

## Democratic Services

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25 September 2020

### SUMMONS TO ATTEND

**MEETING:** UPLANDS AREA PLANNING SUB-COMMITTEE

**PLACE:** TO BE HELD VIA VIDEO CONFERENCING BECAUSE OF SOCIAL DISTANCING REQUIREMENTS AND GUIDANCE (see [note](#))

**DATE:** MONDAY 5 OCTOBER 2020

**TIME:** 2.00 PM

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#### Members of the Sub-Committee

Councillors: Jeff Haine (Chairman), Geoff Saul (Vice-Chairman), Andrew Beaney, Richard Bishop, Mike Cahill, Nathalie Chapple, Nigel Colston, Julian Cooper, Derek Cotterill, Marilyn Davies, Ted Fenton\*, David Jackson, Neil Owen and Alex Postan

(\*Denotes non-voting Member)

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#### 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.

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### A G E N D A

1. **Minutes of the meeting held on 7 September 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:

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

**5. Applications Determined under Delegated Powers and any Withdrawn Applications; and Appeal Decision (Report of the Business Manager – Development Management - [copy attached](#))**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To inform the Sub-Committee of applications either determined under delegated powers or withdrawn, together with an appeal decision.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](mailto: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 **Uplands Area Planning Sub-Committee** held via video conferencing at 2.00pm on Monday 7 September 2020

PRESENT

Councillors: Jeff Haine (Chairman), Geoff Saul (Vice-Chairman), Richard Bishop, Mike Cahill, Nigel Colston, Julian Cooper, Merilyn Davies, David Jackson, Neil Owen and Alex Postan.

Officers: Abby Fettes (Interim Locality Lead Officer Development Management), Joan Desmond (Principal Planner), Kelly Murray Senior Planning Officer); Keith Butler (Head of Democratic Services) and Amy Bridgewater-Carnall (Senior Strategic Support Officer).

16. MINUTES

**RESOLVED:** That the minutes of the meeting of the Sub-Committee held on 3 August 2020, copies of which had been circulated, be approved as a correct record and signed by the Chairman.

17. APOLOGIES FOR ABSENCE AND TEMPORARY APPOINTMENTS

Apologies for absence were received from Councillors Nathalie Chapple, Derek Cotterill and Ted Fenton.

18. DECLARATIONS OF INTEREST

There were no declarations of interest from Members or Officers relating to matters to be considered at the meeting.

19. APPLICATIONS FOR DEVELOPMENT

The Sub-Committee received the report of the Business Manager – Development Management, giving details of applications 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:-

**20/01246/FUL – 24 Park Street, Woodstock**

The Principal Planner, Joan Desmond, introduced the application.

Public submissions had been received and were read out on behalf of Mr John Webley, objecting; Councillor Matthew Parkinson, on behalf of Woodstock Town Council, Councillor Elizabeth Poskitt, District Councillor, Councillor Ian Hudspeth, County Councillor all objecting; and Ms Caroline Beaumont the applicant. A summary of the submissions are attached as Appendices A to E to the original copy of these minutes.

The Planning Officer then presented the report which contained a recommendation of approval. Mrs Desmond highlighted that there had not been an Additional Representations report required for the meeting, however, it had been brought to officer's attention that a letter had been submitted by Sharone Parkes of Woodstock Town Council, although there

was no record of this being received. It was noted that the concerns detailed in that letter were similar to those points already raised by the Town Council.

Councillor Cooper addressed Members and stated that he did not always support the views of the Town Council or the County Council. He declared that he was keen to support development when it was in an appropriate location, however, he did not feel that this was the case in this instance. He listed the Local Plan policies which he felt the application was contrary to; OS22, OS4.2, EH9, EH10, EH11, EH13 and T4. Councillor Cooper reminded the Committee that this was a historical location and had been where the writer, Geoffrey Chaucer had lived.

Councillor Cooper also reminded the Committee of the parking issues that Woodstock already suffered from and he felt that this development would create congestion, especially during construction, due to the narrowness of the lanes. He highlighted the refusal reasons given to nearby application 15/00836/FUL, which he and Woodstock Town Council, felt were still relevant in this instance.

Councillor Cooper therefore proposed that the application be refused contrary to officers' recommendation for the reasons he had outlined above.

This was seconded by Councillor Bishop who agreed that the Town Council had put forward a strong case and he supported the comments made by Councillor Cooper.

Councillor Cooper reminded the Committee of the weight that should be given to the Conservation Officer's comments, which he felt should be respected.

Councillor Jackson advised that he had undertaken his own site visit and had noted the size of the wall adjacent to the site. In response to a number of queries raised by Councillor Jackson, officers confirmed that the neighbours had been consulted on the plans and the amenity and overlooking issues had been addressed in the report.

Councillor Saul indicated that he agreed with Councillor Postan and he felt the applicant had applied the planning rules correctly. He had also walked around the site and was not sure that the amenity of neighbours would be affected.

Councillor Davies concurred with the views put forward by Councillor Postan and felt that the Conservation Officer's comments should be respected. She also noted that there was no objection from the Highways Department and felt that the design was very favourable.

Due to the contrasting views from Members of the Committee, the Chairman stated that the proposal would be put to a named vote.

The proposal to refuse the application was put to the vote and was carried on the Chairman's casting vote, for the reasons outlined below.

#### Refused

The development is contrary to Local Plan Policies OS2, OS4, EH9, EH10, EH11, EH13 and T4. Members noted that the refusal reasons relating to the nearby application 15/00836/FUL remained relevant in this instance and the proposal would lead to further congestion along already narrow lanes.

### **20/01511/FUL – 1 Farley Lane, Stonesfield**

The Interim Locality Lead Officer Development Management, Abby Fettes, introduced the application.

A public submission had been received and was read out on behalf of Mr Mike Gilbert, the agent, in support of the application. A summary of his submission is attached as Appendix F to the original copy of these minutes.

The Planning Officer then presented her report containing a recommendation of approval, subject to conditions and a legal agreement. She advised that the extant consent which permitted redevelopment of the site for residential housing, meant that the loss of the employment space had already been accepted in principle. Mrs Fettes highlighted the inclusion of condition 7, relating to the installation of an acoustic barrier, which would protect future residents from noise disturbance.

Mrs Fettes concluded that the access arrangements remained the same, with no objection from the Highways Department and the concerns regarding drainage had been addressed.

Councillor Bishop complemented officers on the report and felt that the proposal was acceptable. He referred to paragraphs 5.6 and 5.8 of the report which confirmed that the proposal was Policy compliant and noted that the development was already connected to the main drainage system. He hoped that the development would benefit younger residents and improve the street scene.

Councillor Bishop therefore proposed that the application be granted as per officers' recommendations and this was seconded by Councillor Postan who supported the recycling of an existing building into truly affordable housing.

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

Approved

### 20. PROGRESS ON ENFORCEMENT CASES

The Committee received a report from the Principal Planner (Enforcement) Mrs Kelly Murray, which informed Members of the current position and progress in respect of a number of enforcement investigations.

Section A of Annex A listed the cases where a notice had been served but the requirements had not been met within the compliance period, or there had been an unauthorised display of advertisements. This meant that an offence could have been committed and the Council needed to consider the next steps in order to secure compliance. In some cases this would entail the initiation of legal proceedings to bring about a prosecution.

Section B of Annex A provided an update on cases where a notice had been served but the compliance date had not yet passed.

Section C of Annex A outlined the progress on other enforcement investigations which had been identified as being high priority.

The report also reminded Members that the cases detailed in Annex A were only a small number of the overall enforcement caseload across the District. At the time of writing the

report, there were 256 live cases and the high priority cases for both Uplands and Lowlands constituted approximately 20% of the total caseload.

Mrs Murray introduced the report and advised Members on the progress of each of the cases listed.

In response to a query from Councillor Cooper, officers advised that an email had been circulated earlier that day in relation to the Unicorn public house, and a further update would be provided to Members once officers had had time to consider the information.

Councillor Cooper specifically asked if the update could include a timeline to resolve the situation, as the case had been ongoing for 30 years. Officers noted his request and shared his concerns that this case had taken up a lot of officer time.

Councillor Postan noted the report and requested that his thanks be passed to one enforcement officer in particular, James Nelson, who had been assisting with an enforcement case in his area.

Having considered the report and having clarified a number of queries relating to particular cases, the Committee

**RESOLVED:** That the report be noted.

21. MEETING OF THE SUB-COMMITTEE IN JANUARY 2021

The Sub-Committee considered the report of the Head of Democratic Services, which recommended a change in the date of its meeting due to take place in January 2021.

**RESOLVED:** That the date of the meeting of the Sub-Committee scheduled for January 2021 be changed from Monday 4 to Tuesday 5 January 2021.

22. 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) appeal decisions, was received and noted.

