

WEST OXFORDSHIRE DISTRICT COUNCIL

LOWLANDS AREA PLANNING SUB-COMMITTEE

17 March 2014

Report of Additional Representations



**WEST OXFORDSHIRE
DISTRICT COUNCIL**

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Report of Additional Representations

13/I465/P/OPLand to north of New Road Bampton	
Date	14/10/2013 14/10/2013
Officer	Abby Fettes
Recommendation	Grant, subject to S106
Parish	BAMPTON
Grid Ref:	,

APPLICATION DETAILS

Erection of residential development of up to 160 dwellings and creation of vehicular access from New Road

APPLICANT

Richborough Estates c/o Agent

STATUTORY CONSULTEES

REPRESENTATIONS

An additional letter was received on 25th February from Rosemary Pelham of Weald Manor and Simon Collins of Burrington House (and copied to several members of the Lowlands sub committee) proposing smaller alternative sites for housing in Bampton at Weald Manor Farm. The site has previously been discounted on planning grounds.

RECOMMENDATION

Grant, subject to the signing of a legal agreement and the following conditions:

- 1 (a) Application for approval of the reserved matters shall be made to the Local Planning Authority before the expiration of three years from the date of this permission;
and
(b) The development hereby permitted shall be begun either before the expiration of five years from the date of this permission, or before the expiration of two years from the date of approval of the last of the reserved matters to be approved, whichever is the later.
REASON: To comply with the requirements of S.92 of the Town and Country Planning Act 1990.
- 2 Details of the appearance, landscaping, layout and scale, (herein called "the reserved matters") shall be submitted to and approved in writing by the Local Planning Authority before any development begins and the development shall be carried out as approved.
REASON: The application is not accompanied by such details.
- 3 Development shall not begin until details of footway provision, including appropriate crossing facilities, along New Road have been submitted and approved by the Local Planning Authority and no building shall be occupied until the aforementioned provision has been constructed in accordance with the approved plan.
REASON: Interests of highway safety and in accordance with Policy BE3 WOLP
- 4 Development shall not begin until a construction phase traffic management plan and travel plan has been submitted and approved by the Local Planning Authority and the approved plan shall be implemented and adhered to throughout the period of construction.

REASON: In the interests of highway safety and in accordance with Policy BE3 of the WOLP.

- 5 Development shall not begin until detailed plans of the improvements to the junction of New Road and Mount Owen Road have been submitted and approved by the Local Planning Authority and no building shall be occupied until those improvements have been constructed in accordance with the approved plan.

REASON: In the interests of highway safety and in accordance with Policy BE3 of the WOLP.

- 6 Development shall not begin until details of the junction between the proposed road and the highway have been submitted to and approved in writing by the Local Planning Authority, and no building shall be occupied until that junction, including provision for pedestrians, has been constructed in accordance with the approved details.

REASON: In the interests of road safety. (Policy BE3 of the adopted West Oxfordshire Local Plan 2011)

- 7 Prior to the commencement of the development, a scheme for the drainage (both surface water and sewage) of the development shall be submitted to, and approved in writing by the District Planning Authority. The approved scheme shall be implemented prior to the occupation of any dwelling to which the scheme relates

REASON: To ensure the effective drainage of the site and to avoid flooding (Policy DC14 of the adopted Local Plan).

- 8 Prior to the commencement of the development hereby permitted, including any demolition, and any works of site clearance, a method statement for enhancing biodiversity on the site shall be submitted to and approved in writing by the Local Planning Authority. This is to include details of the planting scheme and the subsequent management of any ecological features. Thereafter, the biodiversity enhancement measures shall be carried out and retained in accordance with the approved details.

REASON: In the interests of biodiversity (policy NE13 of the WOLP 2011).

- 9 Development shall not be commenced until such time as a drainage strategy detailing on and/or off site drainage works has been submitted to and approved by the LPA in consultation with the sewerage undertaker. No discharge of foul or surface water from the site shall be accepted into the public system until the drainage works referred to in the strategy have been completed.

REASON: The development may lead to sewage flooding and to ensure that sufficient capacity exists to serve the development and avoid adverse impact on the local community.

- 10 Development shall not begin until a scheme for protecting the proposed dwellings from noise from the air base has been submitted to and approved in writing by the Local Planning Authority; and all works which form part of the scheme shall be completed before any of the permitted dwellings are occupied.

REASON: To ensure the creation of satisfactory living conditions in the dwellings. (Policies BE2 and BE19 of the adopted West Oxfordshire Local Plan 2011)

- 11 Fire hydrants shall be installed in accordance with details, including the phasing of installation, which have been submitted to and approved in writing by the Local Planning Authority before development commences.

REASON: To safeguard the safety of occupiers of the proposed dwellings. (Policy BE1 of the adopted West Oxfordshire Local Plan 2011)

- 12 No development shall take place until a surface water drainage scheme for the site, based on the agreed Flood Risk Assessment for Richborough Estates, Land off New Road, Bampton (Rev A, 8 October 2013)(BWB Consulting Ltd has been submitted to and approved in writing by the local planning authority. The scheme shall subsequently be implemented in accordance with the

approved details before the development is completed.

The scheme shall include:

1. Reduction in surface water run-off rates to $\times 2.7\text{l/s/ha}$
2. Demonstration that the discharge volume required to attenuate surface water run-off from the critical 1 in 100 chance in any year storm event, with an appropriate allowance for climate change, can be provided on site, up to a 1 in 100 year storm with a suitable allowance for climate change as outlined in the FRA
3. Swales to the eastern and southern boundary of the site as outlined in the FRA
4. An attenuation pond to the eastern part of the site as outlined in the FRA
5. Clarification that the receiving watercourse will be able to manage the incoming flow and discharge it off site.

REASON: To prevent the increased risk of flooding.

NOTE TO APPLICANT:

You are advised that in the submission of reserved matters it is anticipated that the details should closely follow those set out in the plans accompanying this application and referred to in the accompanying reports.

Report of Additional Representations

13/1494/P/OPLand between Saxel Close & Aston Village Hall Aston	
Date	17/10/201323/10/2013
Officer	Mr Phil Shaw
Recommendation	Provisional Approval
Parish	ASTON, COTE, SHIFFORD AND CHIMNEY
Grid Ref:	

Application details

Residential development comprising 38 dwellings. Formation of vehicular & pedestrian accesses.

Applicant

Rebecca Christine Florey & Jonathon Jones c/o Agent

The application will be brought forward for approval subject to a legal agreement on the terms set out in the report and the following conditions:

(a) Application for approval of the reserved matters shall be made to the Local Planning Authority before the expiration of three years from the date of this permission; and

(b) The development hereby permitted shall be begun either before the expiration of five years from the date of this permission, or before the expiration of two years from the date of approval of the last of the reserved matters to be approved, whichever is the later.

