in the light of the specific sensitivity of residential development, which takes account of the protection afforded by occupiers being inside their homes most of the time that they are on site. The HSE's policy is to Advise Against significant housing in the Inner zone and the Middle zone. Significant housing is codified as 30 or more houses in the Middle zone, or less than 30 dwelling units in the Middle zone, but with a density of more than 40 dwelling units. The number of dwellings and the density in the Middle zone is a measure of the population that enables the numbers of people to be controlled within a tolerable range.
- 5.11 When responding to the appeal proposal in 2016, the HSE advised that, subject to health and safety conditions, the proposed development on the appeal site would be sufficiently low risk to mean that the HSE Does Not Advise Against the grant of planning permission. In summing up the planning balance of the appeal proposal the Inspector concluded that:
'In respect of the effect of the Flogas site on the safety of the future residents of the proposed development, there is no doubt there would be a risk. However, that risk has been minimised by a limitation on the areas for building within the site, along with restriction on density. This has resulted in

the risk being calculated as limited and residual. The HSE, having undertaken that calculation of risk, has then likened it to the everyday risk we carry with us in our day to day lives and Does not Advise Against the granting of planning permission on this basis.

- 5.12 In respect of this application the HSE has referred to other conditions attached to the outline planning permission including Condition 1 which states, inter alia, that:
- there shall be no development within the HSE Consultation Zone - Inner zone as defined on HSE Drawing Ref. H0527 Rev1 (mirrored in dwg no 5857-L-110) and a scheme to prevent public access to this zone shall be included in the reserved matters;
 - no more than 10% of the area proposed for residential development shall be located within the Middle zone of the HSE Consultation Zones, identified on the Development Framework (mirroring that on HSE Drawing Ref. H0527 Rev1); and
 - no more than 26 dwelling units at a density of less than 40 dwelling units per hectare within that part of the residential development that lies within the HSE Consultation Zone - Middle zone identified on the Development Framework (mirroring that on HSE Drawing Ref. H0527 Rev1).
- 5.13 Drawing BUR.SLP.RP.000 submitted as part of this application shows the area of the site within which it is proposed to site the 10 additional dwellings. Part of that area lies within the middle zone of the HSE consultation distance around the Flogas Britain Ltd site. HSE would not advise, on safety grounds, against the granting of permission for this application to allow a maximum of 270 dwellings to be constructed on the site, as long as this remains subject to condition 1 of planning permission 14/1212/POP which limits the extent of development within the middle zone of the Flogas Britain Ltd site.
- 5.14 In terms of health and safety therefore there is no objection from the HSE to the principle of increasing the number of dwellings from 260 to 270 as the development would still be subject to the requirements of Condition 1 attached to the outline planning permission which ensures that a limited number of dwellings are located within the middle zone.
- 5.15 The agent has confirmed that the detailed proposals for the additional 10 dwellings will be in accordance with the restrictions contained within condition 1 of the outline approval in the interests of public safety. The associated application to amend the layout to accommodate the additional 10 dwellings will not increase the number of units within the middle zone.

Layout and Design

- 5.16 Whilst this application solely seeks to increase the number of dwellings from 260 to 270 on part of the housing site, it needs to be considered concurrently with the S73 application to amend condition 2 attached to the reserved matters approval (Ref: 17/03338/RES) as this application details how the additional 10 dwellings will be incorporated into the site. This application also appears on the schedule.
- 5.17 The revised layout which has improved the design quality of the scheme is now considered to be acceptable.

Other Matters

S106 issues

- 5.18 The outline application allowed on appeal in 2016 (14/1215/P/OP) is subject of a Unilateral Undertaking (UU) which was drawn up in the event that planning permission was granted for a scheme of either 260 or 270 dwellings. The required contributions for a scheme of 270 dwellings on the site have therefore already been agreed and are contained within the UU. The UU also applies to any subsequent section 73 application and as such no variation to the UU is required in this instance.

Conclusion

- 5.19 In conclusion, the additional 10 dwellings can be safely and satisfactorily accommodated on the site and the application is thus recommended for approval.

6 CONDITIONS

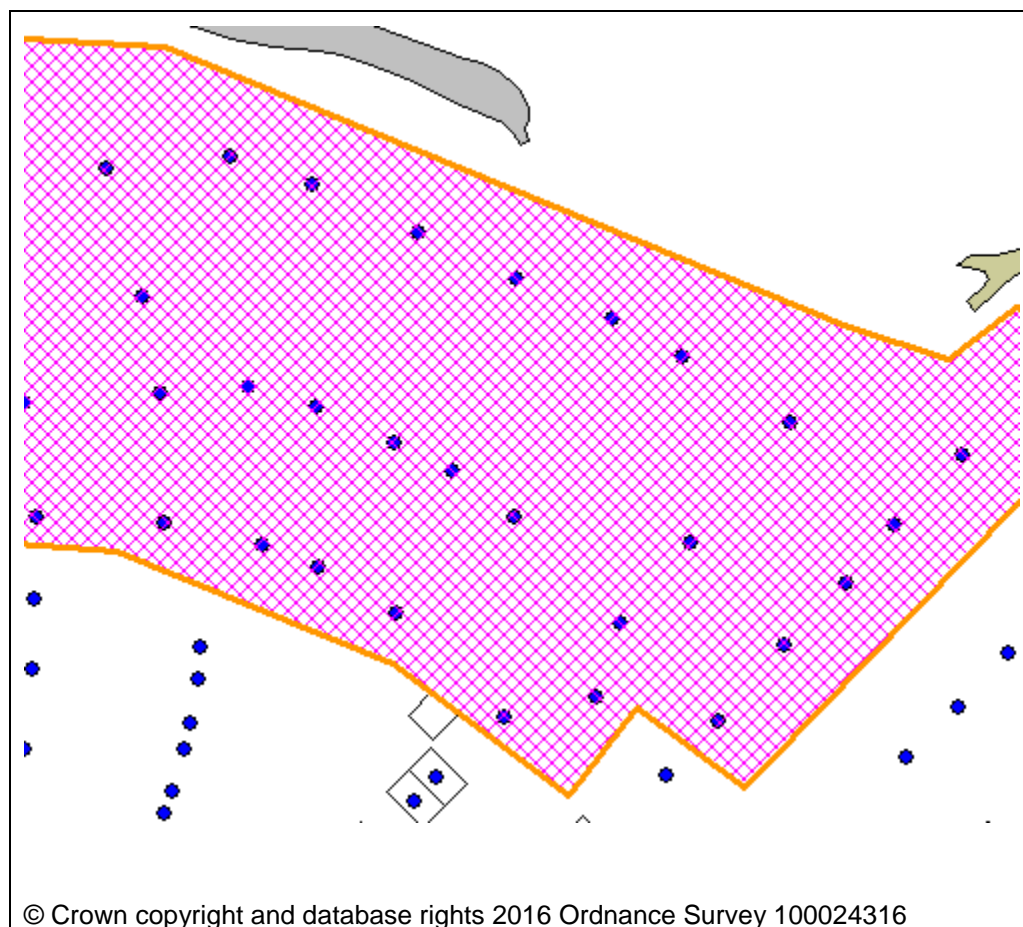
- I. That the development be carried out in accordance with the approved plans under 20/01118/S73, legal agreement and conditions including those already discharged pursuant to outline planning permission ref 14/1215/P/OP, Reserved Matters permission ref 17/03338/RES and 18/01684/S73.
REASON: For the avoidance of doubt as to what is permitted.

NOTES TO APPLICANT:

- I. Thames Water will aim to provide customers with a minimum pressure of 10m head (approx 1 bar) and a flow rate of 9 litres/minute at the point where it leaves Thames Waters pipes. The developer should take account of this minimum pressure in the design of the proposed development.

Application Number	20/01118/S73
Site Address	Land North Of Burford Road Witney Oxfordshire
Date	3rd September 2020
Officer	Joan Desmond
Officer Recommendations	Approve
Parish	Witney Town Council
Grid Reference	434666 E 210448 N
Committee Date	14th September 2020

Location Map



Application Details:

Variation of condition 2 of planning permission 17/03338/RES to introduce new approved plans to reflect additional 10 dwellings on site.

