

WEST OXFORDSHIRE DISTRICT COUNCIL

LOWLANDS AREA PLANNING SUB-COMMITTEE

20th APRIL 2015

Report of Additional Representations



**WEST OXFORDSHIRE
DISTRICT COUNCIL**

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Report of Additional Representations

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| Application Number | 15/00436/FUL |
| Site Address | 159 Abingdon Road Standlake Witney Oxfordshire OX29 7RL |
| Date | 16th April 2015 |
| Officer | Kim Smith |
| Officer Recommendations | Approve |
| Parish | Standlake |
| Grid Reference | 439343 E 202736 N |
| Committee Date | 20th April 2015 |

Application Details:

Proposed erection of three detached dwellings with associated access and landscaping works.

Applicant Details:

Mr John Ledger
159 Abingdon Road
Standlake
Witney
Oxfordshire
OX29 7RL

Following receipt of an amended layout plan West Oxfordshire District Council, as Local Planning Authority, hereby recommend for approval the Full Application, as outlined below

Proposed erection of three detached dwellings with associated access and landscaping works.

At: 159 Abingdon Road Standlake Witney Oxfordshire

For: Mr John Ledger

- 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 as amended by S51 of the Planning and Compulsory Purchase Act 2004.
- 2 The development shall be carried out in accordance with the plans accompanying the application as modified by the agents E-Mail dated 13/4/15 and accompanying plan ref 0917_230A.
REASON: The application has been amended by the submission of revised details.
- 3 That the development be carried out in accordance with the approved plans listed below.
REASON: For the avoidance of doubt as to what is permitted.
- 4 The external walls of the dwellings shall be constructed of natural local 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.

- 5 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.
- 6 The window and door frames shall be recessed a minimum distance of 75mm from the face of the building unless otherwise agreed in writing by the Local Planning Authority.
REASON: To ensure the architectural detailing of the building reflects the established character of the locality.
- 7 Notwithstanding details contained in the application, detailed specifications (to include sectional details) and drawings of all windows, doors, dormers, eaves and verges and porches at a scale of not less than 1:20 including details of external finishes and colours shall be submitted to and approved in writing by the Local Planning Authority 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.
- 8 That a scheme for the landscaping of the site, including the retention of any existing trees and shrubs and planting of additional trees and shrubs, shall be submitted to and approved in writing by the Local Planning Authority before development commences. The scheme 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.
- 9 The landscaping details required by Condition No. 8 above shall include details of a 6 metre wide landscaping belt to be planted along the eastern boundary of the site. The landscaping belt area shall be retained as such.
REASON: In the interests of the rural character and appearance of the edge of village location.
- 10 No development shall take place until there has been submitted to and approved in writing by the Local Planning Authority a plan indicating the positions, design, materials and type of boundary treatment to be erected. The boundary treatment shall be completed in accordance with the approved details before the building(s) is occupied.
REASON: To safeguard the character and appearance of the area.
- 11 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) extensions, outbuildings, dormer windows or roof lights other than those expressly authorised by this permission, shall not be constructed.
REASON: Control is needed in the interests of residential and visual amenity
- 12 The car parking areas (including where appropriate the marking out of parking spaces) shown on the approved plans shall be constructed before occupation of the development and thereafter retained and used for no other purpose.
REASON: To ensure that adequate car parking facilities are provided in the interests of road safety.
- 13 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. Three tests should be carried out for each soakage pit as per BRE 365, with the lowest infiltration rate (expressed in m/s) used for design.

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.

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 and the National Planning Policy Framework

- 14 Given the problems with the existing sewerage system within the vicinity of the site the development shall not commence until a foul water drainage scheme, including details of the phasing of works and any remedial works to the existing system 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.

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| Application Number | 15/00579/FUL |
| Site Address | Post Office Royston House Main Street Clanfield Bampton OX18 2SH |
| Date | 16th April 2015 |
| Officer | Miranda Clark |
| Officer Recommendations | Approve |
| Parish | Clanfield |
| Grid Reference | 428451 E 201890 N |
| Committee Date | 20th April 2015 |

Application Details:

Part change of use of post office to incorporate a deli/bistro including erection of front and rear extensions and formation of car park with new access (amended plans received)

Applicant Details:

Mr & Mrs Cooper
Post Office
Royston House
Main Street
Clanfield
Oxfordshire OX18 2SH

Officers have received an amended plan and further information from the applicant which is stated below;

I've copied and pasted your questions below so you can see which each answer refers to:

Firstly in terms of the parking layout, I suggest that the parking areas are set further back from the boundary with Forge Cottage to allow planting along this boundary and to alleviate some of the noise disturbance from this area of parking. I also suggest that an alternative to gravel is considered.

We are also keen to minimise any potential noise in the parking area - is there anything in particular you would recommend?

Also still with the noise issue, could the bins to the rear yard be relocated so that they are not adjacent to their boundary?

The bins can easily be relocated. I know our in their letter, our neighbours were concerned about us removing one of our hedges (the laylandi) to site the bins there, but we have no plans to take these trees down.

I also require further information regarding the use of the terrace area.

We have illustrated the terrace area, to give people the option to eat/drink outside.

Finally, I note from the floor plans that the shop area will be reduced and would like you to provide a list of services/goods that you sell now and what will remain if a change of use is granted.

