

WEST OXFORDSHIRE DISTRICT COUNCIL

LOWLANDS AREA PLANNING SUB-COMMITTEE

Date: 19th September 2016

**REPORT OF THE HEAD OF PLANNING
AND STRATEGIC HOUSING**



**WEST OXFORDSHIRE
DISTRICT COUNCIL**

Purpose:

To consider applications for development details of which are set out in the following pages.

Recommendations:

To determine the applications in accordance with the recommendations of the Strategic Director. The recommendations contained in the following pages are all subject to amendments in the light of observations received between the preparation of the reports etc and the date of the meeting.

List of Background Papers

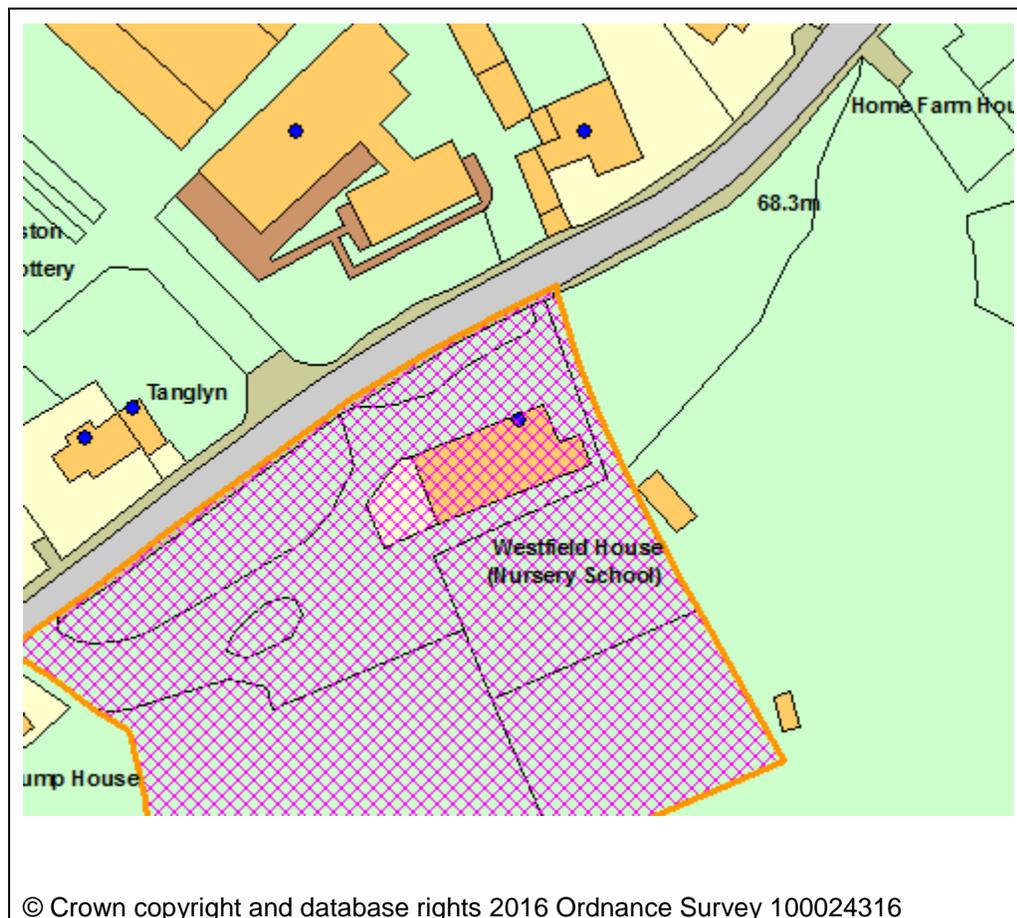
All documents, including forms, plans, consultations and representations on each application, but excluding any document, which in the opinion of the 'proper officer' discloses exempt information as defined in Section 1001 of the Local Government Act 1972.

Please note that observations received after the reports in this schedule were prepared will be summarised in a document which will be published late on the last working day before the meeting and available at the meeting or from www.westoxon.gov.uk/meetings

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Application Number	16/01423/FUL
Site Address	Westfield House Bampton Road Aston Bampton Oxfordshire OX18 2BU
Date	7th September 2016
Officer	Miranda Clark
Officer Recommendations	Approve
Parish	Aston, Cote, Shifford And Chimney Parish Council
Grid Reference	433813 E 202928 N
Committee Date	19th September 2016

Location Map



Application Details:

Conversion of Westfield House from a vacant former nursery school into 4 apartments with access and car parking (Amended.)

Applicant Details:

Mr John Hook, C/O the agent

I CONSULTATIONS

I.1 Parish Council

The Parish Council objects to this application. We consider that the site should be retained in business use and are of the opinion that the loss of the employment opportunities which would arise from the conversion of the property to residential dwellings would be detrimental to the economy and sustainability of our parish. There are very few business properties in Aston, and we are of the opinion that more effort should be made to market the site for ongoing commercial/business use, given that it would be suitable for a wide range of business uses. The conversion of the property would be contrary to policy H10 of the current Local Plan which seeks to retain properties in commercial use unless "the building is not suitable or reasonably capable of the reuse for employment purposes, recreational or community uses, visitor facilities or tourist accommodation and it is demonstrated that its retention can only be secured through its conversion to residential use." The principles of this policy are reiterated in policy E3 of the emerging Local Plan. We do not consider that the required evidence has been demonstrated, and the building is eminently suitable for continuing employment or other non-residential use.

Revised Description consultation;

The Parish Council discussed the revised proposals at their meeting this evening, 1 September. The Parish Council stands by its previously stated view - we would like to see this entire site retained for potential employment purposes (of any business class). We are facing substantial housing growth in our parish (with outline planning permission already in place for 70+ new homes, and new informal consultation from Gladman on a further 30 homes), but no matching employment growth. Our parish does not need further residential development, but is in desperate need of local employment opportunities for local people. If the main property at Westfield House is converted into four residential apartments, this will almost certainly negate any potential for the rest of the site to be used for employment purposes, and we would anticipate that there would shortly be a subsequent reapplication for new homes on the remaining area of the site. The Parish Council is of the opinion that there has not been sufficient time, or potentially, sufficient avenues used, to market the site's employment potential, and we would not like to see this opportunity lost to our parish.

I.2 OCC Highways

The proposal, if permitted, will not have a significant detrimental effect (in terms of highway safety and convenience) on the local road network.

No objection subject to
- G I I access specification

- G31 drive etc specification
- G47 SUDS sustainable surface water drainage details

- | | | |
|-----|------------------------------|----------------------|
| 1.3 | WODC Architect | No Comment Received. |
| 1.4 | WODC Drainage Engineers | No Comment Received. |
| 1.5 | Ecologist | No Comment Received. |
| 1.6 | WODC Planning Policy Manager | No Comment Received. |

2 REPRESENTATIONS

2.1 Miss Sarah Chitson 20 Aston, Bampton

I have two objections to make regarding this planning application for Westfield House:-

1. Aston is a small village where people walk, rather than drive, to get to events and amenities around the village. The current site of Westfield House, whilst providing 22 parking spaces (being increased to 26) does not have adequate pedestrian access and without this I believe it would be difficult for residents of the new housing there to become part of the village community. You can only walk into the village from Westfield house if you cross an incredibly busy road - cars often speed down that area - to get to a narrow path on the other side. May I suggest that the developers of Westfield House build pedestrian access or some kind of crossing is added?
2. I am concerned at the number of large houses which have been built in Aston lately, and this development only adds to the issue, with the proposal of four new "4+ bedroom" houses. I recall that the development in Wheelwright Court also has four "4+ bedroom" houses and that the North Street Farm development also includes a further four. May I remind the planning committee that the majority of households in the UK have only two people (source: Office of National Statistics, 2015), so unless the village is expecting an influx of particularly large families in the local area, there really is no need for so many bedrooms. Regardless of the number of two-bed flats being built on this development, every unnecessarily large house takes the place of one or two smaller ones for first-time buyers in the area, which I hope to be in the near future.

2.2 Mrs Jacqui Owen of Merton Cottage Bampton Road, Aston Bampton

We have two main objections to the plans submitted for the development of the land adjacent to Westfield House. Whilst we recognise the need for additional housing, we feel that the proposed dwellings are out of character with a small rural village. Furthermore, the proposed development, along with other recent developments in the village, do not meet the needs of first time buyers and young families who have grown up in the area and wish to remain close to family and friends.

Secondly, our property, along with those of our neighbours, has flooded on more than one occasion. Thames Water has stated that this was due primarily to the poor condition of the sewage pipes between Aston and Bampton. As a result of which, the pumping station cannot be

operated at full capacity. Added to this is the need for the pumping station to be upgraded in order to cope with the increased demand of sewage from an ever growing population. We would ask that the council consider the type of properties that would best meet the needs of local people and that as a condition of permission being granted monies be made available for the upgrading of the pumping station and the relaying of sewage pipes to the sewage treatment works at Bampton.

3 APPLICANT'S CASE

- 3.1 A planning statement has been submitted with the application. Its conclusion has been summarised as:-

There would be no significant harm to the Aston Conservation Area. The proposals rather would on balance enhance the character or appearance of the Conservation Area, and enhance the setting of the non-designated heritage asset of Westfield House, and ought to be permitted.

Even if WODC considered there was harm to the Conservation Area deriving from the new home, and that this would be less than substantial given its relatively minor nature, the public benefits of the proposal would need to be weighed against the harm identified. In the planning balancing exercise, and taking into consideration that at most only minor harm would be occasioned to the setting of a non-designated heritage asset, it is considered that the benefits outweigh any harm.

4 PLANNING POLICIES

BE2 General Development Standards
BE3 Provision for Movement and Parking
BE5 Conservation Areas
H2 General residential development standards
TLC12 Protection of Existing Community Services and Facilities
BE10 Conversion of Unlisted Vernacular Buildings
E6 Change of Use of Existing Employment Sites
OS2NEW Locating development in the right places
OS4NEW High quality design
EH7NEW Historic Environment
EH2NEW Biodiversity
E3NEW Reuse of non residential buildings
T1 Traffic Generation
E5NEW Local services and community facilities
The National Planning Policy framework (NPPF) is also a material planning consideration.

5 PLANNING ASSESSMENT

Background Information

- 5.1 The application originally proposed the conversion of the existing building on site to 4 apartments, and construction of four new detached dwellings with access and car parking. After your officers raised concerns regarding the new dwellings, this part of the application has now been omitted. The applicant's agent has also submitted further marketing evidence regarding the change of use element of the proposal.

- 5.2 Taking into account planning policy, other material considerations and the representations of interested parties your officers are of the opinion that the key considerations of the application are:

Principle

- 5.3 The existing building, which is of architectural merit is located within the Conservation Area. The building itself is not listed. There have been various planning permissions and where in the 1970s, planning permission was approved for a change of use from 4 flats to a conference centre. The last application approved was in the 1980s for a change of use from residential and light industrial to nursery school accommodation.
- 5.4 Given that some of the policies of the Adopted West Oxfordshire Local Plan relate to change of use proposals of employment or community buildings, your officers have assessed the proposal on those. Policy E6 states that the Council therefore will resist the loss of existing employment sites unless they are obviously unsuitable for that purpose or there would be substantial overriding planning benefits in allowing alternative forms of development. Some cases will be clear-cut. The loss of an employment site which is a bad neighbour or creates unacceptable levels of traffic on unsuitable roads is likely to be accepted. Other benefits may be less clear-cut. The loss of an employment site to housing may create a benefit in that it may be a suitable sustainable location for housing. Your officers are of the opinion that this proposal is not clear cut. However given the current lack of housing supply, your officers consider that the site is sustainable, and without the proposal for additional new dwellings on the site, the conversion of the building would have minimal impact on the overall visual character of the Conservation Area.
- 5.5 In terms of Policy TLC12, Protection of Existing Community Services and Facilities, the policy states that development proposals should not result in the loss of useful local services and facilities unless it can be demonstrated that:
- a) the existing use is not viable; or
 - b) adequate and accessible alternative provision remains or will be provided.
- 5.6 The last use of the building was a nursery school, your officers consider that there is provision for this within Aston. The agent has also provided marketing advice which shows that the building was marketed continuously since May 2015 and similar uses were targeted at. No interest in commercial use was shown. On this basis, your officers are satisfied that marketing has taken place and that adequate provision remains.
- 5.7 Policy BE10 also refers to conversion of unlisted vernacular buildings. Your officers are of the view that this proposal accords with the criteria of this policy in that the conversion would not extensively alter the existing structure or removal features of interest, or include extensions which would obscure the form of the original building.

Siting, Design and Form

- 5.8 The conversion of the building will result in 2 large windows being inserted to the rear of the building, and various internal changes to the partitions. Given the lack of listing of the building and that changes have already taken place internally, your officers have no objections to the proposals in terms of design.
- 5.9 The building falls within the Conservation Area and as such section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 must be considered when assessing the proposal. Section 66 requires that special regard must be had to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses. Section 72 requires that special attention should be paid to the desirability of preserving or enhancing the character or appearance of the Conservation Area. In addition paragraph 132 of the NPPF states the importance of considering the impact of new development in such a location. As the new builds have now been omitted from the scheme, your officers are of the opinion that the proposal accords with the above legislation and also paragraph 134 of the NPPF as the proposal would outweigh the minor harm resulting from the proposal. Your officers consider that by retaining the existing building, and converting to 4 apartments would preserve the visual appearance and importance of the Conservation Area. It would also add smaller homes where required.
- 5.10 A bin and cycle store is also proposed towards the rear of the building, with parking to the front. Although some trees will be removed for the additional access and parking, others are proposed, which officers consider will enhance the site and this part of the Conservation Area.

Highways

- 5.11 OCC Highways have no objections to the proposal.

Residential Amenities

- 5.12 As the existing building is detached, and sited opposite other residential dwellings, your officers do not consider that there would be an adverse impact to residential amenities such as loss of privacy and so forth resulting from the proposal.

Conclusion

- 5.13 Given that marketing evidence has been provided to demonstrate the lack of interest for continuing a non residential use, your officers are of the opinion that the conversion to flats will result in a positive impact to this part of the Conservation Area. The location is considered to be sustainable, and as such accords with relevant policies and the NPPF.

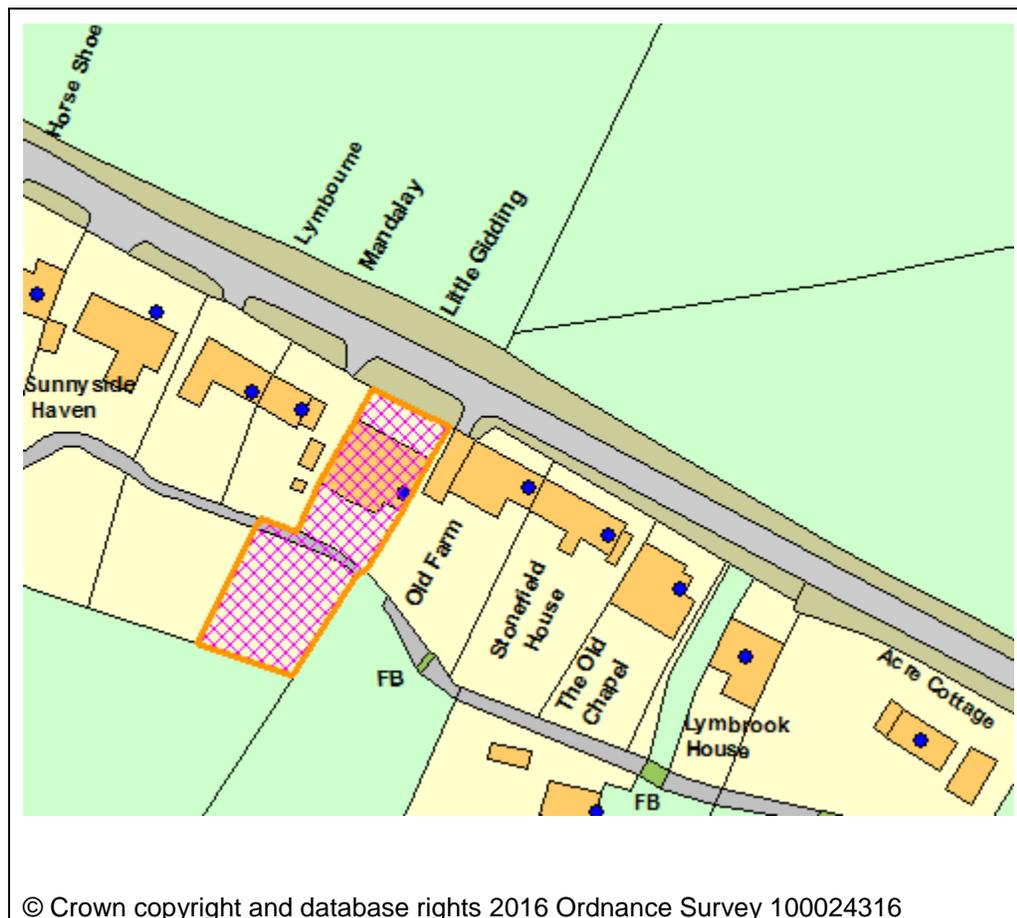
6 CONDITIONS

- 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 the Planning and Compulsory Purchase Act 2004.

- 2 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.
- 3 The development shall be carried out in accordance with the plan(s) accompanying the application as modified by the revised plan(s) deposited on 7 August 2016.
REASON: The application details have been amended by the submission of revised details.
- 4 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.
- 5 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 ensure the safeguarding of the character and landscape of the area during and post development.
- 6 No development (including site works and demolition) shall commence until all existing trees which are shown to be retained have been protected in accordance with a scheme which complies with BS 5837:2012: 'Trees in Relation to design, demolition and construction' has been submitted to, and approved in writing by, the Local Planning Authority. The approved measures shall be kept in place during the entire course of development. No work, including the excavation of service trenches, or the storage of any materials, or the lighting of bonfires shall be carried out within any tree protection area.
REASON: To ensure the safeguard of features that contribute to the character and landscape of the area.

Application Number	I6/02087/HHD
Site Address	Little Giddings Chapel Road South Leigh Witney Oxfordshire OX29 6UP
Date	7th September 2016
Officer	Sarah De La Coze
Officer Recommendations	Approve
Parish	South Leigh Parish Council
Grid Reference	438853 E 208863 N
Committee Date	19th September 2016

Location Map



Application Details:

Increase roof height to create first floor and internal alterations (amended plans).

Applicant Details:

Mrs Jarvis, Little Giddings, Chapel Road, SOUTH LEIGH, OX29 6UP

I CONSULTATIONS

I.1 OCC Highways The proposal, if permitted, will not have a significant detrimental impact (in terms of highway safety and convenience) on the adjacent highway network.

No objection

I.2 Parish Council Original comments

South Leigh Parish Council held a special meeting with interested parties to discuss this application which for a small village is a major alteration, and we feel it should therefore be heard at a full meeting of the Lowlands Planning Committee.

Firstly we have no objections to the principle of converting the existing bungalow into a house, on condition the roof line is no higher than that of neighbouring properties. The applicants have assured us this is the case. Our concerns are with the character of the street scene and the materials the owners are intending to use. This is a major alteration to our village and the contrast between the old Cotswold stone house on one side and the 1960s house on the other gives us concern but overall the council voted to approve the plans with the following notes.

The overall appearance involving grey cladding, grey window frames and a grey metal roof would obviously be grey. Our fear being that the overall look would be very dark and heavy and would therefore have a detrimental effect on the existing street scene. The applicants said that they haven't yet chosen the precise shades for the above. Presumably they would have to get approval from the council for the final choice. We would prefer a lighter tone to a darker one.

We also have concern that the amount of space for parking (for what will be a four bedroom house) is insufficient and that cars will reverse onto the road.

The possibility of a balcony at the rear was discussed but we understand from the applicants that they have no intention of using the flat roof as a balcony and that the District Council will impose such a restriction in the approval if granted.

Comments following amended plans

The preference was for the roof line with the indentation as originally shown however we much prefer the roof to be of slates as in the amended application. We would be very interested to know what colour and type of slates will be used. We also prefer the garage door as shown in the amendment.

2 REPRESENTATIONS

- 2.1 4 letters of objection, 2 letters of comment and 2 letters of support have been received which can be viewed in full on the Council website. In summary the comments raise the following issues:-

Design

- There development will impact on wider views.
- Its not clear how the proposal will sit alongside the properties built in the 1700.
- Concerns with the impact of the development on the character and appearance of the area.
- The extension will form an unduly assertive addition to Little Gidding.
- The form, scale and bulk of the current proposal are wholly at odds with the original building.
- The design approach is not considered in keeping with the established character.
- The use of grey materials is not considered in keeping.
- Out of keeping with village architecture.
- Design style would set a precedent.
- The proposed use of the site looks reasonable in relation to the size of the plot and it seems to me that consideration has been taken to respect light and privacy with regard to neighbours.
- This is an outstanding visionary plan. The current dwelling is an eye-sore... tired, dated, and totally out of kilter with the other dwellings on Chapel Road.