REASON: To comply with the requirements of S.92 of the Town and Country Planning Act 1990.

Details of the appearance, landscaping, layout and scale, (herein called "the reserved matters") shall be submitted to and approved in writing by the Local Planning Authority before any development begins and the development shall be carried out as approved.

REASON: The application is not accompanied by such details.

Development shall not be commenced until such time as a drainage strategy detailing on and/or off site drainage works has been submitted to and approved by the LPA in consultation with the sewerage undertaker. No discharge of foul or surface water from the site shall be accepted into the public system until the drainage works referred to in the strategy have been completed

REASON: The development may lead to sewage flooding and to ensure that sufficient capacity exists to serve the development and avoid adverse impact on the local community

Prior to the commencement of development a full surface water drainage scheme shall be submitted to and approved in writing by the LPA. The scheme shall include details of the size, position and construction of the drainage scheme. Where appropriate the details shall include a management plan setting out the maintenance of the drainage assets. The development shall be carried out in accordance with the approved details prior to the first occupation of the dwellings hereby approved and shall be maintained in accordance with the management plan thereafter

NB It is likely that the details required to discharge the above condition will involve the extensive use of SUDS and should make provision for peak rainfall plus 30% and measures to be used should drainage features fail

REASON To ensure proper provision for surface water drainage and ensure flooding is not exacerbated in the locality

The means of access between the land and the highway shall be formed, laid out and constructed in accordance with the specification of the means of access attached hereto, and all ancillary works therein

specified shall be undertaken in accordance with the said specification before any of the dwellings are occupied

REASON: To ensure a safe and adequate access. (Policy BE3 of the adopted West Oxfordshire Local Plan 2011)

Development shall not begin until a construction phase management plan and travel plan have been submitted to and approved in writing by the LPA and the approved plans shall be implemented prior to works commencing/the dwellings being occupied respectively

REASON In the interests of highway safety

Prior to commencement of development, including site clearance, a detailed method statement incorporating the mitigation strategies set out in the reports accompanying the application and aimed at enhancing biodiversity shall be submitted to and approved in writing by the LPA. Thereafter the biodiversity mitigation/enhancement measures shall be carried out in accordance with the approved details

REASON: In the interests of biodiversity

As part of the submission of the reserved matters full details of the water and energy saving measures to be employed shall be submitted

REASON: To promote energy and water saving

Note

You are advised that in the submission of reserved matters it is anticipated that the details should closely follow those set out in the plans accompanying this application and referred to in the accompanying reports

Report of Additional Representations

13/1752/P/FPLand at Swinbrook Road Carterton	
Date	12/12/2013 12/12/2013
Officer	Abby Fettes
Recommendation	Provisional Approval
Parish	CARTERTON
Grid Ref:	427785,207723

APPLICATION DETAILS

Demolition of Byfield, erection of 250 dwellings with associated access, public open space and landscaping including allotments. Associated infrastructure adjacent to the Kilkenny Lane Country Park including the link road between Shilton Road and Elmhurst Way.

APPLICANT

David Wilson Homes (Southern) C/O Agent

STATUTORY CONSULTEES

OCC Ecology

Comments from Feb 2014

Unfortunately there are serious ecological issues relating to this proposal and I would recommend that the District Council refuses this application, which would result in a net loss in biodiversity affecting UK priority habitat, which is potentially of Local Wildlife Site standard. The currently proposed layout would affect the most ecologically valuable areas of the site. I consider the development to be contrary to NPPF (paragraphs 9, 109, 117 and 118) and Core Policy 18 (Biodiversity) of the West Oxfordshire District Council Draft Local Plan (October 2012).

Comments from March 2014

Unfortunately, the revised plans do not overcome the issues that I raised in my consultation response and my advice to the District Council is still that they refuse the application unless further amended plans and information is submitted. The existing Outline consent on the site does not divert from the current application needing to be considered in relation to planning policy and legislation. The existing planning permission was for outline consent, the current application is for full permission. The same issue of the ecological value of the site would remain a concern if a Reserved Matters application was submitted for layout.

Report of Additional Representations

I4/0042/P/FPI Chapel Cottages Chapel Lane North Leigh	
Date	07/01/201409/01/2014
Officer	Miss Miranda Clark
Recommendation	Provisional Approval
Parish	NORTH LEIGH
Grid Ref:	438656,212989

Application details

Alterations and single storey side extension to reinstate single dwelling.

Applicant

Mrs Zena Salter c/o Agent

Statutory Consultees

OCC Highways – *“I’ve had another look on site and consider the amended plan to fairly represent what is on the ground.*

I parked my vehicle in the position shown as ‘ex car space for No 1 ‘ in order to assess the situation.

I concluded that the proposed parking space was possible as shown although the manoeuvre out was a little tight.. I also considered the effect of the additional vehicular movements along Chapel lane which is designated a public footpath _ given the low flows of both peds and vehicles I could not demonstrate sufficient harm to warrant a refusal.

Vision at the Chapel Lane/Park Rd junction is substandard but given again the vehicular flows a refusal could not be sustained at appeal

No objection subject to

G36 parking as plan

G48 SUDS surface water drainage”

Additional Representations

Two letters have been received from Mr and Mrs Livingstone & Mr Harvey c/o Windmill Cottage. The comments have been summarised as;

- Parking and vehicular movements in Chapel lane, due to already oversubscribed parking space.

Currently, given the number of dwellings located in chapel Lane there is not enough space for all residents to park outside their property. Turning and manoeuvring is difficult, as there is only one turning area in the lane. When this turning space is parked in, all vehicles have to reverse the length of Chapel lane to exit onto park road, given that the lane also serves as a footpath this application, with its inclusion of a parking requirement, or possibly two, would further exacerbate this problem.

- This planning application has seen three proposals for parking, all of which have been to the detriment of No1 Chapel lanes existing provision. Two of which have been shown to have been exaggerated and inaccurate in dimension and scale, the third looks to be equally as inaccurate as the first two and has yet to be checked by Kevin Batchelor OCC highways. It would appear from a visual check that again, the latest drawings submitted are purely to gain approval by the appearance of a solution which in reality given the extremely limited space, cannot work!

