

Democratic Services

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21 December 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: TUESDAY 5 JANUARY 2021

TIME: 2.00 PM

Members of the Sub-Committee #

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

(*Denotes non-voting Member)

RECORDING OF MEETINGS

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

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

A G E N D A

- 1. Minutes of the meeting held on 7 December 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. Application for Development (Report of the Business Manager – Development Management – [copy attached](#))

Purpose:

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

Recommendation:

That the application be determined in accordance with the recommendation of the Business Manager – Development Management.

5. Confirmation of Tree Preservation Order No.2/2020: Tithings, Station Road, Shipton under Wychwood (Report of the Landscape and Forestry Officer – [copy attached](#))

Purpose:

To consider the confirmation of the above provisional Tree Preservation Order.

Recommendation:

That the Sub-Committee decides whether or not to confirm provisional Tree Preservation Order No.2/2020.

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 Applications Determined under Delegated Powers and Withdrawn Applications; and Appeal Decision (Report of the Business Manager – Development Management - [copy attached](#))

Purpose:

To inform the Sub-Committee of applications either determined under delegated powers or withdrawn, together with an appeal decision.

Recommendation:

That the report be noted.



Giles Hughes
Chief Executive

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

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

WEST OXFORDSHIRE DISTRICT COUNCIL

Minutes of the meeting of the **Uplands Area Planning Sub-Committee** held via video conferencing at 2.00pm on **Monday 7 December 2020**

PRESENT

Councillors: Jeff Haine (Chairman), Geoff Saul (Vice-Chairman), Andrew Beaney, Richard Bishop, Mike Cahill, Derek Cotterill, Merylyn Davies, Ted Fenton (ex-officio, non-voting), David Jackson, Neil Owen, Elizabeth Poskitt and Alex Postan.

Officers: Joan Desmond (Principal Planner), Sarah Hegerty (Planner, Development Management), Phil Shaw (Business Manager – Development Management) and Amy Bridgewater-Carnall (Strategic Support Officer).

32. MINUTES

RESOLVED: That the minutes of the meeting of the Sub-Committee held on 2 November 2020, copies of which had been circulated, be approved as a correct record and signed by the Chairman.

33. APOLOGIES FOR ABSENCE AND TEMPORARY APPOINTMENTS

The following temporary appointment was reported:

Councillor Elizabeth Poskitt for Councillor Julian Cooper.

34. DECLARATIONS OF INTEREST

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

35. 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:-

(i) 20/01808/FUL – Shabbanoneuk, Park Close, Bladon

The Principal Planner, Mrs Desmond introduced the application signposted Members to the additional representations report and reminded them that the application had previously been deferred at the meeting in November 2020.

A public submission had been received and was read out on behalf of Mr Giles Brockbank, representing the resident of Toad Cottage objecting to the application. A summary of his submission is attached as Appendix A to the original copy of these minutes.

Information contained in the follow on report summarised a further representation from Bladon Parish Council, an objection from a Park Close resident, along with a further letter of objection from Ridge and Partners LLP on behalf of the resident of Toad Cottage. This was

supported by a number of photographs of the site and the surrounding area which the officer also referred to in her presentation.

Mrs Desmond then presented her report containing a recommendation of approval. She advised that revised plans had been submitted and whilst recognising that there were changes in levels on site, officers did not feel the development would result in an adverse overbearing impact or loss of light and as there were no first floor windows on the side elevation there would be no overlooking of the neighbouring property and no technical objections had been received.

Councillor Poskitt advised that she had not been present at the previous meeting but had concerns that the proposal was overdevelopment of the site and would result in overlooking.

Councillor Postan, having visited the site, agreed that the proposal would be overbearing to the residents of Toad Cottage. He queried if the development could be considered contrary to Policies OS2 and OS4.

Councillor Cotterill referred Members to the shadow diagram circulated and was concerned that the development remained contrary to Policy OS4 because it was harmful to the living conditions of occupants of Toad Cottage.

Mrs Desmond reminded the Committee of the need to consider the relationship and impact of the existing property against the impact of the new development and Officers view was that it would not have a significant adverse impact. . In addition, the applicant had amended the scheme following deferral of the application at the previous meeting.

Councillor Bishop agreed with his fellow members that the differing land levels were significant and, having carried out his own site visit, he felt the proposal would be overbearing and would impact adversely on Toad Cottage. He also felt that the site would be overdeveloped with three dwellings and the amendment to move the dwellings 1.5 metres from the boundary was not sufficient to reduce the impact.

Councillor Cotterill proposed that the application be refused contrary to officers recommendation and this was seconded by Councillor Bishop.

The recommendation of refusal was then put to the vote and was carried for the reasons outlined below.

Refused

The development is contrary to Local Plan Policies OS2 and OS4;

The amendments made are not sufficient to reduce the impact on Toad Cottage;

The shading, shadowing and overbearing nature of the development will be detrimental to the amenity of the residents of Toad Cottage.

(ii) 20/02400/FUL – Post Office, 72 Main Road, Long Hanborough

The Planning Officer, Mrs Sarah Hegerty presented her report containing a recommendation of approval. She advised that there had not been any technical objections received and permission was subject to the conditions outlined in the report.

Ward Councillor Davies was interested to hear the views of her colleagues and was content with the ventilation measures subject to the appropriate conditions being attached.

Councillor Postan recognised that it was important to nearby residents that the flue and odours were controlled properly and subject to this, proposed the recommendations as laid out. This was seconded by Councillor Bishop who was encouraged that the empty shop would be utilised.

In response to a query from Councillor Cotterill, Councillor Davies confirmed that she had not received any complaints from local residents about odours from the neighbouring take away outlet but she was aware that the Parish Council had spoken to residents.

Councillor Beaney queried how conditions four and seven would be enforced. Officers advised that condition four had been requested by Environmental Health Officers and both could be enforced by visiting officers.

The level of cars and subsequent parking arrangements were discussed but it was noted that there had been no objection received from County Highways. Councillor Davies advised that there was a car park located opposite and additional spaces had been released following the removal of the recycling bins.

The Officer recommendation of approval was then put to the vote and was carried unanimously, subject to the conditions and notes detailed in the report.

Approved

36. 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.

Mrs Desmond provided an update on each of the appeals listed and the Chairman thanked her for the summary.

Clarification was also provided on an application site at Bladon.

RESOLVED: That the report be noted.

37. FUTURE FREQUENCY OF MEETINGS OF THE SUB-COMMITTEE

The Sub-Committee considered the previously circulated report of the Head of Democratic Services, which asked it to consider whether, from 2021/22, it would be prepared generally to meet on a four-weekly cycle rather than once a calendar month.

Mr Shaw introduced the report and explained the principle behind the recommendation. He assured Members that all applications that needed to be considered by Committee had been but the proposal would help to spread the workload for officers. It was noted that if agreed, this would not take place until the start of the next municipal year.

Members were supportive of the recommendation and recognised that this would assist Planning officers.

RESOLVED: That the proposal be supported.