Impact on neighbouring amenity

- The scale and bulk would be harmful to the neighbouring property.
- Extension will overbear and overshadow the neighbouring property.
- Extension will reduce evening light available to neighbouring property.
- There is a change of ground levels between properties which exacerbates the harm.
- The rear sliding doors will increase overlooking.
- The extension will be over dominant.

Other matters

Additional plans and information should be provided in order to allow a better understanding of the scheme

3 APPLICANT'S CASE

- 3.1 The application was submitted with a design and access statement which can be viewed online alongside the rest of the application. The document states:-
- 3.2 The design approach seeks to alter and extend the building in a manner that will be harmonious to the setting, whilst not causing harm to the amenities of the occupiers of neighbouring properties. It will provide additional accommodation for the dwelling in a sensitive manner that will add character to the setting and improve the dwellings connection with the surrounding properties. I shall now turn to the usual matters contained within a Design and Access Statement.

Use

- 3.3 The existing use of the building is residential, comprising one dwelling. The use will not change as a result of the proposed development but will provide additional accommodation in a way that will be harmonious to the existing building. The downstairs accommodation will be fully wheelchair accessible and principles from the Lifetime Homes Standard has been applied across the design.

Amount

- 3.4 The application seeks to erect a one-storey extension on top of the existing bungalow, with a reduction to the footprint of the building. The extension will match the footprint of the building to the front with the rear pulled back in order to reduce the massing of the dwelling. The extension will be split into a gable roof section with flat roofed extensions on the rear to match the existing build form and reduce scale. The first floor extension will provide 4 bedrooms and a family bathroom. The ground floor will be remodelled to provide an open plan kitchen/diner and living room. The dwelling will continue to enjoy the same level of off-street parking as current, which is 2 spaces plus a garage and provision is hence suitable for the enlarged dwelling in line with Annexe A2 of the West Oxfordshire Local Plan 2011.

Scale

- 3.5 The scale of the proposed extension is subordinate to the host building with the rear of the dwelling smaller than the ground floor as described above. The front of the building is split into three sections with the middle section subordinate to the rest of the building in order to provide depth and character to the frontage. Having taken into account advice from the LPA, the width of the gable ends have been carefully considered and designed to mirror those seen at neighbouring properties; this results in a balanced extension with an appropriate massing.

Appearance

- 3.6 As previously stated, the proposed extension has been designed to harmonise with the appearance of the setting in the village. The pitched roof matches that of neighbouring properties, while a mix of roof materials, namely slate and metal, recognises the setting between the 1700 century Old Farm and 1960's Mandalay. The gable width is equal to or less than several neighbouring properties. The first floor will be clad in a mix of wood and wood-composite cladding matching that seen elsewhere in the village. Overall, the proposed additions and alterations will greatly improve the impression of the dwelling.

4 PLANNING POLICIES

BE2 General Development Standards

H2 General residential development standards

BE3 Provision for Movement and Parking

OS4NEW High quality design

H6NEW Existing housing

T4NEW Parking provision

The National Planning Policy framework (NPPF) is also a material planning consideration.

5 PLANNING ASSESSMENT

- 5.1 The application seeks planning permission for the erection of a first floor extension and rear two storey extensions to an existing dwelling.

Background Information

- 5.2 This application is to be heard before the Committee as Cllr Kelland has requested it to come before Members due to design and potential neighbour impact issues.
- 5.3 The existing dwelling comprises a bungalow. In 1988 (W88/0711) planning permission was granted for the erection of a first floor and rear extension to create a two storey dwelling. Work on the extension commenced but was never completed. The permission is therefore considered to be extant.
- 5.4 Taking into account planning policy, other material considerations and the representations of interested parties your officers are of the opinion that the key considerations of the application are:-

Siting, Design and Form

- 5.5 The application site is located within a linear area of development along Chapel Road and is therefore highly visible in the street scene. The proposal seeks to enlarge the property from a bungalow to a two storey dwelling with additional extensions to the rear.
- 5.6 The proposal comprises a contemporary design. The initial plans submitted were considered to have some design issues and there were a number of concerns raised by officers, neighbouring properties and the Parish Council with regard to the design and materials. In order to address concerns amended plans were provided.
- 5.7 In terms of the overall scale, whilst the dwelling will increase significantly due to the addition of the first floor and rear extensions. The rear elements have been designed to be subservient to the main house with the extensions being set in at first floor level and down from the main ridge to ensure that the massing is appropriate. Consideration is also given to the scale of the neighbouring properties as well as the extant permission and officers are of the opinion that the overall scale is considered acceptable.
- 5.8 The design of the extension has been amended to allow for a simplified front fenestration. The rear extension will still continue to feature a more contemporary approach with flat roof elements being included as gables.
- 5.9 Officers are of the opinion that taking in to account the extant approval and the general scale and pattern of development in the vicinity, the scale and form would be in keeping when viewed against the pattern of development in the street. With regard to the design, the more contemporary elements will be located to the rear of the property and officers are of the opinion that using a more modern approach in the extension would still allow the dwelling to create a visually appropriate relationship with the site and street scene.
- 5.10 A range of materials are proposed in the extension which consists of slate to the roof and grey cladding on the elevations. A number of the objections relate to the specific use of more contemporary materials. Officers are of the opinion that whilst the materials are not traditional, the use of contemporary colours would not have an unacceptable impact on the street scene or wider area especially given the overall modern approach and appearance. A condition will be added requiring samples to be provided to ensure that appropriate colours and materials are used.

Residential Amenities

- 5.11 An objection has been received from the neighbouring property with regard to the impact of the works on neighbouring amenity.
- 5.12 As well as the first floor extension there are rear projecting elements proposed to the dwelling. The dwelling is set on higher land than the neighbouring property and is set further back in the plot.
- 5.13 The rear extensions have been set in from the side elevations reducing the massing. The various projections comprise differing depths. The two storey element will be set away from the boundary and will extend past the rear of the Old Farms gable, the two storey element will then further extend back in to the plot. On the other side the extension will be located further away from the main dwelling and will be located alongside an existing garage.
- 5.14 The properties along Chapel Lane benefit from large open gardens. The two storey element will be set away from the boundary and whilst the extension will be highly visible from the neighbouring properties, officers are of the opinion that given the combination of the separation distances, the depth of the extension and the circulation space around the properties, the proposal is not considered to be overbearing or unacceptably overshadow or impact the outlook available to the Old Farm or Mandalay.
- 5.15 With regard to increased overlooking and loss of privacy, the extension will feature a large level of glazing to the rear elevation. Officers are of the opinion that whilst there is likely to be an increase in overlooking given that the property is going from single storey to two storey, the views available would be similar to the arrangement of the neighbouring properties which are common in residential areas. Furthermore given the position of the dwelling the property is unlikely to overlook the areas closest to the property. Given the nature of the design and the introduction of flat roof elements to the rear, a condition has been added ensuring that the flat roof elements are not utilised as outside seating areas. Officers are therefore of the opinion that the proposal would not give rise to unacceptable levels of overlooking.

Highways

- 5.16 Oxfordshire County Council has been consulted on the application and raises no objection.

Conclusion

- 5.17 In light of these observations, having considered the relevant planning policies and all other material considerations, your officers consider that the proposed development is acceptable on its planning merits and therefore should be approved.

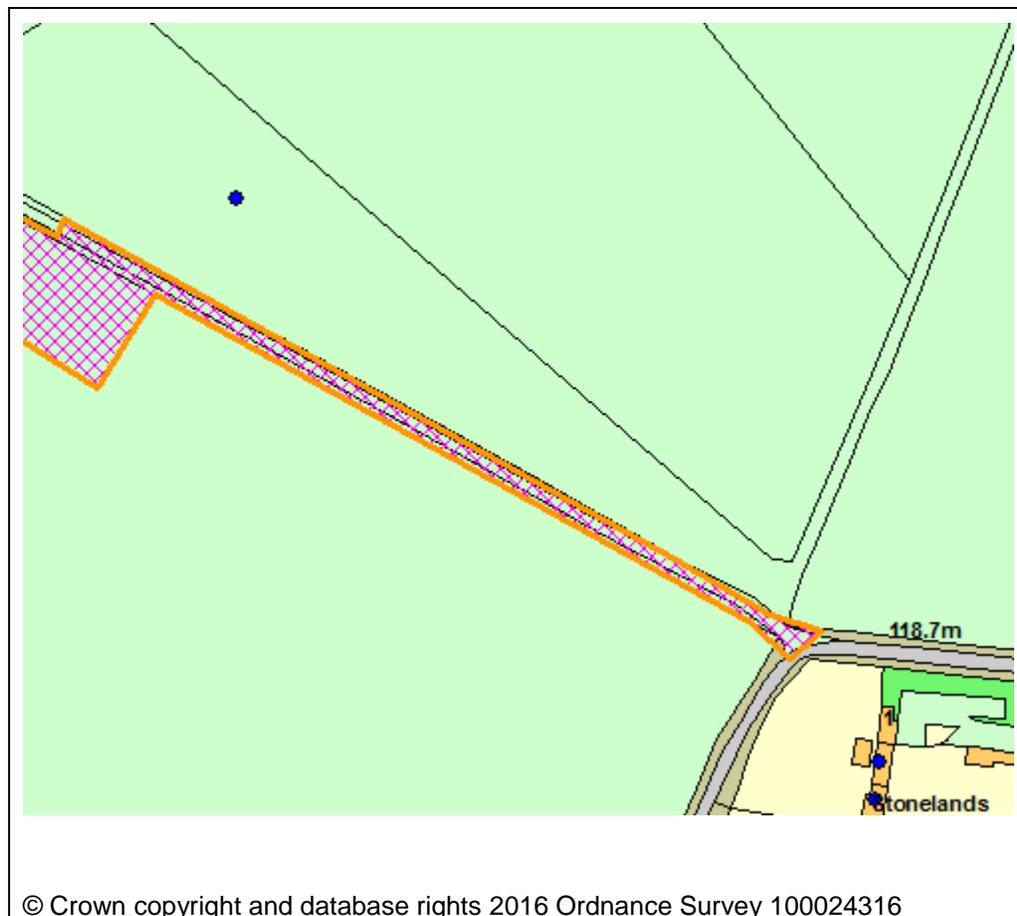
6 CONDITIONS

- I 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 the Planning and Compulsory Purchase Act 2004.

- 2 The development shall be carried out in accordance with the plan(s) accompanying the application as modified by the revised plan(s) deposited on 12.08.16.
REASON: The application details have been amended by the submission of revised details.
- 3 Before above ground building work commences, a schedule of materials (including samples) to be used in the elevations and on the roof of the development shall be submitted to and approved in writing by the Local Planning Authority. The development shall be constructed in the approved materials.
REASON: To safeguard the character and appearance of the area.
- 4 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking and re-enacting that Order with or without modification) no additional windows/rooﬂights shall be constructed in the side elevation elevation(s) of the building.
REASON: To safeguard privacy in the adjacent property.
- 5 The roof area of the extension hereby permitted shall not be used as a balcony, roof garden or similar amenity area.
REASON: To protect the reasonable privacy of the occupants of adjoining properties.

Application Number	16/02102/FUL
Site Address	Stonelea Farm Land To The North West Of Burford Road Brize Norton Oxfordshire
Date	7th September 2016
Officer	Miranda Clark
Officer Recommendations	Approve
Parish	Shilton Parish Council
Grid Reference	427449 E 210195 N
Committee Date	19th September 2016

Location Map



Application Details:

Erection of a Permanent Agricultural Workers Dwelling. (Amended Plan.)

Applicant Details:

Mr & Mrs S McCracken, Stonelea Farm, Burford Road, Carterton, Oxfordshire
BRIZE NORTON, OX18 3PA

I CONSULTATIONS

I.1 Parish Council No Comment Received.

I.2 OCC Minerals (Safeguarded Areas) Amended Plan
The possibility of relocating the dwelling from the siting originally proposed in the application has been explored and discussed with the applicant's agent, with a view to reducing the mineral sterilisation impact of the development. This has led to the submission of the revised site location plan 9168/SL 10a.

The proposed revised siting of the dwelling moves it further away from the boundary of the Stonelea Farm holding with the adjoining land to the north west (mineral site nomination CR07), such that it is now at least 100m from that boundary. This location would still affect mineral resources within Stonelea Farm but it would be a sufficient distance from the adjoining land to the north west (mineral site nomination CR07) such that it would be unlikely to prejudice possible future mineral working within that land.

Taking into account the need for an agricultural workers dwelling at Stonelea Farm; the operational need for the dwelling to be located close to the farm buildings; the withdrawal of land at Stonelea Farm (site nomination CR02) as a nomination for mineral working for the Minerals and Waste Local Plan; and planning policy requirements for the dwelling to relate to the farm and for a location that is acceptable in terms of visual impact on the open countryside; the proposed amended location for the dwelling is on balance considered to be reasonable in terms of minimising the sterilisation of important mineral resources whilst meeting operational and other policy requirements. Accordingly, on balance the exception criteria in the policies on safeguarding of mineral resources in the adopted Oxfordshire Minerals and Waste Local Plan (1996) - policy SD10 and the submitted Oxfordshire Minerals and Waste Local Plan: Part 1 - Core Strategy (2015) - policy M8 are considered to be met.

Revised Response:

The County Council has no objection to this planning application for an agricultural workers dwelling at Stonelea Farm in the revised position shown on the revised site location plan 9168/SL10a dated 17.08 16.

I.3 OCC Minerals (Safeguarded Areas) The County Council objects to the proposed development on the grounds that it is contrary to policy on safeguarding of mineral resources in the adopted Oxfordshire Minerals and Waste Local Plan (1996) - policy SD10 and the submitted Oxfordshire Minerals and Waste Local Plan: Part 1 - Core Strategy (2015) - policy M8.

- | | | |
|-----|---------------------------------|--|
| 1.4 | OCC Highways | No objection |
| 1.5 | WODC Drainage Engineers | No objection subject to conditions |
| 1.6 | Ecologist | No Comment Received. |
| 1.7 | WODC Architect | No Comment Received. |
| 1.8 | WODC Rural Development | I appraised the business plan for Stonelea Farm in the winter and, following that, I met the applicant at Stonelea Farm on 28 January 2016 to further look at the business. It was clear from the site visit and discussions with the applicant that this is a genuine farm business. The pig enterprise is central to the whole operation and I am comfortable from the scale of the farrowing operation that there is a clear welfare justification to support the principle of a house on the site. I am happy to support this application from this perspective. |
| 1.9 | OCC Rights Of Way Field Officer | No Comment Received. |

2 REPRESENTATIONS

- 2.1 Two letters have been received prior to receiving the amended site plan. The comments have been received from:-

Mr Martin Layer of Smith and Sons (Bletchington) Ltd.
 Launa R. Slatter & PP Lucinda J. Shackleton Quinta Green End Chadlington.

I am writing on behalf of Smith and Sons (Bletchington) who are the part owners and operators of Burford Limestone Quarry, Brize Norton (south of the application site) and of Whitehill Limestone Quarry, Burford (north west of the application site). Both quarries are active with long term permitted reserves and produce crushed rock aggregates for construction and agricultural lime.

The land surrounding the application site is identified in the emerging Oxfordshire Minerals and Waste Core Strategy as a principal location for future crushed rock aggregates extraction (Policy M3)-"Burford area south of the A40". The proposed development of a residential property at Stonelea Farm to the north west of Burford Road would have significant implications for future quarrying leading to sterilisation of important limestone resources within nominated areas CR02 and CR07. The residential property would require a buffer zone between the development and future mineral extraction of not less than 100m radius and potentially significantly more in order to protect the amenity of the property. The limestone resources within this area should be safeguarded for future extraction under existing policy SD10 and as carried forward in the new Core Strategy under Policy M8.

These limestone deposits are of long-term strategic importance and represent potential extensions to Whitehill Quarry. The company objects to the above application on the grounds of mineral sterilisation and that it is contrary to the County Councils policy on mineral

safeguarding. CR07 is a nominated site within Oxfordshire County Councils Mineral and Waste Development Framework and abuts planning application 16/02102/FUL.

The minerals it contains are a finite natural resource, which need to be safe guarded. They are a County mineral asset and are important in supporting sustainable economic growth. The application 16/02101/FUL in its present position will needlessly interfere with the safeguard and extraction of this resource.

As part land and mineral owners of CR07, please take this letter as an objection to the development and planning application 16/02102/FUL.

3 APPLICANT'S CASE

3.1 The applicant's agent has submitted a Planning Appraisal. The conclusion has been summarised as:-

- The farming business at Stonelea Farm is both established and continually developing. It is our opinion that a new permanent agricultural workers dwelling is required for the viability and continued expansion of the farm enterprise at Stonelea Farm and will enable the business to develop as intended.
- There are no houses on the holding or within sufficient proximity to Stonelea Farm to fulfil the existing functional need of the farming business and based on average house price data, local housing is unaffordable to a first time buyer.
- Officers have had sight of accounts and partial budgets for the ongoing and future farming business and have confirmed they accept the functional justification for an agricultural workers dwelling and the financial sustainability of the farming business. The proposed dwelling in our opinion will not have a detrimental impact on the overall viability of the farming business, it will aid in its development and improvement.
- Planning policy generally supports the development of the rural economy and recognises the importance of agricultural workers living in close proximity to their place of work. This appraisal concludes that there is sufficient labour requirement at Stonelea Farm for at least one full time worker, and the nature of the enterprises are such that it is essential for a full time stockman to live permanently on site. The farm business has been established for more than three years, and has been profitable for at least one of them, as shown on the business plan, and has a clear prospect of remaining so throughout the development of the enterprises at Stonelea Farm.

4 PLANNING POLICIES

BE2 General Development Standards

BE3 Provision for Movement and Parking

H2 General residential development standards

H4 Construction of new dwellings in the open countryside and small villages

NE1 Safeguarding the Countryside

The National Planning Policy framework (NPPF) is also a material planning consideration.

5 PLANNING ASSESSMENT

Background Information

- 5.1 The proposal is for an agricultural workers dwelling located within an open countryside location. The applicants own a farmstead which there is an established pig farming business and also has a herd of cattle.
- 5.2 The application was deferred from August's Lowlands Area Planning Sub-Committee by Members to enable the applicants to provide an amended location for the dwelling still within the red edged site plan, which would meet OCC Minerals requirements.
- 5.3 Taking into account planning policy, other material considerations and the representations of interested parties your officers are of the opinion that the key considerations of the application are:-

Principle

- 5.4 Policy H4 of the adopted West Oxfordshire Local Plan 2011 only permits new dwellings within the open countryside if there is a genuine essential or operational need for a dwelling. Extensive pre-application discussions have taken place and officers have visited the site. Your Rural Business officer is satisfied with all of the supporting evidence and costings that have been submitted to support the application. The case for requiring a dwelling is also considered robust, given the nature of the farming activity.
- 5.5 The holding at Stonelea Farm extends to approximately 43.1 hectares of which 24.3 hectares is rented and 10.8 hectares is owner occupied. There are various buildings on the land which provide accommodation for livestock and hay, straw and fodder storage. A further agricultural building has been approved following the prior notification process. This is a steel portal framed shed, 24.4m and 9.1m which will be used to finish 750 piglets that are produced on the holding and house more cattle over the winter months.
- 5.6 The farming business has been established since November 2011 and has seen significant growth since. The applicant has a herd of named-sire Hereford cattle that are bought in batches throughout the year either as calves on milk to be weaned or as weaned calves, to be sold at 24 months old as strong store cattle. At any one time there will be over 35 cattle on the holding ranging from 3 months to 24 months old.
- 5.7 There are currently 30 breeding sows averaging 25/26 piglets per sow per annum, farrowing all year around, giving a total number of 150 to 200 finishing pigs on the holding at any one time. Each sow is producing two litters a year. The total number produced is approximately 750 per annum.
- 5.8 A dwelling is required to enable the applicant and his family to live on the site. The statement that has been submitted with the application states the reasons why a live on site presence is needed. The reasons have been summarised as:-

The ability to treat animals quickly is particularly important in young, housed animals as otherwise infection will spread quickly amongst the animals in the shed. Pneumonia and coccidiosis are particularly difficult challenges which can affect bought in calves. Treatment must be administered early.

It is essential that the breeding sow enterprise is managed well. Special attention is given to pregnant sows before farrowing by providing adequate space, feed and water etc. It is of up

most importance that sows and gilts are monitored throughout the night as well as the day, as piglets that are born during the night are especially vulnerable to the cold.

The inspections of the different enterprises on the holding are time consuming and require the vigilance of an experienced manager to be present on the holding at all times in order to identify any immediate or latent problems. Inspections need to be made during the day and night, and as such it is of up most importance that the manager lives on site.

At present, the applicant lives in Carterton, approximately 2 miles away and commutes daily. This could potentially make emergencies difficult to deal with. There are significant welfare benefits associated with the applicant living on the site to aid livestock management and to respond to animal needs as the livestock enterprises develop and more animals are kept on the holding.

- 5.9 The application includes a business plan, which your Rural Business Officer has fully assessed as well as making an independent visit to the farm. Mr Barton is of the opinion that this is a true business which does require the applicant to live on site.
- 5.10 In view of the above, your officers consider that the principle of a new dwelling is justified in this specific case.