- Highway Hazard. If no proper parking provision is supplied or there are two people sharing this accommodation with vehicles, or the parking provision is awkward and subsequently not used. The easiest

and natural place to park will be adjacent to the property on park road near the bell mouth of Chapel lane, as we have pointed out in our previous objections this is a hazard to both residents leaving Chapel lane, and to oncoming traffic, as it is a Blind bend. there have already been some near misses, due to parked cars obscuring visibility and taking up one of the lanes on the bend. An approval without a properly considered parking provision could lead to the creation of the very real hazard I have mentioned.

Finally there are comments outstanding from the previous letter of objection (attached pdf) and specifically the proposed removal of the high section of the Cotswold stone wall, and the more suitable alternate provision for parking the larger 9 park road plot which we would like you to consider.

- The plan in all its essentials, wall positions, road verge positions and scaling of drawn vehicles is just as inaccurate as the first two. No attempt seems to have been made to address the issues and I'm afraid that the plan inaccuracies are not as I originally assumed the result of carelessness but a deliberate attempt to deceive. Twice the plans have been rejected.

- two dimensions can be checked on site to demonstrate the impossibility of the drawn proposal. The distance measured at right angles to the face of No 1 Chapel Lane building to the adjacent road verge

1. At the intersection of the applicants boundary wall is 4.6m (not 5.8m as shown on the plan)

2. At the point where the porch projects from no 1 is 3.0m (not as it scales on the applicants drawing 4.8m)

- it is not possible to park a normal family car in front of the applicant's property whilst maintaining this arrangement

- we ask that someone go to the site and park a normal family car in front of No1 as shown and then stand where the applicant intends to park a car and the impossibility of the proposal will become obvious.

Report of Additional Representations

14/0081/P/FPThe Saddlers Arms New Yatt Lane New Yatt	
Date	16/01/2014 16/01/2014
Officer	Miss Miranda Clark
Recommendation	Refuse
Parish	HAILEY
Grid Ref:	437252,213072

Application details

Conversion of public house to dwelling, erection of extensions and car port.

Applicant

Ms Pauline Lakey C/O Agent

Additional Representations

2 letters have been received from Mr Lyall of Mayfield House, and Angus Lonsdale of Glenfield Barn. The comments have been summarised as;

- currently we are in difficult times and this is reflected in the low interest rates, increased unemployment and pressure on disposable incomes. Against this background it is challenging to sell any business, but this is a short term problem. If planning permission is granted the pub will be taken from the village for ever. Interestingly I know one successful local landlord who did express an interest in taking over the Saddlers when the last tenant ceased trading. He contacted London Inns but found it difficult to get a response and a general lack of interest. He has now taken over another local pub and is increasingly successful there. This does not reflect a company keen to maximize utilization of a property and may well have persuaded others from not pursuing the pub further.
- Regarding public demand, in the past some landlords put on events which were very successful, for example and not limited to, live jazz in the garden on Sunday lunchtimes, Friday night quiz nights, good value Sunday lunches and when at Christmas there were carols sung at the pub it was packed full on each occasion, despite one year the then landlord insisted on keeping the TV on so that he could watch the football.
- People in New Yatt and surrounding areas do go out for a drink and for meals; the fact that they have not supported the Saddlers is due to what has predominately been provided and the poor reputation that has resulted. Helen Peacock once described in her column in the *Oxford Times* how bad the pub was when she visited it, and finished her article with something along the lines "this used to be a nice pub and hopefully it will become so again". In short, a pub's survival is dependant on the landlord's capabilities and experience which has been sadly lacking in many cases.
- Regarding the financial viability of the pub, this is linked to both public demand (discussed above) and costs. As the pub was not a freehouse, rent was payable (I have heard of figures ranging from £30k to £50k pa) and inflated prices for purchasing beer from suppliers specified by the freeholder resulted (I am told) in the Saddlers paying two or three times more than local freehouses. Now that the pub is no longer a tenanted pub these costs would not now apply and therefore change the dynamics of the business model.
- I believe some of your planning policies support the rejection of this application and I have attached the relevant sections duly highlighted.
- New Yatt is becoming a collection of households and any sense of community is being eroded. With a motivated and experienced landlord The Saddlers could provide the much needed nucleus for the community, and we therefore strongly oppose the change of use to residential
- my family moved to New Yatt in the early 1960's and in 1965 I was born there. There were small businesses located around the village including a bakery and bicycle repair shop. There was a real sense of community

- over the years I have been a regular user of The Saddlers, from my 18th birthday party until more recently my belated fathers 75th birthday. The Saddlers is the only community building left since the Chapel was converted, and has served the village since 1877. The nearest pub is 20 minutes walk away and no footpath or street lighting
- it could also diversify as a use for meetings and events such as wedding and funerals
- another pub in the area, The Boot Inn is very successful despite being in a less populous village
- it has been a tied leasehold property which has caused financial restraints for landlords due to high rents and overpriced beer purchasing. The Saddlers has only been freehold since Ms Lakey purchased it this year and has chosen not to trade

Report of Additional Representations

14/0144/P/FPThe Conference Centre Minster Lovell Mill Old Minster Lovell	
Date	30/01/201404/02/2014
Officer	Mrs Kim Smith
Recommendation	Provisional Approval
Parish	MINSTER LOVELL
Grid Ref:	431750,211361

Application details

Erection of single storey extension to create hydrotherapy pool for guests with adjacent treatment rooms.

Applicant

Havana West Limited Old Swan and Minster Mill
Minster Lovell
Oxon
OX29 0RN

Verbal update and recommendation of approval subject to conditions based on the following:

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 the Town and Country Planning Act 1990.

2. That the development be carried out in accordance with plan No(s) 673-1102, 673-1101,673- 1103,

REASON: For the avoidance of doubt as to what is permitted.

3. The pool/spa hereby approved shall only be used for purposes ancillary to the use of the remainder of the complex and shall not be opened as a separate facility.

REASON: The scheme has been assessed as not adding to traffic on the local road network (Policy BE3 of the adopted West Oxfordshire Local Plan 2011)

4. Notwithstanding details contained in the application, detailed specifications and drawings of all glazing screens, ventilation grilles, eaves details, service flues, external plant and junctions with the existing buildings at a scale of not less than 1:20 shall be submitted to and approved in writing by the Local Planning Authority and before development commences. 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. (Policy BE2 and BE5 of the adopted West Oxfordshire Local Plan 2011)

5. 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. (Policy BE2 and BE5 of the adopted West Oxfordshire Local Plan 2011)

Report of Additional Representations

I4/0175/P/FP Goodfellows Yard Chapel Lane Filkins	
Date	04/02/2014 04/02/2014
Officer	Miss Miranda Clark
Recommendation	Provisional Approval
Parish	FILKINS AND BROUGHTON POGGS
Grid Ref:	423564,204346

Application details

Conversion of agricultural buildings to form three dwellings. Erection of two car parking barns and ancillary outbuildings. Change of use of agricultural land to form residential curtilage.

