

WEST OXFORDSHIRE DISTRICT COUNCIL

LOWLANDS AREA PLANNING SUB-COMMITTEE

14 APRIL 2014

Report of Additional Representations



WEST OXFORDSHIRE
DISTRICT COUNCIL

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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	Grant, subject to the applicant first entering into a legal agreement
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

Representations

An email has been received from Gillian Dubbin. The comments have been summarised as;

- I am a Saxel Close resident, and my property is adjacent to the field being considered for development. I would like to put forward the following points for the Committee's consideration prior to a final decision being made.

1. Flooding Risk.

This appears to be under-estimated. The Environment Agency just gave the standard advice for any proposed development of this size, not bespoke advice. Twice in recent years we have been concerned about the water levels on the land around our property, and this development is likely to increase the water levels significantly, with houses in Saxel Close, Bull Street and the Village Hall all being at increased risk of flooding.

2. Waste Water and Sewage Disposal and Treatment.

I understand that there are concerns that the Sewage Pumping Station on the proposed development site is inadequate for the additional housing needs, and about the network capacity in Aston and the treatment capacity at Bampton STW. Four houses at the entrance to Saxel Close, my own included, are linked to the Sewage Pumping Station on the proposed development site. We have had problems with sewer blockages every twelve to eighteen months for the past 25 years (i.e. since Saxel Close was built), the most recent blockage occurring two weeks ago. We have been told by the engineers who come to clear the sewer blockage on several occasions that the problem is due in part to the Sewage Pumping Station capacity being inadequate for the needs NOW, the other problem being a defective sewer pipe. Two of my neighbours have had raw sewage in and around their properties as a result. Should this development be approved, this problem can only worsen, with sewer blockages occurring much more frequently, and a lot of distress, unpleasantness and health and safety implications, if there is any delay in clearing a blockage or if the problem is not noticed soon enough.

3. Housing.

The original plans submitted show six 'affordable housing' bungalows located along Cote Road between Saxel Close and the Village Hall. The plans state that this one storey housing on the edge of the development would be beneficial. The Head of Housing has stated that six bungalows would be inappropriate for the current housing needs, with only two bungalows necessary and the remainder of the 'affordable housing' consisting of flats and houses. Obviously this will change the whole appearance of the development proposal. Surely new plans should be submitted when such significant changes need to be made to the original plans.

4. Landscaping.

When the Saxon Close development was approved, extensive landscaping was included in the plans and was felt to be of the utmost importance, to soften the housing lines when approaching the village and to make the development less intrusive. This included many trees and hedging being planted at the village boundary line and strict maintenance conditions for the homeowners whose property included the landscaping area. Landscaping does not appear to be an important factor in the proposed development.

If this development is approved, the current landscaping maintenance conditions will surely cease to be valid, as the landscaped area will no longer form the boundary of the village.

I hope the Sub-Committee will consider my concerns. I do not have a problem with housing development in Aston on this scale, but I do feel that this field is not a suitable development site. Also, extending the village boundary will lead to more development applications elsewhere on the village boundaries. Local farmers have been affected badly financially by the flooding in January, and I can imagine that selling off land for building would be seen as a way to offset their losses.

Of note, the proposed development site was ploughed with great difficulty on March 24th, presumably to allow the land to dry out as much as possible, disguise the high level of the water table and thus give a more favourable impression on your planned site visit.

An email with photographs was also received from Mrs Blake. The comments have been summarised as;
- Having spoken with 'Natural England' and 'BBWOT' there is alarming concern that the habitat surveys submitted with the application are not thorough enough, simplistic at best. According to Natural England, if planning permission is yet to be granted we can still request additional surveys are carried out. Being on the cusp of Chimney Meadows and a keen conservationist I would have major concerns if this is not carried out. We MUST protect our wildlife if we are to concrete over another part of our countryside!!!! In fact, under the Wildlife act I believe we must insist on it. Furthermore Natural England believe that they should have been consulted about this development & a fellow resident is waiting on further information from them concerning this.

- I have attached an email sent to myself & other residents from my neighbour at no 27 Saxon. Point to note, a) He works for Thames Water & b) When they moved into the property they had Drainage, Water & Flood risk assessment carried out. His comments are rather alarming.
- As a concerned resident I started an online petition which, at last count had over 70 signatures
- Myself and several other residents have written to David Cameron directly to highlight our major concerns with this development
- CPRE has also been notified along with the local press and we are waiting for comments back from both sources as I write this email.

Report of Additional Representations

14/0119/P/FPWitney Road Hailey	
Date	07/01/201427/01/2014
Officer	Mrs Kim Smith
Recommendation	Refuse
Parish	HAILEY
Grid Ref:	435409,211729

Application details

Erection of various buildings (Retrospective) and construction of parking area to be used for pony share scheme and natural horsemanship business.

