

WEST OXFORDSHIRE DISTRICT COUNCIL

LOWLANDS AREA PLANNING SUB-COMMITTEE

Date: 21st March 2016

Report of Additional Representations



**WEST OXFORDSHIRE
DISTRICT COUNCIL**

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Report of Additional Representations

Application Number	I6/00001/S73
Site Address	Skippett Cottage Mount Skippett Ramsden Chipping Norton Oxfordshire OX7 3AP
Date	18th March 2016
Officer	Stephanie Eldridge
Officer Recommendations	Approve
Parish	Ramsden Parish Council
Grid Reference	435222 E 215755 N
Committee Date	21st March 2016

Application Details:

Non compliance with condition 2 of planning permission I5/01014/HHD to allow use of reconstituted stone to east facing wall. (Retrospective)

Applicant Details:

Ms Jude Douglass
Skippett Cottage
Ramsden
Oxfordshire
OX7 3AP
United Kingdom

Additional Representations

An additional representation has been received from Helen Pennant Rea from The Skippett, Mount Skippett. A full version of this letter can be accessed on the council's website. There are several issues raised that are not deemed material planning considerations such as:

1. Legal agreement for land transfer
2. Threats of injunctions
3. Repaired boundary garden wall
4. Failed searches in conveyance process when buying the property and discussions with neighbour about possible amendments

Other comments are as follows:

1. Miranda Clarks previous suggestion of only the top 6 foot of the wall being faced with natural stone would be a reasonable solution
2. Policy BE2 of adopted Local Plan states that new buildings and extensions should not be un-neighbourly and should respect the external materials and colours of adjoining buildings. This extension is large in scale and attaching conditions regulating the use of materials was important.
3. The Skippett is not a holiday home and is occupied 3 days a week and for two months over Christmas and Summer.

4. The applicant made reference to a back wall of the garage building in the curtilage of the Skippett being block rendered instead of natural stone like the rest of the building. This was agreed in the planning consent.

Application Number	I6/00241/FUL
Site Address	Land At Patchfield Barn Standlake Road Northmoor Oxfordshire
Date	18th March 2016
Officer	Miranda Clark
Officer Recommendations	Application Withdrawn
Parish	Northmoor Parish Council
Grid Reference	441344 E 202852 N
Committee Date	21st March 2016

Application Details:

Conversion and extension of 'Patchfield Barn' to provide a single dwelling.

Applicant Details:

Mr & Mrs Barry Sparrowhawk
C/O Agent

Additional Representations

Application Withdrawn

Application Number	I6/00359/FUL
Site Address	131 Abingdon Road Standlake Witney Oxfordshire OX29 7QN
Date	18th March 2016
Officer	Cheryl Morley
Officer Recommendations	Refuse
Parish	Standlake Parish Council
Grid Reference	439198 E 202958 N
Committee Date	21st March 2016

Application Details:

Change of use of land to form part of the garden of 131 Abingdon Road.

Applicant Details:

Mr Leigh Kendall
131 Abingdon Road
Standlake
Oxfordshire
OX29 7QN

Additional Representations

Mr Knight – 129 Abingdon Road

- The future implications of granting permission. A quick search on the internet reveals several examples of such applications being closely followed by applications for new houses.
- The application confirms that the boundary treatments of the land will remain as they are at the moment. It would be appreciated if this could be conditioned.
- Contrary to policy.

The full letter of objection is available on public access of which includes the detailed list of policies.

Application Number	16/00496/FUL
Site Address	Yew Tree Cottage Lew Bampton Oxfordshire OX18 2BB
Date	18th March 2016
Officer	Kim Smith
Officer Recommendations	Approve subject to Legal Agreement
Parish	Lew Parish Council
Grid Reference	433205 E 206504 N
Committee Date	21st March 2016

Application Details:

The change of use of a building to be used either as an ancillary residential annex to House B or as a holiday let and associated internal and external alterations; the conversion of a vehicle storage garage to ancillary residential accommodation and associated internal and external alterations; the erection of a vehicle storage garage; and changes to access (part retrospective)

Applicant Details:

Mr S. Palmer
Lower Farm
Lew
Bampton
Oxfordshire
OX18 2BB
United Kingdom

Additional Representations

The Parish Council is concerned about this application and 16/00314/FUL.

In this case,

1. It is unclear what the change in use is for; there seems to be more than one option.
2. It is unclear what is and what is not retrospective.
3. Has there ever been a previous approved application for both these developments from agricultural to other use?
4. We feel that some of the statements about the timing of previous developments on this site bear further scrutiny.

That aside, the parish Council wishes to object on the following grounds of:

1. The proposed development is of a size - large - that is totally out of keeping with the size of Lew.
2. The increase in traffic down a narrow, single track lane would be unacceptable.
3. The increase in noise and general activity would be unacceptable to the neighbours.

Application Number	Agenda item 7 Unauthorised residential conversion of buildings at Lower Farm and Yew Tree Cottage, Yew
Site Address	Lower Farm And Yew Tree Cottage Lew Bampton Oxfordshire

Additional Representations

The Recommendation is revised as follows:

‘That if the legal agreements in respect of 16/00314/FUL and 16/00496/FUL are not signed within 2 months of any resolution to approve the applications, Members authorise the issue of enforcement notices to secure cessation of the residential uses of the converted buildings on both sites within 2 months of the notices coming into effect. Further, if compliance with the notices is not secured to institute further actions to secure compliance.’