Applicant

The Ernest Cook Trust The Estate Office
Fairford Park
Fairford
Gloucestershire
GL7 4JH

Statutory Consultees

Parish Council – *“The applicants, The Ernest Cook Trust, and their consultants gave an initial presentation to the Parish Council and village on 11th July 2013. Comments and suggestions were made and we were told at the time that a further consultation with the Parish Council would take place before the submission of any planning application.*

This did not take place and we had to comment on the withdrawn application that the statement by the applicants that their application “addresses the issues raised during pre-application discussions and Parish Council meeting in order that the proposed development may be found acceptable” was incorrect. Significantly, this statement has now been removed from the current application documentation.

The main issue raised at their pre-application presentation was our concern at the loss of the existing uses of the farmyard and of the barns to both the existing agricultural tenant, other tenants and to the community generally. Our alternative compromise suggestion was to consider retaining part of the farmyard for agricultural use, storage and access and other storage uses.

We are also concerned that the new application includes the demolition of the historic original dry stone boundary wall of the farmyard to Chapel Lane in order to create a 66 metre angled visibility splay for the site access. In our opinion this is a regrettable proposal affecting an important visual feature within the Conservation Area. We are concerned that as well as changing the existing street scene it is also likely to increase traffic speed in Chapel Lane by removing the current narrowing of the lane. There does seem to be a discrepancy in the application on this issue as para. 2.18 in the Design and Access Statement states “This application does not seek to make any alterations to the existing site entrance leading into Goodfellows Yard from Chapel Lane”.

We have no objection to the conversion of the larger barns 1 and 2 to residential use but consider that the conversion of the smaller barns 3 (3B) and 4 (3A) is more unsatisfactory. The proposed arrangement of a single residential use split between two separated buildings across the courtyard seems an awkward compromise which might lead to future development linking the two buildings or give rise to separate occupation. Retention of these two single storey buildings and the south east end of the yard for agricultural and storage use, combined with a realistic agricultural access to the fields beyond for the existing farm tenant would satisfy our concerns.

The agricultural tenant, Andrew Cripps, is the son of Sir John Cripps who passed on The Filkins Estate to The Ernest Cook Trust. Attached is an extract (Appendix A) from The Ernest Cook Trust website on their own opinion of why the Estate was left to them to manage and which we consider relevant to your consideration of this application, as we understand that their purpose in obtaining planning permission is not to retain the site but to sell it on to a property developer.

Andrew Cripps, as agricultural tenant, has current use of portions of one main barn with parts of both single storey barns and uses the yard for his only access to the fields beyond for grazing his cattle and cropping and baling grass feed. This involves using the yard to load and offload cattle from trailers and for access of large tractors and equipment into the fields. Diesel Oil for his farm vehicles is also stored in the tank described in the applicants' Heritage Statement as a water tank (photo 14). There is concern that, with the proposed sale of the site to a developer with planning permission, his use by a right of access over what will become private residential land will be severely restricted. He will also lose part of his grazing fields to the proposed gardens.

As well as the existing agricultural use other tenants have had storage use of the barns for many years. Some have been asked recently to vacate parts of the barns and we would advise you that they have provided a valuable asset to the community for storage. The village Filkins Swinford Museum has storage in the barns and the St Filica Society, a community charity organisation which raises funds for local needs by organising social events in the village, stores their equipment including marquees, transport trailer and chairs. In addition, four other local businesses and two individuals have and are using the barns for storage. One of these local businesses, David Swinford, Builder, has had use of the builder's yard section of the site for some 30 years.

In our opinion these use are relevant to Planning Policy H2 which states that existing useful community facilities should not be eliminated despite the applicants Planning Statement 5.23 that "The proposal does not affect any existing community facilities. Buildings within the site are predominately used for storage purposes with no access to the local community and therefore cannot be considered to constitute a "community facility" "

With regard to the detail design proposed, with the exception of the demolition and repositioning of the dry stone boundary wall to Chapel Lane, we do not have any major criticisms of the detail and materials but we would express our concern at the excessively high 2.5 metre entrance door to barn 2.

In conclusion, our opinion is that an alternative application for residential development retaining part of the site for agricultural and storage use would be preferable and more appropriate for this visually significant site in our Conservation Area. Your Council's Preservation and Enhancement document for the Filkins & Broughton Poggs Conservation area states that "the existing buildings, historic settlement patterns and open spaces should remain largely undisturbed".

As the applicants have indicated that they intend selling the site to a developer with the benefit of planning permission, we request that, if the Council is minded to grant permission, it should include the tightest possible conditions to control the detail design of the buildings and use of materials. It is a major concern to the Parish Council that selling the site will result in alternative applications more concerned with profit than the preservation of the character and materials of this visually important site within our Conservation Area."

Additional Representations

At the time of writing, 2 letters have been received from Fiona Cowburn of Goodfellows Cottage, & R Higham of Old Smithy and have been summarised as;

- The essence of the new application is substantially the same as that of application 13/1604/P/FP save for the changes at the site entrance. My concerns regarding the change of use of all the Barns and Yard Areas also remain substantially the same.

My view is that the application needs to address further the following;

Loss of farmland, and farming use within the site and buildings; loss of Heritage within a Conservation Area; loss of use for local community, business and private users; loss of habitat for protected wildlife which frequents the site; potential Loss of Privacy for adjoining residents; potential over-development in a

sensitive location; potential exacerbation of local flooding due to additional water and waste services in an area without mains drainage.

Conservation Area Change. Street Frontage Boundary Wall Re-alignment.