Siting, Design and Form

- 5.11 The dwelling will be of a 3 bed scale which includes a farm office, and attached garage. The materials will be of stone, timber and brick with timber framed double glazing windows.
- 5.12 Your officers are of the opinion that the new dwelling which will be located adjacent to the farm buildings will not adversely affect the open countryside location, as it will relate well to the holding. The appearance of the dwelling is simple with traditional features. The use of traditional materials also reflects the use of materials of other dwellings in the vicinity.
- 5.13 The garden area is also modest, and located to the rear of the building, which will help to minimise the impact of garden paraphernalia from the public views across the site.
- 5.14 Landscaping will be kept to a minimum to avoid being too overly domestic in appearance, which would also be detrimental to the visual appearance and character of the area.
- 5.15 Officers have also removed permitted development rights for future extensions, out buildings, sheds, porches, dormer windows and balconies.

Highways

- 5.16 No objections have been received. An access road and gate already exists on the site.

Residential Amenities

- 5.17 Due to the distance that the new dwelling will be located, your officers do not consider that any undue impact will result to neighbouring properties' residential amenities.

Conclusion

- 5.18 Given the exceptional circumstances of the applicant, and the robust business plan that has been evaluated by your Business officer, officers consider that the justification put forward in support of an agricultural workers dwelling is acceptable, and complies with the main housing policy of the adopted West Oxfordshire Local Plan, and new policies under the Emerging West Oxfordshire Local Plan 2031.
- 5.19 Since the last meeting, your officers have received amended plans, which show the new dwelling to still be within the red edged site area, but relocated. Your officers have re advertised the site plan, and have received no objections from OCC Minerals. Officers are of the opinion that with suitable landscaping, the proposed dwelling will still be visually read with the existing farm buildings, and as such have no adverse visual impacts to the character and appearance of the locality.

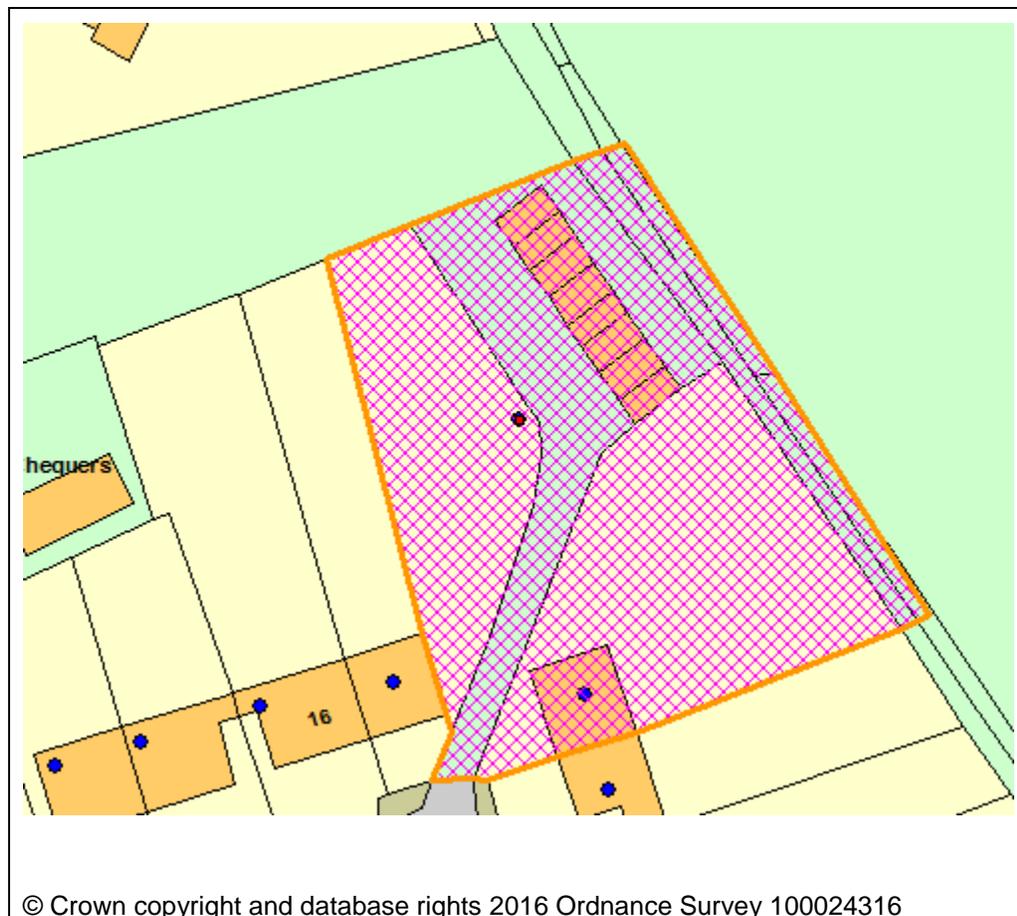
6 CONDITIONS

- 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 the Planning and Compulsory Purchase Act 2004.
- 2 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.
- 3 Before above ground building work commences, a schedule of materials (including samples) to be used in the elevations of the development shall be submitted to and approved in writing by the Local Planning Authority. The development shall be constructed in the approved materials.
REASON: To safeguard the character and appearance of the area.
- 4 Notwithstanding details contained in the application, detailed specifications and drawings of all external windows and doors 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 that architectural feature is commissioned/erected on site. 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.
- 5 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking and re-enacting that Order with or without modification), no extensions, outbuildings, fences or walls, porches, windows, roof extensions and balconies other than those expressly authorised by this permission, shall be constructed.
REASON: Control is needed to protect the open countryside location.
- 6 The occupation of the dwelling shall be limited to a person solely or mainly working, or last working, in the locality in agriculture, or in forestry, or a widow or widower of such a person, and to any resident dependants.
REASON: Permission is granted only because of the agricultural need for the dwelling.

- 7 That, prior to the commencement of development, a full surface water drainage plan shall be submitted to and approved in writing by the Local Planning Authority. The plan 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 development shall be carried out in accordance with the approved details prior to the first occupation of the development hereby approved. Development shall not take place until an exceedance flow routing plan for flows above the 1 in 100 year + 30% CC event has been submitted to and approved in writing by the Local Planning Authority.
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, National Planning Policy Framework and Planning Policy Statement 25 Technical Guidance).
- 8 A scheme of hard and soft landscaping of the site shall be submitted to and approved in writing by the Local Planning Authority before any above ground development commences. The scheme shall include new planting and boundary treatments around and within the application site. A full specification of all planting and trees shall also be submitted and 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, 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.

Application Number	16/02155/FUL
Site Address	Land At The Fosseway Brize Norton Oxfordshire
Date	7th September 2016
Officer	Abby Fettes
Officer Recommendations	Approve subject to Legal Agreement
Parish	Brize Norton Parish Council
Grid Reference	430183 E 207401 N
Committee Date	19th September 2016

Location Map



Application Details:

Demolition of existing garaging and erection of four dwellings with associated car parking and alterations to existing vehicular access. Provision of communal car parking spaces.

Applicant Details:

Cottsway Housing Association, Cottsway House, Heynes Place, Witney, Oxon OX28 4YG

I CONSULTATIONS

- I.1 Thames Water No Comment Received.
- I.2 Parish Council
Brize Norton PC
Whilst we welcome opportunity for families within our parish in affordable housing we have also listened to concerns of residents of the Fosseyway:
On street parking is already a problem and proposed houses would exacerbate this. Access for emergency vehicles is already a problem as is inconsiderate and poor parking. Parking will become even more of a problem during construction and we would like to propose the developer should offer to provide residents parking before construction commences by condition, for example creating parking spaces in front gardens could increase parking by 15 spaces for the street.
The proposed houses are small, we feel three larger properties would be better.
Surface water drainage, adequate flood mitigation required
Sewerage drainage needs clarification, propose they connect to main sewer in Station Road.
Construction Traffic Management Statement required.
- I.3 OCC Highways
I cannot demonstrate that the proposal, if permitted, would generate an additional number of vehicular movements that would cause such severe harm as to warrant the refusal of a planning permission on grounds of highway safety and convenience.

The proposal, if permitted, will not have a significant detrimental impact (in terms of highway safety and convenience) on the adjacent highway network

No objection
- I.4 WODC Drainage Engineers No objection subject to condition
- I.5 WODC Head Of Housing
There are currently in excess of 300 households who would qualify for affordable housing in Brize Norton were it available today. Of these, 4 households have a local connection to the village.
These 300 households require a mixture of unit types, in particular smaller homes. The 4 dwellings being proposed in this application will meet this need.
However, colleagues in Housing Allocations point out the difficulties they experience in letting properties that are not either standard one or two storey homes. Even though the dwellings are designed to be Lifetime standard, older applicants who would qualify for full housing benefit, find the layout and stairs difficult as they grew more infirm.

- 1.6 Environmental Health No objection subject to condition
(Public Protection)

2 REPRESENTATIONS

- 2.1 Seven letters have been received with concerns/objections regarding the proposed development. The comments are summarised as follows:-

Drainage and flooding

- Until the sewerage system has been upgraded, we do not think it would be advisable to build any houses.
- The area where the proposed buildings are to be built it floods regularly, not only through the area where the garages are but into the back gardens of all adjoining properties.
- Some of the other gardens in the Fosseway already flood if we have a heavy amount of rain.

Traffic

- As a cul-de-sac dating from the 1950s The Fosseway is a narrow road never intended for the level of vehicular traffic it now has to cope with.
- The access and parking during the construction work for residents and workmen will have to be addressed and managed properly.
- I do not want parking bays outside my house a house I own not council.
- May I invite you and the highways to come down the Fosseway one evening to see the daily fight we have without extra vans cars and lorries parking there.
- Emergency vehicles can't access the road.
- The most effective use of the land currently occupied by the row of garages would be to remove them and create a parking area for the use of all residents and their visitors.

Landscape and amenity

The loss of the various trees and any grass areas would be a serious loss to the road which affects where children can play safely, and would have a negative impact on birds and wildlife generally.

3 APPLICANT'S CASE

- 3.1 The proposed scheme will provide four new affordable family houses for rent to people with a direct link to the locality and has been the focus of discussions over the last year between Cottsway HA, WODC Planning and Housing Departments and funding bodies. It is designed to follow the principles of other existing old and new residential developments in the area in terms of layout, form, landscaping, scale and appearance. Although we understand not all of the existing garages are let to local residents, if at all, in addition to the proposed new dwellings, we are proposing six new communal parking spaces in the open area at the end of The Fosseway, which is also owned by Cottsway HA, to replace parking lost by the demolition of the existing garages.
- 3.2 The surrounding area is characterised by one and two-storey houses and many with accommodation in the pitched roof space, lit by dormer windows and rooflights, either as built or from later roof conversions. We are proposing two pairs of houses with the first floor accommodation within the pitched roof space, lit by dormer windows and rooflights, that will reflect the form of the majority of the dwellings on The Fosseway if they had carried out roof conversions. The land rises as it enters the site and so, to follow the natural topography and to

respond to the guidance in the FRA, the proposed houses' ground floors are higher than those of the adjoining existing houses. Therefore, inevitably, the proposed houses are higher than the adjoining houses but they have been designed to limit the increase in height and so there is a progressive step up in height. The external materials are selected to echo or match those found on the surrounding houses and the simple domestic casement windows, doors and detailing likewise. The proposed houses are therefore in keeping with the locality in terms of form, height, scale and appearance.

- 3.3 We are retaining and slightly widening the existing access into the site for probably increased pedestrian traffic but fewer vehicle movements. Car parking is proposed in curtilage to meet the current requirements for the four new houses and the facility for the adjoining existing houses to their side or rear areas. Space is allocated in the proposed rear gardens for the storage of waste bins and a dedicated collection point proposed close to the entrance into the site. The proposed houses follow the geometry of the adjoining houses, although stepped in building line to ensure more than 14m separation between the nearest habitable room windows and the boundary at the most sensitive areas of the adjoining houses. Car parking is proposed in the forecourt area, with good surveillance from the proposed houses, and then the buildings and secure fences/gates provide a clear and secure separation between public and private areas. Private gardens are proposed to the rear of the houses facing east towards the countryside, where a proposed new hedge with trees provides a green buffer and screen to views to and from the adjoining countryside and highways. The latter is part of a landscaping scheme designed specifically for the site to contribute to this high-quality proposal.
- 3.4 Therefore, in our opinion, the proposed development shown in the enclosed information will be an appropriate and contextual one suitable for its location on the edge of Brize Norton that the Council can support.

4 PLANNING POLICIES

T4NEW Parking provision
BE2 General Development Standards
BE3 Provision for Movement and Parking
H6 Medium-sized villages
H2 General residential development standards
H12 Affordable housing on rural exception sites
OS2NEW Locating development in the right places
OS4NEW High quality design
T1NEW Sustainable transport
T3NEW Public transport, walking and cycling
The National Planning Policy framework (NPPF) is also a material planning consideration.

5 PLANNING ASSESSMENT

Background Information

- 5.1 The application seeks consent for the demolition of existing garages and the erection of four 1 and a half storey affordable dwellings on an area of land previously used for garaging and parking off The Fosseway in Brize Norton, a residential street of predominantly 1950's single storey brick built dwellings. The site is not within the Conservation Area and there is open countryside to the east.

- 5.2 Taking into account planning policy, other material considerations and the representations of interested parties your officers are of the opinion that the key considerations of the application are:-

Principle
Siting, Design and Form
Highways and Drainage
Landscape and Ecology
Residential Amenities

Principle

- 5.3 In Brize Norton, emerging local plan policy H2 allows for housing on undeveloped land within or adjoining the built up area, where the proposed development is necessary to meet identified housing needs and is consistent with a number of criteria, as well as other policies in the plan. Detailed considerations expressed in the policy will be assessed below. However, the principle is acceptable as the site does adjoin the existing settlement edge, is formerly developed land on an existing garage court and unidentified housing sites are required to contribute to housing land supply.
- 5.4 The application is for 100% affordable properties and is effectively in accordance with the rural exceptions policy H12 and emerging policy H3. The scheme is for 2 no. two bed properties and 2 no. three bed properties. The Housing Enabling Officer has confirmed that there is a need for these types of properties in Brize Norton.
- 5.5 There is a public right of way adjacent to the site but it is not considered that this proposal unduly affects the setting of the footpath.
- 5.6 The principle of residential development is therefore considered acceptable.

Siting, Design and Form

- 5.7 The siting of the houses follows the existing building line with the properties fronting the road with gardens to the rear. The properties are to be one and a half storey so as not to appear dominant in the street scene and are to be constructed in a vernacular style with buff brick and concrete tiles and dormers in the roof slopes to reflect the properties in the vicinity of the site, which are predominantly bungalows, some with rooms in the roof.
- 5.8 The proposal is considered to accord with policies BE2 of the Adopted Plan and OS4 of the Emerging Plan.

Highways and Drainage

- 5.9 The County as Highway Authority have not raised any objections to this scheme subject to the conditions included within the recommendation, which include a construction traffic management plan as requested by the Parish Council. There are two parking spaces per property in line with the parking standards.

- 5.10 The District Drainage engineers have also raised no objection subject to a Sustainable Urban Drainage system being implemented on site to prevent water run off affecting neighbouring land. There is a further land contamination survey required by condition. Thames Water have yet to respond but any comments received will be reported at committee.
- 5.11 In light of the above, the application is considered to accord with Local Plan Policies, and to address parish council and neighbour concerns.

Residential Amenities

- 5.12 The scheme has been designed to respect minimum distances front to side so there is 14m distance from the front of the proposed properties and the side of no. 18. It is therefore not considered that the proposal will result in undue harm to privacy.
- 5.13 Each property has adequate private amenity space to the rear.

Landscape and Ecology

- 5.14 The District Ecologist has considered the Arboriculture and biodiversity documents submitted in support of the application and is satisfied that the mitigation can be controlled by condition. A new hedge is to be planted along the rear boundary to increase the screening to the open countryside. With the mitigation the application is considered to be in accordance with local plan policies.

Conclusion

- 5.15 The proposal will provide much needed affordable properties within the built up area of Brize Norton and is therefore considered to be acceptable and in accordance with Local Plan Policies, subject to a legal agreement requiring the dwellings remain affordable in perpetuity.

6 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 the Planning and Compulsory Purchase Act 2004.
- 2 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.
- 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 Notwithstanding details contained in the application, detailed specifications and drawings of all external joinery 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 that architectural feature is commissioned/erected on site. 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.
- 5 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.
- 6 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.
- 7 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.
- 8 No dwelling shall be occupied until the vehicular accesses, driveways, car and cycle parking spaces, turning areas and parking courts that serve that dwelling has been constructed, laid out, surfaced, lit and drained in accordance with details that have been first submitted to and approved in writing by the Local Planning Authority.
REASON: In the interests of road safety.
- 9 Development shall not begin until a construction phase traffic management plan has been submitted and approved by the Local Planning Authority and the approved plan shall be implemented and adhered to throughout the period of construction.
REASON: In the interests of highway safety.
- 10 A Landscape and Ecological Management Plan (LEMP) shall be submitted to, and approved in writing by, the Local Planning Authority before commencement of the development. The content of the LEMP shall include, but not necessarily be limited to, the following information:
i. Full specification of the new hedgerow to be created on the eastern boundary, including accurate location on eastern side of garden boundary fence, planting and aftercare - i.e. an amended landscape planting plan;
ii. Description and evaluation of features to be managed; including location(s) shown on a site map
iii. Landscape and ecological trends and constraints on site that might influence management
iv. Aims and objectives of management
v. Appropriate management options for achieving aims and objectives;
vi. Prescriptions for management actions;
vii. Preparation of a work schedule (including an annual work plan capable of being

rolled forward over a 5-1-year period)

viii. Details of bird and bat boxes - types, locations and installation requirements

ix. Details of the body or organisation responsible for implementation of the plan; x. Access provisions for maintenance/management of the newly planted hedgerow on the eastern boundary;

xi. Ongoing monitoring and remedial measures;

xii. Timeframe for reviewing the plan

xiii. Details of how the aims and objectives of the LEMP will be communicated to the occupiers of the development.

The LEMP shall also include details of the legal and funding mechanism(s) by which the long-term implementation of the plan will be secured by the developer with the management body (ies) responsible for its delivery. The plan shall also set out (where the results from monitoring show that the conservation aims and objectives of the LEMP are not being met) how contingencies and/or remedial action will be identified, agreed and implemented. The LEMP shall be implemented in full in accordance with the approved details.

REASON: To ensure the long-term management of protected and priority habitats and other landscape and ecological features, and to maintain and enhance these habitats and features in perpetuity, in accordance with policies NE13 and NE15 of the West Oxfordshire District Local Plan 2011 and Chapter 11 of the National Planning Policy Framework, particularly paragraph 118 for biodiversity enhancements.

- 11 Before any development takes place, a Construction Environmental Management Plan (CEMP) shall be submitted to the local planning authority for approval. The Plan shall provide details of the measures that will be implemented during the construction phase to prevent any harm or injury to protected species, hedgerows and trees. Development shall be carried out in full accordance with the approved plan.
REASON: To ensure adequate protection and mitigation for protected species / priority species / priority habitats in accordance with policies NE13 and NE15 of the West Oxfordshire District Local Plan 2011 and Chapter 11 of the National Planning Policy Framework.
- 12 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. 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, National Planning Policy Framework and Planning Policy Statement 25 Technical Guidance).
- 13 A. Site Characterisation
No development shall take place until an assessment of the nature and extent of contamination has been submitted to and approved in writing by the Local Planning Authority. This assessment shall consider any contamination on the site, whether or not it originates on the site. Moreover, it must include:
(i) A 'desk study' report documenting the site history, environmental setting and character, related to an initial conceptual model of potential pollutant linkages
(ii) A site investigation, establishing the ground conditions of the site, a survey of the extent, scale and nature of contamination;

(iii) A 'developed conceptual model' of the potential pollutant linkages with an assessment of the potential risks to:

- human health,
- property (existing or proposed) including buildings, and service lines and pipes,
- adjoining land,
- groundwaters and surface waters,
- ecological systems.

B. Submission of Remediation Scheme

No development shall take place until a detailed remediation scheme to bring the site to a condition suitable for the intended use by removing unacceptable risks to human health, buildings and other property and the natural environment has been submitted to and approved in writing by the Local Planning Authority. The scheme must include all works to be undertaken, proposed remediation objectives and remediation criteria, an appraisal of remedial options, and proposal of the preferred option(s), and a timetable of works and site management procedures. The scheme must ensure that the site will not qualify as contaminated land under Part 2A of the Environmental Protection Act 1990 in relation to the intended use of the land after remediation.

C. Implementation of Approved Remediation Scheme

The Remediation Scheme, as agreed in writing by the Local Planning Authority, shall be fully implemented in accordance with the approved timetable of works and before the development hereby permitted is first occupied. Any variation to the scheme shall be agreed in writing with the Local Planning Authority in advance of works being undertaken. On completion of the works the developer shall submit to the Local Planning Authority written confirmation that all works were completed in accordance with the agreed details".

D. Reporting of Unexpected Contamination

In the event that contamination is found at any time when carrying out the approved development that was not previously identified it must be reported in writing within 2 days to the Local Planning Authority and development must be halted on the part of the site affected by the unexpected contamination.