The meeting closed at 3:47 pm

CHAIRMAN

# WEST OXFORDSHIRE DISTRICT COUNCIL

## UPLANDS AREA PLANNING SUB-COMMITTEE

**Date: 5th October 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.

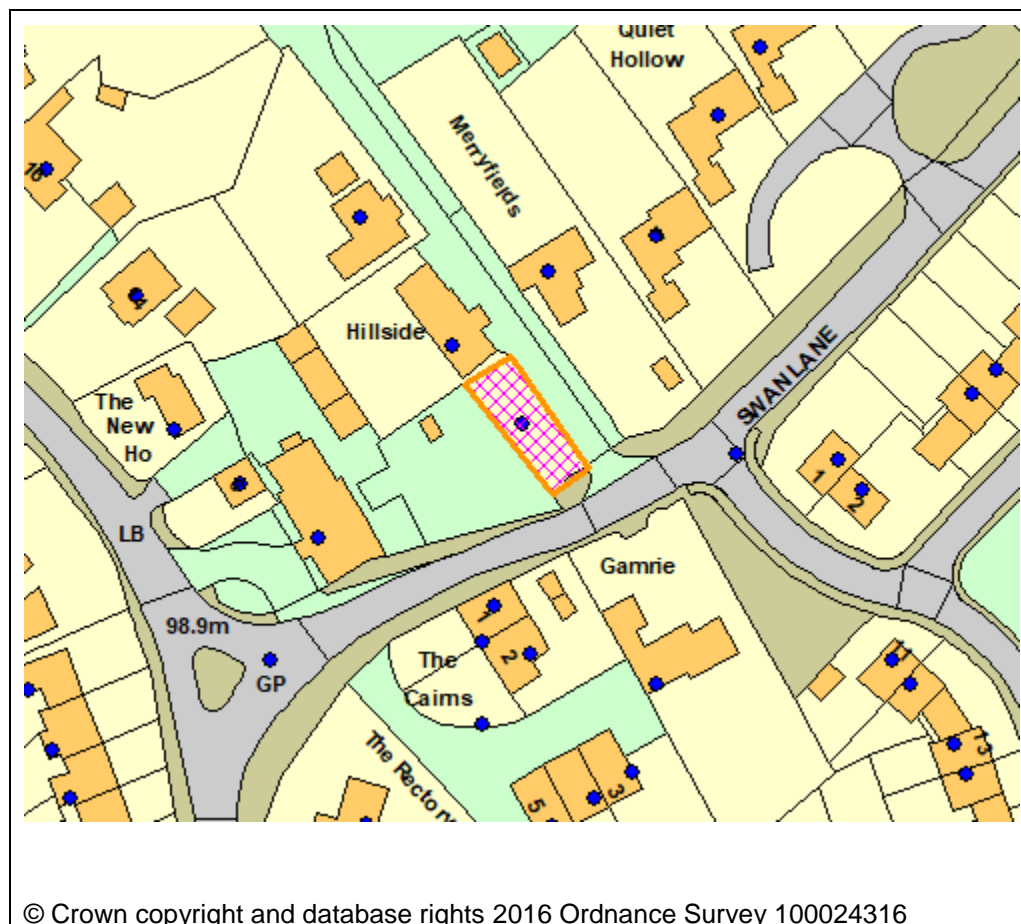
Please note that any observations received after the reports in this schedule were prepared will be summarised in a document which will be published late on the last working day before the meeting and available at the meeting or from [www.westoxon.gov.uk/meetings](http://www.westoxon.gov.uk/meetings)

<b>Application Number</b>	<b>Address</b>	<b>Page</b>
20/01602/FUL	<a href="#">Land South East of Hillside Swan Lane, Long Hanborough</a>	3
20/01808/FUL	<a href="#">Shabbanoneuk, Park Close, Bladon</a>	18



Application Number	20/01602/FUL
Site Address	Land South East Of Hillside Swan Lane Long Hanborough Oxfordshire
Date	23rd September 2020
Officer	Chloe Jacobs
Officer Recommendations	Approve
Parish	Hanborough Parish Council
Grid Reference	441671 E 214406 N
Committee Date	5th October 2020

### Location Map



### Application Details:

Erection of new dwelling and associated works.

### Applicant Details:

Mr Few

Willowview, Swan Lane, Long Hanborough, OX29 8BT

## I CONSULTATIONS

I.1 Parish Council Hanborough Parish Council opposes the Application on the following grounds:

1. The proposed site is in one of Hanborough's Conservation Areas, that of the Millwood End Conservation Area, and therefore subject to planning Policy EH9 and Policy EH10 whose objective is to conserve and enhance all aspects of its character or appearance, including landscape and public spaces, that define the area's special interest.
2. WODC 2031 Local Plan states of the Woodstock sub-area:  
  
The area is also important in terms of heritage with Conservation Areas and a number of listed buildings in Long Hanborough, Eynsham and Woodstock and the Blenheim World Heritage Site (WHS) at Woodstock. The historic environment needs to be conserved and enhanced.
3. The WODC Conservation Enhancement Document, Proposals for the Preservation of Millwood End Conservation Area, state:  
  
'Within the Millwood End Conservation Area the existing buildings, land uses, historic settlement patterns and open spaces should remain largely undisturbed.'  
  
But some of these features appear to have been recently removed from the site (see comments 6, and 8, below) and the proposed dwelling would destroy views within the Conservation Area, for example, looking along the old track or up to Swan House (see 14 below).
4. The site is adjacent to an AONB and the proposed building would compromise views in and out of that area. The infilling of the proposed dwelling would intrude into the long, wide and open view from the top of Swan Hill across to the AONB.
5. We are extremely concerned that at some time since early 2018 the landscape and wooded area that comprised the proposed site in the Conservation Area, as shown in 17/000607/FUL, has been removed without permission being sought or granted from WODC for this and converted into hardstanding, with the addition of a retaining block wall., of a material not suitable for a Conservation Area. Conversion without planning permission infringes Policy OS4.
6. The removal of the wooded bank and trees from Millwood

End Conservation Area was carried out against known Planning Policies for the preservation and enhancement of a Conservation Area.

7. Hanborough Parish Council has repeatedly requested in its comments to 16/01340/FUL, 17/00607/FUL, 17/02345/FUL, and 18/00038/FUL that the harm done to the Conservation Area by the installation of hardstanding should be repaired by removing it. However, it appears not to have been referred to the Enforcement Team.
8. The Parish Council brought this again to the notice of officers when Application 20/00177/FUL was submitted and asked for it to be investigated. We understand the Enforcement Team began investigations into this in March but subsequently stopped their work.
9. We also understand that further work by the Enforcement Team will not restart investigations until a decision has been made on the current proposed Application, 20/01602/FUL.
10. It cannot be correct that a decision on a planning application takes precedence over the infringement of Policy EH9 and EH10, and the importance assigned by the Local Plan to conserving and enhancing the character, appearance and landscape of a Conservation Area.
11. The Parish Council is baffled by the reported Pre-Application Advice 20/00995/PREAPP included in the DAS:

'Under Policy H2, new dwellings will be permitted within rural service centres in a number of instances. The site is currently considered to be previously developed land and is located within or adjoining the built up area. On this basis, the principal of a new residential dwelling is considered to be acceptable...'

Given the siting, design and scale of the proposed dwelling I'm of the opinion that the proposed could be supported in principle.

Policy H2 actually states:

New dwellings will be permitted at the main service centres, rural service centres and villages in the following circumstances:

On previously developed land within or adjoining the built up area provided the loss of any existing use would not conflict with other plan policies and the proposal complies with the

general principles set out in Policy OS2 and any other relevant policies in this plan;

Policy OS2 states

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;

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

Conserve and enhance the natural, historic and built environment;

In the AONB, give great weight to conserving landscape and scenic beauty and comply with national policy concerning major development.

12. The Parish Council does not understand how Policy H2, and the related Policy OS2 can be used to support that proposed dwelling in a Conservation Area, that is subject to Policy EH9, Policy EH10, and Policy EH11 (see 16 below).
13. The Application mistakenly cites Policy H7, which covers 'Travelling Communities' to state a Policy that allows new dwellings to be permitted if it is in infilling or rounding-off within the existing built up area. But the proposed location of the dwelling on the site, and its relationship to the two adjacent houses, Hillside and Merryfields cannot possibly be accepted as infilling or rounding-off. The site is a long, formerly farm, track with only two houses; it is within a Conservation Area and has not been designated for future development.
14. A third dwelling on the west side of the drive, would itself create a line of detached houses, although the proposed house extends beyond the building line of the two adjacent

houses. This would establish the precedent for a built environment, further housing and in-filling along the 'old farm track' in a Conservation Area and adjacent to AONB, with the obvious undesirable impact on the appearance of the Conservation Area and on a Listed House.

15. The Application is not clear about the loss of light from the adjacent house, Hillside. Although the Elevation apparently shows the 45 degree light rule is observed, the DAS states that the roof structure will aid in allowing as much natural light as possible into Hillside. The plan would therefore envisage that Hillside will lose natural light. The location of the proposed house is likely to block the light from the two ground-floor south facing windows of Hillside house, one of which is a habitable room and therefore entitled to the 45 degree light rule.
16. The two proposed parking bays will be immediately adjacent to the south-facing side of Hillside, and their use is likely to block light considerably from these two windows and cause disturbance to the occupants and so unlikely to allow 'for some space and privacy between the two properties'. Would the officer please investigate this.
17. In respect of Swan House, to the west of the proposed house, the DAS states there is just one first floor window, which will be obscured...The ground floor windows on this side will not have an effect on the neighbouring properties as the proposed dwelling is set down from the ground level of Swan House. Furthermore, both existing and proposed new planting will help create a natural screen between the properties.

