

WEST OXFORDSHIRE DISTRICT COUNCIL

LOWLANDS AREA PLANNING SUB-COMMITTEE

Date: 23rd May 2016

Report of Additional Representations



**WEST OXFORDSHIRE
DISTRICT COUNCIL**

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Report of Additional Representations

Application Number	I 6/00408/FUL
Site Address	Merryfield Nursing Home 33 New Yatt Road Witney OX28 1NX
Date	20th May 2016
Officer	Phil Shaw
Officer Recommendations	Refuse
Parish	Witney
Grid Reference	436207 E 210940 N
Committee Date	23rd May 2016

Application Details:

Extension to roof of annexe to provide five bedrooms and staff rest area at first floor level.

Applicant Details:

Mr Anil Dhahani
Merryfield Nursing Home
33 New Yatt Road
Witney
OX28 1NX

Additional Representations

Writing in response to a sketch scheme tabled by officers setting out how the accommodation could be provided in a manner more likely to be acceptable to officers the agent advises as follows:

Thank you very much for the sketch you forwarded, it is very interesting and could represent a way forward. I am concerned that the proposal would result in three of the rooms facing to the rear of the building, where residents would not be able to look onto the courtyard. These windows would be close to the tall hedge and could be overshadowed by it. Additionally, the introduction of additional gables into the roof would be a more costly solution.

The proposal we have now put before you results in the removal of the rooflights, which Councillors mentioned in the planning committee meeting. The proposed vertical lights which replace the rooflights have articulated this elevation and broken up the mass. The existing building is set much lower than the adjacent dwelling and the tall leylandii hedge, there are therefore limited opportunities to view this elevation and its impact will be minimal.

The submitted proposal uses the rear of the building for the hall and passage, avoiding the need for any of the rooms to look out to the rear. Windows onto the courtyard allow residents to watch people coming and going and reduce isolation.

For this reason and because we believe we have addressed the concerns of expressed by the Councillors, we would be grateful if you would put our proposed amendments before the committee.

Copies of the sketch and revised agent proposal will be available at the meeting but do not currently form part of the scheme under consideration and have not been the subject of the necessary public consultation etc.

Application Number	I6/00507/FUL
Site Address	Fairacre 18 Park Road North Leigh Witney Oxfordshire OX29 6RX
Date	20th May 2016
Officer	Sarah De La Coze
Officer Recommendations	Approve
Parish	North Leigh
Grid Reference	438736 E 212888 N
Committee Date	23rd May 2016

Application Details:

Erection of 5 dwellings (including 3 self-build with associated parking and landscaping. Demolition of existing buildings. (Amended Plans)

Applicant Details:

Mr Peter Millin
Hereford House
Church Road
North Leigh
Oxfordshire
OX29 6TX
United Kingdom

Additional Representations

Three additional objections have been received which raise the following issues;

- Plot 1 overlooks no. 1 Hazeldene and 18 Park Road
- What's the point in imposing a condition, which the applicant has totally ignored
- The revised plan still shows a contravention of condition 4 of application 13/0015/P/OP.
- Plans still result in undue overlooking and they will result in the loss of light and privacy to no. 1, 2 and 3 Hazeldene Close.
- The amendments do not diminish the grounds for the previous objection.

Application Number	I6/00868/FUL
Site Address	St Christopher's Church Of England School Lechlade Road Langford Lechlade Oxfordshire GL7 3LA
Date	20th May 2016
Officer	Cheryl Morley
Officer Recommendations	Approve
Parish	Langford
Grid Reference	424389 E 202506 N
Committee Date	23rd May 2016

Application Details:

Construction of 2-bay modular classroom with associated works.

Applicant Details:

Mr Shaw Goodwin
St Christopher's Church Of England School
Lechlade Road
Langford
Glos
GL7 3LA

Additional Representations

Mr Bennett - 24 The Elms Langford Lechlade

I appreciate that the school has put in permission to extend on-site parking , but this will not alleviate parking on the highway around the area of the school, which is what most neighbours are complaining about. This will only give teaching staff and class room helping assistance room to park off the highway. I have also made a recommendation to the chairperson of the school governors and await their response this is that instead of the MOD giving the school funding for RAF personnel dependants in school at Langford this Money should be to supply transport from the RAF base for dependants to travel daily to Langford and back and with one or two parents on a rota bases travel with pupils if needed, just the same as USAF dependants travel to their Schools in the UK. This will reduce the amount of traffic at this time of day and reduce parking issues.

Application Number	I 6/00999/FUL
Site Address	Unit 13 Northmoor Park Church Road Northmoor Witney Oxfordshire OX29 5SX
Date	20th May 2016
Officer	Sarah De La Coze
Officer Recommendations	Approve
Parish	Northmoor
Grid Reference	442081 E 202710 N
Committee Date	23rd May 2016

Application Details:

Demolition of a small industrial unit and replace with a single detached dwelling.

Applicant Details:

Mr M Parker
8 School Close
Longworth
Oxfordshire
OX13 5EU

Additional Representations

Environment Agency

Thank you for consulting the Environment Agency on the above application. We have reviewed this application and it is covered by our Flood Risk Standing Advice.

This means you do not have to consult us directly and can use our standing advice to manage the flood risk for this planning application.

Our standing advice can be viewed in the link below which includes step by step guidance on managing development and flood risk

<https://www.gov.uk/flood-risk-standing-advice-frsa-for-local-planning-authorities>

Every consultation sent to us in error that is covered by our Flood Risk Standing Advice delays your ability to make timely decisions, wastes both of our organisations' time and resources and hinders our ability to provide you with an efficient service on applications with a high environmental risk.

Application Number	I6/01021/FUL
Site Address	57 Woodstock Road Witney Oxfordshire OX28 1EB
Date	20th May 2016
Officer	Sarah De La Coze
Officer Recommendations	Approve
Parish	Witney
Grid Reference	436504 E 210742 N
Committee Date	23rd May 2016

Application Details:

Proposed erection of 2 houses at the rear of 57 & 59 Woodstock Road with access onto Early Road

Applicant Details:

Mr & Mrs A Dryden
C/O Agent

Additional Representations

Please note that the application is to be determined by the planning committee as the applicant is an elected member. There is also a typo in the letters of representation which raise this issue. The statement reads 'The applicant is a District council and has completed the form incorrectly' and should instead read 'The applicant is a District Councillor and has completed the form incorrectly'.