

WEST OXFORDSHIRE DISTRICT COUNCIL

LOWLANDS AREA PLANNING SUB-COMMITTEE

15 December 2014

Report of Additional Representations



**WEST OXFORDSHIRE
DISTRICT COUNCIL**

Agenda Index

I4/0538/S73 [Chimney Farm Barns, Chimney, Bampton](#) Page 3

I4/01496/FUL [Thistle Cottage, Ham Lane, Aston](#) Page 4

Report of Additional Representations

Application Number	14/01538/S73
Site Address	Chimney Farm Barns Chimney Bampton Oxfordshire OX18 2EH
Date	3rd December 2014
Officer	Kim Smith
Officer Recommendations	Refuse
Parish	Aston, Cote, Shifford And Chimney Parish Council
Grid Reference	435749 E 200889 N
Committee Date	15th December 2014

Application Details:

Variation of condition 4 of Planning Permission W2001/0924 to allow unrestricted use of the barn for C3 (dwelling) use.

Applicant Details:

Stay Cotswold Limited
Island House
Lower High Street
Burford
Oxon
OX18 4RR

Application has been withdrawn

Application Number	14/01496/FUL
Site Address	Thistle Cottage Ham Lane Aston Bampton Oxfordshire OX18 2DE
Date	11th December 2014
Officer	Phil Shaw
Officer Recommendations	Approved subject to Legal Agreement
Parish	Aston, Cote, Shifford And Chimney Parish Council
Grid Reference	434057 E 202920 N
Committee Date	15th December 2014

Application Details:

Erection of 7 dwellings and alterations and extension to main dwelling at Thistle Cottage.

Applicant Details:

Ede Homes Ltd
Eden House
Two Rivers Business Park
Station Lane
WITNEY
Oxfordshire
OX28 4BL
United Kingdom

PARISH COUNCIL'S COMMENTS

The members of Aston, Cote, Shifford & Chimney Parish Council considered the above application at a meeting on 4 December 2014. In the view of the Parish Council, the current condition of the site is a blight on the village, and the members of the Council consider that it will be beneficial for it to be redeveloped, provided that development is sympathetic to the location and to the village of Aston as a whole. The Parish Council considers that the current application does contain some improvements over the application (14/0791/P/FP) which was refused by WODC in July 2014. However, the Parish Council **objects** to the current planning application for this site for the following reasons:

Inadequate provision for vehicle parking and vehicle movement

The application proposes to create 8 houses on a site of very restricted size. The way the site can be used is further restricted by the number of trees on it which the developer intends to retain. Of the 8 units to be newly built or converted, it is proposed that 2 will have 3 bedrooms, 5 will have 4 bedrooms and 1 will have 5 bedrooms. It is proposed that seven of the units will only have parking provision within the site for 2 vehicles, with the remaining unit to have parking provision for 3 vehicles. The Parish Council considers that the parking provision is clearly therefore inadequate; it is very likely that houses with 4+ bedrooms will be occupied by drivers of more than 2 vehicles per property. Due to the restricted size of the site, the tree cover and planned hedges/gardens and the limited amount and width of roadway which will be created there will be nowhere within the site for vehicles in excess of the provided spaces per property to be parked. This will be exacerbated when visitors come to the site.

Moreover, the location of the parking for units 1 and 2 is impractical. The front doors of the properties lead out onto Ham Lane but the application proposes that the parking for these units will be at the rear and at the furthest point from any entrance door. If the occupiers of these units park in their designated spaces, they would have to walk across their rear gardens and enter their properties via doors into the living/dining rooms. Human nature indicates that it is far more likely that they would park on Ham Lane so that they can access their properties via the front door.

There does not appear to be any provision for the installation of a boundary fence, wall or hedge for the front of the site. The members of Aston, Cote, Shifford & Chimney Parish Council consider that it would be extremely beneficial for the planning application to include solid wall boundaries for the front of the site, which will reduce the risk of residents of, or visitors to, the properties parking either fully on the front gardens of the properties or part on the gardens and part on Ham Lane.

In addition to this, the design of the parking provision for units 1, 2, and 6 is impractical because to utilise all the parking spaces will require vehicles to block the entrance and exit of other vehicles. The likely effect of the above is that there will be parking overspill onto Ham Lane. This road is extremely unsuitable for on-road parking. Ham Lane is narrow, has no footpath and leads out towards agricultural fields, which means it is regularly used by large agricultural vehicles. If vehicles are parked on the road this will significantly increase the safety risk for all vehicles and pedestrians.

Much as the Design and Access statement says that the “access road... includes a vehicle turning space,” it is not in fact clear on the plans where this space is; there is no evident traditional turning circle. It certainly does not appear that there will be sufficient space for large delivery or service vehicles to enter the site, turn and exit it driving forwards. It will be very unsafe for vehicles to reverse out of the site onto Ham Lane as drivers will not be able to see any oncoming traffic, particularly given the landscaping at the front of the site.

The application does not therefore meet Policy H1 of the Local Development Plan 2011 which states that applications must not “create unsafe conditions for the movement of people and vehicles” or Policy BE3 which requires the “safe vehicular movement of all vehicular traffic within the site and on the surrounding highway network.”

The Parish Council considers that the proposed plans represent over-development of the site due to the pressure that will be placed on the site to accommodate all of the vehicle parking that will be associated with it.

The Parish Council notes that there is a large area of green space between unit 1 and the entrance to the site. This currently contains trees recorded as TG6 and T3 on the Tree Survey Report dated April 2014. This report states that TG6 is a “group of 7 stems of self set sycamore. Dominant feature but poor quality. Recommend: Remove”, and that T3 is “self set (sycamore). Poor form and quality. Recommend: Remove.” The Parish Council would support the removal of these trees if the land that would be cleared could be used to create additional general private parking for the development. If additional parking could be created in this way, the current concerns of the Parish Council in relation to the inadequate parking on the development would be addressed.

Sewerage

As the District Council is aware, there are significant concerns both within and beyond Aston about the ability of the existing foul-water system to cope with the current demands placed upon it, and even greater concerns about the ability of the system to cope with an increase in the demand due to further housing development. The members of Aston, Cote, Shifford & Chimney Parish Council request that the District

Council ensures that it has proactively consulted with Thames Water on this issue in advance of considering this planning application, and obtains information on what improvements to the network will be required in order to accommodate the extra housing proposed, and who will fund those improvements.

S106 funding – affordable housing

The Parish Council is pleased to note that the developer is now proposing to provide some s106 funding in lieu of the provision of affordable housing within the site, the amount of which is to be agreed by discussion with WODC.

In addition to the objections detailed above, Aston, Cote, Shifford & Chimney Parish Council would comment further as follows:

The Parish Council is aware that there is significant concern amongst the residents of Ham Lane about the detrimental impact on their living conditions which will arise during the build process. As previously stated, Ham Lane is a narrow residential road with no effective on-street parking. The Parish Council would like suitable mitigation measures to be put in place for the period of the building work to ensure that the impact of the work on the people living on Ham Lane is reduced as far as possible, with consideration being made to restrictions on times and days when deliveries can be made and the size of vehicles which will be permitted to access the Lane, for example.

Furthermore, given the restricted nature of the site and the issues with on-street parking, the Parish Council is of the opinion that the developer should be required to provide a site movement plan and detailed information on how they would propose to manage the build to reduce the detrimental impact on the residents of Ham Lane.