Applicant

Mr & Mrs Richard James 93 Burford Road
Witney
Oxon
OX28 6DR

Further Representation

Mr and Mrs Ablett , Debs Searle Michele Tomlin and Rachel Shaw, and Mrs Johns have written in support. Their comments are briefly summarised as follows:

- Witney desperately needs more outdoor activities for children and adults , and this clearly fits the bill ,as well as creating a new rural business as we come out of recession.
 - Liz James has been teaching my daughter for free now for over a year now and I've noticed the benefit and development of her learning and social skills.
 - I have no doubt that given a few months the riding school will be barely noticeable from the road and there are very few of these facilities available locally. This is a small business that has the potential to benefit many local people and I feel it is worthy of support.
 - Its fits in with the local agricultural use of the land and we know, will be impeccably managed.
- The field shelters and ponies are not an eyesore
- great asset to anyone wanting to get into horses and has helped me greatly with my confidence and horsemanship. Its not just another riding school, parelli teaches the language of the horse and how to be a leader – making being around horses safe and fun.

Report of Additional Representations

14/0194/P/FP69 Black Bourton Road Carterton	
Date	10/02/2014 12/02/2014
Officer	Mrs Kim Smith
Recommendation	Grant, subject to conditions
Parish	CARTERTON
Grid Ref:	428290,206248

Application details

Remove existing dwelling and erection of ten flats with associated parking. Widening and improvements of existing vehicular access.

Applicant

Witney Building Ltd C/O Agent

Statutory Consultees

West Oxfordshire District Council Arts and Leisure and Tourism- request financial contributions for facility improvements within Kilkenny Lane Country Park and for the enhancement and maintenance of play areas.

Report of Additional Representations

14/0284/P/FPThe Cottage Burford Road Brize Norton	
Date	26/02/201426/02/2014
Officer	Mrs Kim Smith
Recommendation	Refuse
Parish	BRIZE NORTON
Grid Ref:	429816,208045

Application details

Construction of new dwelling with detached double garage & store.

Applicant

Mr Garry Griffin The Cottage
Burford Road
Brize Norton
Oxon OX18 3NL

Additional Representations

Prof Ian Roberts of Rookery Farm, Burford Road has written in respect of the above application. His comments are briefly summarised as follows:

- Object regarding the general impact of the proposed building- It is not infill, but rather would extend the line of buildings along the Burford Road to the edge of Manor Meadow. It would be prominent and an eyesore in full view to all as they leave Brize Norton village. To erect a new building in this location would alter the character of the area and is highly inappropriate.
- Object regarding the specific impact on our dwelling- The land is an old kitchen garden of our house, Rookery Farm, a listed building dating from the 16 Century. It borders our garden on two sides and Manor Meadow on the third side. It would be highly intrusive. The long south westerly aspect of the proposed house will be less than one metre from our boundary wall. The land was purchased without planning permission for a building and previously, we have been given assurances by the applicant that it was acquired as a garden.

Consultation Response

OCC Highways- No objections subject to conditions.

Report of Additional Representations

14/0313/P/FP2A The Crofts Witney	
Date	04/03/2014 12/03/2014
Officer	Mrs Kim Smith
Recommendation	Provisional Approval
Parish	WITNEY
Grid Ref:	435252,209573

Application details

Erection of office and five flats with associated parking.

Applicant

Jack James Homes Tree Tops
Singe Wood
Hailey
Oxon

Statutory Consultees

WODC Health- I recommend a condition is applied that the office should not be occupied between 2100 and 0800 nightly.

WODC Engineers- No objections subject to conditions.

Additional Representations

Mark Harris has written on behalf of his parents who live at 1 Crofters Mews, Olive Minett from 73 Corn Street. The comments are briefly summarised as follows:

- My parents who are elderly have asked me to contact you with their concerns. They are concerned that the proposed size of the dwelling will block out light in their home and infringe on the quality of their lives; They would like a visit from the planning officer to explain in more detail why they are opposing the development.
- the big ugly building which has to be demolished to facilitate this application has provided many of use with a great deal of security and privacy over the years
- worried that the opening up of the access will provide access for the public to get over both my garden walls at the rear and No 71 Corn Street. We had to have a private gate installed to help prevent this and other disgusting things that were happening down the lane. Would it be possible to have an electric locked gate put across this entrance for access for residents only?
- I would like to have a written document stating that access down the back lane will be maintained at all times during the building process and the site gate will be reinstalled in the same condition at the end
- the first application was turned down on over development? This seems to have the same number of units although a different configuration
- parking provided for residential units but not for office
- has it been considered that the Crofts Road is the only entrance/exit to the whole of the back area behind Corn Street. The Springs/Weavers Close/Saxon Way, Crofters Mews/Highworth Place and all the back entrances to bother businesses and domestic sites behind Church Green and that area of Corn Street/Eagle Industrial estate with large vehicles delivering/collecting from the brewery and Council Collection vehicles have the same problem. When is enough enough?