However, it is not obvious how the windows would not affect the neighbouring properties. An obscured window casts light, and the Elevation Plan shows the lower windows projecting well above the retaining wall and not likely to be screened by planting. This would result in lack of privacy and light pollution

18. Swan House, in the Conservation Area, is an 18th century former public house and Listed Grade II. Its curtilage and setting and the views of it within the Conservation Area, would be destroyed by the location of the house, which would block the outlook from not only all the windows on the east side of the Listed Building but also from its garden. The Application infringes Policy EH9 and Policy EH11 (for Listed Buildings), which require proposals for development within the curtilage of, or affecting the setting of, a Listed Building, will be permitted where it can be shown to:

conserve or enhance the special architectural or historic interest of the building's fabric, detailed features, appearance or character and setting;

respect the building's historic curtilage or context or its value within a group and/or its setting, including its historic landscape or townscape context;

19. The proposed building would totally fail to meet these requirements.
20. Although the Application claims the Local Policies CO4 and CS2 support the Application, there is no 'housing need' for this dwelling, since there are new, unsold and unoccupied two-bedroom properties in Hanborough Gate and Hanborough Park, starting at £235,000.
21. We request the Officers to reverse the risk of converting this landscape area into a built environment. We request the removal of the hardstanding and the retaining block wall, for which permission was not granted; the reinstatement of the woodland landscape bank; and the planting of trees, on the left of the drive and the removal of hardstanding from the right hand side of the drive and reinstatement of a grass verge.
22. We request the Officers not to permit this Application and always to enforce for the Conservation Area the planning policies to which it is subject ' whose objective is to conserve and enhance all aspects of its character or appearance, including landscape and public spaces, that define the area's special interest'

It cannot be correct that a decision on a planning application takes precedence over the infringement of Policy EH9 and EH10, and the importance assigned by the Local Plan to conserving and enhancing the character, appearance and landscape of a Conservation Area.

23. Without such enforcement, this and the surrounding areas of the Conservation Area are in serious danger of being permanently and widely spoilt as a result of applications for the construction of buildings and landscape changes to them.

## I.2 OCC Highways

The proposal, if permitted, will not have a significant detrimental impact ( in terms of highway safety and convenience ) on the adjacent highway network

Recommendation:

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, subject to condition.

- I.3 Conservation Officer No Comment Received.
- I.4 ERS Env. Consultation Sites I have looked at the application in relation to contaminated land and potential risk to human health.
- We have provided comment on a previous application that remain applicable for this application. The proposed development is located on or adjacent to a former gravel pit which contains unknown filled ground. Please consider adding the following condition to any grant of permission.
- 2 The Remediation Scheme, as agreed in writing by the Local Planning Authority, shall be fully implemented in accordance with the approved timetable of works and before the development hereby permitted is first occupied. Any variation to the scheme shall be agreed in writing with the Local Planning Authority in advance of works being undertaken. On completion of the works the developer shall submit to the Local Planning Authority written confirmation that all works were completed in accordance with the agreed details.
- If, during the course of development, any contamination is found which has not been identified in the site investigation, additional measures for the remediation of this contamination shall be submitted to and approved in writing by the local planning authority. The remediation of the site shall incorporate the approved additional measures.
- Reason: To ensure any contamination of the site is identified and appropriately remediated.
- Relevant Policies: West Oxfordshire Local Planning Policy EH8 and Section 15 of the NPPF.
- Regards
- Jackie McLaren  
Technical Officer
- I.4 WODC Drainage Engineers No objection subject to conditions.
- I.5 WODC Planning Policy Manager No Comment Received.
- I.6 Thames Water No Comment Received.

## 2 REPRESENTATIONS

### 2.1 2 letters of objection have been received.

1 letter of objection is from a Mr and Mrs Dunning at Swan House, Long Hanborough. These objections can be viewed in full online but are summarised as follows:

- Inaccuracies and inconsistencies on the plans
- Impact on the setting and outlook of the Grade II Listed building, Swan House located immediately behind the site.
- Proposal would obscure protected views into the AONB
- Proposal is too high and overlooks the garden
- Impact on light provided to the garden of Swan House.
- Proposed dwelling further erodes the beauty and essence of the Conservation Area
- Proposal is inconsiderate and unsympathetic to Swan House and Hillside.
- The proposed parking would sit under the windows of Hillside
- It is not considered to be infilling or rounding off within the existing built up area
- The proposed partial removal of the existing boundary wall to accommodate the parking would render our wall unsupported and unsafe.
- Proposed house does not work in the plot
- The proposed dwelling would have limited light to the rear downstairs windows
- Parking

The other letter of objection is from a Mr and Dr Lee at Hillside, Swan Lane, Long Hanborough which can be summarised as:

- No need for housing in Long Hanborough
- Site is unsuitable for a new permanent dwelling
- The site is within the Millwood Conservation Area and the Wychwood Project Area and borders the Cotswolds AONB,, the application would have a negative impact on this.
- Views down Swan Lane and along the drive to the AONB beyond will also be harmed.
- The proposed development DOES NOT "conserve or enhance the setting of the Conservation Area and" IS "detrimental to views within, into or out of the Area" in direct conflict with EH10
- Proposal would affect the setting of the Grade II Listed building Swan House
- The site needs to be considered as undeveloped wooded state.
- Negative Impact on Streetscape of Swan Lane
- The north face of the proposed 2-storey dwelling is sited unacceptably close to the southern wall of Hillside.
- The proposal fails the 45 degree rule as it will cause an undue loss of daylight and entirely destroy any outlook from Hillside's four southern rooms.
- The proposed development creates risks of flooding and contamination to the proposed dwelling and to neighbouring properties
- The proposed building's construction and occupation is so adjacent to Swan House's garden, the front of Merryfields, and Hillside's principle rooms and garden that it will cause unacceptable levels of noise and nuisance.



- The proposed development would disrupt a listed view to the west; over-look neighbours to the east; damage the streetscape and building line of Swan Lane to the south; while overshadowing, blocking the light and violating the privacy of Hillside to the north
- The proposed parking is unacceptably intrusive and would undermine neighbouring properties' land and boundaries.
- Access from the mouth of the drive onto Swan Lane is not safe

### **3 APPLICANT'S CASE**

3.1 In support of the application, the agent has provided a Design and Access Statement. This document concludes:

3.2 In conclusion we feel that the reduction of the proposed property to a 2 bed answers the prior concerns about the previous dwelling being cramped with limited amenity space. We believe this now creates a better scale to help compliment the surrounding conservation area with the provision of extensive planting around the site helping to improve the street scene and add to a high quality development that will enhance the local area. It will also serve as a wonderful home for a young family that want to move back into the area and be close to their relatives.

### **4 PLANNING POLICIES**

OS2NEW Locating development in the right places

OS4NEW High quality design

H2NEW Delivery of new homes

H6NEW Existing housing

EH10 Conservation Areas

EH11 Listed Buildings

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 the erection of a detached residential dwelling and associated works at Land South East of Hillside Long Hanborough. The application site falls within the Millwood Conservation Area.

5.2 The application site relates to a 312sqm parcel of land located off of Swan Lane in Long Hanborough. At present the site comprises some existing hardstanding and is used for the parking of vehicles and for access to the two other residential properties, Hillside and Willow View which lie to the east of the site.

5.3 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

- Siting, design and form
- Impact on Heritage Assets
- Impact on the setting of the AONB
- Neighbouring amenity
- Highways

#### Principle

- 5.4 Section 38 (6) of the Planning and Compulsory Purchase Act 2004 requires applications for planning permission be determined in accordance with the development plan unless material considerations indicate otherwise. Section 70 (2) of the Town and Country Planning Act 1990 provides that the local planning authority shall have regard to the provisions of the development plan, so far as material to the application, and to any other material considerations. The current statutory development plan for West Oxfordshire is the West Oxfordshire Local Plan 2031 which was adopted on 27 September 2018 and must therefore be given full weight.
- 5.5 Long Hanborough is classified as a 'Rural Service Centre' within the settlement hierarchy contained within the Local Plan 2031. Policy OS2 states such rural service centres are suitable for a modest level of development to help reinforce their existing roles.
- 5.6 Policy H2 further supports such development "on undeveloped land within the built up area provided the proposal is in accordance with the other policies in the plan and in particular the general principles of Policy OS2".
- 5.7 These general principles include that all development should:
- Be of a proportionate and appropriate scale to its context
  - Form a logical complement to the existing scale and pattern of development and/or the character of the area
  - Not have a harmful impact on the amenity of existing occupants
  - Conserve and enhance the historic and built environment
  - Provide safe vehicular and pedestrian access
- 5.8 On this basis, the principle of a new residential dwelling in this area is considered to be acceptable provided the loss of any existing use would not conflict with other plan policies and the proposal complies with the general principles set out in Policy OS2 and any other relevant policies in this plan. The detail of the proposal as assessed against the general principles of Policy OS2, as outlined above, are considered in more detail in the relevant sections below:

#### Siting, Design and Form

- 5.9 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. Policies OS2 and OS4 of the Local Plan reflect this advice and encourage 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.