An assessment must be undertaken in accordance with the requirements of part A, and where remediation is necessary a remediation scheme, together with a timetable for its implementation, must be submitted to and approved in writing by the Local Planning Authority in accordance with the requirements of part B.

The measures in the approved remediation scheme must then be implemented in accordance with the approved timetable. Following completion of measures identified in the approved remediation scheme written confirmation that all works were completed must be submitted to and approved in writing by the Local Planning Authority in accordance with part C.

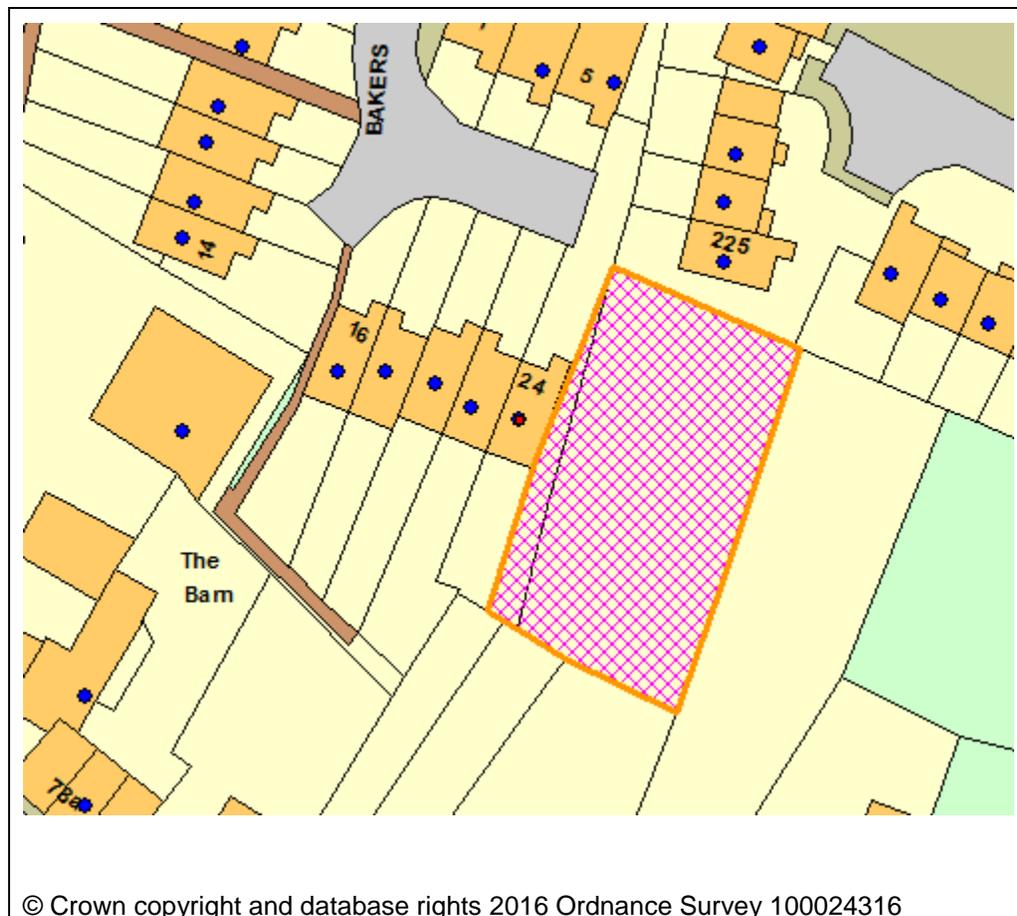
- 14 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that Order with or without modification), no extensions, outbuildings, additions or external alterations shall be made to the dwelling hereby permitted without the prior written approval of the local planning authority. REASON: Control is needed to protect the residential amenity of adjacent properties and the character and appearance of the area.

NOTE TO APPLICANT

- I The Surface Water Drainage scheme should, where possible, incorporate Sustainable Drainage Techniques in order to ensure compliance with:-
- Flood and Water Management Act 2010 (Part 1 - Clause 27 (1))
 - Code for sustainable homes - A step-change in sustainable home building practice
 - Version 2.1 of Oxfordshire County Council's SUDs Design Guide (August 2013)
 - The forthcoming local flood risk management strategy to be published by Oxfordshire County Council sometime after March 2015. As per the Flood and Water Management Act 2010 (Part 1 - Clause 9 (1))
 - CIRIA C753 SuDS Manual 2015

Application Number	16/02183/FUL
Site Address	24 Bakers Piece Witney Oxfordshire OX28 1PQ
Date	7th September 2016
Officer	Sarah De La Coze
Officer Recommendations	Approve
Parish	Witney Parish Council
Grid Reference	435677 E 210623 N
Committee Date	19th September 2016

Location Map



Application Details:

Construction of three dwellings with associated access (amended plan)

Applicant Details:

Mr Brian Cade
C/O Agent

I CONSULTATIONS

I.1 Environmental Health (Public Protection)

Thank you for consulting me on the above application.

- o I have no objection to the above application.
- o I would be grateful if the following condition is considered

I. In the event that contamination is found at any time when carrying out the approved development, it must be reported in writing immediately to the Local Planning Authority. An investigation and risk assessment must be undertaken in accordance with the requirements of Environment Agency's Model Procedures for the Management of Land Contamination, CLR 11, and where remediation is necessary a remediation scheme must be prepared, to bring the site to a condition suitable for the intended use by removing unacceptable risks to human health, buildings and other property, and which is subject to the approval in writing of the Local Planning Authority.

Due to the small scale of the development proposed and the location of the site in an urban area (surrounded on all sides by residential development and roads), it is unlikely that a significant population of reptiles (e.g. slow worms) or hedgehogs would be affected, so it would be unreasonable to request a survey. There are suitable habitats adjacent to the site in neighbouring gardens, so reptiles could be encouraged to naturally disperse from the application site through habitat manipulation measures. If the piles of rubble/debris have already been removed from site, then the grassland should be strimmed down to a short height in phases (50mm, 20mm, 10mm) with at least 2 days in between cuts, to gradually encourage the reptiles/other animals to leave the site (i.e. the site wouldn't provide adequate shelter anymore). In order to ensure that reptiles/hedgehogs are not harmed during site clearance operations, I would advise that the site is cleared in phases with strimming of the grassland as described before earthworks start. If reptiles or other animals are found they should be removed from harm and if large numbers are found, then advice from a professional ecologist should be obtained.

INFORMATIVE

The applicant should note that under the terms of the Wildlife and Countryside Act 1981 (as amended) and the Conservation of Habitats and Species Regulations 2010 (as amended) it is an offence to disturb or harm any protected species, or to damage or disturb their habitat or resting place. Please note that this consent does not override the statutory protection afforded to any such species. In the event that your proposals could potentially affect a protected species you should seek the advice of a suitably qualified and experienced ecologist and consider the need for a licence from Natural England prior to commencing works.

There is a low risk that reptiles could occur on the application site. All reptiles are legally protected under Schedule 5 of the Wildlife and Countryside Act 1981 (as amended) and planning permission does not provide a defence against prosecution. In order to minimise the risk of reptiles occurring on the site, the developer is advised to clear the site and vegetation in a sympathetic manner during the autumn (September/October) or spring months (April-May) and to maintain the vegetation at a short height to make it unsuitable for reptiles until the construction works commence. If these species are found during the works, the applicant is advised to stop work and follow the advice of a professional ecologist to inform necessary mitigation and/or compensation measures.

I.2 OCC Highways

Original comments

Given the location close to the town centre I cannot demonstrate that the parking provision as shown would cause such harm as to warrant the refusal of a planning permission on grounds of highway safety and convenience.

The proposal, if permitted, will not have a significant detrimental impact (in terms of highway safety and convenience) on the adjacent highway network.

No objection subject to

- G36 parking as plan
- G11 access specification
- G31 drive etc specification
- G47 SUDS sustainable surface water drainage details

Comments following amended block plan

The layout for access and parking as shown on the amended Proposed Site Plan 150201 - P101 - A is acceptable.

I have visited the site on two occasions since my original consultation response.

I have read and noted the comments from objectors however I would not agree that the proposal, if permitted, would cause such harm in terms of highway safety and convenience that would warrant the refusal of a planning permission.

The proposal, if permitted, will not have a significant detrimental impact (in terms of highway safety and convenience) on the adjacent highway network.

Construction Management Plan to be submitted and approved would be appropriate.

No objection subject to
-G36 parking as plan
-G11 access specification
-G31 drive etc specification
-G47 SUDS sustainable surface water drainage details
-Construction Management Plan

I.3 WODC Drainage Engineers

No Comment Received.

I.4 WODC Architect

Context: A site immediately adjacent to C20 development, but to the rear of Grade II listed buildings, and also in the Conservation Area.

Opinion: I don't think that the principle of this is too problematic from our point of view - this is a fairly nondescript piece of ground, hemmed in by development of various forms, and there does appear to be sufficient space here for the proposed development, of three dwellings. The design is clean, tending towards contemporary, the proportions are fine, the massing is generally traditional - and it all chimes in with the existing adjacent modern development. So, there are no obvious objections from our point of view.

Recommendations: Give consents, with: condition D124 for a sample of the roof tiles; an ad hoc condition for a sample panel of the brickwork; condition D23 for recessed window and door frames (min 75 mm); condition D21 for external joinery details (including details of the porch screens), with elevations of each assembly at min. 1:20 scale, with sections of each component at min. 1:5 scale and with details of the proposed timber and the proposed treatment.

Reasons: Appears compliant with policies BE2, BE5 and BE7.

I.5 Town Council

Mrs S Groth Witney Town Council objects to this application on the grounds that there is insufficient parking for the number of houses which is contrary to Policy BE3 of the WOLP and the access to and from the site is insufficient.

2 REPRESENTATIONS

2.1 95 letters of objection have been received which can be viewed in full on the Council website. In summary the objections raise the following issues:-

Highway/Parking and Pedestrian Safety

- Bakers Piece cannot take any more traffic.
- Increased traffic from delivery vehicles, tradespersons etc.
- Not sufficient space for emergency vehicles.
- Safety issue for children playing.
- Road is unsuitable for heavy plant and lorries.

- Access not wide enough for cars.
- Nothing has been done to address pedestrian safety.
- Bakers Piece has no pedestrian pavements.
- Would be a danger to pedestrians
- What provisions have been made for workman vehicles.
- Access to these 3 properties would have a major impact on the present residents of Bakers Piece.
- Increased construction traffic.
- Increased traffic.
- Bakers Piece has no footpath.
- There is a lack of parking
- Access and egress of emergency vehicles will be impeded.
- Parking proposed is minimal.
- Will there be visitor parking.
- Will create unsafe highway conditions.
- There will be an increased risk to pedestrians.
- Construction traffic will damage road.
- The close is already crowded with cars.
- Bakers Piece not wide enough as it is.
- Where will the construction traffic park.

Impact on Neighbouring Amenity

- Houses will overlook the properties in Farmers Close.
- Light will be blocked from entering Bakers Piece.
- Houses will overlook properties in West End.
- Scheme will interfere with privacy.
- Parking area would be noisy against neighbouring properties in Farmers Close.
- Result in a lack of privacy.
- Increased overlooking between the site and those in Farmers Close.

Design/Impact on Conservation Area and Heritage Assets

- Development will detract from the Conservation Area.
- Houses don't match houses in West End.
- Loss of garden space in a Conservation Area.
- Stone wall has merit.
- The site is part of a burgage plot and should not be built on.
- Hedges and trees should be protected in the garden.
- Would impact the setting of the listed buildings.
- Land is not derelict.
- Object to the destruction of a listed wall.
- Overdevelopment of the site.
- Not in keeping with Listed properties in West End.
- Development will spoil the Conservation Area.

Ecology

- Development would be harmful to biodiversity.
- Loss of an important ecological site.
- Survey should be required.
- Nature, wildlife and flora will be affected.
- It is understood that there is a Dormouse family in the garden.

Flooding

Development would increase flooding risks.

Other Matters

- Consultation process has been inconsistent.
- Not enough time to comment on amendments.
- Development will disrupt residents.
- Won't benefit local community.
- We pay your wages.
- Officer report contradicts itself.
- Design and access statement incorrect.
- Highway comments not clear.
- The land may be contaminated.
- Development will affect the resident's everyday lives.
- We don't want any development
- Is the Witney Police Service sufficiently manned to cope with the potential increase in criminal activity possibly linked to increasing pedestrian footfall and visitors' traffic?
- There will be a devaluation in house prices.
- Increased dust and noise and stress.
- Applicant did not consult with neighbours.
- We object to any development going on the site due to disruption to the residents of Bakers Piece.
- Development will destroy peaceful life.
- Building noise will be a distress and annoyance.
- Why was the site notice not posted sooner/ Why was there a delay in posting the site notice?
- Developer has not listened to concerns and has not addressed previous concerns.
- Why weren't neighbours consulted directly?
- Removing part of the wall will impact structural integrity.
- Land may be contaminated/may be radiation issues.
- No support for proposal from residents.
- Will the lamppost be repositioned?
- How will the bin lorries cope.
- Inadequate street lighting.

3 APPLICANT'S CASE

- 3.1 The application was submitted with a design and access statement which can be viewed online alongside the rest of the application. The conclusion states;
- 3.2 The proposal is for three small homes on former garden land within the built-up area of Witney. The specific concerns raised in relation to the previous scheme for a block of four flats on the site have been addressed. The current proposal is a high quality scheme in a highly sustainable location, and it will add to the local housing stock and provide a modest contribution towards the Council's 5 year housing land supply.
- 3.3 The site is currently unused and has an unkempt appearance which detracts from the Conservation Area. The proposal, therefore, will positively enhance the character and appearance of this part of the Witney & Cogges Conservation Area.
- 3.4 Therefore, in accordance with the positive emphasis the NPPF places on new housing development in sustainable locations and, in particular, paragraph 14 of the NPPF, the scheme should be approved as there are no adverse impacts which would "significantly and demonstrably" outweigh the substantial benefits of granting planning permission

4 PLANNING POLICIES

BE2 General Development Standards
BE3 Provision for Movement and Parking
H2 General residential development standards
BE8 Development affecting the Setting of a Listed Building
H2NEW Delivery of new homes
OS2NEW Locating development in the right places
OS4NEW High quality design
T4NEW Parking provision
EH7NEW Historic Environment
BE5 Conservation Areas
H7 Service centres
WIT4NE Witney sub-area Strategy
The National Planning Policy framework (NPPF) is also a material planning consideration.

5 PLANNING ASSESSMENT

- 5.1 The planning application seeks permission for the erection of 3 x2 bedroom dwellings to be accessed via Bakers Piece. An amended plan has been submitted in order to address parking concerns. The dwellings have been moved back in the plot and an additional 3 parking spaces have been created.
- 5.2 Members will recall that this application was presented to the August Committee where the application was deferred to enable a member site visit.
- 5.3 Taking into account planning policy, other material considerations and the representations of interested parties your officers are of the opinion that the key considerations of the application are:-

Principle

- 5.4 The application site is located within the settlement of Witney which is a main service centre and the district's most sustainable settlement.
- 5.5 Local Plan 2011 Policy H7 allows for infilling and rounding-off within existing service centres and the proposal is considered to be broadly consistent with this. However, in the context of the Council currently being unable to demonstrate a 5 year supply of land for housing, this policy is considered out of date with reference to paragraph 49 of the NPPF.
- 5.6 Emerging Local Plan 2031 Policy OS2 allows for new homes, within and on the edge of main service centres. Emerging Policy H2 similarly allows for housing development within or adjoining the built up area where the proposal is necessary to meet housing needs and is consistent with a number of criteria in the policy, and is consistent with other policies in the plan.
- 5.7 The site is within the built up area of Witney. Therefore, on the basis of emerging policies for the supply of housing, the development proposed would be acceptable in principle. However, with reference to a range of policy considerations, and the balancing of considerations required under paragraph 14 of the NPPF (along with footnote 9), the detailed merits of the proposal are assessed below.

Siting, Design and Form

- 5.8 Bakers Piece is a small cul-de-sac located within Witney and Cogges conservation area which benefits from a stone boundary wall at the end of the road. The application seeks to introduce a new access to the site through the cul-de-sac by removing a section of boundary wall. Bakers Piece is characterised by terrace housing which benefits from small frontages which accommodate vehicle parking.
- 5.9 The proposed dwellings have been designed as a terrace with the properties being located broadly in line with the houses located in Bakers Piece. In terms of the scale and appearance, the houses will feature a similar design to those located in Bakers Piece. Officers are of the opinion that the properties would form a logical compliment to the pattern of development in the area and the plot would be of a size which can comfortably accommodate the 3 new dwellings. The dwellings would benefit from good sized gardens and would allow for adequate circulation space. The properties will be visible within the context of the conservation area from the street scene but given the similarities between the proposed dwellings and those already in Bakers Piece, the development is not considered to have an adverse impact on the character and appearance of the Conservation Area.
- 5.10 A section of the boundary wall is proposed to be removed in Bakers Piece to gain access to the site. The wall is not listed and whilst it has some merit, officers are of the opinion that part of its removal would not have an adverse impact on the street scene to such an extent that the development would warrant a refusal on this basis.
- 5.11 The plot of land appears to have been historically linked to the properties located in West End a number of which are listed. The garden sized of the proposed properties allows for a good separation distance between the proposed dwellings and those located in West End and the relationship between the properties would not be dissimilar to the relationship which already exists between the properties located to the South of Bakers Piece. Officers are therefore

satisfied that the additional dwellings would not have an unacceptable impact on the setting of the Listed Buildings located in West End.

- 5.12 Given the above officers are of the opinion that the development would form a visually appropriate addition to the pattern of development in the area and the introduction of the new housing would not have an unacceptable impact on the street scene or the wider Conservation Area.

Heritage

- 5.13 The site is within the Witney-Cogges Conservation Area and there are listed buildings within a short distance of the site, particularly at West End, which need to be considered in terms of setting. In this regard, sections 66 and 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 are relevant.
- 5.14 Local Plan Policy BE5 states that the character and appearance of Conservation Areas should not be eroded by the introduction of unsympathetic development proposals within or affecting their setting. Policy BE8 requires that development should not detract from the setting of a listed building.
- 5.15 Section 12 of the NPPF deals with the historic environment and addresses the impact of development on heritage assets. Emerging Local Plan Policy EH7 has been drafted in the light of the NPPF and promotes the conservation and enhancement of West Oxfordshire's historic environment.
- 5.16 The application site is an undeveloped area which sits landlocked by existing historic and modern development within the centre of Witney.
- 5.17 Although the site shares a boundary with the curtilages of Listed properties at West End, the buildings proposed would not be sited in close proximity to the Listed Buildings. In the context of the existing relationship between modern development here and heritage assets, the setting would be preserved in accordance with the Act, Policy BE8 of the Local Plan and Policy EH7 of the emerging plan. With regard to paragraph 134 of the NPPF, the impact would be less than substantial and in this case is outweighed by the benefit of the delivery of new housing in a sustainable location.
- 5.18 Although the site lies within the Conservation Area, the development would have a physical and visual relationship with existing modern development at Baker's Piece. The site is on the edge of the Conservation Area and is not within its historic core. It is considered that the character of the Conservation Area would be preserved, consistent with the Act and the proposal would also conform with Local Plan Policy BE5, and emerging Policy EH7. With regard to paragraph 134 of the NPPF the impact of the development would be less than substantial and in this case is outweighed by the benefit of the delivery of new housing in a sustainable location.

Highways

- 5.19 A number of objections have been received relating to highway and pedestrian safety. Officers have tried to address the parking concerns by contacting the applicant to see if additional parking can be included within the site as to try and improve the parking provision. The

applicant has agreed and has therefore provided an amended plan showing a total of 8 parking spaces to serve the three dwellings as well as no. 24 Bakers Piece.

- 5.20 Oxfordshire County Council Highways were consulted on the application and the parking layout. Highways raise no objection to the level of parking provided for the new housing or the proposed access through Bakers Piece. The highways officer stated that given the proximity to the Town Centre and the maximum parking standards which they apply, the scheme would provide satisfactory parking spaces for the development and would not have an adverse impact on pedestrian safety. Given this, the scheme is therefore not considered to cause such harm as to warrant the refusal of a planning permission on grounds of highway safety and convenience.
- 5.21 A number of the comments refer to the disruption that will be caused whilst the development takes place. There is always likely to be some disruption when any development takes place and is not a planning reason for refusal.

Residential Amenities

- 5.22 The dwellings will be located next to those in Bakers Piece and will face on to the properties on Farmers Close. Comments have been received with regard to increased overlooking between the new dwelling and those in Farmers Close. The proposed dwellings will face on to the side of no. 225 Farmers Close and the rear of no. 224 and the other properties within that terrace. The front to side distance between the properties will exceed the minimal standard of 12m and therefore officers are of the opinion that whilst there will be increased overlooking, the level of overlooking between the properties would be one that would be acceptable in built up residential areas. The terrace of properties in Farmers Close which include no. 224 would also be well separated from the front elevation of the development. Furthermore due to the layout of the properties, at first floor level there will only be 3 bedroom windows which may give rise to overlooking taking in to account the en-suite windows will be conditioned to be obscurely glazed. The distance between the properties also means that the development would not be considered overbearing or adversely impact the light available to the properties.
- 5.23 The application site and land is set higher than the properties located in West End. The properties located in West End benefit from large gardens. Taking in to account the distance between the properties and the existing arrangement between the existing properties in Bakers Piece and those in West End the development is not considered to be overbearing, impact the light or unacceptably impact privacy to those properties located in West End.
- 5.24 The properties would be located alongside no. 24 Bakers Piece and would not extend excessively behind the properties, the dwellings are therefore not considered to be overbearing or impact the light afforded to neighbouring properties.