Applicant Details:

Miss Rachel Clare

David Wilson Homes (Mercia), Remus 2, 2 Cranbrook Way, Solihull Business Park, Solihull, B90 4GT

I CONSULTATIONS

- | | | |
|------|----------------------------------|--|
| I.1 | Thames Water | No Comment Received. |
| I.2 | Major Planning Applications Team | Amended plans - No objection. |
| I.3 | Town Council | No Comment Received. |
| I.4 | Health And Safety Executive | No Comment Received. |
| I.5 | WODC Housing Enabler | The affordable housing provision is unchanged and I therefore remain supportive of the application. |
| I.6 | Health And Safety Executive | As the proposed site layout complies with the requirements of condition 1 attached to the original outline planning permission, HSE does not advice, on safety grounds, against the granting of permission for this application. |
| I.7 | WODC Env Health - Lowlands | I have No Objection in principle to the application variation. |
| I.8 | Major Planning Applications Team | OCC Highways - Objection for the following reason:
The proposals will result in a reduction of the number of visitor parking spaces and the availability of on-street parking, causing an unacceptable impact on highway safety. |
| I.9 | ERS Env. Consultation Sites | <p>Following on from my comments related to planning application 20/01117/S73 I have now found the correspondence relating to the discharge of Condition 13 of planning decision 14/1215/P/OP.</p> <p>Our records indicate that Condition 13 of planning decision notice 14/1215/P/OP has been discharged because the submitted geo-environmental site investigation did not find any significant contamination, including the potential infilled area. Soil gas testing showed low gas concentrations, with no apparently potentially gassing sub-surface materials. There was no soil-borne asbestos found.</p> <p>It appears as though the new dwellings will be placed in the center of the development, the works should be covered by the contaminated land investigation which has already been completed.</p> <p>I therefore have no objection to this proposal.</p> |
| I.10 | Biodiversity Officer | I understand that the scheme proposes an increase of 260 to 270 dwellings. These additional dwellings are proposed to be located within the north-eastern corner of the site. Having reviewed the Softworks Proposal plans (drawing numbers DR-001, DR-002 and DR-003), that were submitted for application number 20/01118/S73, |

I do not consider the proposed changes to have a significant impact on biodiversity as there will be no encroachment into the northern enhancement area. Therefore I have no objection to the proposals in terms of biodiversity impact within the site.

However, I do recommend that additional enhancement features, such as bat and bird boxes, are integrated into the external walls of the new dwellings. The locations of these dwellings will offer suitable opportunities for roosting bats and nesting birds as they will be located nearby to the enhancement area and river corridor. Furthermore, I recommend that hedgehog gaps/holes should be created through any fences or walls within the site to ensure adequate permeability for this priority species. The details of the nesting and roosting features as well as the provision of hedgehog holes/gaps should be submitted to the LPA as a condition of planning consent.

Although there are no objections in terms of biodiversity within the site, the proposed changes could potentially lead to increased recreational pressure on the proposed open space and in the surrounding area, including the Conservation Target Area and the river corridor via the existing public footpath. I am therefore unsure whether the increase in housing number should result in an increase in the amount of open space provided or the types of green infrastructure assets that have been provided. I therefore recommend that the Planning Policy team should be consulted to comment on this issue.

I.11 WODC Housing
Enabler

Having had the opportunity to review this application I am able to make comments from an affordable housing point of view.

This application proposes a nett increase of 10 dwellings on the site. Of these dwellings, the affordable housing provision proposed is 40% which reflects policy for schemes in this area. The applicant sought advice on the affordable housing provision from WODC prior to submission of the application and this has been incorporated in to the proposal. I am therefore supportive of this application.

I.12 WODC Landscape And
Forestry Officer

No Comment Received.

I.13 Town Council

Witney Town Council objects to this application on the following grounds:-

- the plans for the 43 houses (up from 33 in that road layout) place a higher density of houses in the Flo Gas impact zone;
- increasing the number of properties will cause strain on Witney's traffic, schools, medical practices and sewerage infrastructure;
- these plans do not show the playground as part of the area submitted for redesign - the Town Council asks for clarity on the intentions for the playground.

2 REPRESENTATIONS

- 2.1 Two letters have been received objecting to the application on the following grounds:
- Proposal increases housing density even further exacerbating limits on children play areas and overall community mental health of the development. The proposal ignores the many and wide ranging objections to the original development.
 - Safety concerns as the presence of more properties and the associated people, increases the number of people who would be impacted upon should a safety event occur at our premises.

3 APPLICANT'S CASE

- 3.1 The supporting statement summarises that the layout submitted for approval creates a high quality, sustainable development whilst providing additional open market and affordable dwellings within Witney to support the delivery of new homes in West Oxfordshire.
- 3.2 Appropriate mechanisms within the legal agreements are in place to secure the financial contributions associated with the additional dwellings. The proposals are consistent with the outline planning permission, national and local planning policies. It is therefore respectfully requested that this planning application be approved.
- 3.3 Overall, we believe the amended scheme will provide a high quality living environment for future residents of this scheme, which relates well to the context of this part of the site, and creates a smooth transition from the main body of the site to the outer edge. The scheme also provides 4 additional affordable dwellings that are well integrated into the scheme.

4 PLANNING POLICIES

OS1NEW Presumption in favour of sustainable development
OS2NEW Locating development in the right places
OS3NEW Prudent use of natural resources
OS4NEW High quality design
H1NEW Amount and distribution of housing
H2NEW Delivery of new homes
H3NEW Affordable Housing
H4NEW Type and mix of new homes
T1NEW Sustainable transport
T3NEW Public transport, walking and cycling
T4NEW Parking provision
EH3 Biodiversity and Geodiversity
EH8 Environmental protection
WIT6NE Witney sub-area strategy
NPPF 2019
DESGUI West Oxfordshire Design Guide
NATDES National Design Guide
The National Planning Policy framework (NPPF) is also a material planning consideration.

5 PLANNING ASSESSMENT

- 5.1 This application seeks to vary condition 2 of planning permission 17/03338/RES to introduce new approved plans to reflect additional 10 dwellings on site. This application needs to be considered concurrently with the S73 application to vary condition 5 attached to the outline planning permission 14/1215/P/OP (Ref: 20/01117/S73) which also appears on the schedule.
- 5.2 The site comprises part of the new housing development (Kingfisher Meadows) which is still under construction and now partly occupied. The new housing development lies to the north of Burford Road on the edge of Witney.
- 5.3 The application is to be heard before Committee as the Town Council has objected to the proposal. Cllr Coles has also requested that the application is reported to Committee.

Relevant Planning History

- 5.4 14/1215/P/OP - Erection of 270 dwellings including access, public open spaces and associated works allowed on appeal in August 2016. Condition 5 states:
- 'Notwithstanding the description of development, the maximum number of dwellings constructed within the site shall be 260.'
- 5.5 Reserved Matters (17/03338/RES) for the development was approved in February 2018. Condition 2 of this approval specifies the approved plans which include the planning layout. Revisions to the layout and House Types have been approved in June 2018 (18/01684/S73) and a revision to substitute affordable housing units was approved in November 2019 (19/02517/S73).
- 5.6 Taking into account the planning history of the site, other material considerations and the presentations of interested parties your officers are of the opinion that the key consideration of this application is whether an additional 10 dwellings can be safely and satisfactorily accommodated on the site.

Health and safety issues

- 5.7 Policy EH8 of the Local Plan seeks to limit risk to safety and states that development should not adversely affect safety near notifiable installations. When determining the outline planning application at appeal, the Inspector limited the number of dwellings that could be erected on the site due to health and safety issues which are addressed in detail on the associated S73 application for this site (see 20/01117/S73).
- 5.8 When responding to the appeal proposal in 2016, the HSE advised that, subject to health and safety conditions, the proposed development on the appeal site would be sufficiently low risk to mean that the HSE Does Not Advise Against the grant of planning permission. In summing up the planning balance of the appeal proposal the Inspector concluded that:
- 'In respect of the effect of the Flogas site on the safety of the future residents of the proposed development, there is no doubt there would be a risk. However, that risk has been minimised by a limitation on the areas for building within the site, along with restriction on density. This has resulted in the risk being calculated as limited and residual. The HSE, having undertaken that calculation of risk, has then likened it to the everyday risk we carry with us in our day to day lives and Does not Advise Against the granting of planning permission on this basis.'*

- 5.9 In respect of this application the HSE has commented that the revised site layout complies with the requirements of condition I attached to the original outline planning permission which ensures that a limited number of dwellings are located within the middle zone. As such HSE does not advise, on safety grounds, against the granting of permission for this application.

Layout and Design

- 5.10 Paragraph 127 of the NPPF is clear that development proposals should function well and add to the overall quality of the area; are visually attractive as a result of good architecture, layout and appropriate and effective landscaping; are sympathetic to local character and history and create places that are safe, inclusive and accessible and have a high standard of amenity for existing and future users. Policy OS4 of the Local Plan reflects this advice and encourages development of a high quality design that responds positively to and respects the character of the site and its surroundings. The importance of achieving high quality design is reinforced in the recently published National Design Guide.
- 5.11 Concerns were raised that the revised layout incorporating the additional 10 units would dilute the design quality of this part of the development. In response to these concerns, revised plans have been received to remove the use of red brick dwellings and replace them with additional stone and sandstone materials, to replicate the approved materials plan. All plots fronting the northern edge are proposed as Cotswold Cream Stone to respond appropriately to this more sensitive outer edge. The number of chimneys proposed has also increased across the re-plan area. Specifically, along the northern edge, of the 11 units here, 8 now have a chimney as opposed to 5 as previously proposed. The approved scheme shows two thirds of the units along this edge having a chimney, whilst the new proposals increase this proportion to over 70% to reflect the more rural character of this part of the site. The corner units are now dual fronted with active frontages addressing both streets and/or public open space.
- 5.12 In terms of plot sizes, it has been shown that these are comparable to those that have been approved for similar sized dwellings. The layout has also been amended to provide better relationships between dwellings and improved plot sizes for a number of dwellings across the scheme. As such the revised layout has improved the design quality of the scheme, which is now considered to be acceptable.