- 5.10 The proposal seeks to erect a new 2 storey dwelling which would consist of an 'L' shaped format and would be approximately 8.5m wide and would sit approximately 7.5m tall. The dwelling would have a similar ridge height to the neighbouring property at Hillside. The dwelling would be constructed using natural stone under a slate roof which is considered to be in keeping with the character and appearance of the surrounding houses.
- 5.11 The proposed development has taken into consideration the site, context, character and heritage of the conservation area and has undergone revisions from the previously withdrawn application to ensure that it is in keeping with the context as much as possible. The application proposal is therefore, considered to be of an acceptable size, scale and design that would appear in-keeping with the character and appearance of the area and as such is considered to be in line with Policy OS4 and HS2 of the Local Plan (2018)

#### Impact on Heritage Assets

- 5.12 As the site sits within the Millwood End 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. Further the paragraphs of section 16 'Conserving and enhancing the historic environment ' of the NPPF are relevant to consideration of the application.
- 5.13 A number of objection shave been made regarding the impact the proposed new dwelling would have on the character and appearance of the Conservation Area and the setting of the Grade II Listed building to the West of the site.
- 5.14 The application site sits adjacent to the garden associated with the Grade II Listed dwelling Swan House. Given the proximity of the development to the heritage asset, officers are required to take account of section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended which states that in considering whether to grant planning permission for any works the local planning authority shall have special regard to the desirability of preserving the setting of the listed building and any features of special architectural or historic interest which it possesses.
- 5.15 With regard to the impact on the setting of the listed building, the proposed new dwelling is located over 25m way from the listed building and given that the site sits lower than the listed building, it is not considered to obscure the historical architecture of the existing listed building. The proposed development would respect the special qualities and historic context of the Conservation Area and would maintain the appearance of the heritage asset given the nature of what is proposed and its location. The proposed development would conform to policies EH10 and EH11 of the Local Plan.

#### Impact on the setting of the AONB

- 5.16 The application site sits adjacent to the Cotswolds Area of Outstanding Natural Beauty, a nationally important designation, where great weight should be given to conserving and enhancing landscape and scenic beauty. This duty is reflected in policy EH1 of the local plan and the NPPF which require great weight to be given to conserving and enhancing landscape beauty in Areas of Outstanding Natural Beauty. This duty is also embodied in the Countryside and Rights of Way Act 2000. A number of objections have been made in regards to the impact the

proposed new dwelling would have in regards to compromising the views in and out of the AONB.

- 5.17 In this instance, given the siting, scale and form proposed, your officers are of the opinion that the proposed new dwelling would be read amongst the other dwellings along this drive way and therefore officers consider that the setting of the landscape and scenic beauty of the Cotswold AONB would be conserved.

#### Neighbouring Amenity

- 5.18 In terms of the impact on neighbouring amenity, this has been carefully assessed.
- 5.19 In terms of neighbouring property, Hillside is located to the north of the site with access which runs adjacent to the proposed new dwelling onto Swan Lane. They have raised concerns relating to loss of light, private amenity and outlook from Hillside, especially in relation to the windows in Hillside's southern elevation. Officers note these concerns and are of the opinion that given the proposed new dwelling would be sited approximately 4.6m away from the side of Hillside and that one of the windows closest to the development serves a bathroom at ground floor level which is not considered to be a habitable room, and that the bedroom is served by another window to the east which would also provide light into this room, that the proposed development would not result in such significant harm that would warrant refusing the application. There are also no windows proposed within the north elevation which faces towards Hillside and as such, officers are satisfied that there is no opportunity for any overlooking and or loss of privacy.
- 5.20 Concerns have also been raised in regards to overlooking towards the garden of Swan House. Officers have considered these concerns and are of the opinion that given there is only one window proposed within the west elevation, facing onto the garden of Swan House and Hillside, which would serve a bathroom and is proposed to be obscurely glazed, that this window would not result in any overlooking and/ or loss of privacy. A condition has been attached to the consent to ensure that this west facing bathroom window remains obscurely glazed in perpetuity.
- 5.21 In conclusion, it is not considered that the development will have a significant adverse impact of the amenity of neighbouring residential properties to warrant refusal.

#### Highways

- 5.22 A number of concerns have been raised in regards to the proposed parking arrangement and the impact on the local highway network. The proposal seeks to create two car parking spaces (both individually measuring at 2.5m by 5m). The number of spaces and the dimensions of these spaces have been created in line with the parking standards set by OCC Highways. Given that these standards have been adhered to and that OCC Highways have raised no objections to the proposed scheme in regards to highways safety and convenience, officers cannot justify a reason for refusal on the ground of highways. On this basis, the scheme is considered acceptable and complies with policy T4 of the West Oxfordshire Local Plan.

## Conclusion

- 5.23 The principle of residential development on previously undeveloped land in the built up area of Long Hanborough, identified as a rural service centre, is considered acceptable and in accordance with the locational strategy set out in the Local Plan. The proposed development is considered to be of an appropriate size, scale, siting and design that would not harm the character and appearance of the surrounding area or significantly adversely impact neighbouring amenity.
- 5.24 Therefore, having regard to the above it is considered the application proposal would accord with the design considerations of policies OS2, OS4, H2, EH1, EH10, EH11 and T4 of the local plan 2018. As such the recommendation is that planning permission be approved.

## **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.
4. Notwithstanding details contained in the application, detailed specifications and drawings of all external windows and doors to include elevations of each complete assembly at a minimum 1:20 scale and sections of each component at a minimum 1:5 scale and including details of all materials, finishes and colours shall be submitted to and approved in writing by the Local Planning Authority before that architectural feature is commissioned/erected on site. The development shall be carried out in accordance with the approved details.  
REASON: To ensure the architectural detailing of the buildings reflects the established character of the area.
5. The window and door frames shall be recessed a minimum distance of 75mm from the face of the building unless otherwise agreed in writing by the Local Planning Authority.  
REASON: To ensure the architectural detailing of the building reflects the established character of the locality.
6. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking and re-enacting that Order with or without modification), no development permitted under Schedule 2, Part 1, Classes A, B, C, D, E, G and H shall be carried out other than that expressly authorised by this permission.  
REASON: Control is needed to
7. Before first occupation of the building hereby permitted the bathroom window(s) within the West elevation shall be fitted with obscure glazing and shall be retained in that condition thereafter.

REASON: To safeguard privacy in the adjacent property.

8. The car parking areas (including where appropriate the marking out of parking spaces) shown on the approved plans shall be constructed before occupation of the development and thereafter retained and used for no other purpose.

REASON: To ensure that adequate car parking facilities are provided in the interests of road safety.

9. Prior to the commencement of development, a full surface water drainage plan shall be submitted to and approved in writing by the Local Planning Authority. The plan shall include details of the size, position and construction of the drainage scheme and results of soakage tests carried out at the site to demonstrate the infiltration rate. Three tests should be carried out for each soakage pit as per BRE 365, with the lowest infiltration rate (expressed in m/s) used for design. The development shall be carried out in accordance with the approved details prior to the first occupation of the development hereby approved. Development shall not take place until an exceedance flow routing plan for flows above the 1 in 100 year + 40% CC event has been submitted to and approved in writing by the Local Planning Authority.

REASON: To ensure the proper provision for surface water drainage and/ or to ensure flooding is not exacerbated in the locality (The West Oxfordshire Strategic Flood Risk Assessment, National Planning Policy Framework and Planning Practice Guidance). If the surface water design is not agreed before works commence, it could result in abortive works being carried out on site or alterations to the approved site layout being required to ensure flooding does not occur.

10. No development shall take place until a desk study and if required a site investigation of the nature and extent of contamination has been carried out in accordance with a methodology which has previously been submitted to and approved in writing by the local planning authority. The results of the site investigation shall be made available to the local planning authority before any development begins.

If any significant contamination is found during the site investigation, a report specifying the measures to be taken to remediate the site to render it suitable for the development hereby permitted shall be submitted to and approved in writing by the local planning authority before any development begins

REASON: To ensure any contamination of the site is identified and appropriately remediated.  
Relevant Policies: West Oxfordshire Local Planning Policy EH8 and Section 15 of the NPPF.

11. The Remediation Scheme, as agreed in writing by the Local Planning Authority, shall be fully implemented in accordance with the approved timetable of works and before the development hereby permitted is first occupied. Any variation to the scheme shall be agreed in writing with the Local Planning Authority in advance of works being undertaken. On completion of the works the developer shall submit to the Local Planning Authority written confirmation that all works were completed in accordance with the agreed details.

If, during the course of development, any contamination is found which has not been identified in the site investigation, additional measures for the remediation of this contamination shall be submitted to and approved in writing by the local planning authority. The remediation of the site shall incorporate the approved additional measures.