The meeting closed at 3.13pm

CHAIRMAN

WEST OXFORDSHIRE DISTRICT COUNCIL

UPLANDS AREA PLANNING SUB-COMMITTEE

Date: 5th January 2021

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

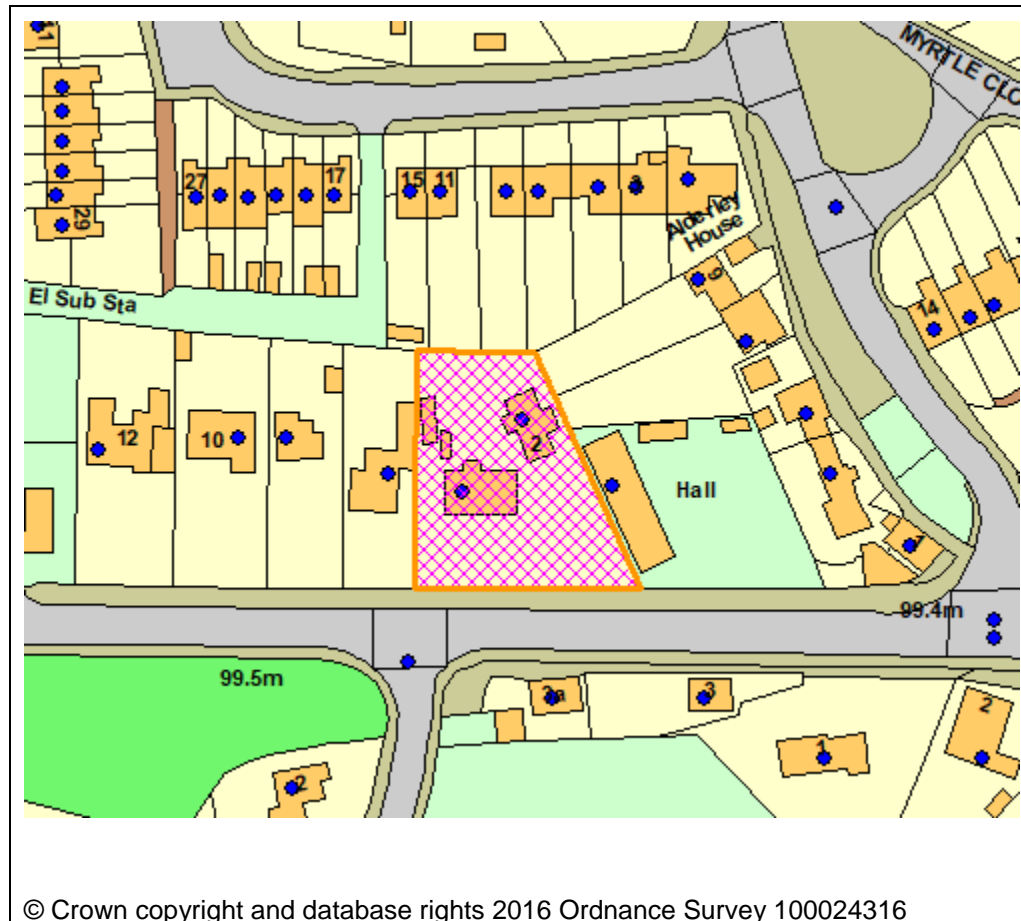
All documents, including forms, plans, consultations and representations on each application, but excluding any document, which in the opinion of the 'proper officer' discloses exempt information as defined in Section 1001 of the Local Government Act 1972.

Please note that 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

Application Number	Address	Page
20/02899/FUL	2 Witney Road, Long Hanborough	2

Application Number	20/02899/FUL
Site Address	2 Witney Road Long Hanborough Witney Oxfordshire OX29 8BJ
Date	18th December 2020
Officer	Joan Desmond
Officer Recommendations	Refuse
Parish	Hanborough Parish Council
Grid Reference	441592 E 214229 N
Committee Date	4th January 2021

Location Map



Application Details:

Erection of 10 one bed flats together with associated works including closing two accesses, form one new vehicular and one new pedestrian access, and landscaping and biodiversity works.

Applicant Details:

Mr Luke Carter, South Lodge, Barnard Gate, Witney, OX29 6DX

I CONSULTATIONS

- I.1 Major Planning Applications Team
- OCC Highways - No objection subject to:
- S106 contribution towards improved public transport
 - Appropriate highway conditions

OCC - LLFA - Objection - A detailed drainage strategy needs to be submitted in accordance with latest, local and national guidelines.

- I.2 WODC - Arts
- No Comment Received.

- I.3 WODC - Sports
- Off-site contributions are sought for sport/recreation facilities for residents based on the cost of provision and future maintenance of football pitches (the cheapest form of outdoor sports facility) over a 15 year period at the Fields in Trust standard of 1.6ha per 1,000 population.

Based on a football pitch of 0.742ha, a provision cost of £100,000 (Sport England Facility Costs Second Quarter 2019) and a commuted maintenance cost of £250,500 per pitch (Sport England Life Cycle Costings Natural Turf Pitches April 2012), this would equate to £755,795 per 1,000 population or £1,814 per dwelling (at an average occupancy of 2.4 persons per dwelling).

Contributions

$£1,814 \times 10 = £18,140$ off-site contribution towards sport/recreation facilities within the catchment. This is index-linked to second quarter 2019 using the BCIS All in Tender Price Index published by RICS.

- I.4 Thames Water

Waste Comments

With regard to SURFACE WATER drainage, Thames Water would advise that if the developer follows the sequential approach to the disposal of surface water we would have no objection. Where the developer proposes to discharge to a public sewer, prior approval from Thames Water Developer Services will be required.

We would expect the developer to demonstrate what measures will be undertaken to minimise groundwater discharges into the public sewer. Groundwater discharges typically result from construction site dewatering, deep excavations, basement infiltration, borehole installation, testing and site remediation. Any discharge made without a permit is deemed illegal and may result in prosecution under the provisions of the Water Industry Act 1991. Should the Local Planning Authority be minded to approve the planning application, Thames Water would like the following informative attached to the planning permission: "A Groundwater Risk Management Permit from Thames Water will be required for discharging groundwater into a public sewer. Any discharge made without a permit is deemed illegal and may result in prosecution under the provisions of the Water Industry

Act 1991. We would expect the developer to demonstrate what measures he will undertake to minimise groundwater discharges into the public sewer.

Thames Water would advise that with regard to WASTE WATER NETWORK and SEWAGE TREATMENT WORKS infrastructure capacity, we would not have any objection to the above planning application, based on the information provided.

Water Comments

If you are planning on using mains water for construction purposes, it's important you let Thames Water know before you start using it, to avoid potential fines for improper usage.

On the basis of information provided, Thames Water would advise that with regard to water network and water treatment infrastructure capacity, we would not have any objection to the above planning application. Thames Water recommends the following informative be attached to this planning permission. Thames Water will aim to provide customers with a minimum pressure of 10m head (approx 1 bar) and a flow rate of 9 litres/minute at the point where it leaves Thames Waters pipes. The developer should take account of this minimum pressure in the design of the proposed development.

I.5 Biodiversity Officer

I understand that this current application is for an amended scheme following on from a previous application (application no. 19/02902/FUL). I have previously commented on the details submitted for the subsequent 'discharge of condition' application (application no. 20/02578/CND) which has not yet been approved.

Therefore, please refer to my comments for application no. 20/02578/CND. The comments detail additional information that is still required for condition 17 (bird and bat box enhancement details) and 19 (external lighting). However, the details for condition 20 (landscaping scheme) have now been agreed and I am satisfied with the landscaping plan (drawing no. 19004.2B) as well as the associated 5-year maintenance plan.

I.6 WODC Env Health - Uplands

From a noise perspective I have No objection in principle.

But the design and build should be conditioned to afford all flats an appropriate standard of sound insulation, according to British Standard BS.8233:2014.

I.7 ERS Env. Consultation Sites

Review of the records we hold suggest that a Smithy was located approximately 50m the south east of the application site (1875-1887 and 1912 - 1923 maps). As a precaution please consider adding the following condition to any grant of permission.

