

Report of Additional Representations

Application Number	20/01592/OUT
Site Address	Land North East Of 51 High Street Ascott Under Wychwood Oxfordshire
Date	30th October 2020
Officer	Stephanie Eldridge
Officer Recommendations	Approve
Parish	Ascott Under Wychwood Parish Council
Grid Reference	430680 E 218918 N
Committee Date	2nd November 2020

Application Details:

Residential development of two dwellings and revised agricultural access (Outline application with some matters reserved)

Additional Representations:

The Council's ERS Contamination Officer has confirmed the following:

The information submitted to date is considered sufficient to characterise the site, please consider adding the following condition to any grant of permission as a precaution.

1. In the event that contamination is found at any time when carrying out the approved development, it must be reported in writing immediately to the Local Planning Authority. An investigation and risk assessment must be undertaken in accordance with the requirements of Environment Agency's Model Procedures for the Management of Land Contamination, CLR 11, and where remediation is necessary a remediation scheme must be prepared, to bring the site to a condition suitable for the intended use by removing unacceptable risks to human health, buildings and other property, and which is subject to the approval in writing of the Local Planning Authority.

Reason: To prevent pollution of the environment in the interests of the amenity. Relevant Policies: West Oxfordshire Local Planning Policy EH8 and Section 15 of the NPPF.

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	2nd November 2020

Application Details:

Erection of new dwelling and associated works.

Additional Representations:

WODC's Design and Conservation Architect has provided the following comments:

From our point of view, this one is borderline. There is space on the site, but the new dwelling would be somewhat in advance of the existing properties to the east – which are bungalows. The design is also pretty much two-storey, which would of course contribute to the prominence: Hillside is two-storey, but it is set back. However, I don't think that there would be any significant impact on the listed pub and, on balance, this is supportable.

In addition to this, further correspondence has been held between the officer and Councillor Marilyn Davies regarding the potential breach of planning regarding the hardstanding and removal of the conifer trees. Officers have looked into this matter further and have provided the following response:

We understand that there is concern locally regarding the above application and queries have been raised regarding the loss of trees and new hardstanding area. It is important to note however that these matters are separate to the consideration of the planning application. Nevertheless, in terms of the planning history it is noted that the 2017 planning application granted planning permission for 'Construction of hardstanding and erection of 1.5m high dry stone walling with timber gates at existing entrance. (Part Retrospective).' It is unclear from the plans where this hardstanding area is and may as argued relate to a different hardstanding area. Notwithstanding this uncertainty, planning permission is not required for the paving of front gardens'if a new or replacement driveway of any size uses permeable (or porous) surfacing which allows water to drain through, such as gravel, permeable concrete block paving or porous asphalt, or if the rainwater is directed to a lawn or border to drain naturally.'

The application form (part 15) submitted with the 2017 application clearly indicates that trees are to be removed and the description of the form states that conifer trees are to be removed. The regulations require that notice be provided to the Council for works to trees in conservation areas and the application would comprise such notice. This notice gives the Council time to consider whether the trees to be removed are worthy of preserving and thus protected. This was not considered to be the case and as such the permission granted also enables those trees to be removed.

As such, it is not considered expedient to take enforcement action as there is no evidence of a breach of planning permission.

The submitted application also needs to be determined on its own merits. In terms of the concerns relating to the loss of the trees, the submitted Design and Access Statement refers to proposed extensive planting including the planting of shrubs, plants and wildflowers and this could be controlled through the imposition of a suitable landscaping condition.

If planning permission is sought to be permitted by members, an additional landscaping condition would be added to the consent.

Application Number	20/01937/FUL
Site Address	Park House Park Lane Long Hanborough Witney Oxfordshire OX29 8JU
Date	30th October 2020
Officer	Chloe Jacobs
Officer Recommendations	Refuse
Parish	Hanborough Parish Council
Grid Reference	442615 E 214493 N
Committee Date	2nd November 2020

Application Details:

Demolition of existing dwelling. Erection of dwelling and detached garage building

Additional Representations:

This application has been withdrawn from consideration at the Uplands Planning sub Committee on Monday 2nd November.