REASON: To ensure any contamination of the site is identified and appropriately remediated.  
Relevant Policies: West Oxfordshire Local Planning Policy EH8 and Section 15 of the NPPF

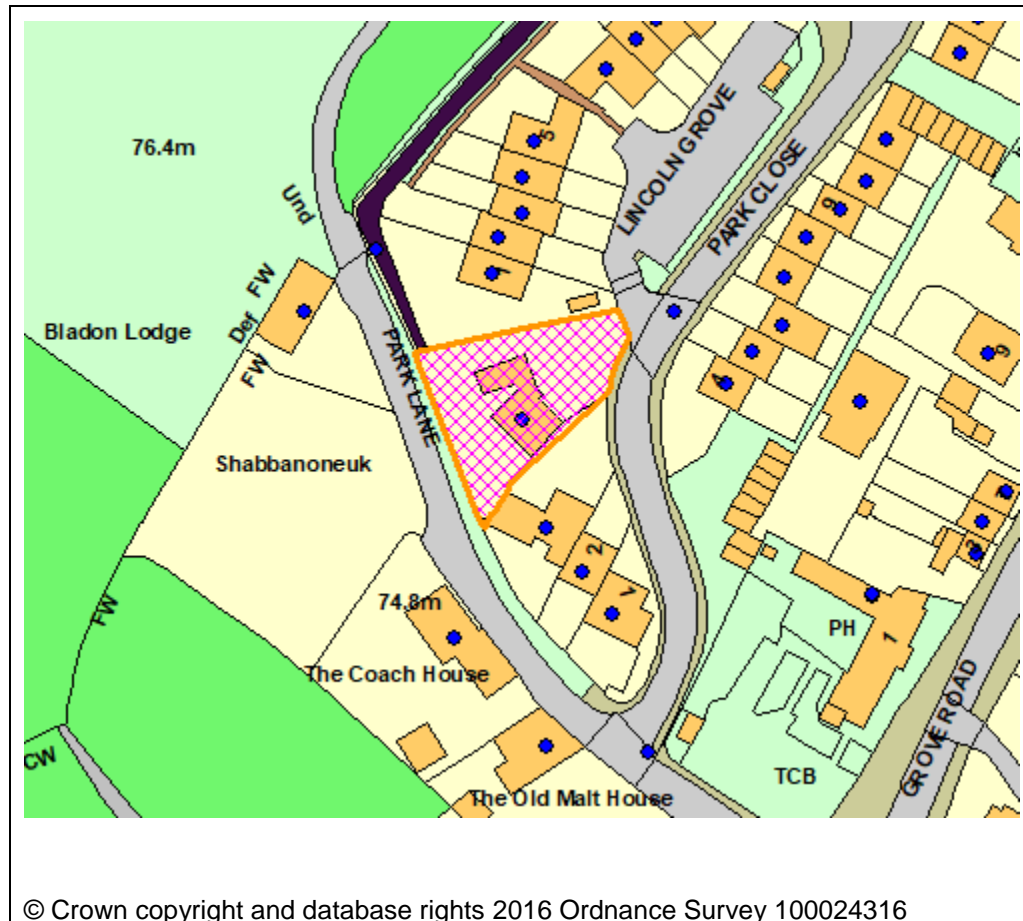
12. Before the erection of any external walls, details of the provision of integrated bat roosting features (e.g. bat boxes/tubes/bricks on south or southeast-facing elevations) and integrated nesting opportunities for birds (e.g. house sparrow terrace, starling box, swift brick or house martin nest cup on the north or east-facing elevations) within the walls of the new buildings, and hedgehog gaps/holes under/through walls and/or fences, shall be submitted to the local planning authority for approval. The details shall include a drawing/s showing the types of features, their locations within the site and their positions on the elevations of the buildings, and a timetable for their provision. The approved details shall be implemented before the dwelling/s hereby approved is/are first occupied and thereafter permanently retained.  
REASON: To provide new features for roosting bats and nesting birds, and ensure permeability for hedgehogs, as biodiversity enhancements in accordance with paragraphs 170, 174 and 175 of the National Planning Policy Framework, Policy EH3 of the West Oxfordshire District Local Plan 2031 and Section 40 of the Natural Environment and Rural Communities Act 2006.

NOTES TO APPLICANT:-

- I. The Surface Water Drainage scheme should, where possible, incorporate Sustainable Drainage Techniques in order to ensure compliance with;
- Flood and Water Management Act 2010 (Part 1 - Clause 27 (1))
  - Code for sustainable homes - A step-change in sustainable home building practice
  - Version 2.1 of Oxfordshire County Council's SuDS Design Guide (August 2013)
  - The local flood risk management strategy published by Oxfordshire County Council 2015 - 2020 as per the Flood and Water Management Act 2010 (Part 1 - Clause 9 (1))
  - CIRIA C753 SuDS Manual 2015
  - The National Flood and Coastal Erosion Risk Management Strategy for England, produced by the Environment Agency in July 2020, pursuant to paragraph 9 of Section 7 of the Flood and Water Management Act 2010.

Application Number	20/01808/FUL
Site Address	Shabbanoneuk Park Close Bladon Woodstock Oxfordshire OX20 1RN
Date	23rd September 2020
Officer	Stephanie Eldridge
Officer Recommendations	Approve
Parish	Bladon Parish Council
Grid Reference	444786 E 215016 N
Committee Date	5th October 2020

### Location Map



### Application Details:

Demolition of existing dwellinghouse and the erection of three new dwellings (1 detached and 2 semi-detached) with associated works including landscaping and formation of parking

### Applicant Details:

J Webb, Aelfric Court, 2 Oxford Road, Eynsham. OX29 4HG



## **I CONSULTATIONS**

- |     |                           |  |
|-----|---------------------------|--|
| 1.1 | OCC Highways              | No objection subject to conditions.  |
| 1.2 | WODC Drainage Engineers   | Further information requested.   |
| 1.3 | Thames Water              | No Comment Received.   |
| 1.4 | WODC Env Health - Uplands | No Comment Received.   |
| 1.5 | Biodiversity Officer      | Further information requested.   |
| 1.6 | Conservation Officer      | No Comment Received.   |
| 1.7 | Parish Council            | The nearby residents were very prompt in expressing their concern about this application to the parish council.<br>The parish council concur with much of their concern.<br>Namely the over development of the site.<br>The loss of privacy for neighbours in Park Close.<br>The variance of the levels between the this and adjacent plots and the resultant shadowing of these properties. |

## **2 REPRESENTATIONS**

- 2.1 Twelve letters of representation have been received objecting to the proposals on the following grounds:
- I suggest that an acceptable density would be two dwellings.
  - Council have noted at the pre-app stage that the proposed garden spaces are "cramped and contrived", it appears that the scheme has not been amended accordingly since.
  - The reduction to two dwellings would also provide the opportunity to increase the garden amenity space for the future occupants whilst also creating a more appropriate layout.
  - It is requested that a section showing the height of proposals relative to the neighbouring Toad Cottage is submitted in order to ascertain whether the proposals meet the BRE's "25 Degree Test".
  - Houses will have very little outdoor space, limited space for bins, bicycles, children's play areas.
  - The design is banal and would substantially detract from the Conservation Area.
  - The scheme at present fails to meet Local Plan Policy OS4 and that a design that better incorporates local distinctiveness and high-quality design features.
  - Three rather than two houses on such a prominent piece of land would be an eyesore rather than an enhancement to the neighbourhood.
  - Replacing one medium-sized house with three smaller houses seems excessive and will make for constricted accommodation.
  - View has already changed from the cutting down of trees and hedges. The proposed 3 houses will hide a lot of the stone walls and green space, with 3 driveways we will also lose even more greenery.

- Levels between site and Lincoln Grove (neighbouring site) differ greatly. There is a 1.5m reduction in ground level at that boundary.
- Adding three elevated buildings on Shabbanoneuk would further reduce the sunlight coming in to Lincoln Grove from the south west.
- The proposed 1.8-2 metre high wooden boarded fence to be put in place immediately behind my boundary wall would only provide low-level screening of a two storey building, given the differentiation in site and land levels.
- Current proposals therefore fail to meet policy OS2 of the Local Plan by having a harmful impact on the amenity of the existing occupants.
- Lincoln Grove gardens will be overlooked.
- Taking advice regarding right to light.
- The development site, like Lincoln Grove, was previously the site of quarry works.
- No drainage plans have been submitted.
- The pavements are seriously damaged as a result of people driving over them.
- Six additional cars would only exacerbate the situation and add to air and noise pollution in the area.
- Will reduce access for delivery drivers and emergency vehicles.
- No public notices of this proposed development

### **3 APPLICANT'S CASE**

3.1 The planning statement is concluded as follows:

- The proposed development is located within the village of Bladon and represents sustainable development, compliant with housing location policies H2 and OS2.
- The scheme will meet identified housing need and will boost the delivery of windfall sites in the sub-area; which is supported by both local and national policy.
- A need exists for family dwellings, evidenced both by the Council's SHMA. The application addresses Policy H4 by delivering part of the mix for the District, and should not be assessed in isolation.
- Development of the site will not result in the loss of important open space or land of amenity value. Views through the site are very limited.
- The proposal represents a well-planned development that accords with the linear form of buildings in the locality.
- An existing access will be utilised with existing visibility acceptable in both directions. Maximum parking standards can be achieved on site.
- There are no identified heritage impacts - any that are alleged to exist would be outweighed by the public benefits of the proposal.