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.

1.8 Conservation Officer The slight lowering of the ridge and eaves of the rear block will make no significant difference to the volume or prominence. But having said that, the slight change in the eaves height is still enough to create an unwelcome visual fussiness.

1.9 Parish Council Hanborough Parish Council has already submitted comments opposing the applications for 12, 10, and 9 flats on 2-4 Witney Road and wishes to make no further comments.

However, we do not think it satisfactory that the Applicant having obtained permission for 9 flats, Application 19/02902/FUL, is now seeking to obtain a further decision by applying again for 10 flats on the site, for which his application was refused on 16 October.

2. REPRESENTATIONS

2.1 10 Letters of objection have been received summarised below. A full copy of the representations received can be viewed on the website.

- Urbanisation of the village.
- Will destroy our rural environment by squeezing in yet more "rabbit hutches" with limited amenity space.
- Previous objections not addressed relating to traffic, parking, refuse collection, loss of privacy for the residents in Abelwood Rd and 6 Witney road and now by applying for 10 flats, the privacy of the residents of 7 and 9 Millwood End will be affected.
- Over-development for a relatively small site.
- Harmful impact on surrounding properties due to loss of privacy, loss of light, daylight shading, noise pollution, light pollution, traffic congestion and safety issues with delivery vans obstructing the pedestrian crossing.
- Concerned about the silver birch trees shown to be planted all along the back of our gardens in Abelwood road due to possible loss of light and day light shading and spread of the roots.
- The additional 10th flat will make the inadequate car park even more restricted and potentially dangerous with so little turning space.

- Will dominate the Witney road and will be considerably higher than the original bungalow.
- An independent daylight & sunlight shading analysis on the windows of the affected properties either side of mid day in mid winter should be conducted hour by hour which will show that surrounding properties will suffer considerable sun light shading during the mid winter months.
- The increase would impact on services and the environment.
- Inadequate parking provision.
- Inaccurate information and plans submitted.
- Overbearing impact and significant loss of amenity
- Insecure entrances to flats.
- Shadowing of solar panels.

3. APPLICANT'S CASE

- 3.1 Further to the recent refusal for 10 flats, we address the issues in this revised application as follows:
- 3.2 Impact of the rear western corner of the proposed development - Our modification shows the reduced skyline impact of this part of the proposal. It is set some 30 metres and more back from the street, and the ridge reduced by a further 200mm - with this distance, height reduction and landscaping, being set behind a stone wall and 15 metres back from the frontage section, it will have less impact than it appears on our 2 dimensional drawing. Please see the three dimensional street scene and area picture for further confirmation.
- 3.3 Please note the proposal has more space to front, back and sides than the one bed flats at 39 Witney Road, or the new houses just west of the Suzuki garage at 16 Witney Road - all are in similar density surroundings.
- 3.4 Overlooking and Loss of Privacy of 7 Millwood End - The revised scheme has removed any overlooking and loss of privacy.
- 3.5 Signing an agreement to pay a contribution towards sports and recreation facilities- Mr Carter has confirmed that subject to permission being granted, he is willing to sign the agreement, and pay this additional levy.
- 3.6 We respectfully request your council's support.
- 3.7 We urge you to place the case before the Planning Committee.
- 3.8 In two recent cases (7 one bed flats at 39 Witney Road, Long Hanborough and 8 one and two bed flats at 107 Hailey Road Witney) the members expressed enthusiasm for the schemes and voted almost unanimously in favour. Both of these are at a far higher density of development than this revised scheme for 2&4 Witney Road.
- 3.9 There has never been a one bed flats scheme in this District at such a low overall density. Please check. I am unaware of any one bed flats scheme that is lower in ridge height to its two storey neighbours, than this one. Distances to neighbours compares favourably with all other one bed flats schemes built locally too.

- 3.10 Since 1994 my planning work has mostly been in this District. I have viewed every town and village before and during this time. I have gained approval for several one and two bed schemes that have a much higher density and less landscaping, in this District, than we propose here. Though complaints and constraints have increased the build to plot density, it still remains at a lower density than many of the neighbouring dwellings, for example the immediate neighbouring dwelling, No. 6 Witney Road.
- 3.11 With your help we wish to complete a scheme that can accommodate people in need of homes of this scale. We urge you to think again and to grant permission subject to all appropriate planning conditions.

4 PLANNING POLICIES

OS1NEW Presumption in favour of sustainable development
OS2NEW Locating development in the right places
OS3NEW Prudent use of natural resources
OS4NEW High quality design
OS5NEW Supporting infrastructure
H2NEW Delivery of new homes
H4NEW Type and mix of new homes
T1NEW Sustainable transport
T3NEW Public transport, walking and cycling
T4NEW Parking provision
EH3 Biodiversity and Geodiversity
EH9 Historic environment
EH10 Conservation Areas
EW10 Eynsham- Woodstock sub area
NPPF 2019
NATDES National Design Guide
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 10 flats together with associated works including closing two accesses, forming one new vehicular access and one new pedestrian access and associated works.
- 5.2 Planning permission was granted in July 2020 (19/02902/FUL) for a scheme for 9 flats on the site which replaced two bungalows. This scheme was approved following extensive negotiations to reduce the original scheme for 12 flats (19/01081/FUL) and a revised scheme for 10 flats to 9 flat units.
- 5.3 A further application for 10 flats (20/01954/FUL) was refused permission in October 2020 on the grounds detailed below and this refused application is currently subject of an appeal.
- i) The proposed scale, massing and bulk of the proposed development would be harmful to the appearance and character of the area and would appear incongruous in the street

scene. The proposed development would also result in overlooking and loss of privacy to an adjoining residential property (No 7 Millwood End). As such the proposed development would conflict with policies OS2, OS4 and H2 of the West Oxfordshire Local Plan 2031 and guidance in the NPPF, National Design Guide and West Oxfordshire Design Guide.

- ii) The applicant has not entered into a legal agreement to secure a contribution towards sports and recreation facilities required to offset the burden on local infrastructure that would otherwise result from the proposed development. The local planning authority cannot therefore be satisfied that the impacts of the development can be made acceptable. Consequently, the proposal conflicts with West Oxfordshire Local Plan 2031 Policy OS5 and the NPPF.
- 5.4 An application for the variation of condition 2 of 19/02902/FUL to modify the approved plans to change doorways and fenestration has also been submitted.
- 5.5 This application has been reported to Committee at the request of Cllrs Davies and Bishop in order to consider the issues and previous reasons for refusal.
- 5.6 The site lies within the settlement of Long Hanborough on the northern side of Witney Road. Two dwellings units (Nos 2 and 4 Witney Road) which originally existed on the site were recently demolished. The village Hall adjoins the site to the east and the site is surrounded on other sides by residential units with the rear gardens of properties fronting onto Millwood End abutting the north eastern boundary. The site lies close to the Long Hanborough Conservation Area (part of the eastern boundary abuts onto the conservation area) and a terrace of listed buildings are located to the east of the site fronting onto Millwood End.
- 5.7 As the principle of redeveloping this site for flat units has already been agreed under the previous application 19/02902/FUL, the main considerations in this case are considered to be how the changes will impact on the appearance and character of the area, highway safety considerations and impact on the amenity of neighbouring properties.