Highway/Parking Issues

- 5.13 OCC Highways had originally raised an objection to the revised layout on the grounds that it would result in a reduction of the number of visitor parking spaces and the availability of on-street parking, causing an unacceptable impact on highway safety. In response to these concerns, the layout has been revised to make provision for 7 additional visitor spaces with 15 visitor spaces in total now being provided in this part of the site. The agent also points out that a number of the proposed plots have an over provision of on plot parking which will reduce the demand for visitor parking.
- 5.14 OCC Highways has confirmed that the total number of visitor bays required for this part of the site is 16. All but four of the plots have their own detached garage as well as the tandem parking. These garages have internal dimensions below that required by the OCC standards (6.0m x 3.0m) so technically cannot be counted as parking spaces, but some may be used to accommodate small vehicles. Thus, the updated provision is considered to be acceptable, with a shortfall of just one bay.

Affordable Housing

- 5.15 The outline planning permission requires the provision of 40% affordable housing and this requirement is further supported by the adoption of the Local Plan and Policy H3 which requires in this area the provision of 40% housing. In line with these requirements, the proposals provide for 4 of the 10 additional dwellings to be provided as affordable dwellings. Following advice from the Strategic Housing and Development Officer who has identified that the demand for affordable rented units in Witney is for smaller homes, the affordable units to be provided comprise 2 two bed affordable rent units and 2 three bed shared ownership units.
- 5.16 The location of these plots ensures the affordable dwellings are fully integrated with the open market dwellings and their appearance will be indistinguishable from the market dwellings.

Other Matters

Housing mix

- 5.17 The addition of 10 dwellings into the scheme in the north western corner of the site has been achieved by altering the housing mix and size of units plotted in this area. The Local Plan identifies an imbalance in the housing stock within West Oxfordshire with larger properties dominating the existing stock. The most recent evidence based used to inform the Local Plan, the Oxfordshire SHMA (2014), suggests that future provision of market housing in Oxfordshire should be focussed on delivering smaller family housing for younger households.
- 5.18 This proposal seeks to erect a greater number of smaller dwellings and the 5 bed dwellings in this part of the site have been removed. These changes accord with the objectives of Policy H4 of the Local Plan which seeks to provide a good, balanced mix of property types and sizes.

S106 issues

- 5.19 The outline application allowed on appeal in 2016 (14/1215/P/OP) is subject of a Unilateral Undertaking (UU) which was drawn up in the event that planning permission was granted for a scheme of either 260 or 270 dwellings. The required contributions for a scheme of 270 dwellings on the site have therefore already been agreed and are contained within the UU. The UU also applies to any subsequent section 73 application and as such no variation to the UU is required in this instance.

Play Area

- 5.20 It has been confirmed that the location and details of the play area have not changed from those approved but for the avoidance of doubt, the details as approved have been added on to the revised layout.

Conclusion

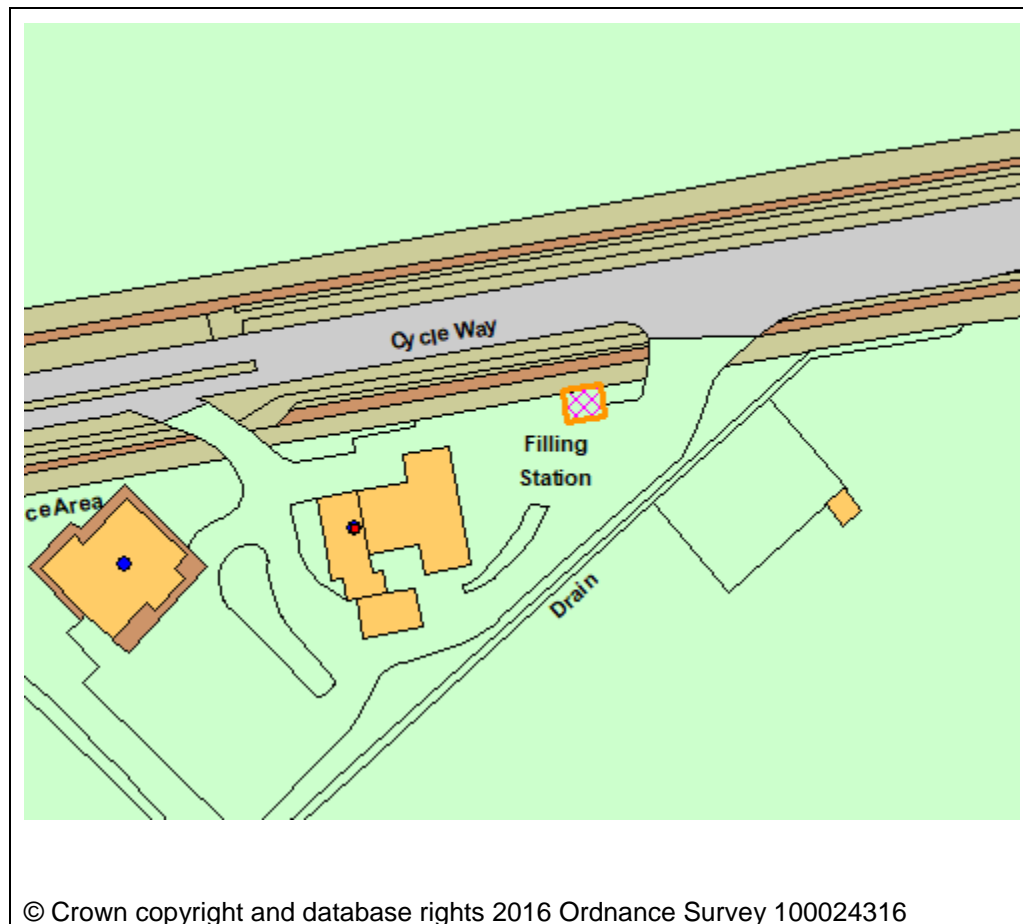
- 5.21 The proposed changes to the approved scheme are considered to be acceptable and the application is thus recommended for approval.

6 CONDITION

- I. That the development be carried out in accordance with the approved plans listed below, legal agreement and conditions including those already discharged pursuant to outline planning permission ref 14/1215/P/OP, Reserved Matters permission ref 17/03338/RES and 18/01684/S73.
REASON: For the avoidance of doubt as to what is permitted.

Application Number	20/01648/FUL
Site Address	Eynsham Filling Station Eynsham Witney Oxfordshire OX29 4EN
Date	3rd September 2020
Officer	Miranda Clark
Officer Recommendations	Refuse
Parish	Eynsham Parish Council
Grid Reference	443799 E 210128 N
Committee Date	14th September 2020

Location Map



Application Details:

Installation of 2No. Jet Wash Machine and new Air/Water & Vacuum machines.

Applicant Details:

Gladstone Place
36-38 Upper Marlborough Road, St Albans, Hertfordshire, AL1 3UU, United Kingdom

I CONSULTATIONS

- 1.1 OCC Highways Obstruction of view of the pumps or loss of 3 parking spaces may be regrettable however I cannot demonstrate such harm that would warrant refusal of the application for reasons of highway safety or convenience.
- 1.2 Environmental Health (Operational Services) Recommend an hours of use condition.
- 1.3 WODC Drainage Engineers The application does not meet the criteria for us to form comments.
- 1.4 Newt Officer I have no objection to the proposed development. No suitable great crested newt habitat will be lost, the scale of development is small, and the proximity of the site to the A40 significantly reduces the likelihood of newts dispersing to the site. Therefore, no great crested newt mitigation or further information is required.
- 1.5 Parish Council Eynsham Parish Council has no objection to the application. However, as the proposed equipment is directly next to the A40 we request that the area suitably landscaped.

2 REPRESENTATIONS

- 2.1 No comments have been received in respect of this application.

3 APPLICANT'S CASE

- 3.1 The application was not accompanied by any supporting documents and no pre application advice was sought.

4 PLANNING POLICIES

EW10 Eynsham- Woodstock sub area
OS2NEW Locating development in the right places
OS4NEW High quality design
T4NEW Parking provision
EH8 Environmental protection
The National Planning Policy framework (NPPF) is also a material planning consideration.

