

## Appendix A

Mr Wakefield advised that the application reflected the indicative layout submitted at outline stage, retaining areas of open space in a low density development that integrated well with existing properties.

The layout and structure of the development reflected the local vernacular, having been sensitively designed to produce a development that sits harmoniously within the wider context of the settlement.

Property frontages were orientated towards the streets, footpaths and open spaces to provide natural surveillance and the reduction in the number of parking courts had gone further towards the avoidance of car dominated road layouts and vehicle through routes.

Mr Wakefield noted that only one objection had been received and that the Parish Council was broadly supportive of the application, their comments relating primarily to the earlier outline consent.

In conclusion, Mr Wakefield explained that the reduction in the level of affordable housing was a reaction to the budget which required RSL's to reduce rental levels with a consequent impact upon the financial viability of the scheme.

Mike Nightingale, the Applicant, is unable to attend today so he has asked me to read a short statement from him, and then add a few words about the design, and the dialogue we've had with the Planners.

This is Mike's statement:

'As a member of the Design Group of the Eynsham Neighbourhood Plan, known as Eynsham Futures, I have briefed the architects to design in line with its developing recommendations.

Whilst not challenging the WODC Local Plan requirement for over 250 new homes in Eynsham over the next 5 years, Eynsham Futures is recommending that new development should be targeting particular housing needs such as the elderly wishing to downsize and young people wanting to live in Eynsham. The proposal is a small, individually designed development that adds homes for 2 young families to a 1 acre private site, with no impact on public open space.

I asked Chance de Silva to design eco-friendly dwellings which are carefully responsive to the site and its context.'

As you've heard, the proposal is two cottages in the wooded grounds of a larger house, both subservient to it. The design has evolved in response to advice from the Tree Officer as well as the Council's archaeologist. All their recommendations have been followed.

The buildings respect the privacy, light and views of neighbours. Their foundations keep clear of recommended tree root protection zones. Reductions in height and footprint, and changes in appearance, roofline and detail, have all been made in response to the dialogue we have had with the Planners over a long period of time.

The project is for high-quality sustainable homes, aimed particularly at members of the local community (such as Mike's family) who hope to continue to be able to find modest, affordable places to live in this locality.

There are two families waiting to be housed here, including Mike's three grandchildren, and they are desperate to avoid further delays. The report is very thorough and we accept that conditions will apply. However, we think it is only reasonable at this stage that the additional details such as solar panels, green roof etc. can be worked up with Mike's local builder and submitted in the confidence that the overall approval is in place. Of course works would not commence until the conditions are approved.

On behalf of the applicant and those families needing housing we therefore hope you will approve with conditions, on the basis of the report, rather than defer.

*Statement by Stephen Chance of Chance de Silva on behalf of the applicant Mike Nightingale read out at the 18<sup>th</sup> Jan WOCD Lowlands Area Planning Sub-Committee*

Lowlands Area Planning Sub- Committee Meeting Monday 18 Jan. 2016

Speaking in opposition to Application No. 15/0407/FUL – Land at Newland St., Eynsham

Ms Wood pointed out that this was the 8<sup>th</sup> application to build on this land, and that the Reasons for Refusal had all been the same throughout. Also that none of the Refusal Reasons had been addressed for any of these applications.

She suggested that the Planning Officers should first ask an applicant who was applying again if they had addressed the Refusal Reasons before considering any 2<sup>nd</sup> or subsequent application. If they had, fine, but if not they should go away and do so or drop it.

These applications take up a lot of the Planning Officers' time and money neither of which should be wasted. They also take up the time of the Committee and reapplications appear to ignore what the Committee members have said.

## Appendix D

### LAND AT NEWLAND STREET, EYNHAM

#### PLANNING COMMITTEE PRESENTATION JAN 2016

1. I'd briefly like to explain the background to the proposal in front of you.
2. We submitted an application for 13 dwellings in 2015 which was supported by all council consultees and the planning officers, however was objected to by the Parish and was duly refused by this committee. The key issue being the 3 storey buildings and concerns that it would be overbearing in the street.
3. Whilst we thought the previous officer supported application was a good one, instead of immediately going to appeal we made the choice of re-designing the scheme to take on board committee and Parish concerns.
4. During our pre-application period for this current scheme we held extensive consultation with the Parish by way of an open weekend to review the plans with all interested parties. We have taken on board comments made and actually changed the drawings in line with suggestions made at this open weekend. I am pleased to say that the Parish and many local people have now found that the revisions have addressed their concerns

and this application is being much more widely supported.

5. We also engaged with officers throughout this pre-application process and their response continued to be favourable – and we addressed all the comments which we received from them. For example in an e-mail from the planning officer dated 14<sup>th</sup> October last year, dealing with the pre-application, she states that *...."Plots 1 -4 should be reconfigured to make the north elevation a proper frontage and allow for garden space at the rear. ....There is no objection to moving the apartment block further back on the site..."*
  
6. However the actual application has been considered by different Planning and Conservation officers, who it appears were not aware of the pre-application discussions and we are somewhat frustrated by the apparent change in officers views which was only notified to us late on in the life of the application.
  
7. This leaves us in a very frustrating position - the larger application was accepted by officers but objected to by the Parish – the current reduced application is accepted by the Parish but is now not being supported by officers.

8. We consider that the scheme now in front of you has addressed previous concerns sufficiently through the reduced scale and set back of buildings. Furthermore I would like to point out that importantly, bar the planning officers the current scheme has no objections from any of the other council consultees.
  
9. There was some concern on the refused application about the landowners offering of the Community Orchard therefore for this application this offering has been significantly strengthened and clearly set out through a legal undertaking that it will be placed in trust upon the grant of permission.
  
10. This is an opportunity to create extremely high quality homes with excellent detailing for which there is significant local demand. We have worked very hard to develop a design proposal for this site that takes into account and emulates some of the wonderful local architecture in this part of the village including using high quality traditional materials.  
Housing is much needed in this location but this application also has the significant added benefit of creating a community orchard from private land, which will be enjoyed for generations to come.

**In summary,**

the way the planning process has evolved, it appears as though we may be backed into a corner where we will be encouraged to appeal a scheme and' if successful, create a built form which it appears that the Parish do not want.

If this application is accepted today we will be able to deliver a scheme which is much more widely supported.

We sincerely hope you will take on board our comments and see fit to approve this scheme today.