Siting, Design and Scale

- 5.8 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 reflects this advice and encourages development of a high quality design that responds positively to and respects the character of the site and its surroundings. The importance of achieving high quality design is reinforced in the recently published National Design Guide.
- 5.9 The approved scheme for 9 flat units was approved following extensive negotiations. This scheme now proposes to increase the number of flat units to 10 which principally involves adding a storey over the single story element to the rear of the site. In an attempt to address the previous reason for refusal of the 10 flat scheme, as detailed above, this application proposes to reduce the height of this rear element by 200mm. The eaves level has also been lowered. This minimal change however, is not considered sufficient to address the principal concern relating to the overall increased massing and bulk of the building which would be

harmful to the character of the area and street scene. Whilst the agent makes reference to two storey neighbouring development, this site has single storey buildings on either side and the new development would be read in this context and would still read as a larger bulky element when viewed from Witney Road. It is considered that the overall bulk and massing of this building would be out of character with the area and would appear incongruous in the street scene. The increased number of flat units would also intensify the overall use of the site which already has limited amenity space at the rear to serve the new flat units.

Impact on Heritage Assets

- 5.10 The site lies close to the Long Hanborough Conservation Area (part of the eastern boundary abuts onto the conservation area) and a terrace of listed buildings are located to the east of the site fronting onto Millwood End. The Planning (Listed Buildings & Conservation Areas) Act 1990 Section 66(1) requires special regard to the desirability of preserving a listed building or its setting or any features of special architectural or historic interest it possesses while section 72(1) requires special attention to be paid to the desirability of preserving or enhancing the character or appearance of conservation areas which includes its setting. Policies EH9, EH10 and EH11 of the Local plan reflect these duties.
- 5.11 Paragraph 193 of the NPPF provides when considering the impact of a proposal on a designated heritage asset, great weight should be given to the asset's conservation. It continues that significance can be harmed or lost through alteration. It draws a distinction between substantial harm and less than substantial harm to such an asset. For the latter, which applies here, the test is that the harm should be weighed against public benefits.
- 5.12 The Design and Conservation Architect has commented the slight lowering of the ridge and eaves of the rear block will make no significant difference to the volume or prominence but the slight change in the eaves height is still enough to create an unwelcome visual fussiness. Whilst it is a retrograde proposal, given that the application site does not feature that greatly in views into, or from, the Conservation Area, it is considered that there would be limited impact from this development on the setting of the Conservation Area and this impact would be outweighed by the economic and social public benefits of the proposal.

Neighbouring Amenity

- 5.13 The site is surrounded by neighbouring properties and the village hall adjoins the site to the east. The immediate neighbour to the west is No 6 a detached bungalow. Two storey houses fronting onto Abelwood Road back onto the site.
- 5.14 Concerns have again been raised by neighbouring residents in respect of overlooking, loss of light and overshadowing resulting from the proposed development. Given that permission has already been granted for a 9 unit flatted development on this site, this analysis will concentrate on the proposed changes to the scheme and likely impact on the amenity of neighbouring properties.
- 5.15 In terms of the proposed changes these relate to the addition on a further story over the approved single storey element to the rear of the site and some changes to the fenestration and doorways including changes to the rooflights. A daylight, sunlight and shading analysis for the revised scheme for 10 flats has again been submitted. The analysis is based upon the Building Research Establishment (BRE) guidelines, which provides the criteria and methodology for

calculation in connection to daylight and sunlight. The analysis concludes that the proposed development would not cause an unacceptable loss of daylight and sunlight to neighbouring buildings and their back gardens. Additionally, the shading analysis showed minimum effects on the neighbouring back gardens' hours of sunlight where the impact does not exceed the allowable 20% reduction.

- 5.16 In terms of potential overlooking, the adjoining property to the west (No 6 Witney Road), is a bungalow with several ground floor windows along the east elevation including some velux roof lights. There is an existing 2m fence along the boundary close to this elevation. The siting of the building remains unchanged. This proposal will result in a taller end gable wall element facing onto No 6 but it will still be just under 5m from the boundary and no windows are proposed at upper floor level on the side (West) elevation. Concerns have been raised in respect of overlooking from the dormer windows of Flat 10 on the south elevation but these will directly outlook onto the application site and would only have a limited angled view of the side of the adjoining property, As such it is not considered that this amended scheme will result in any significant overlooking to No 6. The residents of No 6 Witney Road has again raised concerns that the proposed development would overshadow solar panels on the east facing roof of their bungalow which would affect their efficiency. In this case the solar panels are already affected to some degree by the existing 6m building on site. The permitted scheme permits the erection of a taller 7.4m building which will be sited slightly further forward on the plot. The main change to this application involves the addition of a first floor element at the rear and given the impact of the existing development, orientation, scale and proposed changes, it is not considered that the proposed development would result in a significant additional amount of overshadowing to the solar panels to warrant refusal.
- 5.17 In respect of the properties fronting onto Abelwood Road that back onto the site, the only windows on the rear wing element facing these properties has only two small rooflights. As such there will be no overlooking issues. Whilst the height of this wing element has now been raised, given its distance from the boundary (7.8m away), it is not considered that there would be an additional significant overbearing impact resulting from the proposed changes to warrant refusal on those grounds.
- 5.18 In terms of the East elevation, this amended scheme omits an additional dormer window on this elevation which addresses the concerns relating to potential overlooking and loss of privacy to the occupants of No 7 Millwood End.
- 5.19 In conclusion, it is not considered that the scheme, as amended, will have a significant adverse impact of the amenity of neighbouring residential properties.

Highway safety

- 5.20 The application is similar to that already approved which seeks to close off the two existing accesses and create a new vehicular access onto Witney Road at the eastern end of the site and a new pedestrian access. This scheme proposes 12 parking spaces which accords with OCC parking standards (1.2 spaces per 1 bed unit). 2 of the spaces would be for disabled use.
- 5.21 OCC Highways has raised no objection to the application subject to a contribution towards improved public transport in the area and the imposition of conditions relating to the means of access, parking and turning provision, cycle parking, Construction Traffic Management Plan and Residential Travel Information Pack. It has also been advised that there needs to be a Bin

Collection Point where the bins can be placed conveniently for collection, as they cannot be left on the footway.

Biodiversity

- 5.22 Following ecology and bat surveys undertaken on the site, a Precautionary Working Method Statement for careful working with regard to bats, and other species has been submitted. Habitats are considered to be unsuitable for reptiles and amphibians.
- 5.23 The Council's Biodiversity Officer raises no objection to the application subject to biodiversity conditions being attached to any permission granted.

Infrastructure/Developer Contributions

- 5.24 Policy OS5 of the Local Plan requires that new development will be required to deliver, or contribute towards timely provision of essential supporting infrastructure either directly as part of the development or through an appropriate financial contribution.
- 5.25 An off-site contribution of £18,140 is required for sport/recreation facilities within the catchment area and OCC Highways has requested a contribution of £10,370 towards improved public transport in the area.
- 5.26 Whilst the applicant has agreed to the payment of the sport/recreation contribution, there is not a completed S106 making provision for the required contributions and therefore the proposal conflicts with Policies OS5 and T3 of the Local Plan.

Drainage

- 5.27 The LLFA has raised an objection to the application on the grounds that the applicant has not provided a detailed surface water management drainage strategy. Therefore, there is insufficient information to enable the LLFA to undertake a technical assessment of the proposal. A surface water drainage scheme has however been agreed for the 9 flat unit scheme and it is considered that this issue can be addressed through a condition requiring the submission and approval of a surface water drainage strategy.

Conclusion

- 5.28 The increased scale and massing of this development is considered to be unacceptable and would be harmful to the appearance and character of the area and would appear incongruous in the street scene. In addition, no S106 has been agreed to secure a contribution towards sports and recreation facilities and improved public transport. As such the proposed development would conflict with policies OS2, OS4, OS5 and H2 and T3 of the local plan 2031. The application is thus recommended for refusal.