- The wall in question is within the Filkins and Broughton Poggs Conservation Area, and together with the associated Barns forms a strong visual enclosure to the North-east side of the Lane which edges the site. These tall stone walls along with similar stone boundary walls along the South-west side of the Lane characterise the street and locality giving it a powerful and traditional image which is a vital part of what makes this approach to the Village special. The long continuous curving alignment of the walls past the site entrance and slight withholding of view along the lane is aesthetically very pleasing and it gives this location a significant "sense of place."
- The proposal to move the stone walls back into the site and open up the visibility may satisfy Standard Highways Requirements but it will damage the local vernacular of this part of the Conservation Area. It is significant that farming uses of this site are still functioning. This is not a redundant or derelict group of buildings and yard areas. This is an active farmyard, complimented by a builder's yard, general storage facilities for local community and social organisations, business and private use.
- The proposals play scant regard to the functioning of a farm. The yard also provides secure accommodation, within the village settlement area to keep potentially valuable equipment, artefacts and goods. Without the continued use of this yard and buildings for the farm operations and community use there must be substantial relocation and reorganisation. No alternative accommodation is available in the village to house the local community equipment, museum items, general storage and building trade business needs currently occupying the site. The farmer will have to re-locate from this site to more distant and less secure location for his day to day operations.
- Goodfellows Yard and the adjacent pasture land are part of the former 500 acre Cripps Estate which after the death of Sir John Cripps was passed to The Ernest Cook Trust, some six years ago, in order to maintain the Estate in its entirety. It was the wish of John Cripps to keep the estate intact "*for the benefit of the local community and to sustain the farming, education, conservation and access aspects of the estate,*" rather than to pass it to his heirs which would have resulted in splitting up and selling off the land and many village properties. It is disappointing that a significant local Farming and Educational Charity now seek to dispose of this element of the Cripps Estate for housing despite the Villages' wish to retain some part of the site for continued farm and community use.
- Landscape, location and loss of open space. Goodfellows Yard and the group of Barns are a strong visual element within the village. The separation afforded by the field, between the Village Centre with its shop, facilities for play and recreation, and Farm Barns is special. It allows a "breathing space" where the rural landscape reaches to the heart of the settlement. The view across the field towards the stone built mass and form of the Yard buildings at the 'edge' of the field will be substantially altered by gardens, fences and hedgerow. Because of this special value of the land I suggest that it is inappropriate as well as unnecessary to take up significant areas of the field for private gardens. In this situation it takes valuable grazing area from the farm; it dilutes the relationship between farmyard and field and farm buildings, and in so doing diminishes the Conservation Area values.
- Site History and current usage. Filkins is a village originally and currently based around farming estates, two of which remain. The site in question relates to Filkins Farm to the west side of the village. Goodfellows Yard and buildings are still in use by the tenant farmer, Andrew Cripps. As part of his agricultural tenancy he occupies some of Barns 3A and 3B, and shares use of Barn 2 with Filkins Museum. He has day to day use of the stable and stable yard at the south east corner of the site, and all main yard areas. Within the site there is also a fuel storage tank, directly adjacent to Barn 2, providing fuel for his agricultural vehicles. Access to his grazing land is via the yard areas and gated access between Barns 2 and 3A/B

- Barn 2 needs only a 7metre wide strip of garden area behind the building with a take up from the corner of the existing field/yard boundary wall next to the field gate, while Barns 3B if left unaltered along the field-side elevation would not need any garden area to be taken from the field.

- Barns 3A, 3B and associated Yard area and field Access. Barns 1 and 2 have a scale and form which might readily provide for suitable conversion to housing.

Barns 3A/ B are of a lower scale and linear form which does not lend itself well to living spaces.

Orientation and limited aspect, overshadowing from other buildings near- by and the relationship between Barns 3A and B limit daylight and sunlight into these buildings again reducing the opportunity for agreeable domestic accommodation.

The proposal for the staircase in 3A as shown does not have sufficient headroom at the half landing level due to the soffit/eaves height limitations. The internal layout is not fully resolved and could lead to unsatisfactory future expansion internally. The proposed conversion of Barn3B is not essential to Plot 3 and it could be retained for parking and garden shed use, avoiding any need of new openings.

- Barn 1.Live/Work Outbuilding. This building, although existing, is not recorded on the survey drawings save for a simple block on the layout plan. The proposals for conversion show no comparison in plan, section or elevation. From my own review it appears that the new building will be unnecessarily tall and with a new roof form alien to the locality. The existing building is no more than a timber shack built off stone boundary walls.

- The conversion proposals for both Barn1 and Barn 3A ,with added live/work outbuildings, have no need of this supplementary accommodation. I thus suggest that the proposals are “overdevelopment” for this sensitive site. (The group of Barns together with Goodfellows Cottage are Locally Listed for their special character within the area)

- Continuation of Agricultural Use. It is understood that the ECT intends to sell on the site for development by others. This could lead to further undesirable and unsatisfactory planning change. The field access needs to be protected for unimpeded farming usage. In the proposals suitable farming and field access is significantly compromised by the conversion of Barns 3A and B. The adjusted positioning of the existing field gate further limits manoeuvrability for agricultural vehicles.

- Loss of Amenity. In July of this year the Ernest Cook Trust with their consultants gave an initial presentation to the Parish Council and Villagers. This meeting raised the question of loss of farming, community and local uses. It would appear from the planning submission that no real account has been taken of the wishes of the Village in this regard. No concession or alternatives have been offered. Some of the tenancies are long term; in excess of 30 years. My tenancy of the yard goes back more than 12 years. At this Village meeting with The Ernest Cook Trust it was suggested that a suitable compromise would be to split the site with conversion of Barns 1 and 2 for housing while retaining Barns 3A and 3B with the yard area for current farming and other local users. This arrangement could provide an economic compromise (with new rental agreements) for the applicants whilst continuing to support and satisfy local needs.

- Privacy and Overlooking. As a resident of Goodfellows Cottage, which is adjacent to the south-eastern end of the site and Barn 3A, I am concerned about “overlooking”. The view into my garden and towards the cottage is currently screened by a tall damson tree, within the site next to my boundary. Currently I control the accommodation in Barn 3A and the window which directly overlooks my garden and into my north-west facing kitchen/breakfast room, living room and main bedroom windows. I would be unhappy to see the tree cut down as it forms a good visual screen between properties, or to have anything other than fully obscure glazing in the overlooking window. (This window currently has 3 of its 9 panes in obscure glazing). Goodfellows Cottage is a locally listed property with its main aspect to the south-west and north-west. The cottage has minimal outlook or access to its garden area to the north-east which is overshadowed and overlooked by adjacent building and tall enclosing hedgerows. The north-west area of garden provides the main outdoor amenity space where sunlight is available.

- Architectural Design

Barn 1. Front Elevation. The addition of 12 new or enlarged openings in this elevation seems excessive, unnecessary and potentially structurally damaging.

Barns 1 & 2 Large Doorway Openings. These original double doorway openings need more sensitive detailing. As indicated the vertical screening and glazed frames are too flush with the outside wall face. To be more sensitive to the traditional form of the building, to give expression to the openings, and to lessen the impact of the very large glazed openings on neighbouring properties the screens would be better placed inset, well within the lobby and light well/hallway areas, or kitchen and bedroom areas. There is adequate space to allow this within these rooms. It would also provide an external sheltered recess to the main entrances; improve shading internally and privacy/overlooking across the yard area.

Car Barns. These appear to be taller than necessary and the revised - roof form is unnecessarily high. Why not use a simple shallow double pitched roof form, lessening the impact and any shadowing on neighbouring property?