Ecology and Flooding

- 5.25 The site is situated within floodzone I where development of this type is considered acceptable. A drainage condition has been added to ensure that the development provides adequate drainage provisions for the proposed dwellings.
- 5.26 There has been no evidence of protected species within the site. The biodiversity officer has been consulted and raises no objection to the scheme.

Conclusion

- 5.27 Having taken into account material planning matters, and balancing the concerns raised in the objections, it is recommended that the application is approved.

6 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 the Planning and Compulsory Purchase Act 2004.
- 2 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.
- 3 Before above ground building work commences, a schedule of materials (including samples) to be used in the elevations and roof of the development including a sample panel of the brickwork shall be submitted to and approved in writing by the Local Planning Authority. The development shall be constructed in the approved materials.
REASON: To safeguard the character and appearance of the area.
- 4 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.
- 5 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.
- 6 No dwelling shall be occupied until the vehicular accesses, driveways, car and cycle parking spaces, turning areas and parking courts that serve that dwelling has been constructed, laid out, surfaced, lit and drained in accordance with details that have been submitted to and approved in writing by the Local Planning Authority.
REASON: In the interests of road safety

- 7 That, prior to the commencement of development, a full surface water drainage plan shall be submitted to and approved in writing by the Local Planning Authority. The plan 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 development shall be carried out in accordance with the approved details prior to the first occupation of the development hereby approved. Development shall not take place until an exceedance flow routing plan for flows above the 1 in 100 year + 30% CC event has been submitted to and approved in writing by the Local Planning Authority.
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, National Planning Policy Framework and Planning Policy Statement 25 Technical Guidance).
- 8 No dwelling shall be occupied until a plan indicating the positions, design, materials, type and timing of provision of boundary treatment to be erected has been agreed in writing by the Local Planning Authority. The boundary treatment shall be completed in accordance with the approved details and retained thereafter.
REASON: To safeguard the character and appearance of the area.
- 9 Before first occupation all bathroom/ en-suites shall be fitted with obscure glazing and shall be retained in that condition thereafter.
REASON: To safeguard privacy of neighbouring properties
- 10 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking and re-enacting that Order with or without modification), no development permitted under Classes A, B, C, D, E, and G of Schedule 2, Part 1 and Classes A and C of Schedule 2, Part 2 shall be carried out other than that expressly authorised by this permission.
REASON: Control is needed to maintain the character and appearance of the dwellings and amenity of neighbouring properties.
- 11 In the event that contamination is found at any time when carrying out the approved development, it must be reported in writing immediately to the Local Planning Authority. An investigation and risk assessment must be undertaken in accordance with the requirements of Environment Agency's Model Procedures for the Management of Land Contamination, CLR 11, and where remediation is necessary a remediation scheme must be prepared, to bring the site to a condition suitable for the intended use by removing unacceptable risks to human health, buildings and other property, and which is subject to the approval in writing of the Local Planning Authority.
- 12 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.

- 13 Notwithstanding details contained in the application, detailed specifications and drawings of all external joinery including porch details at a scale of not less than 1:20 with sections of each component at min. 1:5 scale and with details of the proposed timber and the proposed treatment 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.

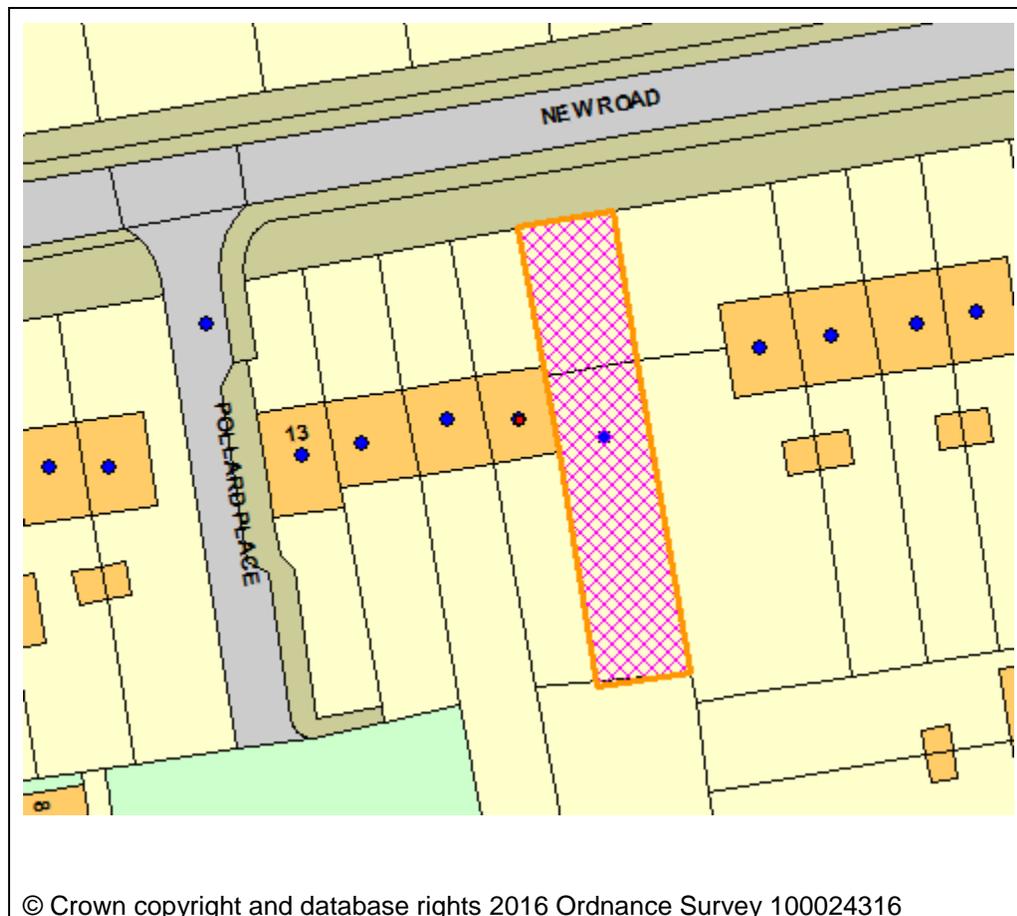
REASON: To ensure the architectural detailing of the buildings reflects the established character of the area.

- 14 No development, including any works of demolition, shall take place until a Construction Method Statement has been submitted to and approved in writing by the Local Planning Authority. The approved Statement shall be adhered to throughout the construction period and shall provide for:
- i The parking of vehicles for site operatives and visitors
 - ii The loading and unloading of plant and materials
 - iii The storage of plant and materials used in constructing the development
 - iv The erection and maintenance of security hoarding including decorative displays
 - v Wheel washing facilities
 - vi Measures to control the emission of dust and dirt during construction
 - vii A scheme for recycling/disposing of waste resulting from demolition and construction works.
 - viii Hours of operation

REASON: To safeguard the means to ensure that the character and appearance of the area, living conditions and road safety are in place before work starts.

Application Number	16/02203/FUL
Site Address	19 New Road Bampton Oxfordshire OX18 2NQ
Date	7th September 2016
Officer	Miranda Clark
Officer Recommendations	Approve
Parish	Bampton Parish Council
Grid Reference	431710 E 203527 N
Committee Date	19th September 2016

Location Map



Application Details:

Erection of dwelling

Applicant Details:

Mr Anthony Haley, 10 Hazel Avenue, Thame, OX9 2AW

I CONSULTATIONS

- | | | |
|-----|----------------------------|--|
| 1.1 | WODC Drainage Engineers | Condition requested |
| 1.2 | OCC Highways | The proposal, if permitted, will not have a significant detrimental impact (in terms of highway safety and convenience) on the adjacent highway network
No objection subject to
- Parking spaces to be provided in accordance with a scheme to be submitted and approved.
- G I I access specification
- G47 SUDS sustainable surface water drainage details |
| 1.3 | WODC Env Health - Lowlands | No Comment Received. |
| 1.4 | WODC Architect | No Comment Received. |
| 1.5 | Parish Council | Object on the grounds that a 6 bedroomed house in this location would not be sufficiently serviced by the available parking either on site or on the road. |

2 REPRESENTATIONS

- 2.1 No comments have been received at the time of writing.

3 APPLICANT'S CASE

- 3.1 A FRA and Design and Access Statement was submitted with the application. The conclusion of that has been submitted as:-
- The proposed private development at New Road will provide the opportunity to create a home which fully complies with both the national planning framework and local policy. It directly responds to its environment and respects its surrounding architectural styles, history and context.
 - It makes the most of an opportunity to develop an infill site in a respectful manner in terms of scale, mass and material.
 - Site specific issues of AOND, overlooking and amenity availability have also been carefully considered.
 - The planning history also supports this application with 2no previously successful applications. With regards to this document and supporting information it is considered planning permission should once again be granted for this scheme.

4 PLANNING POLICIES

BE2 General Development Standards
BE3 Provision for Movement and Parking
H2 General residential development standards
OSINEW Presumption in favour of sustainable development

OS2NEW Locating development in the right places

OS4NEW High quality design

T4NEW Parking provision

The National Planning Policy framework (NPPF) is also a material planning consideration.

5 PLANNING ASSESSMENT

Background Information

- 5.1 The application is to be heard before the Committee as the Parish Council have raised objections.
- 5.2 Taking into account planning policy, other material considerations and the representations of interested parties your officers are of the opinion that the key considerations of the application are:

Principle

- 5.3 Bampton is a settlement where new housing is permitted. In 2005 (reference: 05/1194) planning consent was granted for a dwelling and in 2012 (12/1442/P/FP) was also approved. That proposal was similar to this application in terms of scale, and the proposed number of dwellings.
- 5.4 The proposal is for a new dwelling which will be attached to the existing dwelling at 19 New Road. Officers consider that the proposed dwelling will be in keeping with the existing pattern of development.

Siting, Design and Form

- 5.5 The proposal will form the end of terrace dwelling, and mirror some of the characteristics of the existing terrace. The proposed materials will match that of the existing, and your officers would request samples to ensure that the materials match those of the existing.

Highways

- 5.6 The Parish Council have raised objections in terms of insufficient parking to serve the new dwelling. Six bedrooms are proposed over 3 storeys. OCC Highways has not objected but have requested a parking plan as a condition. Your officers consider as the previous application approved in 2012 received no objections, that it would be unreasonable for this proposal to be refused on insufficient parking. However a plan has been requested to enable officers to present at the meeting and to respond to the Parish's comments.

Residential Amenities

- 5.7 The new dwelling is slightly set further forward of the adjoining dwelling, and slightly further back, however due to the modest footprint of the new dwelling, your officers do not consider that a loss of privacy or light will result to No 19. Officers also do not consider that there would be a loss of privacy issue to the properties at the rear of the site, given the distance in between.

Conclusion

- 5.8 Your officers consider that the principle of development is acceptable in this location, and that the new dwelling will not adversely affect residential amenities of existing properties, or the visual appearance and character of the streetscene. In terms of the Parish Council comments, officers have requested a parking plan which will be provided for the Committee meeting, to illustrate that parking can be accommodated on site, to serve the new dwelling. Given the background of the site, officers consider that the proposal is acceptable and complies with all relevant policies and paragraphs of the NPPF.

6 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 the Planning and Compulsory Purchase Act 2004.
- 2 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.
- 3 Before above ground building work commences, a schedule of materials (including samples) to be used in the elevations of the development shall be submitted to and approved in writing by the Local Planning Authority. The development shall be constructed in the approved materials.
REASON: To safeguard the character and appearance of the area.
- 4 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking and re-enacting that Order with or without modification) no additional windows/rooflights shall be constructed in the side elevation(s) of the dwelling.
REASON: To safeguard privacy in the adjacent properties.
- 5 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking and re-enacting that Order with or without modification), no extensions, dormer windows, porches, sheds and garages other than those expressly authorised by this permission, shall be erected.
REASON: Control is needed to protect the residential amenities of neighbouring properties.
- 6 No dwelling shall be occupied until a plan indicating the positions, design, materials, type and timing of provision of boundary treatment to be erected has been agreed in writing by the Local Planning Authority. The boundary treatment shall be completed in accordance with the approved details and retained thereafter.
REASON: To safeguard the character and appearance of the area.
- 7 That, prior to the commencement of development, a full surface water drainage plan shall be submitted to and approved in writing by the Local Planning Authority. The plan 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 development shall be carried out in accordance with the approved details prior to the first occupation of the development hereby approved. Development shall not take place

until an exceedance flow routing plan for flows above the 1 in 100 year + 30% CC event has been submitted to and approved in writing by the Local Planning Authority.

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, National Planning Policy Framework and Planning Policy Statement 25 Technical Guidance).

- 8 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.

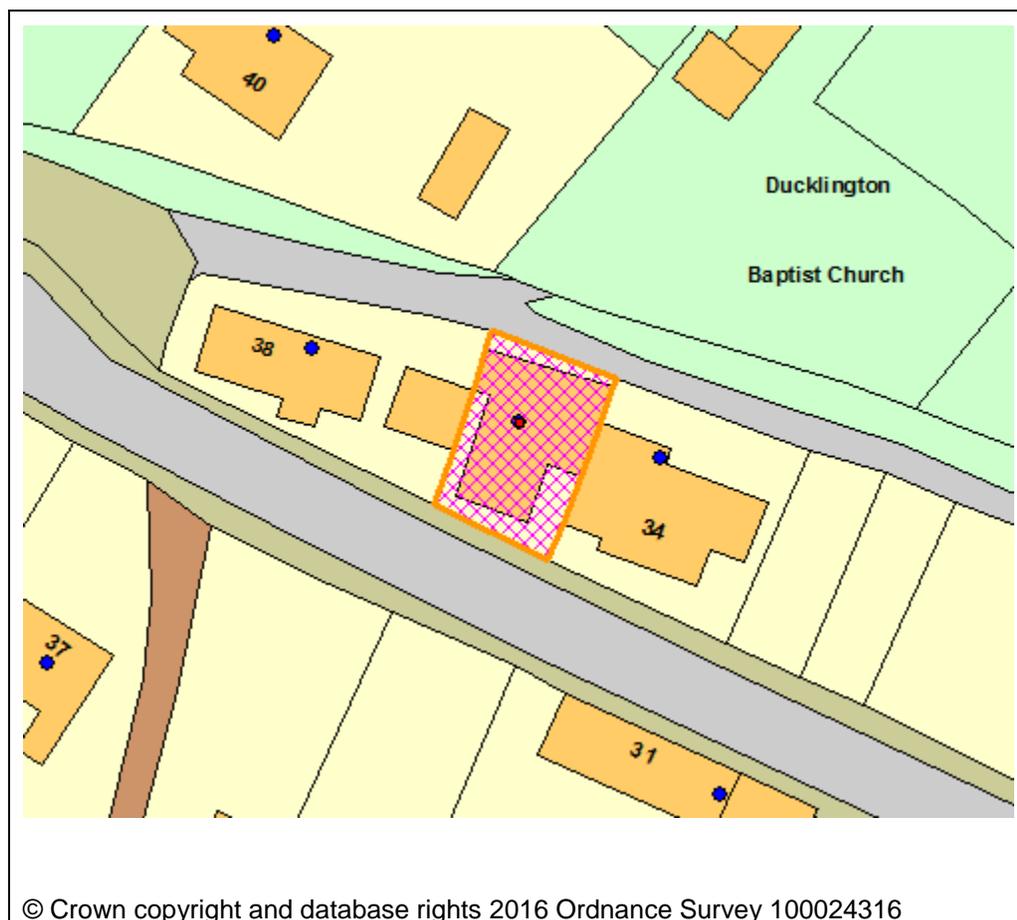
REASON: To ensure a safe and adequate access.

NOTE TO APPLICANT

- 1 The Surface Water Drainage scheme should, where possible, incorporate Sustainable Drainage Techniques in order to ensure compliance with;
- Flood and Water Management Act 2010 (Part 1 - Clause 27 (1))
 - CIRIA C753 SUDS Manual.
 - The forthcoming local flood risk management strategy to be published by Oxfordshire County Council sometime after March 2015. As per the Flood and Water Management Act 2010 (Part 1 - Clause 9 (1))

Application Number	16/02218/FUL
Site Address	Ducklington Baptist Chapel 36 Witney Road Ducklington Witney Oxfordshire OX29 7TX
Date	7th September 2016
Officer	Cheryl Morley
Officer Recommendations	Approve
Parish	Ducklington Parish Council
Grid Reference	435570 E 207911 N
Committee Date	19th September 2016

Location Map



Application Details:

Conversion of former Baptist Chapel to dwelling. (Amended Plan)

Applicant Details:

Brian Cade, 137 Abingdon Rd, Standlake, Witney, OX13 5JZ

I CONSULTATIONS

- I.1 Environmental Health (Public Protection) I have no objection to the above application.
- I.2 Parish Council
Councillors again object to this planning application for all the same reasons as Mr Cade's first application 16/01023/FUL.
No details appear to have changed such as no parking places, a very odd door at the rear called a store. Here it is feared a car entrance may occur from the lane behind. However, there is no real room here as the building goes right up to the edge of the site - which really means parking on the Witney Road - a very fast road that already has problems of street parking.
It is also believed that this property is within the Conservation area and is really a Chapel – not a residence - and may be of local interest. Also, by the Planning and access Statement acknowledges that:
"The building is very close to other residences (OK for a Chapel) so anniversaries, parties band nights and dance classes would create a nuisance and there is nowhere to park guests vehicles"
- I.3 WODC Drainage Engineers
We are now content that all surface water matters have been satisfactorily addressed and would therefore advise that a surface water condition is not required, if of course full planning permission is granted by yourself in the first instance.
- I.4 OCC Highways
Even with the slightly amended plans, the proposals will not pose any large detrimental impacts upon the surrounding road network, therefore I do not object to the granting of planning permission for the above planning application.

I don't think that a parked car on the road here, can demonstrate severe harm on the highway, especially given the straight section and good forward visibility. So, therefore it is unreasonable to object on these grounds.
- I.5 WODC Architect
I had concerns on the previous application in regards to the array of rooflights on the highly prominent west roof slope of the main roof, and I suggested that a single run of less-tall rooflights, set in line with the new wall opening below, would be acceptable. I also suggested that they could omit the single rooflight on the east roof slope, and I expressed concerns about the tall timber screen on the flat roof.

The applicant has amended the scheme to address the concerns raised by altering the rooflights and removing the timber frame screen.

2 REPRESENTATIONS

2.1 One letter of representation has been received to date and summarised below:-

Mr Izzard - 38 Witney Road

1. That the proposed conversion is inappropriate for the type of building in our Conservation Area.
2. That the large windows overlooking our garden may affect our ability to sell our house when the time comes.
3. That the proposed changes to the rear of the Chapel assumes rights of access to the lane that the Chapel does not have at this time.

3 APPLICANT'S CASE

- 3.1 The use was not viable due to a dwindling congregation. The Southern Counties Baptist Association took the decision to close it, put it on the market and sell it as a redundant building. The regional minister, at that time 2013, Colin Norris said "In recent years the congregation of Ducklington Baptist Church has declined to such a point that it is unable to sustain itself as an ongoing independent church. (Oxford Mail, August 2012) Alternative provision was made locally at Witney and Eynsham.
Witney Baptist Church, Range Rd, OX29 0YB
Eynsham Baptist Church, Lombard St, OX29 4HT
- 3.2 This demonstrates clearly that the existing use as a church is a) not viable and b) adequate and accessible alternative provision was provided.
- 3.3 The Oxfordshire West Food Bank, which had free use of the Church, has moved to the Cottsway Housing Association Offices in Witney. The Ducklington Baby and Toddler Group moved to a more suitable facility at the Ducklington Sports Club. This planning application is to bring the building back into use. This building currently has no community use and has been empty for 3 years.
- 3.4 This building was sold at auction on the open market. Any Ducklington organisation could have purchased this building at well below market value at that auction. They did not and why would they want to when they already have access to excellent village facilities? These facilities include The Ducklington Village Hall; Ducklington Sports and Social Club; St Bartholomew's Church and Primary School.
- 3.5 "The Ducklington Village Hall can be hired for private functions - children's parties, anniversaries, one-off meetings, etc. and for regular groups - dance and exercise classes, groups for education or pleasure for young and not-so-young. The main hall has a maximum capacity of 100 and an additional room (the Lilac Room, upstairs) is available for smaller groups and meetings." (Village Hall Website) The facility also has adequate parking and outside space.
- 3.6 The Ducklington Sports and Social Club has adequate parking, outside space and a club house, enabling it to host, in addition to sports clubs and Baby and Toddler Groups, the watching of major sports events, band nights and for example flower shows. These facilities are located in the village centre alongside the Primary School and St Bartholomew's Church.