6 REASONS FOR REFUSAL

1. The proposed scale, massing and bulk of the proposed development would be harmful to the appearance and character of the area and would appear incongruous in the street scene. As such the proposed development would conflict with policies OS2, OS4 and H2 of the West

Oxfordshire Local Plan 2031 and guidance in the NPPF, National Design Guide and West Oxfordshire Design Guide.

2. The applicant has not entered into a legal agreement to secure a contribution towards sports and recreation facilities and improved public transport required to offset the burden on local infrastructure that would otherwise result from the proposed development. The local planning authority cannot therefore be satisfied that the impacts of the development can be made acceptable. Consequently, the proposal conflicts with Policies OS5 and T3 of the West Oxfordshire Local Plan 2031 and the NPPF.



WEST OXFORDSHIRE
DISTRICT COUNCIL

WEST OXFORDSHIRE DISTRICT COUNCIL

Name and date of Committee	Uplands Area Planning Sub-Committee Tuesday 5 January 2021
Report Number	Agenda Item No. 5
Subject	Confirmation of Tree Preservation Order No.2/2020: Tithings, Station Road, Shipton under Wychwood
Wards affected	Ascott and Shipton
Accountable member	Councillor Jeff Haine, Chair of the Uplands Area Planning Sub-Committee Email: jeff.haine@westoxon.gov.uk
Accountable officer	Nick Dalby, Landscape & Forestry Officer Tel: 01993 861662; Email: nick.dalby@publicagroup.uk
Summary/Purpose	To consider the confirmation of provisional TPO No.2/2020 – Tithings, Station Road, Shipton under Wychwood
Annexes	None
Recommendation	That the Sub-Committee decides whether or not to confirm provisional Tree Preservation Order No.2/2020
Corporate priorities	N/A
Key Decision	N/A
Exempt	No
Consultees/ Consultation	N/A

I. BACKGROUND

- 1.1. A Section 211 Notice (51.70/T382) has been received indicating the owner's intention to fell a poplar tree at Tithings, Station Road, Shipton under Wychwood. It is growing within the private rear garden at the property on the boundary with the churchyard at St Mary's Church.
- 1.2. As the six week notification period expired before the Notice could be considered by the Committee a provisional tree preservation order was made on 2 November 2020 to extend legal protection over it until a decision has been taken to allow it to be removed or to seek its retention.
- 1.3. The provisional Order takes immediate effect for a period of six months during which time the Council must decide whether to confirm it, amend it in some way, or allow it to lapse.

2. SECTION 211 NOTICE

- 2.1. The reasons given in the notice to justify felling the tree are as follows;

‘T1 Poplar – Fell – tree is a poor species for location biased towards neighbouring property. Large lateral lower limb has hazard beam fracture’.

3. REASONS FOR INCLUDING THE TREE IN A PROVISIONAL TPO

- 3.1. The purpose of the requirement to give notice of works to trees in conservation areas is to give local planning authorities the opportunity to include them in tree preservation orders if they contribute to the character and appearance of the conservation area in question. Authorities must pay special attention to the desirability of preserving or enhancing these aspects when considering works to trees in such areas.
- 3.2. The poplar is a large specimen which is visible in a range of public vantage points around the local area, including from Station Road, Meadow Lane, Church Walk and the private driveway to the Old Prebendal House. It forms part of the wider treescape which comprises large specimen trees in generous private gardens and more substantial groups giving a leafy and mature character.

4. OBJECTIONS TO THE MAKING OF THE TPO

- 4.1. Objections to the making of the TPO have been received from the owner of the property and these can be summarised as follows and can be viewed in full on request;
- 4.2. *Amenity value*
 - This is a common poplar tree, unattractive and unsuited to the area.
 - The most prominent view of the poplar is from Station Road and from this viewpoint it obscures the church steeple and also the giant sequoia and other far more attractive trees – beech, ash and lime – thus spoiling an otherwise picturesque scene.
 - All other views, which are along Church Walk, show only its crown.
- 4.3. *The tree constitutes a physical danger to persons and property*
 - The tree is over 80 years old. Poplars are short-lived trees, and often plagued by fungus, blight and cankers. Branches have regularly fallen from the tree and many dead ones on the tree are clearly visible.
 - A large split bough hangs over the churchyard. If it fell it would strike an adjacent ash tree and is likely to damage an adjacent building.
 - Surface roots have spread across the garden causing a trip hazard.

- Roots have grown close to drains.
- The tree leans towards and is about 20 feet from the 14th century grade 2* listed tithe barn. If the tree fell, it would cause substantial damage to the barn and serious or fatal injury to residents and staff within it at the time. It would also destroy our garden shed/summer house.

4.4. *Our wellbeing and quality of life*

- A tree of forest dimensions and has absolutely no place in a small residential garden.
- Surface roots are a trip hazard and risk damaging mower blades.
- Hard to plant in a bed under the poplar because of roots.
- A large root threatens the stability of a shed/summer house.
- Casts heavy shade right across the garden.
- Yearly leaf fall is very great, covers plants and lawn and requires extensive effort to clear. The leaves, after rainfall, are slippery and constitute another trip hazard.
- The garden is spongy with great expanses of moss, caused entirely by the poplar.

5. PLANNING ASSESSMENT

- 5.1. Whilst the Poplar may not be a species of choice it is an established and prominent tree and contributes to the maturity of the wider surroundings. As with all large trees in settlements there are additional maintenance burdens placed on those living closest to them.
- 5.2. The common nuisance problems such as shade, roots and leaves are an irritation and can be inconvenient but their effects can be reduced by routine garden maintenance and adaption. The problems experienced at this property are typical of those that contain mature trees and would not usually be considered sufficient justification to remove them if they provide wider public amenity benefits.
- 5.3. As the current owners moved into the property in late summer 2020 it would be a sensible precaution to have the tree more closely inspected. Any identified remedial work could be carried out, including the removal of larger diameter dead branches and the split branch that has already been identified rather than complete removal of the tree. Safety is clearly an important consideration and where there is evidence of risk the council would be supportive of proportionate work to bring the tree within accepted safety parameters.
- 5.4. The judgement to be made is whether the inconvenience of the presence of the tree and the additional property maintenance it brings outweighs the wider contribution it makes to public amenity and the setting within the conservation area.

6. FINANCIAL IMPLICATIONS

- 6.1. This report has no financial implications.

7. LEGAL IMPLICATIONS

- 7.1. The report has no legal implications.

8. ALTERNATIVES/OPTIONS

- 8.1. The provisional TPO could be confirmed or allowed to lapse.

9. BACKGROUND PAPERS

- 9.1. Letter of objection dated 17 November 2020.