5 PLANNING ASSESSMENT

Background Information

- 5.1 The application site is a petrol filling station located adjacent to the A40 to the north east of Eynsham. There is a small retail unit that was formerly a roadside cafe immediately to the west of the site. The site is within the Oxford Green Belt and within Flood Zone 2.

- 5.2 The proposal is seeking planning consent for two jet wash bays and the relocation of the air/water and vacuum machines.
- 5.3 The application is before members as officers recommendation differs from the Parish Council.
- 5.4 Taking into account planning policy, other material considerations and the representations of interested parties your officers are of the opinion that the key considerations of the application are:

Siting, Design and Form

- 5.5 The proposal seeks consent for a two bay jet wash and the relocation of the air and water machines to the front of the site adjacent to the A40. It will be sited on an area currently used for customer parking. The jet wash bays will be constructed from 2.6m high glass screens, which will be 6m deep and have an elevation of 9.7m in length fronting the A40. No details have been submitted regarding the air and water machines.
- 5.6 Currently there are 12 petrol pumps, the shop and an existing automatic car wash on site. Officers consider that the site is already quite densely developed and the cumulative impact of adding a jet wash in a visually prominent spot at the front of the site will appear cramped and contrived.
- 5.7 Policy OS4 states that "High quality design is central to the strategy for West Oxfordshire". Officers do not consider that this proposal enhances the character and quality of the surroundings.
- 5.8 Furthermore, the site is within the Oxford Green Belt. The NPPF states that "When considering any planning application, local planning authorities should ensure that substantial weight is given to any harm to the Green Belt. 'Very special circumstances' will not exist unless the potential harm to the Green Belt by reason of inappropriateness, and any other harm resulting from the proposal, is clearly outweighed by other considerations." The application has not been accompanied with any supporting justification for the jet wash and officers consider that the proposal does not fall within the exceptional circumstances set out in para 145 of the NPPF, and that there are no special circumstances that outweigh the potential harm to the openness of the Green Belt by siting the development in this location.
- 5.9 The proposal is therefore considered to be contrary to policies OS2, OS4 and EW10 of the Local Plan and the Green Belt paragraphs of the NPPF.

Highways

- 5.10 OCC as Highway Authority have raised no highway objections to the proposed jet wash or the loss of the customer parking bays.

Environmental Health

- 5.11 WODC Environmental Health officers were consulted and have recommended a condition limiting the operational times of the equipment.

Drainage

- 5.12 The site is within Flood Zone 2 so Drainage Engineers were consulted, however it falls outside of the criteria on which they can comment on applications. Given that there is an existing car wash on site it is assumed that the drainage is adequate.

Ecology

- 5.13 The newt officer was consulted given the proximity of the site to ponds, but has confirmed that no mitigation works will be required as a result of this development.

Conclusion

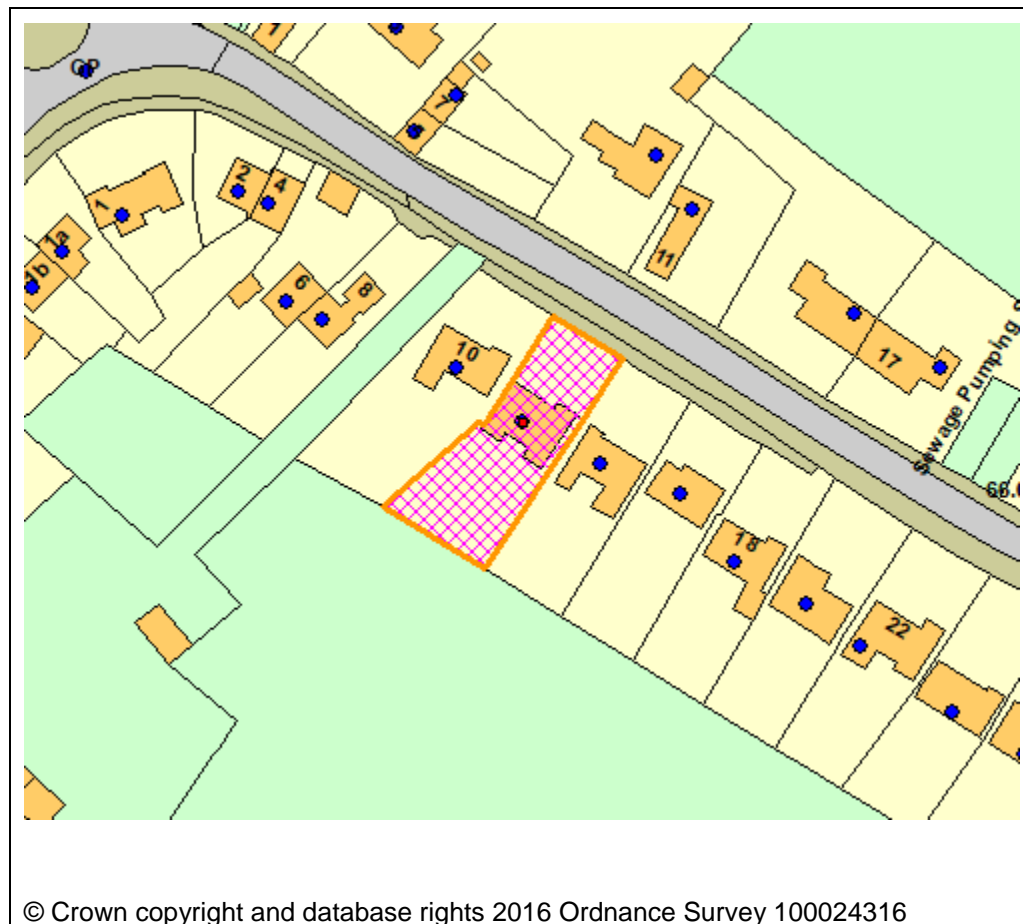
- 5.14 For the reasons stated above, the proposal is considered to be unduly prominent at the front of the site and will affect the openness of the Oxford Green Belt, and is therefore considered to be contrary to policies OS2, OS4 and EW10 of the Local Plan 2031 and the relevant paragraphs of the NPPF 2019.

6 REASONS FOR REFUSAL

1. The proposal, by reason of its prominent siting and utilitarian design, will appear a cramped and contrived addition to the site which is incongruous and visually intrusive, which in turn will affect the openness of the Oxford Green Belt. The proposal would be contrary to policies OS2, OS4 and EW10 of the West Oxfordshire Local Plan 2031 and the relevant paragraphs of the NPPF 2019.

Application Number	20/01815/HHD
Site Address	12 Rack End Standlake Witney Oxfordshire OX29 7SB
Date	3rd September 2020
Officer	Esther Hill
Officer Recommendations	Approve
Parish	Standlake Parish Council
Grid Reference	439951 E 203251 N
Committee Date	14th September 2020

Location Map



Application Details:

Erection of first floor rear extension above existing dining room

Applicant Details:

Mr Geoffrey Le Huray
12 Rack End, Standlake, Witney, Oxfordshire, OX29 7SB

I CONSULTATIONS

- 1.1 OCC Highways Oxfordshire County Council, as the Local Highways Authority, hereby notify the District Planning Authority that they do not object to the granting of planning permission.
- 1.2 Newt Officer I have no comments to make regarding great crested newt licensing as this species is highly unlikely to be affected by the proposed development.
- 1.3 Parish Council Standlake Parish Council do not object.

2 REPRESENTATIONS

- 2.1 No representations have been received.

3 APPLICANT'S CASE

- 3.1 No supporting statement was required with this planning application.

4 PLANNING POLICIES

OS2NEW Locating development in the right places
OS4NEW High quality design
H6NEW Existing housing
T4NEW Parking provision
NPPF 2019
DESGUI West Oxfordshire Design Guide
The National Planning Policy framework (NPPF) is also a material planning consideration.

5 PLANNING ASSESSMENT

Background Information

- 5.1 The application seeks planning permission for a first floor rear extension above the existing dining room at 12 Rack End, Standlake.
- 5.2 This application is brought before members of the Lowlands Sub Planning Committee because the agent of the application is related to a member of West Oxfordshire District Council staff.
- 5.3 The application site relates to a two storey detached property, located in a residential area of Standlake.
- 5.4 The application site does not fall within any areas of special designated control.
- 5.5 Relevant planning history:
- Planning application Ref: W92/0463- Erection of two single storey extensions to enlarge kitchen & lounge.- Approved.

5.6 Taking into account planning policy, other material considerations and the representations of interested parties your officers are of the opinion that the key considerations of the application are:

- Principle
- Design
- Impact on visual amenity of the streetscene and locality.
- Residential Amenity
- Highways

Principle

5.7 This application seeks permission for alterations within the residential curtilage of an existing dwelling. The principle of development is therefore acceptable subject to design and amenity issues being carefully considered against the West Oxfordshire Local Plan, West Oxfordshire Design Guide and the relevant paragraphs of the NPPF.