The submitted drawings are inconsistent with regard to the size of the carports.

The Site Master Plan shows both carports as 6m.square on plan, while the elevations show the carport for Barn 2 wider, with an added bin store area.

Materials. The materials description is minimal. The existing and future use of the “diminishing-course natural local stone tiles or slates” which characterise the existing site buildings needs protecting.

Light Pollution. The Site is located in a particularly dark (nigh time) area of the village. Conversion of the buildings to dwellings will inevitably increase external levels of artificial illumination, which will upset the natural balance. The Village voted to keep street lighting to the current minimum and it would be detrimental to existing neighbours as well as protected wildlife to introduce any external lighting on the site.

Sewage disposal and Flooding. In 2007 significant flooding occurred in Filkins and Broughton Poggs. At least 40 properties were flooded including Moat Cottages. At Goodfellows Yard the water sat at the level of the existing concrete floor in Barn3A. The flooding at its height reached the corner of The Old Smithy, and then receded. The housing all around Goodfellows Yard has no mains sewage. The village properties in this area rely on septic tanks and soak-aways for sewage disposal. The ground water-table surrounding the site is generally high and run-off from the adjacent field can and does occur.

It is of concern that the conversion of the Barns may intensify and exacerbate existing problems in this respect in this part of the village. Significant adjustment and reduction in ground levels within the yard areas and around some of the buildings as indicated on the designs may well be in appropriate. More detailed information and design proposals are needed.

Fuel Spillage. There has been some gas oil spillage over time next to Barn 2 which may have caused significant ground pollution.

Bats and Barn Owls. If Barns 3A and 3B remain in local farming and general storage use there is suitable accommodation for the protected wildlife and migrating birds which frequent the site.

Summary

I do not support the application as it stands.

My view is that a number of Policy issues have not been satisfactorily met namely Policy No. BE2.4.9; BE5 4.12 and H2.

Should planning permission for this site be granted at any time it should include extremely tight planning control and legal agreements with regard to both use and design detail in order to protect the Conservation Area, the site, its buildings, its uses and wildlife habitats. It is frequently the case that as a site with permission gets sold on for development the intended constraints get altered and changed for the worse.

- the ancient beautiful dry stone wall should be retained as is
- access to field must be retained for both farmers and village people for ever, that means access through the current farmyard
- overdevelopment
- destroys the village aspect
- too much of the field is being taken for gardens

Additional information received from agent.

I note that, following the publication of your report to the Lowlands Development Control Committee, representations have been received from Filkins Parish Council and the occupier of Goodfellows Cottage. My client wishes to provide a response on certain matters included in these representations.

Note that matters have been addressed by issue where considered relevant. Responses are not made to all issues raised.

Community Use

Reference is made to the application site currently being a 'community facility'. However, as confirmed in the submitted Planning Statement the site is currently predominantly used for storage purposes under the B8 Use Class (although this is not subject to a planning permission) together with the builder's yard at the west of the site. There is no public access to the site and there is also no place for the community to congregate or undertake actions which could be considered to comprise a community use. Furthermore, the buildings are subject to a number of commercial lease agreements which can be cancelled at any time meaning the existing storage facilities can be lost without the requirement of a planning permission. The site therefore cannot reasonably be considered to include community facilities and, as such, the protection applied in Local Plan Policy H2 does not apply.

Agricultural Use

The barns have long since been redundant for their original function and the yard is not currently predominantly in agricultural use. To clarify, the agricultural tenant, Mr. Cripps' main agricultural base is outside of the village and not at Goodfellows Yard and his use of this site is incidental to this. Access rights to the field would remain also, meaning this development would not materially harm Mr. Cripps' agricultural operation.

Impact on adjacent field

The use of a relatively small section of the adjacent field to provide amenity space for two of the units is required to provide a suitable standard of accommodation and to limit the requirement for boundary treatments and other alterations in the open courtyard. However, the boundary to the edge of the curtilage of a Hawthorn hedge has been selected in close consultation with planning officers to ensure the character of this area would not be compromised and that visual cohesion of the area is retained.

Overdevelopment

The proposal involves the conversion of the four principal buildings within the site without any extension to the existing footprint. Furthermore, the proposed ancillary building to Unit 1 would be erected on the same footprint as the building it would replace. The two lightweight car barns are the only new structures within the site which would increase footprint. As such, we do not consider that this can be considered an overdevelopment of the site. Instead, the proposals put forward have been carefully designed so that they are sensitive to the existing buildings and yard, ensuring the character of the site and conservation area is preserved.

Overlooking

It is contended that the existing window in the side elevation of Unit 3B does not currently offer immediate views to the Goodfellows Cottage to the south. In any case, the tree currently between this building and the adjacent property cannot be removed without approval from West Oxfordshire District Council. To confirm, the removal of this tree does not form part of this application.

Light Pollution

The site is located within the built up area of Filkins where residential development of this scale is acceptable. Lighting associated with residential use is therefore to be expected and cannot be a basis to withhold planning permission for this development.

Sewage and Flooding

The site is not within an area deemed to be at risk of flooding (Environment Agency Flood Risk Zone 1). It is noted that Thames Water raised no objection to consultation for the previously withdrawn application in relation to sewage disposal. Matters affecting sewage disposal did not change in the resubmitted proposal so it can be taken that these comments remain valid.

Other Matters

As noted in the letter from the Parish Council, Paragraph 2.18 of the Design & Access Statement is incorrect in stating the site entrance would not be altered. All other documents and submission drawings however clarify the correct proposal to relocate the front boundary wall slightly back from its existing position.

You will of course recognise that comments regarding the Applicant's function and operation are not material to the consideration of this application and must not influence the planning decision. As such, there is no requirement for inaccuracies stated in the representations to be addressed in this letter.

The proposed recommendation will be for conditional approval. The conditions would include ones relating to materials, permitted development rights removed for front walls, extensions, free standing buildings such as sheds, garages etc to the front of the properties and to the rear gardens etc, no dormer windows/roof lights, details of any security lighting, the access to the field to be open, detailed

specifications of external joinery including paint colour, hard and soft landscaping if any proposed, drainage condition and so forth.

Report of Additional Representations

14/0179/P/FPThe Old Swan Hotel Old Minster Lovell Minster Lovell	
Date	04/02/201406/02/2014
Officer	Mrs Kim Smith
Recommendation	Provisional Approval
Parish	MINSTER LOVELL
Grid Ref:	431854,211275

Application details

Alterations and extensions to provide spa and leisure facility, update current accommodation (to allow re-siting of pool hall from the south to the west elevation).