- 3.7 By contrast this redundant building has no parking spaces or outdoor amenity space and has residential dwellings within touching distance. It needs considerable upgrading including a £25,000 reroof and £20,000 insulation upgrade to bring it up to efficiency standards that are acceptable today. I don't believe that any community organisation would want to have this considerable expenditure and subsequent running costs, when the main village hall, Sports Club, St Bartholomew's Church and Primary School all have an excess of facilities available.
- 3.8 It has been suggested that a years marketing is normally required which demonstrates that it has been advertised for uses as a community facility. The property has been on and off the open market for the last 3 years. A For Sale sign has been displayed on the front of the property and advertised on Rightmove and local property papers. It initially sold at Auction at a price significantly below market value and then put on the open market again where it remained unsold for at least a year and changed agents a number of times as it proved difficult to sell. During this period any community organisation could have purchased the property for its own use. In fact there was so little interest locally that it has not even been discussed at the Parish Council. (I have read all the minutes from 2012).
- 3.9 In conclusion Ducklington has some of the best local facilities in the area and has more than adequate and accessible provision for existing community services and facilities all located centrally away from residential dwellings. By contrast this building is located next to other dwellings, has no parking, minimal amenity space and is therefore inadequate as a community facility.

4 PLANNING POLICIES

BE2 General Development Standards
 BE10 Conversion of Unlisted Vernacular Buildings
 TLC12 Protection of Existing Community Services and Facilities
 H6 Medium-sized villages
 E3NEW Reuse of non residential buildings
 H2NEW Delivery of new homes
 OS2NEW Locating development in the right places
 E5NEW Local services and community facilities
 BE3 Provision for Movement and Parking
 H2 General residential development standards
 T4NEW Parking provision
 The National Planning Policy framework (NPPF) is also a material planning consideration.

5 PLANNING ASSESSMENT

Background Information

- 5.1 The proposal relates to Ducklington Baptist Chapel which is located along Witney Road in Ducklington. The proposal is to convert the former Baptist Chapel to a dwelling.
- 5.2 Taking into account planning policy, other material considerations and the representations of interested parties your officers are of the opinion that the key considerations of the application are:-

Principle
Neighbouring Amenity
The Conservation Area
Loss of a community facility
Highways

Principle

- 5.3 In relation to the principle of development the main issue would be the loss of an existing community facility.
- 5.4 Policy TLC12 of the adopted West Oxfordshire Local Plan 2011, refers to the protection of such facilities and states that these should not be lost unless the existing use is not viable or there is adequate and accessible alternative provision remaining or will be provided elsewhere. In terms of the emerging Local Plan 2031, the Council is continuing its approach with Policy E5 where the Council seeks the retention of community services to meet local needs and to promote a social wellbeing, interests, interaction and healthy inclusive communities. Proposals that would result in the loss of community facilities and services will only be supported where it can be clearly shown that: a) appropriate alternative provision of at least equivalent suitability and accessibility, particularly by foot, will remain, or: b) in the case of pubs, shops and other commercially run services and facilities, the existing use is no longer viable and is incapable of being made viable or adapted to retain a viable service or facility including as a community run enterprise. A robust marketing exercise will be required to demonstrate that the use or premises is unviable in accordance with separate guidance published by the Council.
- 5.5 The National Planning Policy Framework (NPPF) also promotes healthy communities and aims to guard against unnecessary loss of valued facilities and services. In addition, access to opportunities for sport and recreation should be made available and existing sports and recreational buildings should not be built upon unless assessment has been undertaken which clearly shows the building space to be surplus to requirements, or that the loss could be replaced by equivalent or better provision.
- 5.6 The applicant has provided justification and marketing information in the design and access statement to demonstrate that the use as a chapel is unviable, the building has not been occupied in the past 3 years and that the property has been advertised for sale on and off the open market over this period. The applicant has also identified a range of community facilities within Ducklington of which the community groups that previously used this facility have now moved to alternative venues which further demonstrates the existing use is no longer required. Officers are therefore of the opinion that the proposed development could be supported in principle.

Siting, Design and Form

- 5.7 The proposed development would involve minimal external alterations. In terms of the design the Conservation Officer raised concerns in regards to the size and orientation of the proposed rooflights. The applicant has amended the scheme to address these concerns. Officers therefore consider the proposed design to be acceptable.

Highways

- 5.8 The local highways authority was consulted on the above application and raised no objections.

Residential Amenities

- 5.9 One letter of representation was received from the neighbouring property No. 38 raising concerns in regards to the proposed development being an inappropriate type of development within the Conservation Area, large windows overlooking their garden and the right of access to the lane.
- 5.10 Officers consider that due to the minimal external changes the proposed development would not cause a detrimental impact to the Conservation Area, the rooflights have been amended and would be over 1.7m from first floor level, a condition has also been suggested to further enforce this if planning permission is gained. The local highways authority raise no objections to the application and therefore in terms of highway safety this is considered to be acceptable.

Conclusion

- 5.11 In light of these observations, having considered the relevant planning policies and all other material considerations, your officers consider that the proposed development is acceptable on its planning merits and therefore should be approved.

6 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 the Planning and Compulsory Purchase Act 2004.
- 2 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.
- 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 Notwithstanding any indication given on the plans hereby permitted, the rooflights shall have a minimum internal sill height of 1.7 metres above finished floor level and shall thereafter be retained as such.
REASON: To safeguard privacy in the adjacent property.
- 5 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking and re-enacting that Order with or without modification) no additional windows, rooflights or dormer windows shall be constructed in the building.
REASON: To safeguard privacy in the adjacent property.

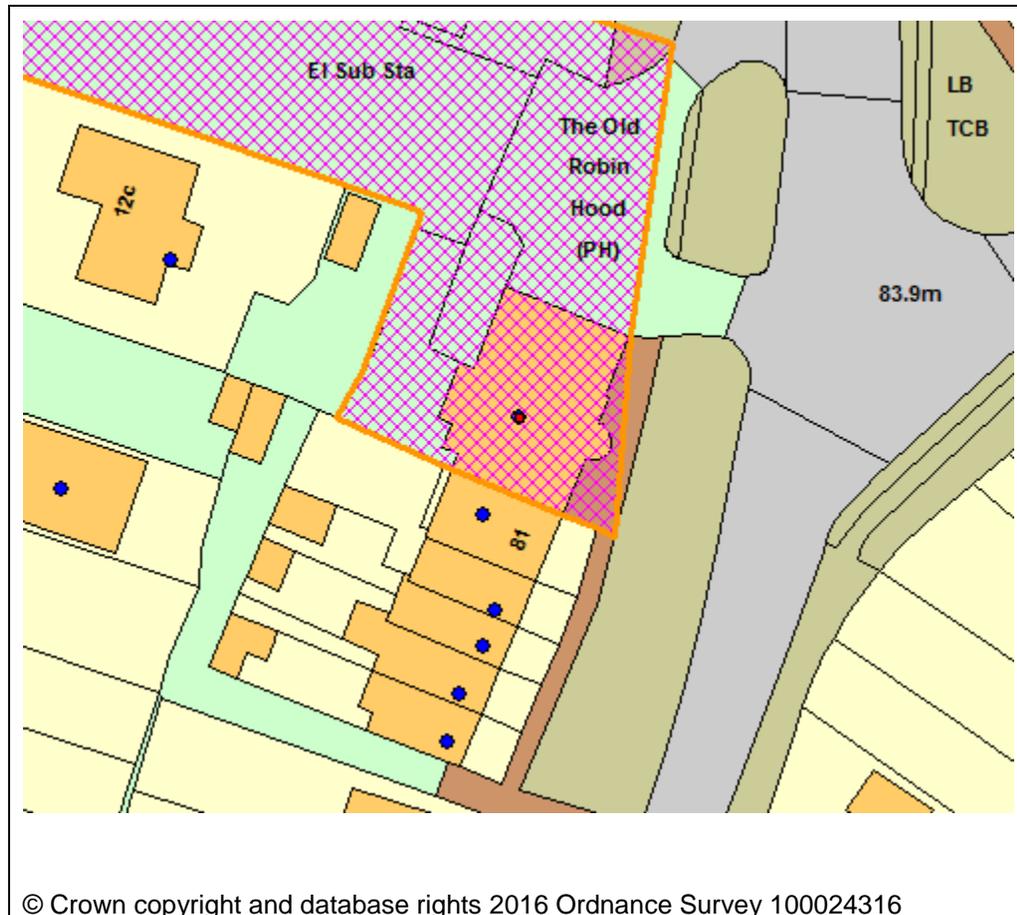
- 6 Before first occupation of the building hereby permitted all bathroom windows; shall be fitted with obscure glazing and shall be retained in that condition thereafter.
REASON: To safeguard privacy in the adjacent property.

NOTE TO APPLICANT

- I In the event that contamination is found at any time when carrying out the approved development, it must be reported in writing immediately to the Local Planning Authority. An investigation and risk assessment must be undertaken in accordance with the requirements of Environment Agency's Model Procedures for the Management of Land Contamination, CLR 11, and where remediation is necessary a remediation scheme must be prepared, to bring the site to a condition suitable for the intended use by removing unacceptable risks to human health, buildings and other property, and which is subject to the approval in writing of the Local Planning Authority.

Application Number	16/02414/FUL
Site Address	The Old Robin Hood 81A Hailey Road Witney Oxfordshire OX28 1HJ
Date	7th September 2016
Officer	Miranda Clark
Officer Recommendations	Approve
Parish	Witney Parish Council
Grid Reference	435710 E 210936 N
Committee Date	19th September 2016

Location Map



Application Details:

Conversion of former pub to 3 no. flats, construction of 4 no flats and 2 no. bungalows (Amended Description)

Applicant Details:

Gomm Developments, 35 High Street, Ascott Under Wychwood, Chipping Norton, Oxfordshire, OX7 6AW

I CONSULTATIONS

- | | | |
|-----|----------------------------|---|
| I.1 | WODC Head Of Housing | No Comment Received. |
| I.2 | OCC Highways | The proposal, if permitted, will not have a significant detrimental impact (in terms of highway safety and convenience) on the adjacent highway network
No objection subject to
- G36 parking as plan
- G31 drive etc specification
- G47 SUDS sustainable surface water drainage details |
| I.3 | WODC – Arts | No Comment Received. |
| I.4 | WODC - Sports | No Comment Received. |
| I.5 | Thames Water | No objections |
| I.6 | Town Council | Mrs S Groth Witney Town Council has no objection to this application. |
| I.7 | WODC Drainage Engineers | No Comment Received. |
| I.8 | WODC Env Health - Lowlands | I have no objection or conditions to recommend.

Technical Pollution Services - no objections - condition to be added if minded to approve |

2 REPRESENTATIONS

- 2.1 2 letters of objection have been received at the time of writing from Mrs Sinead Morris of 78 Hailey Road Witney, and Mr Howard Busby of 91 Hailey Road.
- Description of pub is misleading as the pub use ceased on an earlier planning application and has been subject to alteration including the separation of No 80 from the main 'house'; let recently prior to this application.
 - The use of the 'beer garden' as proposed parking would appear to be excessive and although not noted would entail relocation of the existing sub station. The access would cross a busy pedestrian way leading to the local primary school north of the proposed development. There appear to be no indication of any details of possible access/control or proposed lighting; surface treatment of the access and parking areas to minimise noise levels.
 - There are minimal details in regard to proposal for landscaping including details of boundary treatment ie walls or fencing; planting.

- In the main my wife and I are totally against the over development to the frontage with its associated impact from parking proposals.
- The other issue is the lack of any consultation in regard to boundary treatment and the omission from the details of work to the substation again on our southern boundary.
- Overdevelopment of the site. I support the principle of redevelopment but in sympathy to the existing character of Hailey Road and the street scene.
- The garden area of the site is extremely elevated and the two proposed bungalows located in this part of the site would give the effect of a house built on a hill and be an incongruous addition to the street scene. They would also give the effect of overlooking the front gardens across the road which is their only amenity space as they don't have back gardens. If the land level in the garden were to be significantly reduced this would mitigate this.
- I am also concerned that there is insufficient parking on the site.
- More landscaping.
- Materials should reflect the Cotswold stone buildings on the road (being the older original houses).
- Lastly as a point of clarification the application says existing housing is a 1 x 1 bed flat, however it is now a 4 bed house (14/1224/F/P).

3 APPLICANT'S CASE

3.1 A letter has been submitted with the application, and has been summarised as:-

- The concept of the proposal is to close up and visually improve the streetscene in this section of Hailey Road, whilst supplying units on the location.
- The scheme will provide a number of low cost units ie one bed, whilst in design times achieve the aim of improving the streetscene.
- Minor changes are proposed to the front of the former PH.
- The adjacent 2 storey new build (4 number 1 bed flats) also take note of the current design of existing buildings in the vicinity. The 2 bungalows to the rear of the site relate well to adjoining single storey units with car parking provided within each plot.
- With careful choice of materials the scheme will enhance the character of this section of Hailey Road.

4 PLANNING POLICIES

BE2 General Development Standards

BE3 Provision for Movement and Parking

BE8 Development affecting the Setting of a Listed Building

H7 Service centres

H2 General residential development standards

OS1NEW Presumption in favour of sustainable development

OS2NEW Locating development in the right places

OS4NEW High quality design

EH7NEW Historic Environment

T1NEW Sustainable transport

T4NEW Parking provision

H4NEW Type and mix of new homes

The National Planning Policy framework (NPPF) is also a material planning consideration.

5 PLANNING ASSESSMENT

Background Information

- 5.1 Cllr Langridge has requested the application be heard before the Committee for the following reasons:-
- As Local Member, please may I request that this application comes before the Lowlands Planning Committee. The reasons for this request are that I am concerned that this is an over development of the site and it is not in keeping with the surrounding area. In addition I have concerns over the level of amenity space for the new flats.
 - Given the height of the rear elevation I am concerned about the over dominance of the development in the streetscene.
 - I am also concerned about the effect on the established right of way in front of the site.
 - I am concerned about the loss of an important long established gap in the built form at this site.
 - Lastly this site has come before Members in the past so for reasons of consistency it should do so again.
- 5.2 Taking into account planning policy, other material considerations and the representations of interested parties your officers are of the opinion that the key considerations of the application are:
- Principle
- 5.3 The former Robin Hood public house is located along Hailey Road in Witney. An application in 2014 (14/1224/P/FP) was approved for the change of use of public house to dwelling. Surrounding the building are grass areas with a large parking area. Mature residential dwellings, surround the site. As such in terms of developing the site for residential purposes, your officers consider that the principle is acceptable.
- 5.4 The proposals are for the conversion of the former public house to 3 flats, construction of a new building to accommodate a further 4 flats, and 2 bungalows to the rear of the site.
- 5.5 In terms of the conversion of the existing building into 3 flats, your officers consider that the principle of changing the former public house to residential has already been established with the granting of permission in 2014 for a single dwelling on the site.
- 5.6 Adjacent to the existing building, fronting the highway, is the proposed new building to accommodate 4 flats. This building is sited in close proximity to the existing building. Whilst your officers have some concerns regarding the scale and siting, this building has been designed to replicate the existing building, including proposed hips which help to reduce the bulk of the development. Part of this building will be set back from the existing building, and all of the building will be set back from Hailey Road. Officers consider that this will help the building appear less visually dominant within the streetscene.
- 5.7 To the rear of the site, where the land does rise up, 2 bungalows are proposed. They will be of a semi detached pair and in line with the position of the existing bungalow at the rear of the former public house building. Existing gardens serving two storey dwellings at Taphouse Avenue will be to the rear of the site.

- 5.8 Your officers are of the opinion that as the site is surrounded by existing dwellings, that the principle of the redevelopment of the site is acceptable.

Siting, Design and Form

- 5.9 Although officers are of the view that the proposed bungalows are of an acceptable design, officers have concerns with the height of the new building for the new flats, and other various design elements. As such officers are seeking amendments, which are anticipated will be received prior to the meeting. Officers will verbally update Members at the meeting. Officers have also suggested a condition to request a schedule of materials to ensure that the development does not appear incongruous within the streetscene.

Highways

- 5.10 Although comments have been received about the inadequacy of on site parking, OCC Highways have no objection subject to conditions.

Residential Amenities

- 5.11 In terms of the conversion of the public house, officers do not consider that there will be an adverse impact to neighbouring properties' residential amenities in terms of loss of privacy. Screening treatment is proposed for the existing balcony area. If the design issues are resolved, officers have suggested conditions for exact details regarding the hard surfacing material, to ensure noise disruption from the car park area, is minimal.
- 5.12 Although the land does rise towards the rear, due to the proposed dwellings being bungalows, your officers do not consider there to be such a level of overlooking to warrant refusal of the proposal. The removal of permitted development rights for the bungalows has also been suggested in the list of conditions.

Conclusion

- 5.13 Your officers consider that, on balance, the proposal will provide a mix of housing which will make a positive contribution to the existing visual appearance of the site. Given the current situation regarding the housing supply, officers consider that the proposed development, located within a sustainable location, is acceptable and compliant with the relevant paragraphs of the NPPF. Conditions have been suggested to attempt to overcome issues such as overlooking, noise and boundary treatments. Officers will verbally update Members at the meeting regarding whether the design issues have been resolved.

6 CONDITIONS

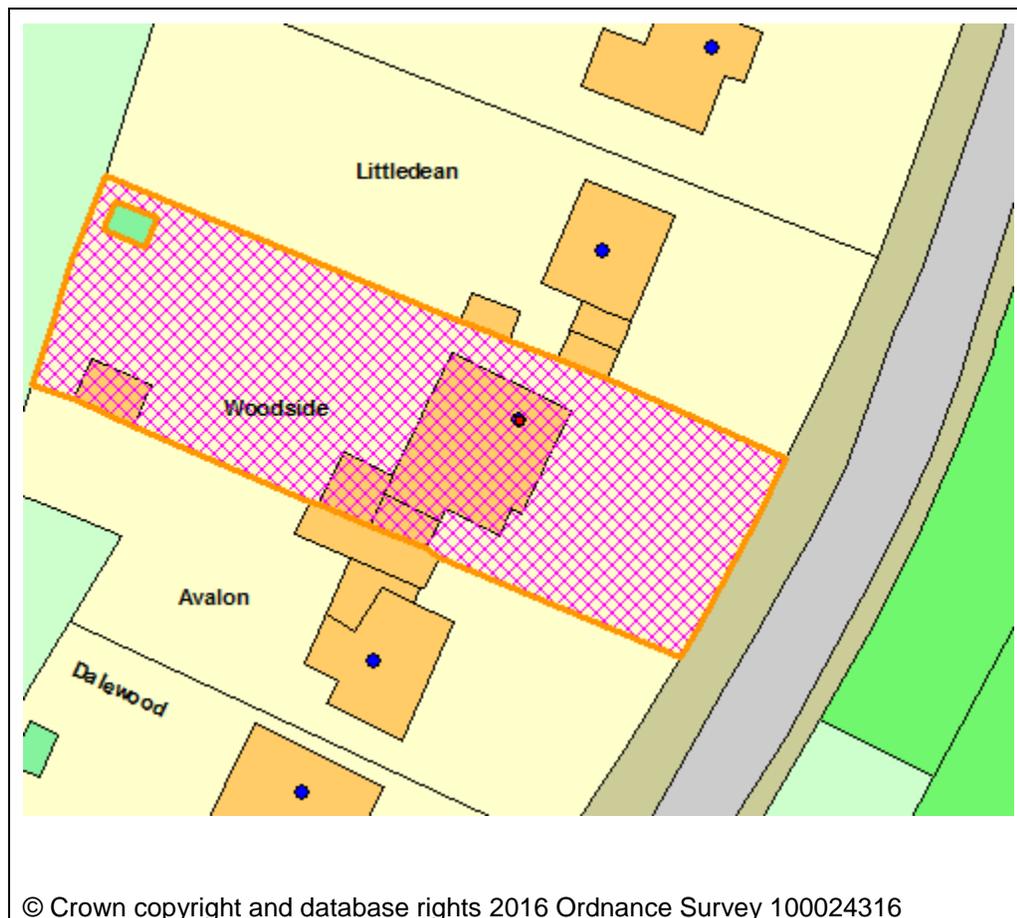
- I The development hereby permitted shall be begun before the expiration of three years from the date of this permission.
REASON: To comply with the requirements of the Town and Country Planning Act 1990 as amended by the Planning and Compulsory Purchase Act 2004.

- 2 The development shall be carried out in accordance with the plan(s) accompanying the application as modified by the revised plan(s) deposited on .
REASON: The application details have 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 Before above ground building work commences, a schedule of materials (including samples) to be used in the elevations of the development shall be submitted to and approved in writing by the Local Planning Authority. The development shall be constructed in the approved materials.
REASON: To safeguard the character and appearance of the area.
- 5 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking and re-enacting that Order with or without modification), no extensions, porches, dormer windows, garages, and sheds, other than those expressly authorised by this permission, shall be constructed.
REASON: Control is needed to protect the residential amenities of existing properties.
- 6 Notwithstanding details contained in the application, detailed specifications and drawings of the proposed screen to the existing building 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 that feature is erected on site. The development shall be carried out in accordance with the approved details.
REASON: To ensure residential amenities of neighbouring properties are protected.
- 7 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.
- 8 No dwelling shall be occupied until the vehicular accesses, driveways, car and cycle parking spaces, turning areas and parking courts that serve that dwelling has been constructed, laid out, surfaced, lit and drained in accordance with details that have been submitted to and approved in writing by the Local Planning Authority.
REASON: In the interests of road safety.
- 9 No dwelling shall be occupied until the parking area and driveways have been surfaced and arrangements made for all surface water to be disposed of within the site curtilage in accordance with details that have been first submitted to and approved in writing by the Local Planning Authority.
REASON: To ensure loose materials and surface water do not encroach onto the adjacent highway to the detriment of road safety.