6Application 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 27th November 2020

	Application Number.	Ward.	Decision.
I.	20/00605/FUL Affecting a Conservation Area	The Bartons	APP
	Demolition of existing modern barns and conversion of traditionally built barns to create three dwellings and provision of car parking. Amendments to approved permission 17/03169/FUL (Amended plans)		
	Manor Farm Barns North Street Middle Barton		
	Mr Barber		

2. **20/01478/HHD** Stonesfield and Tackley APP
Affecting a Conservation Area
- Proposed internal alterations to include new mechanical and electrical system, new bathrooms, replastering as required, non structural layout change and re-roofing including replacement rooflights.
Hollybank Wootton Woodstock
Mr And Mrs D Fairweather
3. **20/01479/LBC** Stonesfield and Tackley APP
Affecting a Conservation Area
- Proposed internal alterations to include new mechanical and electrical system, new bathrooms, replastering as required, non structural layout change and re-roofing including replacement rooflights.
Hollybank Wootton Woodstock
Mr and Mrs D Fairweather
4. **20/01813/FUL** Freeland and Hanborough APP
- Replacement of existing bungalow with erection of two semi-detached dwellings to include relocation of access
117 Main Road Long Hanborough Witney
C O'Brien
5. **20/01868/FUL** Kingham, Rollright & Enstone APP
Affecting a Conservation Area
- Change in use of land from parkland to domestic garden. Alterations to include erection of a small summer house and railings (Amended plans and description)
Hornbeam House Old Road Great Tew
Claire Campbell
6. **20/01937/FUL** Freeland and Hanborough APP
- Demolition of existing dwelling. Erection of dwelling and detached garage building (amended plans)
Park House Park Lane Long Hanborough
Mr and Mrs McGovern
7. **20/02035/FUL** The Bartons APP
Affecting a Conservation Area
- Erection of a replacement agricultural building
Cockley Barn Ledwell Chipping Norton
Mr Tim Ringrose

- | | | | |
|-----|--|------------------------------|-----|
| 8. | 20/02058/HHD
Affecting a Conservation Area | Charlbury and Finstock | APP |
| | Works to include provision of off-street car parking and the installation of new entrance gates. Construction of covered bin store and to replace existing timber fence with stone wall. (amended plans and description)
Melody House Hixet Wood Charlbury
Mr Phil Piotrowsky | | |
| 9. | 20/02104/FUL | Chadlington and Churchill | APP |
| | Erection of a garage workshop (amended plans)
Storage Land Horseshoe Lane Chadlington
Mr Jonathan Betts | | |
| 10. | 20/02107/HHD
Affecting a Conservation Area | Chadlington and Churchill | APP |
| | Conversion and extension of stone barn to form a studio/office.
Yarrow Junction Road Churchill
Sharon and Audrey Bardsley | | |
| 11. | 20/02108/LBC
Affecting a Conservation Area | Chadlington and Churchill | APP |
| | Conversion and extension of stone barn to form a studio/office.
Yarrow Junction Road Churchill
Sharon and Audrey Bardsley | | |
| 12. | 20/02123/HHD | Stonesfield and Tackley | APP |
| | Loft conversion to create first floor living accommodation with a box dormer to rear and three new rooflights to front elevation (amended plans)
3 Field Close Stonesfield Witney
Miss Emily Halpin | | |
| 13. | 20/02156/HHD
Affecting a Conservation Area | Kingham, Rollright & Enstone | REF |
| | Conversion of garage to create additional living space with wine cellar below and first floor extension above. Erection of single and two storey rear extension and construction of a garden/log store with covered access and associated works (amended plans)
Lyndhurst Church End Swerford
Mr N Davies | | |

14. **20/02157/LBC** Kingham, Rollright & Enstone REF
Affecting a Conservation Area
- Internal and external alterations to convert garage to create additional living space with wine cellar below and first floor extension above. Erection of single and two storey rear extension and construction of a garden/log store with covered access and associated works (amended plans)
Lyndhurst Church End Swerford
Mr N Davies
15. **20/02180/FUL** Hailey, Minster Lovell & WDN
Leaffield
- Erection of Agricultural Livestock Building.
Fairspear Hill Farm Fairspear Road Leaffield
Mr And Mrs Adams
16. **20/02181/FUL** Hailey, Minster Lovell & WDN
Leaffield
- Erection of an Agricultural Livestock Building
Fairspear Hill Farm Fairspear Road Leaffield
Mr And Mrs Adams
17. **20/02182/OUT** Hailey, Minster Lovell & WDN
Leaffield
- Erection of a farm workers dwelling
Fairspear Hill Farm Fairspear Road Leaffield
Mr And Mrs Adams
18. **20/02212/S73** Hailey, Minster Lovell & APP
Leaffield
- Affecting a Conservation Area
- Variation of condition 2 and removal of condition 6 (relating to windows that serve en-suites) of planning permission 18/00890/FUL, to allow relocation within the site of the dwelling and garage together with changes to layout and design, and to include additional living space within the attic and provision of a basement. Removal of condition 12 (also of permission 18/00890/FUL) to allow garage accommodation to be used in addition to the parking of vehicles, for storage, DIY, hobbies and other similar purposes (Amended plans)
Roselyne 60 Lower End Leaffield
Mr Mikael Armstrong
19. **20/02213/FUL** Hailey, Minster Lovell & APP
Leaffield
- Affecting a Conservation Area
- Construction of replacement dwelling, detached garage and stone boundary wall (amended plans)
Roselyne 60 Lower End Leaffield
Mr Mikael Armstrong

20. **20/02222/HHD** Kingham, Rollright & Enstone APP
Affecting a Conservation Area
- Erection of first floor rear extension (amended plans)
25 The Green Great Tew Chipping Norton
Mr David Hunt
21. **20/02223/LBC** Kingham, Rollright & Enstone APP
Affecting a Conservation Area
- Internal and external alterations to include erection of first floor rear extension with changes to fenestration and internal layout (amended plans).
25 The Green Great Tew Chipping Norton
Mr David Hunt
22. **20/02257/FUL** Hailey, Minster Lovell & Leaffield WDN
- Erection of an Agricultural Straw and Machinery Storage Barn
Fairspear Hill Farm Fairspear Road Leaffield
Mr And Mrs Adams
23. **20/02275/FUL** Brize Norton and Shilton APP
- Conversion of existing agricultural barn (Unit 1), stables and tack room to create two light Industrial units and office space.
South Lawn Farm South Lawn Swinbrook
Mr William MacKinnon
24. **20/02587/HHD** Milton Under Wychwood APP
- Alterations and erection of single storey side extension.
Silver Birches Jubilee Lane Milton Under Wychwood
Mr Tony Smith
25. **20/02591/CLE** Chadlington and Churchill REF
Affecting a Conservation Area
- Certificate of Lawfulness to allow the continued use of the land as garden in association with The Long Barn.
The Long Barn Cote Lane Taston
Dr Andrew Griffiths
26. **20/02342/HHD** Woodstock and Bladon WDN
- Alterations and erection of two storey side and rear extensions, first floor rear extension.
15 Oxford Road Woodstock Oxfordshire
Mr Graham Winstone

27. **20/02652/FUL** Woodstock and Bladon WDN
 First floor extension above existing detached garage to form annexe above.
Beyond Orchard Field Lane Bladon
 Mr David Foster
28. **20/02375/FUL** Chadlington and Churchill APP
 Installation of external CCTV cameras.
The Langston Nursing Home Station Road Kingham
 Mr Shan Shanmugathas
29. **20/02376/LBC** Chadlington and Churchill APP
 Internal and external alterations to affix CCTV cameras both inside and outside the property.
The Langston Nursing Home Station Road Kingham
 Mr Shan Shanmugathas
30. **20/02378/HHD** Chadlington and Churchill APP
 Erection of single story side and rear extension
9 Manor Court Chadlington Chipping Norton
 Mr James Williams
31. **20/02390/CLE** Kingham, Rollright & Enstone REF
 Certificate of lawfulness (To allow the use of the land as touring caravan park for the siting of caravans for periods in excess of 8 weeks in breach of condition 9 of planning permission 09/1268/P/FP)
Caravan Park Merryweather Farm Hook Norton Road
 Mr Tony White
32. **20/02440/HHD** Stonesfield and Tackley APP
 Affecting a Conservation Area
 Installation of flue to serve wood burning stove.
Flat 8 Sanders House Churchfields
 Mr Steven Holmes
33. **20/02457/LBC** Woodstock and Bladon APP
 Removal of the existing tarmac road surfacing, repairs to the existing bridge deck to replace surface materials to match the existing with the introduction of stone paving to the sides and incorporating measures to reduce water penetration into the historic fabric.
Blenheim Palace Blenheim Park Woodstock
 Mr Richard Bowden