### **4 PLANNING POLICIES**

OS2NEW Locating development in the right places

OS3NEW Prudent use of natural resources

OS4NEW High quality design

H2NEW Delivery of new homes

T4NEW Parking provision

EH3 Biodiversity and Geodiversity

EH10 Conservation Areas

EH14 Registered historic parks and gardens

H6NEW Existing housing

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

## **5 PLANNING ASSESSMENT**

5.1 This application seeks consent for the demolition of the existing dwellinghouse and the erection of three new dwellings (1 detached and 2 semi-detached) with associated works including landscaping and formation of parking at Park Close in Bladon. The site falls within the Bladon Conservation Area and Oxford Green Belt.

5.2 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
- Siting, design and form
- Impact on the Conservation Area
- Impact on the Green Belt
- Residential Amenities
- Highways
- Other matters

### Principle

5.3 Bladon is categorised as a village in the settlement hierarchy within the West Oxfordshire Local Plan 2031. Policy H2 states that new dwellings will be permitted on previously developed land within or adjoining the built up area provided the loss of any existing use would not conflict with other plan policies and the proposal complies with the general principles set out in Policy OS2 and any other relevant policies in this plan. Therefore, subject to the below assessment, the re-development of the site for additional dwellings is acceptable in principle.

### Siting, Design and Form

5.4 Policy OS2 of the West Oxfordshire Local Plan states that 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 and form a logical complement to the existing scale and pattern of development and/or the character of the area. The street scene in Park Close is largely uniform in character comprising of relatively standardised housing of simple form and design which are generally terraced or semi-detached with open areas to the front. There is a modern housing development to the North of the site, Lincoln Grove, which comprises a range of terraced dwellings in neo-vernacular materials.

5.5 In this case, your officers are of the opinion that by virtue of the siting, scale and design, the proposed development would form a logical complement to the existing linear pattern and character of development in the area. Your officers consider that the design and form, whilst slightly contrived, would be similar to and in-keeping with the character and appearance of the existing dwellings in Park Close. Further, your officers note that the dwellings would be relatively packed on to the site. However, given that the existing dwellings along Park Close are generally sited very close together with little space in-between, and by virtue of the siting and scale of the proposed development, your officers consider that, on balance, this is acceptable

and would not represent an overdevelopment of the site. The parking area would sit at the front of the site, similar to parking arrangement serving Lincoln Grove to the North, and is considered to preserve the character of the street scene.

- 5.6 As such, the application is considered, on balance, to be acceptable in visual amenity terms.

#### Impact on the Conservation Area

- 5.7 Since the application site is within a Conservation Area, your 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. In this case, in light of the above assessment, by virtue of the siting, scale, design and form, the proposed development is considered to preserve the character and appearance of the Conservation Area.

#### Impact on the Green Belt

- 5.8 As Bladon sits within the Green Belt, in accordance with policy OS2 which states that all development should comply with national policies for the Green Belt, your officers have considered the proposal against section 13: Protecting Green Belt Land of the National Planning Policy Framework which sets out that complete redevelopment of previously developed land should not have a greater impact on the openness of the Green Belt than the existing development. In this case, given the location and built up residential context of the site, the redevelopment of the site for additional housing is not considered to adversely impact the openness of the Green Belt.

#### Residential Amenities

- 5.9 By virtue of the siting and design of the proposed dwellings, the development is not considered to result in any adverse overlooking either between the proposed new dwellings, or of neighbouring properties. Further, given the siting and scale of the new dwellings, the proposed development is not considered to be overbearing. Additionally, whilst officers note that there is a slight difference in land levels between the site, and the adjacent dwelling, Toad Cottage, which sits lower, given that the proposed new dwellings will sit in a similar location to the existing two storey house, your officers are not of the opinion that the development would result in an adverse loss of light to the detriment of the neighbours in Lincoln Grove.
- 5.10 The proposed new dwellings are considered to be served by sufficient outdoor amenity space and living standards.
- 5.11 As such, the development is considered to be acceptable in these terms.

#### Highways

- 5.12 The Local Highway Authority has raised no objections to the application in terms of highways safety and convenience subject to conditions.

### Other matters

- 5.13 Amended ecology and drainage information has been submitted in support of the application. The consultation responses in respect of these matters remain outstanding. Your officers will update Members regarding the amended information in the additional representations report circulated to Members before the committee meeting.

### Conclusion

- 5.14 In light of the above, subject to the outstanding ecology and drainage matters being resolved, and the recommended conditions, the application is considered to be acceptable, on balance, and compliant with policies OS2, OS3, OS4, H2, H6, EH3, EH9, EH10 and T4 of the adopted West Oxfordshire Local Plan 2031, the West Oxfordshire Design Guide 2016, the National Design Guide 2019, and the relevant provisions 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.
4. No dwelling hereby approved shall be occupied until the means to ensure a maximum water consumption of 110 litres use per person per day, in accordance with policy OS3, has been complied with for that dwelling and retained in perpetuity thereafter.  
REASON: To improve the sustainability of the dwellings in accordance with policy OS3 of the West Oxfordshire Local Plan 2031.
5. No dwelling shall be occupied until a plan indicating the positions, design, materials, type and timing of provision of boundary treatment to be erected has been agreed in writing by the Local Planning Authority. The boundary treatment shall include provision for hedgehog highways, and shall be completed in accordance with the approved details and retained thereafter.  
REASON: To safeguard the character and appearance of the area, and improve opportunities for biodiversity.
6. A scheme of hard and soft landscaping of the site shall be submitted to and approved in writing by the Local Planning Authority before any above ground development commences. The scheme shall be implemented as approved within 12 months of the commencement of the approved development or as otherwise agreed in writing by the Local Planning Authority and thereafter be maintained in accordance with the approved scheme. In the event of any of the trees or shrubs so planted dying or being seriously damaged or destroyed within 5 years of the completion of the development, a new tree or shrub of equivalent number and species, shall be planted as a replacement and thereafter properly maintained.

REASON: To safeguard the character and landscape of the area.

7. The car parking areas (including where appropriate the marking out of parking spaces) shown on the approved plans shall be constructed before occupation of the development and thereafter retained and used for no other purpose.  
REASON: To ensure that adequate car parking facilities are provided in the interests of road safety.
8. The means of access between the land and the highway shall be constructed, laid out, surfaced, lit and drained in accordance with details that have first been submitted to and approved in writing by the Local Planning Authority and all ancillary works therein specified shall be undertaken in accordance with the said specification before first occupation of the dwellings hereby approved.  
REASON: To ensure a safe and adequate access.
9. No dwelling shall be occupied until the parking area and driveways have been surfaced and arrangements made for all surface water to be disposed of within the site curtilage in accordance with details that have been first submitted to and approved in writing by the Local Planning Authority.  
REASON: To ensure loose materials and surface water do not encroach onto the adjacent highway to the detriment of road safety.
10. On commencement of the development the proposed access shown on the approved plans shall be formed. The existing access shall cease to be used and the highway kerbline/footway reinstated along the front boundary prior to the occupation of any of the approved dwellings.  
REASON: To ensure a safe and adequate access.

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 2nd September 2020**

	Application Number.	Ward.	Decision.
1.	<b>19/02759/ADV</b> Affecting a Conservation Area	Chipping Norton	APP
	Affix non-illuminated fascia sign to front elevation. (Retrospective). <b>1A Market Place Chipping Norton Oxfordshire</b> Mr Mohammed Bob's Ibrar		
2.	<b>20/00425/CND</b> Affecting a Conservation Area	Charlbury and Finstock	REF
	Discharge of condition 4 (drainage) (19/02174/HHD). <b>The Old Dairy House Thames Street Charlbury</b> Mr G Waller		

3. **20/01196/HHD** Charlbury and Finstock APP  
Affecting a Conservation Area
- Erection of single storey rear extension to replace existing conservatory  
**Grace Cottage Market Street Charlbury**  
Mrs Elizabeth Canning
4. **20/01197/LBC** Charlbury and Finstock APP  
Affecting a Conservation Area
- 0.Internal and external alterations to include erection of single storey rear extension, replacement of windows and main entrance door and changes to internal layout.  
**Grace Cottage Market Street Charlbury**  
Mrs Elizabeth Canning
5. **20/01038/FUL** Burford APP  
Affecting a Conservation Area
- Demolition of existing garage buildings and construction of two storey office building (amended plans and description)  
**Vicks Garage Guildenford Burford**  
Mr S G And D K Wain
6. **20/01106/HHD** Woodstock and Bladon APP  
Conversion of two existing detached outbuildings to form guest bedrooms and gathering space (amended plans)  
**North Lodge Blenheim Park Woodstock**  
J Hall
7. **20/01173/HHD** Burford APP  
Erection of two storey rear extension and single storey side extension and new porch.  
**Mullions Meadow Lane Fulbrook**  
Mr Henry Powell-Jones
8. **20/01257/FUL** Stonesfield and Tackley APP  
Affecting a Conservation Area
- Various excavation and landscaping works to include landforming the garden together with the construction of garaging and provision of car parking.  
**Hollybank Wootton Woodstock**  
Mrs Liz Nicholson
9. **20/01449/HHD** Burford APP  
Affecting a Conservation Area
- Erection of single storey side extension  
**8 Sylvester Close Burford Oxfordshire**  
Mr Peter Eyles