With the proposed increase in floor space, we are hoping this will mean we do not need to reduce the shop area. We have no plans to reduce any of the goods we sell at the moment. Until we decided to put

in these plans, my Mum was gradually reducing the lines she stocked as the business was becoming less financially viable year on year.

I've put an overview below which lists the products/services we are currently stocking:

Post Office and various postal stationery
Newspapers (including delivery), magazines, greeting cards, wrapping paper
Store cupboard items, general groceries
Chilled items such as dairy, and cold drinks
Soft drinks, crisps, confectionery, biscuits
Cleaning products and a little hardware
Pet food
Frozen food and ice-cream

We have already increased the stock lines (since I started working on the project in November) to include:

Our own homemade bread and cakes (baked daily)
Homemade sandwiches and savoury snacks (scotch eggs, sausage rolls etc.) made from local meat
New wines, local craft beers and ciders
Fresh fruit and vegetables
Local pork products (sausages, bacon, ham)
A bigger range of dairy
Local free-range eggs
Locally milled flour
Home baking products
Preserves (jam peanut butter etc.)
Local honey and marmalade
Coffee from a local roastery
A range of British pulses and alternatives to gluten-containing grains

We also want to incorporate a delicatessen, to stock fresh meat, fish, cooked meats and cheeses, homemade products such as hummus, pesto, and harissa for example, perhaps fresh/frozen ready meals.

Overall, we are keen to minimise any perceived impact on our neighbours, and as such remain open to any suggestions you may have.

Regarding the terrace area, we have never described it as a smoking area, nor intended it for this use; it was named this by Mr and Mrs Cole in their objection letter. I am aware we cannot stop people from smoking in an open air setting however. I assume we are not expected to provide an area for smokers by law?

Officers have also received suggestions for an alternative to gravel which officers will discuss at the meeting.

Based on the additional information received, officers have set out below 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 as amended by S51 of the Planning and Compulsory Purchase Act 2004.
2. The development shall be carried out in accordance with the plans accompanying the application as modified by the applicants and agent's email dated 14 April 2015 and accompanying plan(s).
REASON: The application has been amended by the submission of revised details.

3. 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.
4. Prior to the commencement of development, a sample of the proposed surface material for the new access and parking to serve the hereby approved use 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 and to protect the residential amenities of the adjacent properties.
5. The premises shall be used for a Post Office, Store and Deli/Bistro and for no other purpose
REASON: The site is only suitable for the use specified because of the special circumstances of the site and to protect the residential amenities of the occupiers of the adjacent properties.
6. The premises shall not be open for customers outside the following hours: -
08:00 - 18:00; Mondays - Thursdays
08:00 - 22:00; Fridays and Saturdays
08:00 - 17:00; Sundays.
REASON: To safeguard living conditions in nearby properties.
7. Customers of the hereby approved use shall not have access to the rear yard.
REASON: To protect the residential amenities of the adjacent properties.
8. The design of the extract ventilation system shall be such as to minimise the level of noise produced as far as is reasonable practical. Attention shall be given to the minimising of noise breakout from any ducting and suitable silencers/attenuators shall be employed to reduce the level of noise emitted. Details of the proposed system, including measures taken to minimise noise and odour, shall be first submitted to, and approved in writing by the Local Planning Authority prior to commencement of any works.
REASON: To safeguard the character of the area and living conditions in nearby properties.
9. That a scheme for the landscaping of the site, including the retention of any existing trees and shrubs and planting of additional trees and shrubs, shall be submitted to and approved in writing by the Local Planning Authority before development commences. The scheme 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 appearance and character of the area and to the setting of the Listed Building.
10. The means of access between the land and the highway shall be constructed, laid out, surfaced, lit and drained in accordance with details that have first been submitted to and approved in writing by the Local Planning Authority and all ancillary works therein specified shall be undertaken in accordance with the said specification before first occupation of the dwellings hereby approved.
REASON: To ensure a safe and adequate access.
11. The car parking areas (including where appropriate the marking out of parking spaces) shown on the approved plans shall be constructed before occupation of the development and thereafter retained and used for no other purpose.
REASON: To ensure that adequate car parking facilities are provided in the interests of road safety.

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| Application Number | 15/00741/FUL |
| Site Address | Land North Of Finial Coach House Broadwell Oxfordshire |
| Date | 16th April 2015 |
| Officer | Kim Smith |
| Officer Recommendations | Refuse |
| Parish | Broadwell |
| Grid Reference | 425215 E 203904 N |
| Committee Date | 20th April 2015 |

Application Details:

Construction of detached 4 bedroom dwelling.

Applicant Details:

Mr P Anderson
C/O Agent

Tim Gray of 'Fieldside House', Broadwell has commented on the application. His comments are as follows:

I am submitting these comments in an effort to clarify the position relating to the emerging Neighbourhood Plan. I am responsible within Broadwell for managing the creation of a Neighbourhood Plan by the community.

As I said recently in regard to the similar application at Dodge's Cottage it remains possible that a site such as this may yet emerge as one proposed by the Neighbourhood Plan. However it would be wrong to prejudge the outcome of the work now being finalised. It would also be very helpful first to see the form of the Design Code evolved as part of the Neighbourhood Plan since it would inform the design and materials for any new development in Broadwell.

In other words this application is premature in my opinion but may be a proposal which merits further consideration once the Neighbourhood Plan is settled (assuming it navigates the statutory process successfully).