34. **20/02469/FUL** Kingham, Rollright & Enstone APP
 Proposed alterations to and erection of facilities to include security cabin, warehouse canopy, green rooms, warehouse stores and office, bin storage, wood and hay stores plus other minor changes in warehouse and staff car parking areas (amended plans)
Soho Farmhouse Great Tew Chipping Norton
 Soho House UK Limited
35. **20/02470/HHD** North Leigh APP
 Erection of two storey front extension. (Amended).
7 Windmill Heights North Leigh Witney
 Mr And Mrs Tony And Karen Kimber
36. **20/02478/HHD** Burford APP
 Affecting a Conservation Area
 Alterations to fenestration of house, alterations to garage to create store and new wall.
36 Taynton Burford Oxfordshire
 Mr Edward Horner
37. **20/02503/HHD** Woodstock and Bladon APP
 Affecting a Conservation Area
 Retention of rear ground floor extension with glazed roof along with an infill extension to form link to existing outbuilding. Conversion of the existing single storey outbuilding to create extra living space. Construction of roof canopy above front entrance doorway.
 (Retrospective)
48 Oxford Street Woodstock Oxfordshire
 Mr And Mrs Clark
38. **20/02504/LBC** Woodstock and Bladon APP
 Affecting a Conservation Area
 Retention of internal and external alterations including the erection of a rear ground floor extension with glazed roof and an infill extension to form link to existing outbuilding. Changes to the internal ground and first floor layouts. Conversion of the existing single storey outbuilding to create extra living space. Construction of roof canopy above front entrance doorway. (Retrospective)
48 Oxford Street Woodstock Oxfordshire
 Mr And Mrs Clark
39. **20/02511/FUL** The Bartons APP
 Affecting a Conservation Area
 Erection of a new dwelling on existing garden plot including access, parking and bin storage (amended plans)
Land East Of 15 North Street Middle Barton
 Mr And Mrs D Cox

40. **20/02521/LBC** Kingham, Rollright & Enstone APP
Affecting a Conservation Area
- Replacement of four windows (amended plans)
Croft Cottages Chipping Norton Road Little Tew
Robert And Cordelia Pollock
41. **20/02523/FUL** Milton Under Wychwood APP
Formation of a new vehicular access and associated works
Hay Barn Idbury Road Fifield
O Lloyd
42. **20/02525/FUL** Kingham, Rollright & Enstone REF
Affecting a Conservation Area
- Alterations and Extensions to Garage
Land And Garage South Of Hunts Barn High Street Great Rollright
Mrs L Micklethwait
43. **20/02804/HHD** Kingham, Rollright & Enstone APP
Affecting a Conservation Area
- Alterations and erection of new front porch.
10 Prew Bungalows Great Rollright Chipping Norton
Cottsway Housing Association
44. **20/02545/HHD** Burford APP
Affecting a Conservation Area
- Alterations and erection of single storey rear extension. Erection of detached double garage.
Battle Hill 9 Tanners Lane Burford
Ms Beth Tarpey
45. **20/02837/HHD** Woodstock and Bladon APP
Erection of front porch.
34 Blackberry Way Woodstock Oxfordshire
Mr And Mrs Dunlop
46. **20/02839/HHD** Milton Under Wychwood APP
Alterations and erection of two storey side extension and single storey rear extension.
Erection of detached garage (amended plans)
I Peartree Close Milton Under Wychwood Chipping Norton
Mr Daniel Harris
47. **20/02563/HHD** Chadlington and Churchill APP
Affecting a Conservation Area
- Replacement of entrance porch and conservatory with single storey extension.
Rose Cottage Junction Road Churchill
Mr J Gledhill

48. **20/02564/LBC** Chadlington and Churchill APP
Affecting a Conservation Area
- Replacement of entrance porch and conservatory with single storey extension.
Rose Cottage Junction Road Churchill
Mr J Gledhill
49. **20/02577/RES** Chadlington and Churchill APP
- Reserved matters application relating to 17/01079/OUT for the erection of three new dwelling houses with associated car parking (appearance, landscaping, layout and scale) and discharge of conditions 2 and 3 of 17/01079/OUT (materials and landscaping).
The Gables West End Chadlington
Messrs Slatter
50. **20/02582/HHD** Brize Norton and Shilton APP
Affecting a Conservation Area
- Erection of single storey rear extension, addition of Juliet balcony to first floor bedroom.
The Old Post Office Swinbrook Burford
Mrs Lorretta Newton
51. **20/02860/HHD** Charlbury and Finstock APP
Affecting a Conservation Area
- Erection of single storey side extension
Hunters Cottage 36 School Road Finstock
Mr Christopher Dyer
52. **20/02894/HHD** Charlbury and Finstock APP
Affecting a Conservation Area
- Erection of detached garden studio. Addition of office above existing garage.
5 Graces Court The Slade Charlbury
Mr Meron Drofiak
53. **20/02613/FUL** Woodstock and Bladon APP
Affecting a Conservation Area
- Existing retail unit to be refurbished internally to convert into new gelato store. New signage to be installed to the shopfront, including minor decoration to the shopfront fascia and framework, and a new projecting sign to replace the existing signage.
30A High Street Woodstock Oxfordshire
Lewis Ratto
54. **20/02614/ADV** Woodstock and Bladon APP
Affecting a Conservation Area
- New fascia signage to be installed to replace existing, as well as a new projecting sign to be installed to replace the existing like for like. Existing timber fascia to be redecorated, with new pin-mounted letters to be fixed directly back onto fascia.
30A High Street Woodstock Oxfordshire
Lewis Ratto

55. **20/02615/LBC** Woodstock and Bladon APP
Affecting a Conservation Area
- Existing retail unit to be refurbished internally to convert into new gelato store. New signage to be installed to the shopfront, including minor decoration to the shopfront fascia and framework, and a new projecting sign to replace the existing signage. New fixtures, finishes and lighting to be installed internally.
30A High Street Woodstock Oxfordshire
Lewis Ratto
56. **20/02620/HHD** Ascott and Shipton APP
Affecting a Conservation Area
- Re-roofing garage, re-facing garage elevations in natural stone and new doorway. New garden pavilion building in oak frame, new stone gate posts and 1.2m gates.
The Dower House Plum Lane Shipton Under Wychwood
Sir Stephen Tomlinson
57. **20/02621/LBC** Ascott and Shipton APP
Affecting a Conservation Area
- Re-roofing garage, re-facing garage elevations in natural stone and new doorway. New garden pavilion building in oak frame, new stone gate posts and 1.2m gates.
The Dower House Plum Lane Shipton Under Wychwood
Sir Stephen Tomlinson
58. **20/02632/FUL** Milton Under Wychwood APP
- Conversion of barn to dwelling with associated works.
Springhill Farm Upper Milton Milton Under Wychwood
M And S Reynolds
59. **20/02636/HHD** Kingham, Rollright & Enstone APP
- Conversion of existing garage to annexe
Greenacres Churchill Road Kingham
Mr And Mrs Hood
60. **20/02655/FUL** Charlbury and Finstock APP
Affecting a Conservation Area
- Alterations to existing agricultural building
Broadstone Farm Ditchley Road Charlbury
Mr and Mrs Blakesley-Grimes
61. **20/02667/S73** Stonesfield and Tackley APP
- Variation of condition 2 and 3 on planning permission 17/02108/HHD to allow a change in materials.
Cotswold View Pond Hill Stonesfield
Mr Mark Walker