Design

5.8 With regard to design, the proposed first floor extension has a dual pitched roof and matches the form of several existing first floor extensions within the immediate locality. The proposed extension extends beyond the rear elevation of the host dwelling by 2.13m is 4.003m wide and has an overall height of approximately 6.55m. The proposed extension has a window on its south eastern and south western elevations. The proposal also includes the installation of an additional first floor window to the rear elevation of the host dwelling. The proposed materials are to match that of the host dwelling. As such, your officers consider that the proposed development is not out of character with the existing host dwelling or the immediate surrounding area.

Impact on visual amenity of the streetscene

5.9 Given its scale and siting the proposed extension would not be visible on the street scene and therefore your officers consider it would not give rise to any adverse impacts in regards to visual amenity.

Residential amenity

5.10 In terms of residential amenity given the siting, scale and separation distances between the proposed extension and the adjacent properties it is not considered that the scheme would give rise to a potential overshadowing or overbearing impact. In relation to potential overlooking, the window on the south western elevation would face towards the rear garden area for the host dwelling, with other properties to the rear being an acceptable distance away. The proposed window on the south eastern elevation would be approximately 11m away from the neighbouring property to the east. This property's only first floor window on the western elevation is an obscurely glazed window that serves a bathroom. As such, your officers are of the opinion that the proposed extension would not give rise to neighbouring amenity issues such as overlooking, loss of privacy, loss of light and the feeling of overbearing. Also, no objections have been received from neighbours and Standlake Parish Council has commented with no objections to the application.

Highways

- 5.11 OCC Highways have been consulted on the application and have raised no objections in regards to highways safety and convenience. On this basis, the scheme is considered acceptable and complies with policy T4 of the West Oxfordshire Local Plan.

Other matters

- 5.12 The WODC Newt officer has been consulted on this application and has raised no objection given the nature of the development and considers that it is highly unlikely to affect the Great Crested Newt species.

Conclusion

- 5.13 In light of the above assessment, the application is recommended for approval as your officers consider it complies with the provisions of policies OS4, OS2, T4 and H6 of the adopted West Oxfordshire Local Plan; WODC Design Guide 2016 and the relevant paragraphs of the NPPF 2019.

6 CONDITIONS

1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.
REASON: To comply with the requirements of Section 91 of the Town & Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act, 2004.
2. That the development be carried out in accordance with the approved plans listed below.
REASON: For the avoidance of doubt as to what is permitted.
3. The development shall be constructed with the materials specified in the application.
REASON: To ensure that the development is in keeping with the locality and for the avoidance of doubt as to what is permitted.



WEST OXFORDSHIRE
DISTRICT COUNCIL

WEST OXFORDSHIRE DISTRICT COUNCIL

Name and date of Committee	Lowlands Area Planning Sub-Committee: Monday 14 September 2020
Report Number	Agenda Item No. 5
Subject	Progress on Enforcement Cases
Wards affected	As specified in Annex A
Accountable officer	Phil Shaw, Business Manager, Development Management Email: phil.shaw@publicagroup.uk
Author	Kim Smith, Principal Planner (Enforcement) Tel: 01993 861676 Email: kim.smith@westoxon.gov.uk
Summary/Purpose	To inform the Sub-Committee of the current situation and progress in respect of enforcement investigations
Annex	Annex A – Schedule of cases (Sections A to C)
Recommendation	That the progress and nature of the outstanding enforcement investigations detailed in Sections A – C of Annex A be noted.
Corporate priorities	N/A
Key Decision	N/A
Exempt	No

I. BACKGROUND AND MAIN POINTS

- 1.1. [Section A](#) of Annex A contains cases where the requirements of a formal notice have not been met within the compliance period ([page 3](#)).
- 1.2. [Section B](#) contains cases where formal action has been taken but the compliance period has yet to expire ([page 5](#)).
- 1.3. [Section C](#) contains cases which are high priority but where the expediency of enforcement action has yet to be considered ([page 7](#)).
- 1.4. The Sub-Committee should be aware that the cases included in this update constitute only a small number of the overall enforcement caseload across the District, which at the time of writing consists of 256 live cases. The high priority cases for both Uplands and Lowlands constitute approximately 20% of the total caseload.

2. FINANCIAL IMPLICATIONS

- 2.1. There are no financial implications resulting from this report.

3. ALTERNATIVE OPTIONS

- 3.1. Not applicable, as the report is for information.

4. BACKGROUND PAPERS

- 4.1. None

SECTION A – PROGRESS ON CASES WHERE THE REQUIREMENTS OF A FORMAL NOTICE HAVE NOT BEEN MET WITHIN THE COMPLIANCE PERIOD

The cases listed in the following section are those where a notice has been served and the requirements have not been met within the compliance period or there has been an unauthorised display of advertisements. This means that an offence is likely to have been committed and that the Council need to consider the next steps to secure compliance. In some cases this will entail the initiation of legal proceedings to bring about a prosecution.

Site Address	Unauthorised Development	Notes	Update/Action to be taken
24 Saxon Road Witney	Construction of rear extension without planning permission	Enforcement Notice issued on 31/08/2018 requiring removal/remodelling of the extension within 6 months of the EN taking effect.	EN complied with. CLOSE
Ramblers Cottage, Alvescot	Unauthorised removal of stone boundary wall and creation of access.	Enforcement Notice issued and the subject of an appeal which was dismissed on 3 January 2020 and the terms of the EN upheld.	EN complied with. CLOSE
109 Abingdon Road, Standlake	Without planning permission a material change of use of land from agriculture to domestic garden	Enforcement Notice issued on 20 May 2019. Requires cessation of the unauthorised use by 19 August	EN complied with. CLOSE
Land adjacent to Waterworks Cottage, Worsham	Large outbuilding used for storage erected without planning permission	The building had been in situ for some time and is very prominently located away from other buildings. Despite advice from your Officers that the building needs planning permission and cannot be supported on its planning merits	EN not complied with. It has come to light that contravener has passed away since service of the EN. Next steps under consideration at the time of writing.

Site Address	Unauthorised Development	Notes	Update/Action to be taken
		<p>the building had not been removed voluntarily.</p> <p>An Enforcement Notice was subsequently issued on 2 October 2019 requiring removal of the building from the land within two months of the EN becoming effective. Removal required by 2 December 2019.</p>	
27 Cherry Tree Way	Unauthorised storage of materials relating to the occupiers business.	<p>EN 565 was issued in April 2016 requiring removal of the items relating to the occupiers business.</p> <p>The EN was complied with and the case closed.</p> <p>Investigation in to a recent complaint has confirmed that the unauthorised materials are being stored on the land.</p> <p>A further EN was issued in order to address storage on an area of land not included in the original notice on 18 March 2020.</p>	A recent site visit has confirmed that EN has not been complied. The next step is to consider the initiation of legal proceedings to secure compliance with the notice.
31 Woodley Green, Witney	A material change of use of the land from C3 residential use to Sui Generis Large HMO (house in	EN issued on 17 June 2020 requiring permanent cessation of the use as a large HMO within 30 days of the notice coming into effect, that being 15 August 2020.	At the time of writing your officers need to ascertain whether or not the EN has been complied with.

Site Address	Unauthorised Development	Notes	Update/Action to be taken
	multiple occupation).		
Reynolds Farm, Cassington	Unauthorised works and change of use of outbuildings to residential use without the requisite consents. Reynolds Farmhouse is a recently listed building (Grade II	Retrospective applications were submitted in an attempt to regularise the unauthorised developments.	Planning permission has been granted for the retrospective works to the outbuilding located adjacent to St Peters Church. An Enforcement Notice was issued in respect of unauthorised works to the barn located to the west of the main farmhouse. An enforcement appeal was dismissed and the EN upheld with corrections requiring the removal of two front porch extensions and lowering the eaves and ridge height of the building by 6 th July 2020. A recent site visit has confirmed that the corrected EN has not been complied with. The next step is to consider the initiation of legal proceedings to secure compliance with the notice.

SECTION B – PROGRESS ON ENFORCEMENT INVESTIGATIONS WHERE FORMAL ACTION HAS BEEN TAKEN.

The cases listed in Section B are ones where a notice has been served but the compliance date has not yet passed.