Applicant

Havana West Limited The Old Swan Hotel
 Old Minster Lovell
 Minster Lovell
 Oxfordshire
 OX29 0RW

Verbal update and recommendation of approval based on the following conditions:

The development shall be carried out in accordance with the plan(s) accompanying the application as modified by the revised plan(s) reference as 673-320a, 673-321a

REASON: The application details have been amended by the submission of revised details.

The vision splay of 2.4 x 90 metres detailed in drawing 613-314 is to be provided and maintained free from obstructions over 0.9m in height prior to first occupation. Works to the public highway will require separate written permission from the Northern Area Office (0845 310 1111).

REASON: In the interests of highway safety. (Policy BE3 of the West Oxfordshire Local Prior to the first use of the facility hereby approved a travel plan for staff employed at the spa and with the aim of reducing private car usage shall be submitted to and approved in writing by the Local Planning Authority and the spa shall only be operated in accordance with the said agreed details.

REASON: In the interests of highway safety. (Policy BE3 of the West Oxfordshire Local Plan 2011)

Any ground resurfacing works shall be SUDS compliant.

REASON: In the interests of highway safety. (Policy BE3 of the West Oxfordshire Local Plan 2011)

Before building work commences, a schedule of materials (including samples) to be used in the elevations of the development shall be submitted to and approved in writing by the Local Planning Authority. The development shall be constructed in the approved materials.

REASON: To safeguard the character and appearance of the area. (Policy BE2 and BE5 of the adopted West Oxfordshire Local Plan 2011)

The external walls shall be constructed of either artificial stone or natural stone in accordance with a sample panel which shall be erected on site and approved in writing by the Local Planning Authority before development commences and thereafter retained until the development is completed.

REASON: To safeguard the character and appearance of the area. (Policy BE2 and BE5 of the adopted West Oxfordshire Local Plan 2011)

The roof(s) of the building(s) shall be covered with materials, a sample of which shall be submitted to and approved in writing by the Local Planning Authority before development commences.

REASON: To safeguard the character and appearance of the area. (Policy BE2 and BE5 of the adopted West Oxfordshire Local Plan 2011)

The roof(s) to be covered in slates shall be covered with natural Cotswold stone slates of random sizes, samples of which shall be submitted to and approved in writing by the Local Planning Authority before development commences, and the slates shall be laid in courses diminishing in width from eaves level to the ridge of the roof in accordance with normal practice in the locality.

REASON: To safeguard the character and appearance of the area. (Policy BE2 and BE5 of the adopted West Oxfordshire Local Plan 2011)

All new external joinery shall be painted in a colour that has been submitted to and approved in writing by the Local Planning Authority and shall thereafter be retained in that colour.

REASON: To ensure that the building details are in keeping with the local vernacular style. (Policy BE2 and BE5 of the adopted West Oxfordshire Local Plan 2011)

Bat and bird boxes shall be installed in accordance with details including phasing that have been submitted to and approved in writing by the Local Planning Authority before development commences.

REASON: To safeguard and enhance biodiversity. (Policy NE13 of the adopted West Oxfordshire Local Plan 2011)

A scheme of hard and soft landscaping of the site shall be submitted to and approved in writing by the Local Planning Authority before development commences. The scheme shall include : the retention of any existing trees and shrubs and planting of additional trees and shrubs; proposed finished levels or contours; all ground surface treatments and materials; means of enclosure; car parking layouts; other vehicle and pedestrian access and circulation areas; minor artefacts and structure; proposed and existing functional services above and below ground; retained historic landscape features and proposals for restoration, where relevant and 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. (Policy BE2 and BE5 of the adopted West Oxfordshire Local Plan 2011)

Development shall not commence until a foul water drainage scheme, including details of the phasing of works, has been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.

REASON: To secure adequate means of disposing of foul water and to avoid pollution. (Policies BE18 and NE11 of the adopted West Oxfordshire Local Plan 2011 and Policy NRM2 of the South East Plan 2009)

Prior to the first use of the refurbished facility details of the energy generation measures to be used shall be submitted to and approved in writing by the Local Planning Authority and the development shall not be used other than with the said agreed measures in place and operational.

REASON: To reduce the carbon footprint of the development. (Policy BE2 of the West Oxfordshire Local Plan 2011)

Report of Additional Representations

14/0189/P/FPAbingdon & Witney College Holloway Road Witney	
Date	06/02/2014 11/02/2014
Officer	Miss Miranda Clark
Recommendation	Grant, subject to conditions
Parish	WITNEY
Grid Ref:	435403,209783

Application details

Demolition of former court building, Blake and Weavers buildings. Erection of two new teaching buildings, extension and refurbishment of the Holloway building and associated works.

Applicant

Abingdon & Witney College Holloway Road
Witney
Oxon
OX28 6NE

Statutory Consultees

OCC Response

OCC Transport Development Control - No objection subject to conditions

Key issues:

Accessibility - the use of private car should be minimised through appropriate travel planning, promoting the use of more sustainable modes of transport.

Conditions:

Travel Plan

Prior to the first occupation of the development hereby approved, a Travel Plan prepared in accordance with the Department of Transport's Best Practice Guidance Note "Using the Planning Process to Secure Travel Plans" and its subsequent amendments shall be submitted to and approved in writing by the Local Planning Authority. Thereafter, the approved Travel Plan shall be implemented and operated in accordance with the approved details.

Reason - In the interests of sustainability, to ensure a satisfactory form of development and to comply with Government guidance contained within the National Planning Policy Framework.

Prior to the commencement of the development, a Construction Traffic Management Plan, which shall include details of the measures to be taken to ensure construction works do not adversely affect the local highway network, shall be submitted to and approved by the Local Planning Authority; thereafter the development shall be carried out in accordance with approved plan.

Reason - To ensure the safety and convenience of highway users is protected during construction in accordance with Government guidance contained within the National Planning Policy Framework.

Detailed Comments:

The proposal involves refurbishment and modest changes in floor area which alone would not attract a significant number of additional vehicular trips. An increase in demand has been identified and so student numbers are expected to increase but this is not necessarily attributable to the proposed development. However, it is important to minimise traffic impact and in this case this should be achieved through appropriate travel planning. I note the site benefits from a travel plan, however the plan is becoming dated and given the proposed development and expected increase in student numbers I consider it appropriate to require an updated plan.

An appropriate level of parking with associated turning and manoeuvring would be provided on-site and vehicular access remains as existing. Pedestrian access and permeability would be appropriate as proposed."

Archaeology - "no objection - The adjacent area has been subject to archaeological evaluation. This did not reveal any significant archaeological features. There are no archaeological constraints to this application."

