

WEST OXFORDSHIRE DISTRICT COUNCIL

LOWLANDS AREA PLANNING SUB-COMMITTEE

Date: 15th February 2016

Report of Additional Representations



**WEST OXFORDSHIRE
DISTRICT COUNCIL**

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Report of Additional Representations

Application Number	I5/04200/FUL
Site Address	26 High Street Witney Oxfordshire OX28 6HB
Date	12th February 2016
Officer	Miranda Clark
Officer Recommendations	Refuse
Parish	Witney Parish Council
Grid Reference	435635 E 209825 N
Committee Date	15th February 2016

Application Details:

2 Bedroom residential unit to rear of shop

Applicant Details:

Mr Colin Fenn
5 Lecky Street
London
SW7 3QP
United Kingdom

Additional Representations

Amendments to recommended refusal reasons;

1 By reason of the limited level of amenity afforded to the proposed unit of accommodation in terms of light, private amenity space, noise and disturbance it is considered that the proposal would adversely affect the residential amenities of future occupiers. The proposal is therefore contrary to Policies BE2 and H2 of the West Oxfordshire Local Plan 2011, and Policies H2, OS4 and OS2 of the Emerging West Oxfordshire Local Plan 2031, and the relevant provisions of the NPPF.

2 The proposed residential unit could entail future extensive works to, and potentially result in the loss of the adjacent mature trees, some of which are protected by a Tree Preservation Order, due to the proximity of the terrace/patio area. The loss of any of the trees would significantly erode the visual amenity and character of the locality and the Witney Conservation Area. The proposal is contrary to Policies BE2, BE5, and NE6 of the adopted West Oxfordshire Local Plan 2011, and Policies OS2, EH7, and EH1 of the Emerging West Oxfordshire Local Plan 2031, and the relevant provisions of the NPPF.

3 It has not been demonstrated to the satisfaction of the LPA that alternative lower risk flooding sites have been investigated for residential occupation and as such, as the application site lies within Flood Zone 2, the proposal is contrary to the relevant paragraphs of the NPPF and the Sequential Test and Policy EH5 of the Emerging West Oxfordshire Local Plan 2031.

Agenda Item No.6- Masons Arms, South Leigh

Since writing the report the chair of the Parish Council has circulated an E-Mail to both staff and Members of the Lowlands Area Planning Sub Committee in which she states that there are a few points of fact in the report which she believes misrepresent the situation.

A planning application and associated application for listed building consent have been registered under references 16/00460/FUL and 16/00463/LBC. The planning application is for the following:

‘Change of use from ancillary pub accommodation to use as an independent one bed dwelling with ancillary outbuildings. Laying of a new access track, parking and turning facility and installation of air source heat pump to serve the dwelling.’