Site Address and Case No.	Unauthorised Development	Notes	Update/Action to be taken
Land at Mount Pleasant Farm, Northmoor	Unauthorised storage use. Unauthorised residential caravan Construction of a motocross track and use of the land for motocross.	Two Enforcement Notices were issued in respect of the identified breaches (storage use and unauthorised residential caravan) Both were subject of appeals. A further breach on the land has recently occurred that being the construction of a motocross track.	The EN appeal in respect of the residential use was dismissed by the Inspectorate and the EN upheld. The cessation of the residential use and removal of the caravan from the land was required by 20 July 2020. A recent site visit has confirmed that the EN in respect of the residential use has been complied with simply by relocating the caravan elsewhere on the land. In terms of the residential caravan that has been sited elsewhere on the land the next step under consideration at the time of writing is injunctive action. Following an appeal the EN in respect of the storage use was quashed on the grounds that the Inspector considered that the notice failed to identify the breach in the terms required under S173(1) and (2) and that the EN could not be varied

			<p>or corrected without prejudice.</p> <p>In respect of the storage use and the recently constructed motocross track on the land two further enforcement notices have now been issued which seek to address the Inspectors comments in terms of the quashed notice. These notices are now the subject of appeals to the Inspectorate.</p>
4 Chimney Farm Cottages, Chimney	<p>Unauthorised storage of builder's materials and equipment.</p> <p>Unauthorised hardstanding and building/office not considered incidental to residential use.</p>	<p>One Enforcement Notice has been issued to date in respect of an alleged material change of use from residential to a mixed residential/commercial use as a builder's depot. This EN is the subject of an appeal to the Planning Inspectorate.</p> <p>At the Lowlands Sub Committee in February Members resolved to issue a further EN in respect of the unauthorised hardstanding and building/office.</p>	<p>The Enforcement Notice in respect of the storage use was the subject of an appeal which was dismissed. A recent visit has confirmed that the storage has been removed and the EN complied with. CLOSE.</p> <p>Two planning applications for outbuildings located on the area of hardstanding and building /office to the rear of the dwelling have been submitted since the last update to Members and subsequently refused. In light of the recent refusals Officers intend writing to the contravener and requesting that the hardstanding and building/office be removed voluntarily. If they are not removed voluntarily then a further EN will be issued.</p>

SECTION C – PROGRESS ON OTHER ENFORCEMENT INVESTIGATIONS IDENTIFIED AS BEING HIGH PRIORITY

Site Address and Case No.	Unauthorised Development	Notes	Update/Action to be taken
<p>The Paddocks, The Weald, Bampton</p>	<p>Breaches of conditions attached to planning permissions for the individual plots on the gypsy site.</p> <p>Change of use of a number of plots on the land to unauthorised caravan sites and extension to the caravan site.</p>	<p>At the end of 2018 a team of officers visited the site and personally served Planning Contravention Notices on all of the caravans on all of the plots in order to ascertain who is occupying the caravans together with information about their personal circumstances in order to gain an understanding of any human rights issues.</p> <p>Given the complexity and time required to progress this case a specialist lawyer was instructed to guide your Officers on this matter.</p> <p>In light of the legal advice received further Planning Contravention Notices requesting detailed information about the circumstances of the occupants of the individual caravans on each of the plots were issued on 13 June 2019. It was considered that this information would help inform the next steps in respect of the planning breaches on the land.</p> <p>Whilst the response rates were good in respect of a number of the plots they were not consistently good across the site as a whole.</p>	<p>Since the last update to Members a planning application in respect of plots 1 and 2 has been approved for a reduced number of caravans on the plots. The permission is for a maximum of six caravans, four of which are for occupation by gypsy families and 2 for occupation by non gypsy families. The planning permission is subject to a legal agreement requiring that a minimum of four caravans on the site are occupied by gypsy families. Once the legal agreement is signed the planning permission can be issued. Whilst the granting of the permission increases the number of residential vans from two to six it is a significantly lesser number than are occupying the plots at present.</p> <p>At the time of writing it is understood that the agent acting for plots 1 and 2 may be submitting similar applications for a number of other plots on the land which will be considered on their planning merits in due course.</p> <p>If further applications are not submitted in an attempt to regularise the breaches of condition on the other plots that are in breach then consideration will need to be given to the expediency of taking formal enforcement action.</p>

Site Address and Case No.	Unauthorised Development	Notes	Update/Action to be taken
Entrance to New Yatt Business Centre	Unauthorised change of use of land from agriculture to builders yard/storage	PCN issued and no response received.	Enforcement Notice issued requiring removal of stored items.
Land to the north of Mead View, Cassington Road, Eynsham	Unauthorised use of the land for the storage of builders materials, the siting of a container and parking of vehicles	This site is located within the Green Belt and the floodplain.	<p>Despite your Officers having offered the contraveners a potential way forward in seeking to regularise the unauthorised development no action has been taken by them to date.</p> <p>A recent site visit has confirmed that there appears to be further non - agricultural storage taking place on the site. In light of the fact that the present occupiers of the site are apparently not willing to engage with your Officers formal enforcement action will need to be considered.</p> <p>A Planning Contravention Notice has been issued in order to obtain information about interests in the land and time frames for the storage use. At the time of writing no reply has been received to the PCN.</p>
Lower Haddon Farm, Bampton	Unauthorised residential caravan	Unfettered residential uses in the open countryside are unlikely to be acceptable on the planning merits unless there is an operational/ functional need that cannot be met in any other way	<p>An application for a Lawful Development Certificate has been received under ref 19/1232/CLE which is presently under consideration.</p> <p>The application is still under consideration at the time of writing.</p>
Manor Dairy Farm, Shilton	Unauthorised extension and conversion of barn to dwelling/clubhouse	A barn has been extensively remodelled/rebuilt and has all the features of a dwelling. The contravener has advised that he would like to use the building as a clubhouse for a model aircraft flying facility.	Conditional planning permission has been granted for the remodelling of the barn and the use as a clubhouse. CLOSE.

Site Address and Case No.	Unauthorised Development	Notes	Update/Action to be taken
Home Farm, Barnard Gate	Additional gypsy pitch. Unauthorised use of land for the storage of vehicles and caravans	The site is authorised for a maximum of 5 pitches for occupation by gypsy families	Planning permission granted for the additional gypsy pitch. Since the last update to Members in March the number of vehicles and caravans stored on the land has reduced. In light of the reduction in storage on the land a further site visit is to be carried out in order to consider the expediency of taking formal enforcement action in respect of the unauthorised storage use.
Shaken Oak Farm, Hailey	Hailey Unauthorised storage of vehicles and caravans and erection of a marquee.	The land owner has been advised of the breach and voluntary removal of the equipment and fence has been requested.	The contravener has confirmed that the unauthorised development will be removed within the 6 week time frame that has been given. Site visit has confirmed that the unauthorised development has been removed. CLOSE
North Leigh Windmill	Concerns have been raised about the physical state of the listed building and its surroundings.	Officers have had a number of meetings/discussions with the owner in respect of the state of repair of the building following which in recent weeks scaffolding has been erected around the structure.	A listed Building consent has recently been granted for internal and external alterations to weather-proof the Windmill including repair works and making good of existing roof. The works the subject of the listed building consent are presently being undertaken. The Councils architect is to visit the site and subject to the works being implemented according with the lbc it is anticipated that the case can be CLOSED
Land at Thorney Leys	Non -compliance with the approved landscaping scheme	A recent site visit has confirmed breaches of the approved scheme	Partial compliance has been achieved along a section of the site frontage. Officers need to undertake further liaison with the relevant interested parties to attempt to seek to secure compliance without the need for formal action across the whole of the site.
106 Raleigh Crescent, Witney	Unauthorised change of use and enclosure of land	Planning permission for its retention refused and dismissed at appeal. At the Lowlands Sub Committee in February Members resolved to issue a further EN in respect of the unauthorised development.	A site visit has confirmed that the fence has been removed and the land reads as amenity land within the street. CLOSE

Site Address and Case No.	Unauthorised Development	Notes	Update/Action to be taken
Weald Manor Farm, Bampton	<p>Four separate alleged breaches of planning control as follows:</p> <p>Unauthorised extension to the main dwelling;</p> <p>Works not in accordance with the approved plans(15/02150/FUL) for the range of buildings to the rear of the site;</p> <p>Unauthorised outbuilding and extension of curtilage:</p> <p>Unauthorised change of use of barn to a dwelling.</p>	<p>Planning permission has recently been refused for the unauthorised extension to the main dwelling.</p> <p>The contravener and his agent have been in discussions with your Officers regarding how to progress the breaches.</p>	<p>Since the last update to Members the unauthorised extension to the main house has been regularised through the granting of planning permission for part retrospective works. This element of the investigation is now CLOSED</p> <p>The other breaches cited still remain unresolved at the time of writing.</p>
Sheehan's, Dix Pit, Standlake	Alleged breach of noise condition.	Sheehan's have been cooperating in terms of Officers gathering information/measurements on site as well as providing data from on-site monitoring equipment	No evidence of a breach to date. ERS to do more monitoring of noise when the plant is operational again. CLOSE