Ecology – “No objection - The ecological survey carried out in November 2013 found the site to be of low ecological value with little potential for any protected species to be present. Therefore no ecological mitigation measures are required but biodiversity enhancements should be considered in accordance with paragraphs 109 and 118 of the NPPF. “

WODC – Arts – “Public art contribution required as follows:

It should be agreed as a condition that the College provides for public art as part of the development. I suggest they would be able to do this by utilising the art/design department at the college itself. I can provide advice to the applicant about what might be appropriate or reasonable either pre or post committee. They might consider a gateway feature and/or signage as an area which can benefit from a creative approach.”

TV Police – “The only advice I can offer at this juncture is to refer the applicants to the principles and standards of the Association of Chief Police Officers (ACPO) crime prevention initiative for the built environment, Secured by Design (SBD). I urge them to incorporate said principles etc within the proposals and to contact me as soon as possible so that they may be advised on how to achieve this.

To ensure that the opportunity to design out crime is not missed I request that the following (or a similarly worded) condition be placed upon any approval for this application;

No development shall commence until details of the measures to be incorporated into the development to demonstrate how ‘Secured by Design’ accreditation will be achieved have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details, and shall not be occupied or used until the Council has acknowledged in writing that it has received written confirmation of SBD accreditation.

SBD is an Association of Chief Police Officers (ACPO) initiative which has a proven track record in assisting with the creation of safer places by providing guidance on Crime Prevention Through Environmental Design (CPTED). The scheme has two levels of accreditation; an SBD Award, which is achieved by whole developments that demonstrate conformity to design principles and security standards across the entire site and; Part Two compliance, which is achieved when the physical features (windows, doors, locks etc) of the structures themselves meet specified, Police preferred standards. Details can be found at www.securedbydesign.com and further advice can be obtained by contacting Thames Valley Police’s Crime Prevention Design Team.

I feel that attachment of this condition would help the development to meet the requirements of:

- The National Planning Policy Framework 2012 (Part 7, Sect 58; ‘Requiring good Design’ and Part 8, Sect 69; ‘Promoting Healthy Communities’) where it is stated that development should create ‘Safe and accessible environments where crime and disorder, and the fear of crime do not undermine quality of life or community cohesion’.
- Supplementary Planning Guidance Document ‘Safer Places - The Planning System and Crime Prevention’, ODPM 2004.

In addition, it would assist the authority in complying with its obligations under Section 17 of the Crime and Disorder Act 1998 in doing all it reasonably can in each of its functions to prevent crime and disorder in its area.”

Suggested 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 the Town and Country Planning Act 1990.
2	That the development be carried out in accordance with plan No(s) 13-27-03 C, 13-27-04

	<p>B, 2960-103 B, 2960-121 A, 2969-120 B, 2960-111 A, 2960-110, 2960-131 A, & 2960-133,.</p> <p>REASON: For the avoidance of doubt as to what is permitted.</p>
3	<p>Before building work commences, a schedule of materials (including samples) to be used in the elevations of the development shall be submitted to and approved in writing by the Local Planning Authority. The development shall be constructed in the approved materials.</p> <p>REASON: To safeguard the character and appearance of the area.</p>
4	<p>Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order, 1995 (or any Order revoking and re-enacting that Order with or without modification), no external flues, plant equipment and air conditioning units etc { {other than those expressly authorised by this permission} } shall be installed/attached to the hereby approved buildings.</p> <p>REASON: Control is needed to protect the visual character & appearance of the locality, and to protect the residential amenities of nearby dwellings.</p>
5	<p>That, prior to the commencement of development, a full surface water drainage scheme shall be submitted to and approved in writing by the Local Planning Authority. The scheme 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. <Where appropriate the details shall include a management plan setting out the maintenance of the drainage asset.> The development shall be carried out in accordance with the approved details prior to the first occupation of the development hereby approved and shall be maintained in accordance with the management plan thereafter.</p> <p>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 Policy Statement 25 Technical Guidance).</p>
6	<p>Prior to the first occupation of the development hereby approved, a Travel Plan prepared in accordance with the Department of Transport's Best Practice Guidance Note Using the Planning Process to Secure Travel Plans and its subsequent amendments shall be submitted to and approved in writing by the Local Planning Authority. Thereafter, the approved Travel Plan shall be implemented and operated in accordance with the approved details.</p> <p>Reason - In the interests of sustainability, to ensure a satisfactory form of development and to comply with Government guidance contained within the National Planning Policy Framework.</p>
7	<p>Prior to the commencement of the development, a Construction Traffic Management Plan, which shall include details of the measures to be taken to ensure construction works do not adversely affect the local highway network, shall be submitted to and approved by the Local Planning Authority; thereafter the development shall be carried out in accordance with approved plan.</p> <p>Reason - To ensure the safety and convenience of highway users is protected during construction in accordance with Government guidance contained within the National Planning Policy Framework.</p>
8	<p>Prior to the commencement of development, a scheme shall be submitted to and approved in writing by the Local Planning Authority for the provision for public art as part of the</p>

development, and that provision shall be installed within an agreed and approved timescale with the Local Planning Authority, and be retained as such thereafter.
REASON:

9. No development shall commence until details of the measures to be incorporated into the development to demonstrate how 'Secured by Design' accreditation will be achieved have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details, and shall not be occupied or used until the Council has acknowledged in writing that it has received written confirmation of SBD accreditation.

REASON: For the development to meet the requirements of: The National Planning Policy Framework 2012 (Part 7, Sect 58; 'Requiring good Design' and Part 8, Sect 69; 'Promoting Healthy Communities') where it is stated that development should create 'Safe and accessible environments where crime and disorder, and the fear of crime do not undermine quality of life or community cohesion' & Supplementary Planning Guidance Document 'Safer Places - The Planning System and Crime Prevention', ODPM 2004. In addition, it would assist the authority in complying with its obligations under Section 17 of the Crime and Disorder Act 1998 in doing all it reasonably can in each of its functions to prevent crime and disorder in its area.

NOTE TO APPLICANT:

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
- The forthcoming local flood risk management strategy to be published by Oxfordshire County Council before March 2014. As per the Flood and Water Management Act 2010 (Part 1 - Clause 9 (1))

Where communal drainage schemes are proposed approval of the scheme will probably be required from Oxfordshire County Council after April 2014 and the scheme will need to be adopted under the Flood and Water Management Act.

NOTE TO APPLICANT:

Please be advised that the owner of property Applegarth has suggested that his land can be used for the parking of construction vehicles and associated vehicles whilst work is undertaken. This is to prevent any traffic issues from arising from this development.