- 10 A scheme of hard and soft landscaping of the site shall be submitted to and approved in writing by the Local Planning Authority before any above ground development commences. The scheme shall include detailed specifications and 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, 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.
- 11 Details of the design and specification of all means of enclosure shall be submitted to and approved in writing by the Local Planning Authority. The approved means of enclosure shall be constructed before the use hereby permitted is commenced.
REASON: To safeguard the character and appearance of the area and because details were not contained in the application.

Application Number	I6/02516/HHD
Site Address	Woodside Pitts Lane Hailey Witney Oxfordshire OX29 9UT
Date	7th September 2016
Officer	Cheryl Morley
Officer Recommendations	Approve
Parish	Hailey Parish Council
Grid Reference	436203 E 212991 N
Committee Date	19th September 2016

Location Map



Application Details:

Conversion of loft to living accommodation and insertion of dormer windows.

Applicant Details:

Mr Neil Cripps, Woodside, Pitts Lane, Hailey, Witney, Oxfordshire, OX29 9UT

I CONSULTATIONS

- 1.1 Parish Council No objection.

2 REPRESENTATIONS

- 2.1 No letters of representation have been received to date.

3 PLANNING POLICIES

BE2 General Development Standards

BE3 Provision for Movement and Parking

H2 General residential development standards

OS2NEW Locating development in the right places

OS4NEW High quality design

H6NEW Existing housing

T4NEW Parking provision

The National Planning Policy framework (NPPF) is also a material planning consideration.

4 PLANNING ASSESSMENT

Background Information

- 4.1 The application is to be heard before the Committee as the applicant is an employee of West Oxfordshire District Council.
- 4.2 The application site is located along Pitts Lane in Hailey. The site is not located within any areas of designated control. The proposal is for a loft conversion with the insertion of dormer windows.
- 4.3 Taking into account planning policy, other material considerations and the representations of interested parties your officers are of the opinion that the key considerations of the application are:-

Neighbouring amenity

The surrounding area

Principle

- 4.4 Your officers consider that the principle of a loft conversion and dormer windows is acceptable. The proposed development would be in keeping with the surrounding street scene and therefore it is considered no detrimental impacts would be caused to the visual appearance of the area.

Siting, Design and Form

- 4.5 The form, design and massing are all considered to be acceptable. The proposed materials are considered to be appropriate for such a development.

Highways

- 4.6 There would be no highways implications as part of the proposed development.

Residential Amenities

- 4.7 The proposed dormer windows are to be located on the front of the property and rooflights to the rear, surrounding properties have dormer windows to the front and rooflights to the rear. As such officers consider that there would not be any undue adverse effects caused to neighbouring properties in regards to the loss of light or loss of privacy.

Conclusion

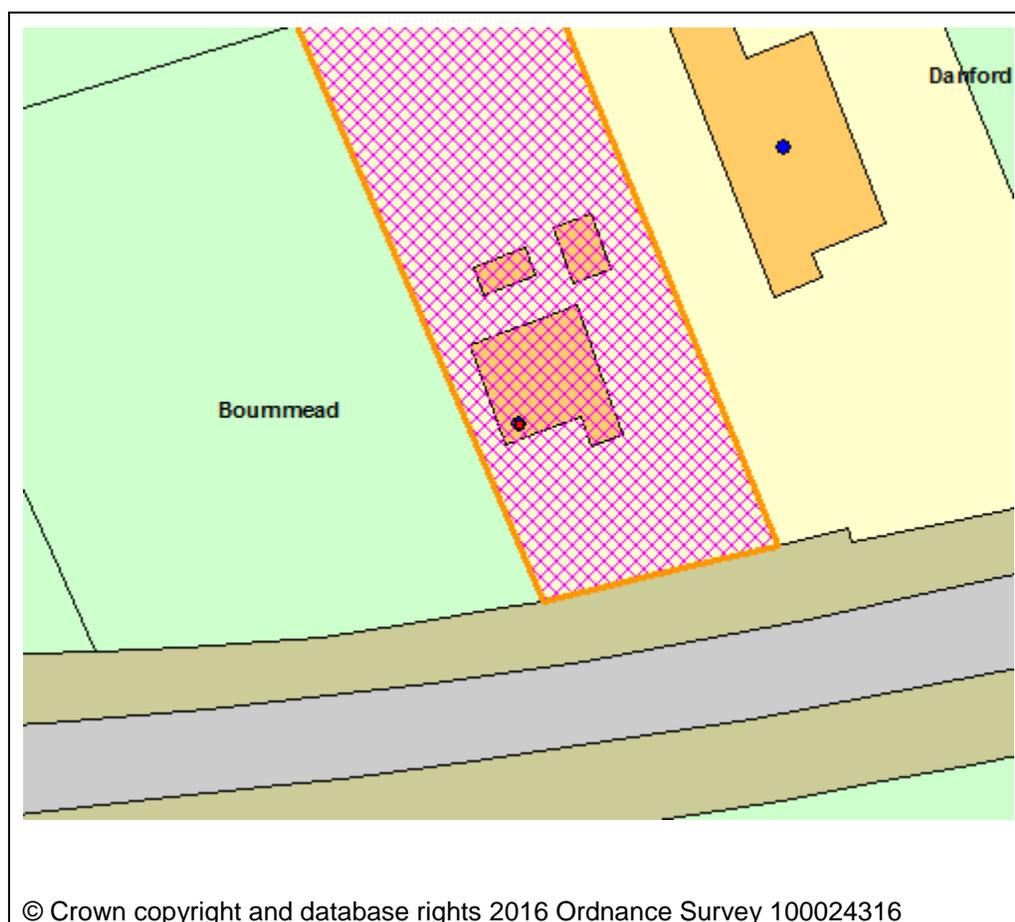
- 4.8 Taking all of the above issues into considerations, officers consider that the proposal is acceptable. Suggested conditions have been included in the report.

5 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 the Planning and Compulsory Purchase Act 2004.
- 2 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.
- 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.

Application Number	I6/02448/FUL
Site Address	Bournmead Clanfield Road Weald Bampton Oxfordshire OX18 2HJ
Date	7th September 2016
Officer	Cheryl Morley
Officer Recommendations	Approve
Parish	Bampton Parish Council
Grid Reference	430580 E 202816 N
Committee Date	19th September 2016

Location Map



Application Details:

Erection of replacement dwelling. (Amended Plans)

Applicant Details:

Mr Robert Golder, Stoneleigh, Hempton, Deddington, OX15 7QS

I CONSULTATIONS

- | | | |
|-----|----------------------------|---|
| 1.1 | WODC Drainage Engineers | No Comment Received. |
| 1.2 | OCC Highways | The proposal, if permitted, will not have a significant detrimental impact (in terms of highway safety and convenience) on the adjacent highway network.

No objection subject to
- G36 parking as plan |
| 1.3 | WODC Env Health - Lowlands | I have no objection or conditions to recommend. |
| 1.4 | WODC Architect | No objection, appears compliant with BE2, full comments detailed in report. |
| 1.5 | Parish Council | Object on the basis that the walls should be built / faced with natural stone to match the adjacent property and because this is one of the first buildings on the Bampton Castle approach to the village. No objection in principle to the design. |
| 1.6 | WODC Drainage Engineers | No Comment Received. |

2 REPRESENTATIONS

- 2.1 Two letters of representation have been received from Mr and Mrs Shaw - Danford Lodge and summarised below:-
- Site and Surrounding Area;
 - Scale, massing, form and height;
 - Discrepancy on drawings;
 - Loss of light;
 - Overbearing;
 - Noise pollution;
 - Impact on Conservation Area and Open Countryside;
 - Outlook;

3 APPLICANT'S CASE

- 3.1 The proposals are considered appropriate to the site and its location, when assessed in relation to the NPPF, the current Local Plan policies, and the West Oxfordshire Design Guide.
- 3.2 This we believe accords with the scale and character of the other nearby dwelling. It could be said to both enhance and strengthen local character and "distinctiveness". We also feel that this now would clearly be of "positive benefit" to the appearance of the area.

- 3.3 The natural bio-diversity of the site and its surroundings will be enhanced, as the intention once the dwelling is complete, is to add more "green" and natural habitat features. An energy efficient dwelling as proposed is also an improvement upon the old outworn bungalow that it replaces.
- 3.4 For the above reasons, we see this proposal as satisfying all 3 key sustainability designations (Economic, Social and Environmental), and we request the Council favourably consider the scheme under the presumption in favour of sustainable development, that runs through the NPPF.

4 PLANNING POLICIES

BE2 General Development Standards
H2 General residential development standards
OS2NEW Locating development in the right places
OS4NEW High quality design
EH1NEW Landscape character
EH7NEW Historic Environment
The National Planning Policy framework (NPPF) is also a material planning consideration.

5 PLANNING ASSESSMENT

Background Information

- 5.1 The application seeks planning permission for the erection of a replacement dwelling. The site lies over 200m outside of the Conservation Area.
- 5.2 Taking into account planning policy, other material considerations and the representations of interested parties your officers are of the opinion that the key considerations of the application are:-

Neighbouring amenity;
Highway Safety;
Surrounding open countryside

Principle

- 5.3 The site is located next to Danford Lodge of which gained consent in September 2003 for a similar form of development as proposed. Therefore in terms of the principle of development officers consider a replacement dwelling in the proposed location could be supported.
- 5.4 The applicant has submitted two previous applications in 2015 for a replacement dwelling on the site, one was withdrawn following concerns raised by your officers and the other was refused on the basis of the cumulative impacts the proposal would have on the surrounding open countryside in terms of the size, design, detailing and materials.

Siting, Design and Form

- 5.5 The applicant has taken your officers advice and amended the scheme to address the previous concerns. The Conservation Officer has been consulted on the application and has provided the following comments for this proposal:

Context: A C20 bungalow, not in the Conservation Area, but set in flat, open countryside with long views, and prominently located on the main route through the settlement.

- 5.6 The current proposal reflects the various pre-application advice officers have provided and now is of a fairly tidy design. As we have already noted it represents a considerable increase in volume by comparison with the existing bungalow, although it would still be secondary to the neighbouring property, and there is sufficient room on the site and so there are no obvious objections from our point of view. Appears compliant with policy BE2.
- 5.7 Officers are therefore of the opinion that the form, design, massing and materials are considered to be acceptable and sympathetic to the surrounding area and neighbouring property and an improvement to the previous submissions.

Highways

- 5.8 The Local Highways Authority were consulted on the application and have advised that the proposal, if permitted, will not have a significant detrimental impact (in terms of highway safety and convenience) on the adjacent highway network and therefore raise no objection subject to parking as plan.

Residential Amenities

- 5.9 Two letters of representation have been received from the neighbouring property (Danford Lodge) raising concerns in regards to the potential impacts to the site and surrounding area, the design, impacts to the Conservation Area, scale, massing, form and height of development, loss of light, overbearing, noise pollution and the proposed materials.
- 5.10 In terms of the surrounding open countryside officers consider that the proposed development would not cause any further detrimental impacts than the existing arrangement with Danford Lodge and therefore the development is considered to be acceptable. The proposed design has been amended to try and cause as little impact to the street scene as possible and is of a smaller scale and massing to the neighbouring property Danford Lodge. The proposed development is considered not to be located in proximity to the neighbouring property to cause an undue adverse effect in terms of the loss of light that could justify the refusal of the application. The proposed development as mentioned previously is smaller than the neighbouring property and located within a site that can fully accommodate a development of this scale in terms of amenity. The proposed development is also not considered to be overbearing. Your officers are of the opinion that the proposed development would be a sympathetic form of development that would be in keeping within the street frontage and Danford Lodge. The proposed materials are considered to be acceptable given that the site is not located within the Conservation Area. Samples of the proposed materials have been requested as part of the conditions within this report.

Conclusion

- 5.11 In light of these observations, having considered the relevant planning policies all other material considerations, your officers consider that the proposed development is acceptable on its planning merits.

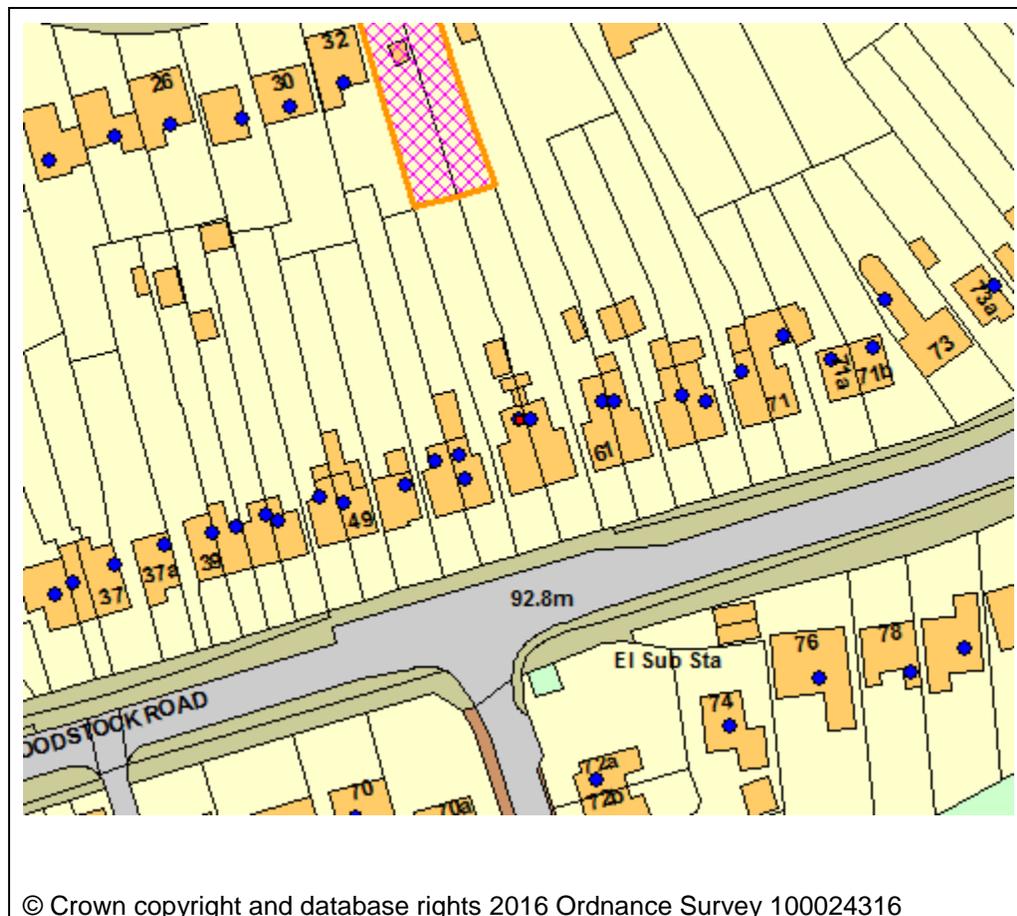
6 CONDITIONS

- 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 the Planning and Compulsory Purchase Act 2004.
- 2 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.
- 3 The external walls shall be constructed of artificial stone in accordance with a sample panel to include quoins to one side which shall be erected on site and approved in writing by the Local Planning Authority before any external walls are commenced and thereafter be retained until the development is completed.
REASON: To safeguard the character and appearance of the area.
- 4 The roofs of the building shall be covered with materials, a sample of which shall be submitted to and approved in writing by the Local Planning Authority before any roofing commences.
REASON: To safeguard the character and appearance of the area.
- 5 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.
- 6 Notwithstanding details contained in the application, detailed specifications and drawings of all external joinery details (including details of the rooflights) with elevations of each assembly at min 1:20 scale, sections of each component at min. 1:5 scale with details of the proposed timber and treatment; shall be submitted to and approved in writing by the Local Planning Authority before that architectural feature is commissioned/erected on site. 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.
- 7 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking and re-enacting that Order with or without modification) no additional windows, rooflights or dormer windows shall be constructed in any elevations of the building.
REASON: To safeguard privacy in the adjacent property.
- 8 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking and re-enacting that Order with or without modification), no development permitted under Article 3 and described within Classes A-E of Part 1 Schedule 2 shall take place; other than those expressly authorised by this permission.
REASON: Control is needed to avoid potential impacts caused to neighbouring amenity and the surrounding area.

- 9 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.
- 10 A scheme of landscaping of the site shall be submitted to and approved in writing by the Local Planning Authority before any above ground development commences, which shall include indications of all existing trees and hedgerows on the land, and details of any to be retained, together with measures for their protection in course of the development.
REASON: To safeguard the character and landscape of the area.
- 11 Details of the design and specification of all means of enclosure shall be submitted to and approved in writing by the Local Planning Authority. The approved means of enclosure shall be constructed before the building is occupied.
REASON: To safeguard the character and appearance of the area and because details were not contained in the application.
- 12 Before first occupation of the building hereby permitted all bathroom windows; shall be fitted with obscure glazing and shall be retained in that condition thereafter.
REASON: To safeguard privacy in the adjacent property.

Application Number	16/02668/FUL
Site Address	57 Woodstock Road Witney Oxfordshire OX28 1EB
Date	7th September 2016
Officer	Miranda Clark
Officer Recommendations	Approve
Parish	Witney Parish Council
Grid Reference	436504 E 210742 N
Committee Date	19th September 2016

Location Map



Application Details:

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

Applicant Details:

CLlr Carol Reynolds, 57 Woodstock Road, Witney, Oxfordshire, OX28 1EB

- If permission is granted to build semi-detached houses on this land, it will be difficult for future applications for semi detached or even terraced properties to be denied. The entire character of the road could be radically altered as a result.
- Contrived design.
- Query the numbering.
- Take away light from my garden.
- It is very baffling and frustrating that the planning department has allowed for these revised plans to proceed for planning permission or consultation. It is sad to see taxpayer's money still wasted on tackling such issues.
- We accept the development of a single detached house with a garage but object to the development of two semi-detached houses on Early Road.
- The revised application is still based on a pair of semi-detached houses in a estate with exclusively detached houses and as a result it should be rejected for a second time.
- Drainage.
- Please have these built in the same brick and of comparable design as most of the rest of Early Road (Not like the last ones) of a completely different material, they stick out 'like a sore thumb'.

3 APPLICANT'S CASE

3.1 A letter has been attached to the Design and Access Statement, and has been summarised as:-

- We have now redesigned the appearance of the plan to ensure it has only one front facing door and looks like a large detached house so that it is now in keeping visually with the other detached houses in the road.
- We have changed the design to include a lawn in front of the properties to rectify this concern. We have also set the properties further back into the site to retain a greater sense of openness.

4 PLANNING POLICIES

BE2 General Development Standards
 BE3 Provision for Movement and Parking
 H2 General residential development standards
 H7 Service centres
 H2NEW Delivery of new homes
 OS4NEW High quality design
 OS2NEW Locating development in the right places
 T4NEW Parking provision
 The National Planning Policy framework (NPPF) is also a material planning consideration.

5 PLANNING ASSESSMENT

Background Information

5.1 The application is to be heard before the Committee, as the applicant is a District Councillor. A previous application for a similar proposal was refused at May 2016 Lowlands Area Planning Sub-Committee for the following reason:-

By reason of their semi-detached form, combined scale, layout, proximity to the side boundaries and cramped parking arrangement, the development would create a contrived development which will appear incongruous within the street scene and which would appear as an overdevelopment of the site, failing to relate to the established loose detached character and appearance of the area, to the detriment of the visual character and appearance of the site and the wider streetscene. The proposal is thereby considered contrary to Policies BE2 and H2 of the West Oxfordshire Local Plan 2011 and Policies OS2, OS4 and H2 of the Emerging West Oxfordshire Local Plan

- 5.2 Taking into account planning policy, other material considerations and the representations of interested parties your officers are of the opinion that the key considerations of the application are:-

Principle

- 5.3 The application site is located to the rear of 57 and 59 Woodstock Road and fronting onto Early Road in Witney. In terms of location, new dwellings are supported generally subject to various issues such as design, scale and whether sufficient on site parking is available.

Siting, Design and Form

- 5.4 The existing pattern of development within Early Road is mixed. Your officers are of the opinion that there is no defined character to the streetscene. There is a mix of detached dwellings and bungalows. Although there are no semi detached properties within the vicinity of the application site, there is no policy requirement for new dwellings to conform to the existing character. The amended design has taken into consideration the issues raised with the previous application and the refusal reason. The design as submitted still shows a semi detached pair of dwellings, but with front door to the side elevation of the porch of one of the proposed dwellings. The siting of the dwellings is now set further back into the site, which allows for parking to be along one side of the drive and landscaping to the rest of the front curtilages. Officers consider by creating this frontage, that the proposal would still retain the open character of this part of Early Road. A condition will be attached requiring samples of the materials proposed.