10. **20/01337/HHD** Woodstock and Bladon APP  
 Alterations and erection of single storey front extension, single storey side extension and raising of the roof and first floor box dormer to rear. (amended)  
**21 Green Lane Woodstock Oxfordshire**  
 Ms Sally Brown
11. **20/01344/LBC** Stonesfield and Tackley APP  
 Affecting a Conservation Area  
 Internal and external alterations to replace existing kitchen window and back door and installation of roof window in existing kitchen roof.  
**11 Nethercote Road Tackley Kidlington**  
 Mr Robin Gregory
12. **20/01382/FUL** Stonesfield and Tackley APP  
 Affecting a Conservation Area  
 Refurbishment of four B1 commercial properties.  
**Manor Farm Ball Lane Tackley**  
 Tackley Farming Partners
13. **20/01383/LBC** Stonesfield and Tackley APP  
 Affecting a Conservation Area  
 Internal and external alterations to refurbish four B1 commercial properties, including changes to fenestration, internal layout and external materials.  
**Manor Farm Ball Lane Tackley**  
 Tackley Farming Partners
14. **20/01726/FUL** The Bartons APP  
 Affecting a Conservation Area  
 Formation of turning head on small area of paddock to facilitate car movements on existing gravel drive.  
**Chapel Cottage Ledwell Chipping Norton**  
 Mr James Rowe
15. **20/01396/HHD** Stonesfield and Tackley APP  
 Affecting a Conservation Area  
 Erection of a tennis court pavilion  
**Hollybank Wootton Woodstock**  
 Mr David Fairweather
16. **20/01438/HHD** Ascott and Shipton APP  
 Affecting a Conservation Area  
 Removal of existing gas vent and formation of new gas vent to rear elevation.  
**Classrooms Church Path Station Road**  
 Mr Mark Benfield

- |     |   |                              |     |
|-----|---|------------------------------|-----|
| 17. | <b>20/01439/LBC</b><br>Affecting a Conservation Area  | Ascott and Shipton           | APP |
|     | Removal of existing gas vent and formation of new gas vent to rear elevation.<br><b>Classrooms Church Path Station Road</b><br>Mr Mark Benfield   |                              |     |
| 18. | <b>20/01454/CLE</b>   | Kingham, Rollright & Enstone | REF |
|     | Certificate of Lawfulness (Existing use of the annexe as a separate dwelling)<br><b>Annexe At Bondeni Station Road</b><br>Mr And Mrs Paul Clarke  |                              |     |
| 19. | <b>20/01569/HHD</b>   | Freeland and Hanborough      | APP |
|     | Conversion of double garage to create additional living and storage space.<br><b>34 Hurdeswell Long Hanborough Witney</b><br>Mr Stephen Page  |                              |     |
| 20. | <b>20/01769/HHD</b>   | Kingham, Rollright & Enstone | WDN |
|     | Extensions and alterations to create chalet bungalow with integral garage<br><b>Trevellis Station Road Kingham</b><br>Mr D Shadbolt   |                              |     |
| 21. | <b>20/01498/HHD</b>   | Kingham, Rollright & Enstone | WDN |
|     | Erection of detached garage and storage building<br><b>The Hayes Churchill Road Kingham</b><br>Mr L Foster  |                              |     |
| 22. | <b>20/01502/FUL</b>   | Kingham, Rollright & Enstone | APP |
|     | Formation of new vehicular field access onto Cleveley Rd.<br><b>Manor Farm Chapel Lane Enstone</b><br>Mr Melrose  |                              |     |
| 23. | <b>20/01524/HHD</b><br>Affecting a Conservation Area  | Kingham, Rollright & Enstone | APP |
|     | Alterations and erection of single storey rear extension.<br><b>Cornerways Church Street Kingham</b><br>Mr J Ingestre   |                              |     |
| 24. | <b>20/01665/FUL</b>   | Woodstock and Bladon         | APP |
|     | Change of use of open space to extend domestic curtilage and erection of two storey side extension, conversion of garage to habitable space and enlargement of vehicular access together with associated works.<br><b>I Mavor Close Woodstock Oxfordshire</b><br>Mr Alex Carter |                              |     |

25. **20/01888/HHD** Kingham, Rollright & Enstone APP  
Affecting a Conservation Area  
  
Erection of single storey extension  
**13 - 14 Old Road Great Tew Chipping Norton**  
Mr Richard Last
26. **20/01889/LBC** Kingham, Rollright & Enstone APP  
Affecting a Conservation Area  
  
Alterations to include the erection of single storey extension  
**13 - 14 Old Road Great Tew Chipping Norton**  
Mr Richard Last
27. **20/01798/HHD** Chadlington and Churchill APP  
Affecting a Conservation Area  
  
Construction of detached double garage.  
**Brook House Chipping Norton Road Churchill**  
Mr And Mrs G Hughes
28. **20/01616/HHD** Burford APP  
Affecting a Conservation Area  
  
Alterations and erection of single storey rear extension  
**Laurel Cottage Barns Lane Burford**  
Mr Martin Cash
29. **20/01621/HHD** Milton Under Wychwood APP  
  
Erection of single storey rear extension.  
**7 Church Meadow Milton Under Wychwood Chipping Norton**  
Mr Jesse J Sims
30. **20/01839/HHD** Freeland and Hanborough APP  
  
Erection of two storey rear extension  
**57 Broadmarsh Lane Freeland Witney**  
Mr Simon Hole
31. **20/01865/HHD** Ascott and Shipton APP  
Affecting a Conservation Area  
  
Provision of new vehicular access in existing wall  
**Salus House Milton Road Shipton Under Wychwood**  
Mr Craig Satchwell
32. **20/01866/LBC** Ascott and Shipton APP  
Affecting a Conservation Area  
  
Provision of new vehicular access in existing wall  
**Salus House Milton Road Shipton Under Wychwood**  
Mr Craig Satchwell

33. **20/01649/S73** Milton Under Wychwood APP  
Variation of condition 2 of 19/01343/LBC to allow the use of cardinal roof slates  
**Old Foxcote Farmhouse Foscot Chipping Norton**  
Mr Wilson
34. **20/01650/S73** Milton Under Wychwood APP  
Variation of condition 2 of 19/03114/LBC to allow the use of cardinal roof slates  
**Old Foxcote Farmhouse Foscot Chipping Norton**  
Mr Wilson
35. **20/01651/S73** Milton Under Wychwood APP  
Variation of condition 2 of 19/02988/LBC to allow the use of cardinal roof slates  
**Old Foxcote Farmhouse Foscot Chipping Norton**  
Mr Wilson
36. **20/01654/FUL** Kingham, Rollright & Enstone APP  
Erection of plant room and installation of LPG Tanks  
**Beaconsfield Farm Great Tew Chipping Norton**  
Mr N Clarry
37. **20/01656/S73** Milton Under Wychwood APP  
Variation of condition 2 of planning permission 19/02987/HHD to allow the use of cardinal roof slates  
**Old Foxcote Farmhouse Foscot Chipping Norton**  
Mr Wilson
38. **20/01657/S73** Milton Under Wychwood APP  
Variation of condition 2 of 19/03113/FUL to allow use of cardinal roof slates  
**Old Foxcote Farmhouse Foscot Chipping Norton**  
Mr Wilson
39. **20/01658/S73** Milton Under Wychwood APP  
Variation of condition 2 of 19/01342/FUL to allow the use of cardinal roof slates  
**Old Foxcote Farmhouse Foscot Chipping Norton**  
Mr Wilson
40. **20/01683/FUL** Stonesfield and Tackley APP  
Erect 3 metre high ball proof chain link fence along boundaries marked red on accompanying site plan  
**North Farm Woodstock Road Stonesfield**  
Stonesfield Parish Council
41. **20/01689/HHD** Freeland and Hanborough APP  
Erection of two storey rear extension and first floor rear extension above existing dining and utility rooms.  
**121 Main Road Long Hanborough Witney**  
Miss MacBurnie