Site Address and Case No.	Unauthorised Development	Notes	Update/Action to be taken
50 Richens Drive, Carterton	Unauthorised porch extension	<p>Retrospective planning application 17/03250/HHD was refused and dismissed at appeal.</p> <p>A further planning application for an amended porch was refused under ref 20/00016/HHD. This is now the subject of an appeal.</p>	<p>Notwithstanding the fact that the latest planning application is the subject of an appeal, your Officers consider that given the outcome of the appeal under ref 17/03250/HHD it is expedient to issue an Enforcement Notice in respect of the 'as built' porch.</p>

Application Types Key

<u>Suffix</u>		<u>Suffix</u>	
ADV	Advertisement Consent	LBC	Listed Building Consent
CC3REG	County Council Regulation 3	LBD	Listed Building Consent - Demolition
CC4REG	County Council Regulation 4	OUT	Outline Application
CM	County Matters	RES	Reserved Matters Application
FUL	Full Application	S73	Removal or Variation of Condition/s
HHD	Householder Application	POB	Discharge of Planning Obligation/s
CLP	Certificate of Lawfulness Proposed	CLE	Certificate of Lawfulness Existing
CLASSM	Change of Use – Agriculture to Commercial	CND	Discharge of Conditions
HAZ	Hazardous Substances Application	PDET28	Agricultural Prior Approval
PN42	Householder Application under Permitted Development legislation.	PN56	Change of Use Agriculture to Dwelling
PNT	Telecoms Prior Approval	POROW	Creation or Diversion of Right of Way
NMA	Non Material Amendment	TCA	Works to Trees in a Conservation Area
WDN	Withdrawn	TPO	Works to Trees subject of a Tree Preservation Order
		FDO	Finally Disposed Of

<u>Decision Code</u>	<u>Description</u>	<u>Decision Code</u>	<u>Description</u>
APP	Approve	RNO	Raise no objection
REF	Refuse	ROB	Raise Objection
PIREQ	Prior Approval Required	P2NRQ	Prior Approval Not Required
P3APP	Prior Approval Approved	P3REF	Prior Approval Refused
P4APP	Prior Approval Approved	P4REF	Prior Approval Refused

West Oxfordshire District Council – DELEGATED ITEMS
Week Ending 6th August 2020

	Application Number.	Ward.	Decision.
1.	20/00794/FUL	Alvescot and Filkins	APP
	Erection of replacement dwelling. Glebe Farm Radcot Road Grafton Mr & Mrs Oliver and Fran Corkhill		
2.	20/00823/FUL	Hailey, Minster Lovell & Leaffield	S106
	Affecting a Conservation Area		
	The erection of a detached residential annex with associated works within the curtilage of Old Manor House (amended). Land South East Of Old Manor House School Lane Little Minster Ms Rowena Feilden		

3. **20/00985/FUL** Hailey, Minster Lovell & WDN
Leaffield
- Demolition of existing commercial garage and associated structures. Erection of detached dwelling together with alterations to existing vehicular access and landscaping works.
Bowens Garage New Yatt Lane New Yatt
Mr And Mrs Roger And Linda Bowen
4. **20/01003/FUL** Bampton and Clanfield APP
- Erection of single storey rear extensions.
Plough Inn Black Bourton Road Clanfield
Ms Georgina Pearman
5. **20/01004/LBC** Bampton and Clanfield APP
- Erection of single storey rear extensions, internal and external alterations to include refurbishment of hotel.
Plough Inn Black Bourton Road Clanfield
Ms Georgina Pearman
6. **20/01006/FUL** Witney East APP
Affecting a Conservation Area
- Installation of three CCTV cameras together with associated wireless transmitter and signage.
Cogges Manor Farm Church Lane Witney
Mr Colin Shone
7. **20/01007/LBC** Witney East APP
Affecting a Conservation Area
- Installation of three CCTV cameras together with associated wireless transmitter and signage.
Cogges Manor Farm Church Lane Witney
Mr Colin Shone
8. **20/01060/LBC** Hailey, Minster Lovell & APP
Leaffield
- Affecting a Conservation Area
- The erection of gates to access of property.
Causeway Cottage Old Minster Lovell Minster Lovell
Mrs Jacqueline Hudd
9. **20/01074/FUL** Hailey, Minster Lovell & APP
Leaffield
- Demolition of existing building and erection of a new dwelling
The Haybarn Burycroft Farm Crawley Road
Mr and Mrs Bjorn Bowles

- | | | | |
|-----|---|--|-----|
| 10. | 20/01119/FUL
Affecting a Conservation Area | Alvescot and Filkins | APP |
| | Erection of five dwellings and associated works
Park Farm Lower End Alvescot
Mr And Mrs Joe Harter | | |
| 11. | 20/01130/HHD
Affecting a Conservation Area | Standlake, Aston & Stanton
Harcourt | WDN |
| | Single storey extension
44 Sutton Lane Sutton Witney
Mr Timothy Payne | | |
| 12. | 20/01131/LBC
Affecting a Conservation Area | Standlake, Aston & Stanton
Harcourt | WDN |
| | Single storey extension
44 Sutton Lane Sutton Witney
Mr Timothy Payne | | |
| 13. | 20/01132/FUL
Erection of stables and storage barn | Brize Norton and Shilton | APP |
| | Willow Farm Witney Road Brize Norton
Mr Ian Botcherby | | |
| 14. | 20/01168/HHD
Affecting a Conservation Area | Brize Norton and Shilton | WDN |
| | Single storey rear extension to garage block (Amended)
Shillbrook Cottage Shilton Burford
Mrs Angela Shamoon | | |
| 15. | 20/01187/FUL
Change of use of land to extend outdoor caravan storage to include extension to earth banks and associated works | Brize Norton and Shilton | APP |
| | West End Farm West End Shilton
Mr John Edwards | | |
| 16. | 20/01212/HHD
Erection of a two bay garage, with new site entrance to accommodate parking. | Standlake, Aston & Stanton
Harcourt | REF |
| | 4 Chimney Farm Cottages Chimney Bampton
Mrs Rowland | | |

17. **20/01213/HHD** Bampton and Clanfield APP
 Removal of garage and erection of new detached garage, workshop and garden room with gym/office above (amended plans).
Chestnut House Main Street Clanfield
 Mr Ian Park-Pearson
18. **20/01250/FUL** Alvescot and Filkins APP
 Erection of a single storey timber lake house with decked frontage.
Little Faringdon House Little Faringdon Lechlade
 Mrs Lyndsey Baker
19. **20/01271/HHD** North Leigh APP
 Erection of single storey rear extension and new front porch
9 Perrott Close North Leigh Witney
 Mr And Mrs Goodman
20. **20/01284/HHD** Alvescot and Filkins APP
 Construction of an outdoor swimming pool and erection of a pergola
Home Farm House Radcot Road Grafton
 Mrs Emma Kirby
21. **20/01288/S73** Ducklington APP
 Removal of condition 4 of planning permission 06/1084/P/FP to allow the self contained annexe to be used separately.
Poppies Oak 77 Witney Road Ducklington
 Mr And Mrs Exley
22. **20/01299/HHD** Witney South APP
 Alterations and erection of single storey rear extension.
6 Leys Villas The Leys Witney
 Mr And Mrs Griffiths
23. **20/01305/HHD** Hailey, Minster Lovell & Leafield APP
 Affecting a Conservation Area
 The erection of gates to access of property.
Causeway Cottage Old Minster Lovell Minster Lovell
 Mrs Jaqueline Hudd
24. **20/01312/HHD** Witney Central APP
 Two-storey side extension, single storey rear extension and new front door (amended)
45 Beech Road Witney Oxfordshire
 Mr And Mrs McGuire

25. **20/01319/LBC** Witney East APP
Affecting a Conservation Area
- Internal and external alterations to carry out remedial works to the roof of two existing barns (Wheat Barn and Barley Barn) and attached store including replacement of roof tiles.
Cogges Manor Farm Church Lane Witney
Colin Shone
26. **20/01328/LBC** Alvescot and Filkins APP
Affecting a Conservation Area
- The proposal is for internal and external alterations to include the removal of existing conservatory with changes to fenestration and alterations to layouts to both ground and first floor (amended).
The Old Bull Inn Filkins Lechlade
Jani Burwood
27. **20/01339/HHD** Standlake, Aston & Stanton APP
Harcourt
- Erection of a two storey side extension and single story rear extension
15 Council Houses Blackditch Stanton Harcourt
Mr Luke Henderson
28. **20/01351/HHD** Ducklington APP
- Erection of two storey rear extension and conversion of loft to living accommodation.
5 Pound Close Ducklington Witney
Mr And Mrs Rudd And Pritcher
29. **20/01362/HHD** Bampton and Clanfield APP
- Erection of single storey garden studio
52 Bushey Row Bampton Oxfordshire
Anna And Robin Smart
30. **20/01374/HHD** Witney West APP
- Erection of single storey rear extension
35 Westcote Close Witney Oxfordshire
Mr And Ms Stuart And Hazel Wallsworth And Thompson
31. **20/01389/S73** Alvescot and Filkins APP
- Non compliance with condition 2 of planning permission 19/00477/S73 to allow larger basement with all other works as approved under 18/02394/FUL.
Cuckoo Pen Farm Westwell Burford
Tymure LLP

