

WEST OXFORDSHIRE DISTRICT COUNCIL
LOWLANDS AREA PLANNING SUB-COMMITTEE

Date: 14th December 2020

Report of Additional Representations



**WEST OXFORDSHIRE
DISTRICT COUNCIL**

Agenda Index

Please note that if you are viewing this document electronically, the agenda items below have been set up as links to the relevant application for your convenience.

Contents

Application	Site	Page
20/01500/FUL	26 Park Road North Leigh	2
20/01893/FUL	Cokethorpe School Cokethorpe Park	3
20/01894/LBC	Cokethorpe School Cokethorpe Park	5
20/02416/FUL	79 Milestone Road Carterton	7

Report of Additional Representations

Application Number	20/01500/FUL
Site Address	26 Park Road North Leigh Witney Oxfordshire OX29 6RX
Date	3rd December 2020
Officer	Stuart McIver
Officer Recommendations	Approve
Parish	North Leigh Parish Council
Grid Reference	438902 E 212876 N
Committee Date	14th December 2020

Application Details:

Installation of a vehicular access.

Applicant Details:

Mr Robert Sutton
75 Trelawney Ave
Slough
SL3 8RG

Additional Representations:

Informative requiring the applicant to submit formal notice to the landowner regarding the right of access across land which is not under the applicant's ownership:

INFORMATIVES :-

0. Please note that any consent does not override the separate legal requirement regarding right of access across land which is not under the applicant's ownership. The applicant shall not commence work before formal approval has been granted by the landowner.

Application Number	20/01893/FUL
Site Address	Cokethorpe School Cokethorpe Park Ducklington Witney Oxfordshire OX29 7PU
Date	3rd December 2020
Officer	Miranda Clark
Officer Recommendations	Approve
Parish	Hardwick And Yelford Parish Council
Grid Reference	437144 E 206183 N
Committee Date	14th December 2020

Application Details:

Demolition of the existing changing room building and construction of a new science building (part two storey, part three storey). Erection of single storey changing room building together with associated hard and soft landscaping works.

Applicant Details:

Mrs Harriet Stapleton
Cokethorpe School
Cokethorpe Park
Ducklington
Oxon
OX29 7PU

Additional Representations:

Revised presentation submitted.

Historic England – No objections

Since the last Committee meeting, the agents have discussed further revisions with Historic England. Amended plans have now been received to which Historic England has no objections. An amended presentation has been attached to the additional representations document for reference.

A supporting statement has also been received from the applicants' agent. The comments have been summarised as;

ADP issued Historic England a Heritage Appraisal Response document which was prepared in response to their letter dated 26th November 2020.

The report provided a heritage appraisal and alternative approach to the science building, justified the design decisions and proposals and presented a revised scheme which reduced the height of the building and moved it 15 metres further west - away from the Mansion House.

In an email received on 7th December 2020, Historic England confirmed that on the basis of the new iteration, their objections have now been removed.

Based on the key changes and confirmation from Historic England that their objections are now removed, we believe there is therefore a planning presumption that the School's application should be approved.

The revised proposal includes the following design changes to address the points raised by Historic England and West Oxford District Council:

1. The science building has been moved 15 metres west further away from the Mansion House
2. The overall height of the building has been reduced by 150mm
3. The eastern stair core has been lowered by 900mm so the building steps down towards the Mansion House
4. The proposals retain the simple form allowing the use of a CLT frame and reducing embedded carbon in the structural frame
5. The new location allows all of the stables to be retained and therefore removes any demolition works from the Middle Quad
6. The new location removes the need to create a new arched opening in the existing garden wall (previous LBC application)
7. The main staircase, which has also reduced in height, is now located in the corner of the middle quad, therefore reinforcing the hierarchy of the Clock Tower within the quad and reducing the impact of the new building within this setting
8. The ventilation chimneys have been reduced by 1 metre as a result of changing the fume technology
9. The proposed building is now further away from the Mansion House than the previous Changing Room block it replaces
10. Although shifting the building further west results in the loss of trees T98, T101 and T102, the mature field maple T94 to the east of the science building can now be retained
11. We are proposing the planting of 3 new trees to replace the additional 3 trees being removed as a result of shifting the building. These will be located to the south west of the science building. Two new trees (picked up in the previous application) will be relocated from the south of the science building to the east (between the building and the Mansion House) as there is now space here as a result of shifting the building over.
12. The building no longer overlaps with the lower quad, and will therefore not be behind the Coach House. The building now aligns with middle quad to form its southern boundary along the garden wall.

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Parish	Hardwick And Yelford Parish Council
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12. The building no longer overlaps with the lower quad, and will therefore not be behind the Coach House. The building now aligns with middle quad to form its southern boundary along the garden wall.

Application Number	20/02416/FUL
Site Address	79 Milestone Road Carterton Oxfordshire OX18 3RL
Date	3rd December 2020
Officer	Miranda Clark
Officer Recommendations	Refuse
Parish	Carterton Parish Council
Grid Reference	427815 E 206111 N
Committee Date	14th December 2020

Application Details:

Construction of 8 no. one bed flats together with associated works and formation of new vehicular access.

Applicant Details:

Balliol Homes Ltd
College Mead
Little Blenheim
Yarnton
Oxon
OX5 1LX

Additional Representations:

A further representation has been received. The comments have been summarised as;

I welcome the clearance and development of the site as something has to be done about the derelict and unsafe buildings on the plot. However, local flats would be better located closer to the RAF boundary where similar and in-keeping dwellings are already sited.

Unquestionably, this plot would be better suited for a bungalow or chalet style property.

I also have some concerns regarding the issue of overlooking, precedence of design, parking and creep in the allocation of the Local Plan 2031, Policy CA2.

Overlooking. The current design provides the balconies and windows on the first floor of the building would provide a view into my garden.

Precedent of design: Allowing flats to be built on this plot is not in keeping with the rest of the street as the majority of the dwellings on the South side of Milestone Rd are bungalows. If this style is permitted at 79 milestone it sets a precedent for the development of 81 Milestone Rd (also a development plot).

Parking issues

Policy CA2. This Policy has allocated the land occupied by this site, the plot at 81 Milestone and the remaining land to the south of Milestone Rd for around 200 homes. If 8 homes are approved they must be subtracted from the recommended 200 for the entire site to prevent a piecemeal development and increased, unacceptable housing density.