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|-----|---|------------------------------|-----|
| 42. | <b>20/01804/HHD</b>   | Freeland and Hanborough      | APP |
|     | Construction of front entrance porch.<br><b>189 Wroslyn Road Freeland Witney</b><br>Mr Jason Rowland  |                              |     |
| 43. | <b>20/01924/FUL</b>   | Stonesfield and Tackley      | APP |
|     | Affecting a Conservation Area<br><br>Extension to workshop (revisions to permission 20/00098/FUL)<br><b>Stonesfield Garage The Ridings Stonesfield</b><br>C/O Agent   |                              |     |
| 44. | <b>20/01703/HHD</b>   | The Bartons                  | APP |
|     | Affecting a Conservation Area<br><br>Garden studio<br><b>33 South Street Middle Barton Chipping Norton</b><br>Mr And Mrs Bramley  |                              |     |
| 45. | <b>20/01711/ADV</b>   | Burford                      | APP |
|     | 1 Freestanding Stacked V Board and 2 Flags<br><b>Land West Of Shilton Road Burford</b><br>C/O Agent   |                              |     |
| 46. | <b>20/01723/FUL</b>   | Kingham, Rollright & Enstone | APP |
|     | Alterations to existing building, including removal of modern internal walls; provision of counter; opening in internal walls and new internal wall; new external flues; and awning to north elevation, to facilitate the creation of bakery. (Retrospective)<br><b>Soho Farmhouse Great Tew Chipping Norton</b><br>Soho House UK Limited |                              |     |
| 47. | <b>20/01724/LBC</b>   | Kingham, Rollright & Enstone | APP |
|     | Alterations to existing building, including removal of modern internal walls; provision of counter; opening in internal walls and new internal wall; new external flues; and awning to north elevation, to facilitate the creation of bakery. (Retrospective)<br><b>Soho Farmhouse Great Tew Chipping Norton</b><br>Soho House UK Limited |                              |     |
| 48. | <b>20/01750/FUL</b>   | Kingham, Rollright & Enstone | APP |
|     | Construction of freestanding outdoor bar (retrospective)<br><b>Soho Farmhouse Great Tew Chipping Norton</b><br>Soho House Group UK Limited  |                              |     |
| 49. | <b>20/01754/HHD</b>   | Ascott and Shipton           | APP |
|     | Affecting a Conservation Area<br><br>Construction of replacement single storey rear extension to create new, larger kitchen.<br><b>Old Post Office Church Street Shipton Under Wychwood</b><br>Mr George MacColl  |                              |     |

50. **20/01758/FUL** Kingham, Rollright & Enstone APP  
Engineering operations to create utility docks for food and drink stations/vans on Boathouse Lawn. (Retrospective).  
**Soho Farmhouse Great Tew Chipping Norton**  
Soho House Group UK Limited
51. **20/01762/FUL** Kingham, Rollright & Enstone APP  
Installation of additional electric car charging points in main guest and member car park.  
**Soho Farmhouse Great Tew Chipping Norton**  
Soho House Group UK Limited
52. **20/01763/HHD** The Bartons APP  
Single storey rear extension and reinstatement of a window to rear elevation (amended plans)  
**Tollkeepers Cottage Bartongate Middle Barton**  
Mrs J Lockett
53. **20/01764/LBC** The Bartons APP  
Alterations to include erection of single storey rear extension, reinstatement of a window to rear elevation and changes to ground floor layout to create study and WC/shower room (amended plans)  
**Tollkeepers Cottage Bartongate Middle Barton**  
Mrs J Lockett
54. **20/01777/S73** Chadlington and Churchill APP  
Non compliance of conditions 2 and 3 of permission 19/03006/HHD to allow a flat roof construction with roof lights to the rear single-storey extension and cotswold stone walling to the rear elevation instead of a glazing.  
**Rill Cottage 3 Daisy Bank Green End**  
Mr and Mrs Keyte
55. **20/01801/HHD** Ascott and Shipton APP  
Affecting a Conservation Area  
Erection of water-hut/shed.  
**Littlestock Meadow Lane Shipton Under Wychwood**  
Mr Ian Sanders
56. **20/01807/HHD** Woodstock and Bladon APP  
Two storey rear extension  
**12 Crecy Walk Woodstock Oxfordshire**  
Mr C Baldwin
57. **20/01811/HHD** Burford APP  
Affecting a Conservation Area  
Erection of oak framed outbuilding for the pool plant, toilet/changing facility and storage.  
**Manor Farm Barn Taynton Burford**  
Mr And Mrs Theresa Young

58. **20/01824/S73** Hailey, Minster Lovell & Leafield APP  
Affecting a Conservation Area  
Variation of condition 2 of planning permission 18/02660/FUL to allow changes to doors, fenestration and layout with the addition of a rear conservatory.  
**Forest Edge 93 Lower End Leafield**  
Empire Homes
59. **20/01826/HHD** Kingham, Rollright & Enstone APP  
Affecting a Conservation Area  
Erection of a timber framed greenhouse.  
**Manor House Chipping Norton Road Little Tew**  
Mr And Mrs David And Alison Reston
60. **20/01827/LBC** Kingham, Rollright & Enstone APP  
Affecting a Conservation Area  
Erection of a timber framed greenhouse.  
**Manor House Chipping Norton Road Little Tew**  
Mr And Mrs David And Alison Reston
61. **20/01850/HHD** Milton Under Wychwood REF  
Erection of first and second floor front extension above existing lounge  
**I Poplar Farm Close Milton Under Wychwood Chipping Norton**  
Mr And Mrs D Hopkins
62. **20/01860/HHD** Chipping Norton APP  
Affecting a Conservation Area  
Replace single storey rear buildings with single storey rear extension  
**15 The Leys Chipping Norton Oxfordshire**  
Mr And Mrs M Cooper
63. **20/01867/HHD** Ascott and Shipton APP  
Erection of single storey rear extension  
**7 The Green Ascott Under Wychwood Chipping Norton**  
Mr And Mrs H Kappen
64. **20/01879/FUL** Chadlington and Churchill APP  
Conversion of redundant farm buildings to provide three dwellings and one holiday let and associated garaging & storage. Erection of a new outbuildings, demolition of redundant farm buildings and associated works  
**Rynehill House Kingham Chipping Norton**  
Mrs C Cash

65. **20/02046/HHD** Stonesfield and Tackley APP  
Affecting a Conservation Area
- Conversion of garage to living accommodation, erection of single storey side and rear extension. Addition of front porch and detached garage/store.  
**Shirallee Woodlands Rise Stonesfield**  
Mr Peter Harper
66. **20/01908/CND** Charlbury and Finstock APP  
Affecting a Conservation Area
- Discharge of conditions 4 and 5 of planning permission 20/00654/HHD  
**The Olde Fish Shop Market Street Charlbury**  
Mr & Mrs Tim Yates
67. **20/01927/CND** Charlbury and Finstock APP  
Affecting a Conservation Area
- Discharge of conditions 4 and 7 of planning permission 20/00655/LBC  
**The Olde Fish Shop Market Street Charlbury**  
Mr & Mrs Tim Yates
68. **20/01917/NMA** Chipping Norton APP  
Affecting a Conservation Area
- Non-material amendment to 18/03554/FUL to allow alterations to the internal layout on the first and second floor to units 2 and 3  
**8 West Street Chipping Norton Oxfordshire**  
Mr's Dare & Burgess
69. **20/02020/PN56** Brize Norton and Shilton P2NRQ
- Change of use of existing single storey office building to 1 bed dwelling.  
**Sturt Farm Oxford Road Burford**  
Sturt Farm Burford Ltd
70. **20/01930/S73** Kingham, Rollright & Enstone APP
- Variation of condition 1 of planning permission 19/02976/FUL for alterations to The Woodshed  
**Soho Farmhouse Great Tew Chipping Norton**  
Soho House Group UK Limited
71. **20/01978/PNT** Woodstock and Bladon P2NRQ
- Installation of fixed-line broadband electronic communications apparatus (Height 1600mm x Length 1200mm x Depth 450mm).  
**Land South Of 2 Green Lane Woodstock**  
Harlequin Group Ltd



72. **20/02207/HHD** Ascott and Shipton APP  
Affecting a Conservation Area  
  
Conversion of garage roof space to ancillary accommodation including 3 no. dormer windows and external staircase  
**Doctors House Church Path Station Road**  
Dr Gordon Scott
73. **20/02210/HHD** Ascott and Shipton APP  
Affecting a Conservation Area  
  
Two storey rear extension  
**Doctors House Church Path Station Road**  
Dr G Scott
74. **20/02191/PNT** Burford P2NRQ  
Affecting a Conservation Area  
  
Installation of fixed-line broadband electronic communications apparatus (Height 1600mm x Length 1200mm x Depth 450mm).  
**Land South West Of 18 Oxford Road Burford**  
Harlequin Group Ltd
75. **20/02305/CND** Chadlington and Churchill APP  
Affecting a Conservation Area  
  
Discharge of condition 4 (large scale details) of permission 20/01207/LBC  
**Fountain House 1 Kingham Road Churchill**  
Messrs John Fordham and David Brown

#### APPEAL DECISION

#### APPLICATION NO: 20/00369/FUL

The development proposed is removal of existing upvc conservatory and erection of new glazed link to new garage. Extension to existing garage to form new ancillary residential outbuilding – The Old Malt House, Street Through Foscot, Foscot, **CHIPPING NORTON**.

#### **APPEAL ALLOWED**

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