- | | | | |
|-----|---|--|-----|
| 32. | 20/01402/HHD | Standlake, Aston & Stanton
Harcourt | APP |
| | Affecting a Conservation Area | | |
| | Erection of single storey rear extension
4 St James Court North Street Aston
Mr Chris Horan | | |
| 33. | 20/01414/HHD | Eynsham and Cassington | APP |
| | Affecting a Conservation Area | | |
| | Erection of single storey rear extension
72 Hazeldene Close Eynsham Witney
Mr James Clark | | |
| 34. | 20/01644/CLP | Carterton South | APP |
| | Certificate of lawfulness (erection of single storey rear extension).
33 Ashfield Road Carterton Oxfordshire
Mr And Mrs L Stapleton | | |
| 35. | 20/01664/HHD | Hailey, Minster Lovell &
Leaffield | APP |
| | Erection of first floor extension above existing kitchen
Ye Old Cottage New Yatt Lane New Yatt
Mr Ryan James | | |
| 36. | 20/01670/HHD | Hailey, Minster Lovell &
Leaffield | APP |
| | Addition of two dormer windows to the front elevation and one to the rear.
126 Brize Norton Road Minster Lovell Witney
Mr And Mrs Peter Benfield | | |
| 37. | 20/01544/HHD | North Leigh | APP |
| | Internal alterations to existing detached garage to convert part of garage to store room and create first floor study/studio with WC(Retrospective).
Green Close Cottage East End North Leigh
Mr Kevin Jenkins | | |
| 38. | 20/01464/HHD | Ducklington | APP |
| | Erection of single storey rear extension
33 Manor Road Ducklington Witney
Mr And Miss Z And L Akram And Woodley | | |
| 39. | 20/01465/HHD | Eynsham and Cassington | APP |
| | Replace two rooflights with box dormer
Raddlebarn South Leigh Road High Cogges
Mr And Mrs Graham And Debi Diacon | | |

40. **20/01473/HHD** Eynsham and Cassington APP
Affecting a Conservation Area
- Alterations and erection of single storey rear extension with balcony above. Addition of new front porch and front dormer window.
Brown House Station Road Eynsham
Mrs Tess McCormick
41. **20/01495/HHD** Carterton South APP
- Conversion of an existing garage into living space including a first floor extension to provide an additional bedroom and en suite.
8 Chandler Mews Carterton Oxfordshire
Ms D Ashton
42. **20/01499/HHD** Witney West APP
- Erection of single storey front and rear extensions.
5 Birdlip Close Witney Oxfordshire
Mr O Garton-Lewis
43. **20/01525/NMA** Carterton North West APP
- Non-material amendment to allow changes to parking layout, smoke vent windows, roof access and refuse store together with alterations to allow daylight into the centre of the building, provision of external post boxes and two balcony support posts moved.
Blenheim Court Sycamore Drive Carterton
Ms Marita Ford
44. **20/01526/S73** Carterton North West APP
- Non compliance of condition 2 of planning permission 19/01804/FUL to allow changes to the fenestration colour and material.
Blenheim Court Sycamore Drive Carterton
Ms Marita Ford
45. **20/01528/FUL** Carterton South APP
- Demolition and re-build of existing dwelling following fire damage.
85 Milestone Road Carterton Oxfordshire
Mr And Mrs Overton
46. **20/01580/PN42** Witney South P2NRQ
- Erection of single storey rear extension (4.73m x 2.4m, height to eaves/3.67m, max height).
56 Holloway Road Witney Oxfordshire
Miss Julie Peachey

47. **20/01555/HHD** Hailey, Minster Lovell & Leaffield APP
 Erection of single storey rear extension
25 Whitehall Close Minster Lovell Witney
 Mr Andrew Bull
48. **20/01668/FUL** Carterton North West WDN
 Demolition of part of existing stables and construction of two dwellings together with associated works and alterations to existing vehicular access.
93 Shilton Road Carterton Oxfordshire
 Mr And Mrs Michael And Carol Hogg
49. **20/01576/HHD** Hailey, Minster Lovell & Leaffield APP
 Alterations to ground floor fenestration and addition of two velux roof lights to rear elevation.
I The Courtyard Leaffield Road Crawley
 Mr Daniel Neal
50. **20/01577/LBC** Hailey, Minster Lovell & Leaffield APP
 Alterations to ground floor fenestration and addition of two velux roof lights to rear elevation.
I The Courtyard Leaffield Road Crawley
 Mr Daniel Neal
51. **20/01587/HHD** Alvescot and Filkins APP
 Affecting a Conservation Area
 Erection of detached garage building with room above
Renecros Cottage The Walk Main Road
 Mr Paul Thomas
52. **20/01667/HHD** Standlake, Aston & Stanton Harcourt APP
 Affecting a Conservation Area
 Erection of rear conservatory.
Western View Cottage Back Lane Aston
 Mr Brian Cross
53. **20/01897/FUL** Witney Central APP
 Erection of a semi detached dwelling
77 Mirfield Road Witney Oxfordshire
 Mr L Thornton

- | | | | |
|-----|---|--|-------|
| 54. | 20/01636/HHD | Standlake, Aston & Stanton
Harcourt | APP |
| | Conversion of garage to habitable space, replacing doors with windows.
57 High Street Standlake Witney
Mr And Mrs James | | |
| 55. | 20/01730/S73 | Carterton North West | APP |
| | Non compliance of condition 2 of application 19/01804/FUL to allow changes to the parking layout to meet fire safety requirements
Blenheim Court Sycamore Drive Carterton
Ms Marita Ford | | |
| 56. | 20/01873/HHD | Witney East | APP |
| | Replacement rear conservatory
113 Eton Close Witney Oxfordshire
Mr And Mrs Curtis | | |
| 57. | 20/01663/HHD | Ducklington | APP |
| | Alterations and erection of two storey side extension and new front porch (amended plans).
33 Witney Road Ducklington Witney
Mrs Rebecca James | | |
| 58. | 20/01669/HHD | Bampton and Clanfield | APP |
| | Affecting a Conservation Area

Erection of single storey rear extension
St Stephens House Broad Street Bampton
Mr And Mrs James Barnett | | |
| 59. | 20/01800/S73 | Witney North | APP |
| | Affecting a Conservation Area

Non-compliance of conditions 2 and 3 of planning permissions 18/01716/HHD and 18/01720/HHD to allow the South gable garage wall to be weatherboarding and to include a solid oak loading door to match the approved East flank wall (whilst still incorporating all changes as approved under 20/00279/S73). (Retrospective).
9A West End Witney Oxfordshire
Mr David Gouldin | | |
| 60. | 20/01761/PN42 | Witney Central | P2NRQ |
| | Single storey rear extension (6m long x 2.98m high)
119 Burford Road Witney Oxfordshire
Mr Soma Seyon | | |

- | | | | |
|-----|---|-----------------------------------|-----|
| 61. | 20/01691/HHD | Eynsham and Cassington | APP |
| | Erection of detached double garage in front garden
Kite Bank Pink Hill Lane Eynsham
Mr Frazer Edminson | | |
| 62. | 20/01948/LBC | Eynsham and Cassington | APP |
| | Affecting a Conservation Area

Replacement of existing lean-to conservatory with an orangery and replacement windows to boot room.
37 Acre End Street Eynsham Witney
Mrs Lynne Hayes | | |
| 63. | 20/01962/HHD | Ducklington | APP |
| | Erection of single storey front extension
73 Standlake Road Ducklington Witney
Mrs Francesca Hickson | | |
| 64. | 20/01736/HHD | North Leigh | APP |
| | Erecting a single storey garage.
55 Common Road North Leigh Witney
Mr Richard Croston | | |
| 65. | 20/01746/HHD | Hailey, Minster Lovell & Leafield | APP |
| | Alterations and erection of rear single storey extension
White Cottage New Yatt Lane New Yatt
Mr And Mrs Giles And Claire Doland | | |
| 66. | 20/01775/HHD | Witney North | APP |
| | Alterations and erection of side and rear single storey extensions and a new front porch.
86 Quarry Road Witney Oxfordshire
Mrs Ali Howes | | |
| 67. | 20/02064/FUL | Witney Central | WDN |
| | Affecting a Conservation Area

Change of use office to hairdresser/barbers
1 Worley Walk High Street Witney
Mr Stuart Finlayson | | |

APPEAL DECISION

APPLICATION NO: 19/0403/FUL

Proposed erection of a dwelling with associated works – Land south of Elmside, Greenacres Lane,
ASTON.

APPEAL DISMISSED