- | | | | |
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| 62. | 20/02935/HHD | Milton Under Wychwood | APP |
| | Conversion of garage to habitable space, erection of single storey side extension, addition of front porch
1 Forest Close Milton Under Wychwood Chipping Norton
Mrs Ruth Llamas | | |
| 63. | 20/02681/HHD | Chadlington and Churchill | APP |
| | Erection of single and two storey extensions and external alterations
Willowbrook Brook End Chadlington
Mr And Mrs A Eriksen | | |
| 64. | 20/02697/HHD | Milton Under Wychwood | APP |
| | Alterations and erection of two storey rear extension.
1 Springhill Farm Cottages Upper Milton Milton Under Wychwood
Mr Edward Reynolds | | |
| 65. | 20/02705/HHD | Charlbury and Finstock | APP |
| | Affecting a Conservation Area

Erection of first floor rear extension (amended plans)
35 School Road Finstock Chipping Norton
Mr W Crockford | | |
| 66. | 20/02707/OUT | Chipping Norton | REF |
| | Sub-division of existing plot to allow construction of two-bed detached dwelling. (Outline application with some matters reserved)
8 Tilsley Road Chipping Norton Oxfordshire
Mr J Biles | | |
| 67. | 20/02708/LBC | Woodstock and Bladon | APP |
| | Affecting a Conservation Area

Internal and external alterations to improve internal layout and accessibility, including some new windows and doors (amendment to previously approved 20/00976/LBC to allow the bi fold door to the kitchen to change from 4 equal panes to 3).
Moyallan 34 Park Street Bladon
Mr and Mrs Fletcher | | |
| 68. | 20/02712/HHD | Freeland and Hanborough | APP |
| | Single storey rear extension
16 Roosevelt Road Long Hanborough Witney
Mr S Proffitt | | |
| 69. | 20/03008/FUL | Burford | APP |
| | Installation of flue to serve Biomass Boiler (part retrospective).
Hickman Landscapes Ltd Shipton Road Fulbrook
Hickman Bros. Landscape Ltd | | |

70. **20/03014/HHD** Woodstock and Bladon REF
Affecting a Conservation Area
- Conversion of garage into habitable space and addition of single storey rear extension.
Addition of parking to rear of property.
10 Rectory Lane Woodstock Oxfordshire
Knowles
71. **20/02750/HHD** Charlbury and Finstock APP
Affecting a Conservation Area
- Alterations and erection of two storey side and rear extension
10 Church Rise Finstock Chipping Norton
Mr And Mrs Gibson
72. **20/02762/HHD** Woodstock and Bladon APP
Affecting a Conservation Area
- Erection of single storey rear extension.
2 Ashford Close Woodstock Oxfordshire
Mr Laurence Cave
73. **20/02763/HHD** Ascott and Shipton APP
Affecting a Conservation Area
- Erection of single storey rear extension with porch
3 St Michaels Close Shipton Under Wychwood Chipping Norton
Mr Dan Williams
74. **20/02765/HHD** Chadlington and Churchill APP
Affecting a Conservation Area
- Alterations and erection of two storey front and side extension
Stow Cottage Junction Road Churchill
Mr Thomas Heywood-Lonsdale
75. **20/03035/HHD** Charlbury and Finstock APP
Affecting a Conservation Area
- Single storey rear extension. Insertion of lantern light to existing flat roof.
End Cottage Pooles Lane Charlbury
Mr And Mrs Alex Meakin
76. **20/02772/HHD** Woodstock and Bladon APP
Affecting a Conservation Area
- Restoration works to include demolition of existing, and erection of replacement, two storey rear extension.
11 High Street Woodstock Oxfordshire
Mr And Ms Greg And Emily Trotman And Repp

77. **20/02773/LBC** Woodstock and Bladon APP
Affecting a Conservation Area
- Internal and external restoration works to include demolition of existing, and erection of replacement, two storey rear extension with changes to internal layout and fenestration.
11 High Street Woodstock Oxfordshire
Mr And Ms Greg And Emily Trotman And Repp
78. **20/02780/HHD** Kingham, Rollright & Enstone APP
Affecting a Conservation Area
- Removal of existing garage and timber linking structure. Erection of a single storey linked extension with additional living area in roof space. Alterations to include construction of replacement porch and changes to fenestration.
Barton House High Street Great Rollright
Mr And Mrs Harvey
79. **20/02785/HHD** Burford APP
Affecting a Conservation Area
- Rear single storey extension
Maple Barn Barns Lane Burford
Mrs And Mr J And K Craven
80. **20/02814/CLP** Kingham, Rollright & Enstone APP
Certificate of Lawfulness (erection of a single storey rear extension)
19 The Paddocks Enstone Chipping Norton
Mr & Mrs Rivers
81. **20/02825/HHD** Kingham, Rollright & Enstone APP
Affecting a Conservation Area
- Alterations and new stone porch to entrance door.
Garden House 2 The Lane Chastleton
Mr G Gregory
82. **20/02826/LBC** Kingham, Rollright & Enstone APP
Affecting a Conservation Area
- Internal and External alterations and new stone porch to entrance door.
Garden House 2 The Lane Chastleton
Mr G Gregory
83. **20/02842/HHD** Hailey, Minster Lovell & Leaffield APP
Affecting a Conservation Area
- Alterations and single and two storey rear extension
Greenside The Ridings Leaffield
Charlotte And Robert Henderson And Rustage

84. **20/02854/HHD** Charlbury and Finstock WDN
Affecting a Conservation Area
- Alterations and erection of two storey side extension. Erection of replacement outbuilding.
The Rise Hixet Wood Charlbury
C/o Agent
85. **20/02869/LBC** Chadlington and Churchill APP
- Internal alterations to convert two existing bedrooms on the second floor of the main house (bedrooms 11 and 21) into bathrooms.
The Mansion Ditchley Park Enstone
Mr Michael Montague
86. **20/02925/HHD** Chadlington and Churchill APP
Affecting a Conservation Area
- Erection of single storey rear extension
Spring Cottage Taston Chipping Norton
Zak Biddu
87. **20/02930/HHD** Charlbury and Finstock APP
Affecting a Conservation Area
- Alterations and erection of single storey rear extension. Conversion of integral garage to living accommodation.
30 The Slade Charlbury Chipping Norton
Mr N Murphy
88. **20/03123/PDET28** Kingham, Rollright & Enstone P2NRQ
- Construction of new agricultural storage building.
Land North Of Priory Road Heythrop
Mr Kaleb Cooper
89. **20/03126/NMA** 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 (non-material amendment to allow reduction in width of front dormer window to bathroom and change to render on extension). (amended)
I Mavor Close Woodstock Oxfordshire
Mr Alex Carter
90. **20/03251/CND** The Bartons APP
Affecting a Conservation Area
- Discharge of Condition 5 (Window Details) of planning permission 20/02403/HHD
Fox Cottage 7 Fox Lane Middle Barton
Mr And Mrs Douglas-Hamilton

APPEAL DECISION

APPLICATION NO: 20/00516/FUL

The development proposed is the conversion of existing steel framed barn to form one new dwelling
– Heythrop Hunt Yard, Kennels Lane, **CHIPPING NORTON**.

APPEAL DISMISSED