Highways

- 5.5 OCC Highways have no objection to the proposal. Oxfordshire County Council Highways has been consulted on the application and raises no objection subject to conditions as stated above.

Residential Amenities

- 5.6 Although the proposed dwellings have been set further back into the site, due to the distance separating them from the neighbouring property at No 32, your officers consider that the residential amenity of the neighbour will not be adversely affected. The dwelling propose two windows in the side elevation. The first floor window will be conditioned to be obscurely glazed given that it serves a bathroom and the ground floor windows would be screened by a boundary fence. These windows are therefore not considered to give rise to overlooking issues.

Conclusion

- 5.7 Given the above, your officers are of the opinion that the proposed development is acceptable subject to conditions and is in accordance with Policies BE2, BE3, H2 and H7 of the Adopted West Oxfordshire Local Plan 2011 and policies H2, OS4, OS2 and T4 of the Emerging Local Plan 2016.

6 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 the Planning and Compulsory Purchase Act 2004.
- 2 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.
- 3 Before above ground building work commences, a schedule of materials (including samples) to be used in the elevations of the development shall be submitted to and approved in writing by the Local Planning Authority. The development shall be constructed in the approved materials.
REASON: To safeguard the character and appearance of the area.
- 4 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking and re-enacting that Order with or without modification), no extensions, porches, outbuildings and dormer windows other than those expressly authorised by this permission, shall be constructed.
REASON: Control is needed to protect the residential amenities of existing and proposed occupiers.
- 5 Before first occupation of the dwellings hereby permitted the windows to the first floor side elevations shall be fitted with obscure glazing and shall be retained in that condition thereafter.
REASON: To safeguard privacy in the adjacent property.
- 6 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 ensure the safeguarding of the character and landscape of the area during and post development.
- 7 Details of the design and specification of all means of enclosure shall be submitted to and approved in writing by the Local Planning Authority. The approved means of enclosure shall be constructed before the building(s) is occupied.
REASON: To safeguard the character and appearance of the area and because details were not contained in the application.

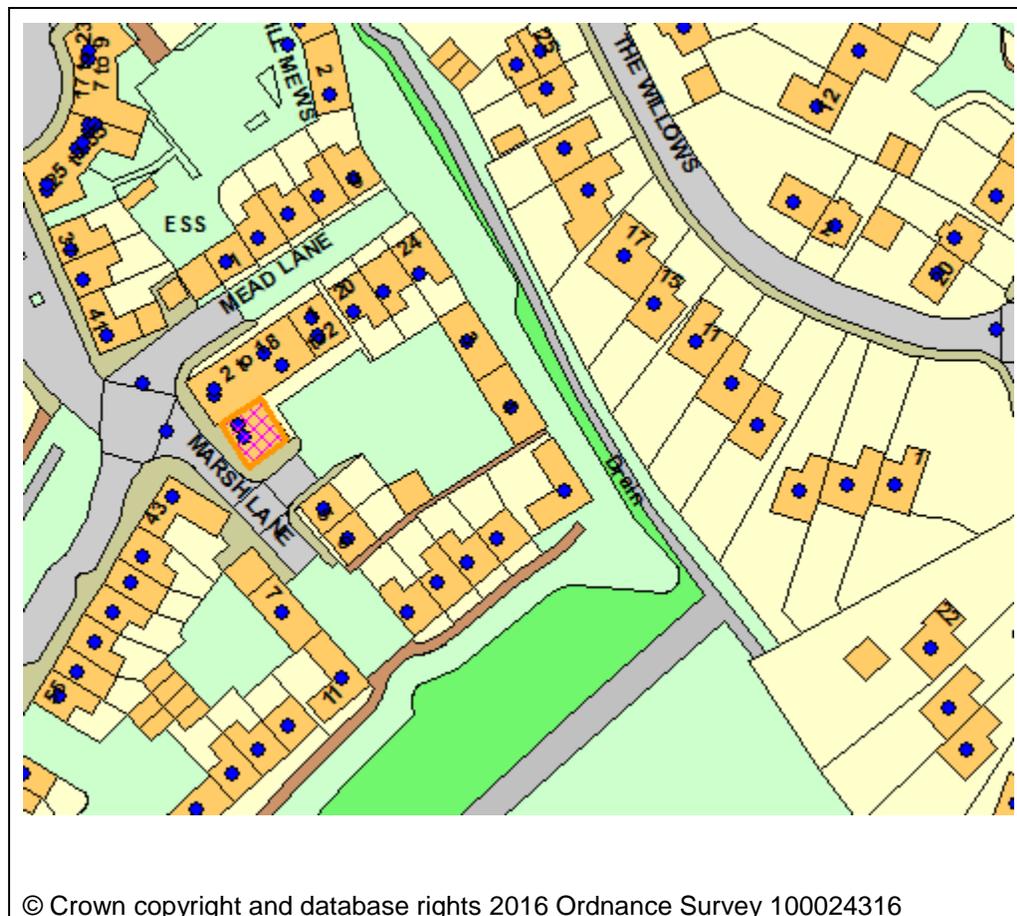
- 8 The means of access between the land and the highway shall be constructed, laid out, surfaced, lit and drained in accordance with details that have first been submitted to and approved in writing by the Local Planning Authority and all ancillary works therein specified shall be undertaken in accordance with the said specification before first occupation of the dwellings hereby approved.
REASON: To ensure a safe and adequate access.
- 9 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.
- 10 The carport(s) shall not be altered or enclosed and shall be used for the parking of vehicles ancillary to the residential occupation of the dwelling(s) and for no other purposes.
REASON: In the interest of road safety and convenience and safeguarding the character and appearance of the area.
- 11 No dwelling shall be occupied until the vehicular accesses, driveways, car and cycle parking spaces, turning areas and parking courts that serve that dwelling has been constructed, laid out, surfaced, lit and drained in accordance with details that have been submitted to and approved in writing by the Local Planning Authority.
REASON: In the interests of road safety.
- 12 That, prior to the commencement of development, a full surface water drainage plan shall be submitted to and approved in writing by the Local Planning Authority. The plan 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 development shall be carried out in accordance with the approved details prior to the first occupation of the development hereby approved. Development shall not take place until an exceedance flow routing plan for flows above the 1 in 100 year + 30% CC event has been submitted to and approved in writing by the Local Planning Authority.
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, National Planning Policy Framework and Planning Policy Statement 25 Technical Guidance).

NOTE TO APPLICANT

The proposal, if permitted, will require the relocation of a lamp column. The applicant should make early contact with the street lighting section at OCC.

Application Number	16/02650/HHD
Site Address	16 Mead Lane Witney Oxfordshire OX28 1YD
Date	7th September 2016
Officer	Stephanie Eldridge
Officer Recommendations	Approve
Parish	Witney Parish Council
Grid Reference	435978 E 210155 N
Committee Date	19th September 2016

Location Map



Application Details:

Remove window and replace with emergency double doors.

Applicant Details:

Mr Edward Harte, 16 Mead Lane, Witney, Oxfordshire, OX28 1YD

I CONSULTATIONS

- 1.1 Town Council Mrs S Groth Witney Town Council has no objection to this application.

2 REPRESENTATIONS

- 2.1 None received to date.

3 APPLICANT'S CASE

- 3.1 The application is required to serve a disabled occupant.

4 PLANNING POLICIES

BE2 General Development Standards

OS2NEW Locating development in the right places

The National Planning Policy framework (NPPF) is also a material planning consideration.

5 PLANNING ASSESSMENT

Background Information

- 5.1 This application seeks consent for the replacement of an existing window with emergency double doors. Permission is required for the works as 16 Mead Lane is a flat and does not benefit from permitted development rights. The applicant is disabled and the emergency doors would provide a quick and easy means of escape in the case of an emergency.
- 5.2 This application is being considered by the Planning Sub-Committee as the application has been submitted by a member of WODC staff.
- 5.3 Taking into account planning policy, other material considerations and the representations of interested parties your officers are of the opinion that the key considerations of the application are:-

Principle

- 5.4 Officers consider that the principle of the installation of double doors to create an emergency access for the disabled occupant is acceptable. Additionally, neighbouring flats within the development have existing double doors facing on to the street and as such the proposal is considered wholly appropriate.

Visual amenity

- 5.5 By virtue of the materials, design and siting of the proposed new doors that mirror those in the adjacent flat officers consider that the character of the building is preserved and as such the application is acceptable in visual amenity terms.

Highways

- 5.6 The proposal does not affect the local road network and as such officers do not raise any objections on highways safety grounds.

Residential Amenities

- 5.7 Officers do not consider that the additional glazing proposed in place of the existing window will give rise to any undue or unacceptable loss of privacy. The provision of emergency double doors will significantly enhance the living conditions of the disabled occupant, and of course any future occupants, especially in the case of an emergency.

Conclusion

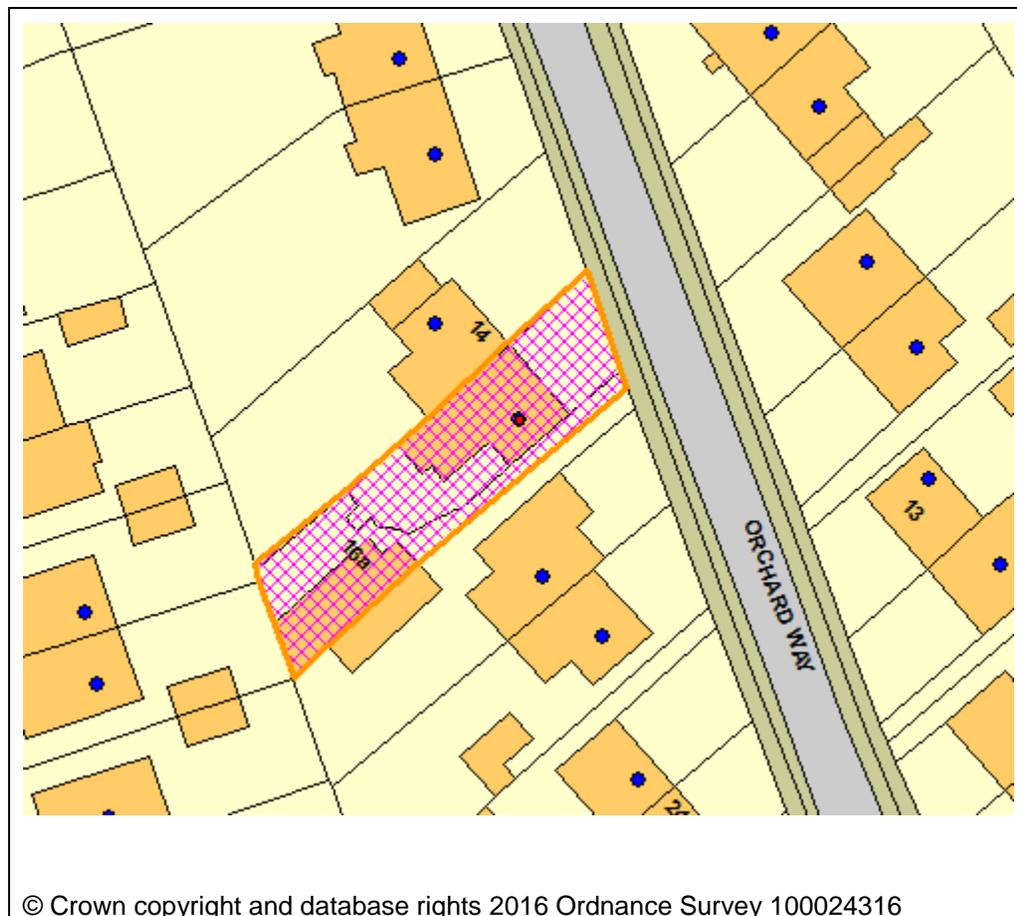
- 5.8 Given the above this application is considered acceptable and compliant with policies BE2 of the adopted WOLP 2011, OS2 of the emerging WOLP 2031, and relevant paragraphs of the NPPF.

6 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 the Planning and Compulsory Purchase Act 2004.
- 2 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.
- 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.

Application Number	16/02782/S73
Site Address	16 Orchard Way Witney Oxfordshire OX28 4EW
Date	7th September 2016
Officer	Cheryl Morley
Officer Recommendations	Approve
Parish	Witney Parish Council
Grid Reference	435038 E 209531 N
Committee Date	19th September 2016

Location Map



Application Details:

Removal of conditions 1 and 2 of planning permission 16/01223/S73 to allow use as separate dwelling.

Applicant Details:

Mr Edward Dorling, 16 Orchard Way, Witney, Oxfordshire, OX28 4EW

I CONSULTATIONS

- 1.1 Town Council Mrs S Groth Witney Town Council objects to this application on the grounds that there is a lack of amenity space (including provision for bin stores and bicycle storage) which is contrary to policy BE2 of the WOLP. There is also insufficient parking which is contrary to Policy BE3 of the WOLP. The Town Council requests that the annex remains ancillary to the main dwelling and does not become a separate residence.
- 1.2 No letters of representation have been received to date.

2 PLANNING POLICIES

BE2 General Development Standards
BE3 Provision for Movement and Parking
H2 General residential development standards
OS2NEW Locating development in the right places
OS4NEW High quality design
T4NEW Parking provision
The National Planning Policy framework (NPPF) is also a material planning consideration.

3 PLANNING ASSESSMENT

Background Information

- 3.1 The application seeks to remove conditions 1 and 2 of planning permission 16/01223/S73 to allow use as a separate dwelling. The conditions currently state:
1. The living accommodation hereby approved shall only be used as a holiday let or accommodation ancillary to the existing dwelling on the site and shall not be occupied separately or as a separate dwelling.
2. The occupation of the accommodation shall be limited to holiday tenancies not to exceed 6 weeks (in each case) and no person shall occupy the accommodation in consecutive tenancy periods.
- 3.2 The annexe has been occupied since 2006 by the applicant's son, their son has now moved to another property and therefore the annexe is no longer required by a family member. The applicant would like the opportunity for a non family member to be allowed to accommodate the property for a longer term than the restrictive holiday tenancy time frame imposed. The applicant would therefore like the opportunity to be able to be on-site landlords for a non family member.
- 3.3 Taking into account planning policy, other material considerations and the representations of interested parties your officers are of the opinion that the key considerations of the application are:-
- Neighbouring amenity
Highway safety

Surrounding area

Principle

- 3.4 In terms of the principle of development new dwellings are generally supported within Witney in terms of policy. The proposed building has already been constructed under planning permission 06/1685/P/FP and has been used continuously as a dwelling for a family member since that date. Officers therefore consider that there would be little change in terms of the adverse impacts caused to neighbouring amenity and the surrounding area by a non family member accommodating the dwelling for a larger term of time than the restrictive holiday let condition.

Siting, Design and Form

- 3.5 There are no material changes proposed to the existing building. The accommodation already has a separated amenity, access and parking area.

Highways

- 3.6 There are no changes proposed to the existing parking arrangement.

Residential Amenities

- 3.7 Officers consider there would be no further undue adverse effects caused to neighbouring amenity in regards to the loss of light or loss of privacy than the ancillary dwelling being occupied continuously by a family member since 2006 and therefore is considered to be acceptable.

Conclusion

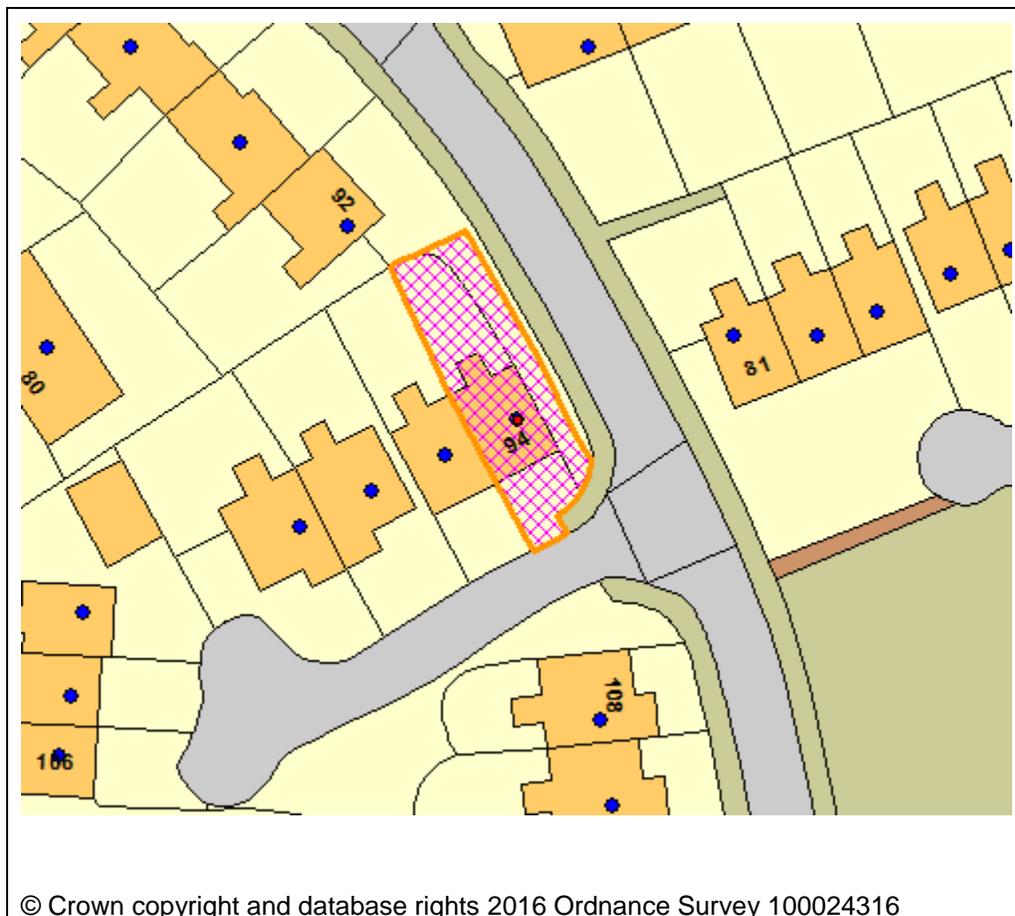
- 3.8 Officers consider this to be an on balance recommendation, one of which is taking into consideration the individual circumstance of this ancillary dwelling. In terms of the potential precedent this would set for neighbouring properties, officers are of the opinion that the proposed development is only considered to be acceptable due to the applicants son continuously occupying the dwelling since 2006. Officers would therefore argue that a dwelling in this location would only be circumstantially supported, due to their being no further undue adverse effects caused by a new tenant than the continuous occupancy of the family member and therefore the proposed development should be supported on balance.

4 CONDITIONS

- 1 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.
- 2 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any Order revoking and re-enacting that Order with or without modification) no additional windows shall be constructed in the rear (south-west) elevation of the building.
REASON: To avoid future overlooking.

Application Number	16/02820/FUL
Site Address	94 Blakes Avenue Witney Oxfordshire OX28 3SY
Date	7th September 2016
Officer	Cheryl Morley
Officer Recommendations	Approve
Parish	Witney Parish Council
Grid Reference	436730 E 209333 N
Committee Date	19th September 2016

Location Map



Application Details:

Remove wall and erection of new boundary fence.

Applicant Details:

Mr Michael Kingdon, 94 Blakes Avenue, Witney, Oxfordshire, OX28 3SY

I CONSULTATIONS

- I.1 OCC Highways No Comment Received.
- I.2 Town Council Mrs S Groth Witney Town Council objects to this application. The ownership of land is unclear and the Town Council objects to the removal of the stone wall and replacement with a fence as it is out of character with the surrounding area and as such is contrary to Policy BE2 of the WOLP.
- I.3 No letters of representation have been received to date.

2 PLANNING POLICIES

BE2 General Development Standards
BE3 Provision for Movement and Parking
H2 General residential development standards
OS2NEW Locating development in the right places
OS4NEW High quality design
T4NEW Parking provision
The National Planning Policy framework (NPPF) is also a material planning consideration.

3 PLANNING ASSESSMENT

Background Information

- 3.1 The application seeks permission to change a section of open amenity space to residential garden and to reposition the existing boundary treatment. The application is to be heard before the Committee as the Town Council have objected to the application on the basis that the proposal is out of character with the surrounding area.
- 3.2 Taking into account planning policy, other material considerations and the representations of interested parties your officers are of the opinion that the key considerations of the application are:-

Neighbouring amenity
The surrounding area
Highway Safety

Principle

- 3.3 Officers consider that the proposed development is considered to be acceptable in principle. There currently is already an existing boundary wall that is proposed to be removed and a new fence would be erected to enclose a slightly larger area which part of the land, whilst in ownership, is not classified as garden space.

Siting, Design and Form

- 3.4 In terms of the design the surrounding street scene comprises of a range of boundary treatments. In particular there are examples of fences of the same style and height as proposed

within close proximity of the proposed development and therefore officers consider a fence in this location would be acceptable.

Highways

- 3.5 No highways comments have been received at the point of writing this report.

Residential Amenities

- 3.6 The proposed development would not cause any undue adverse effects to neighbouring amenity in regards to the loss of light or loss of privacy.

Conclusion

- 3.7 Taking all of the above issues into consideration, officers consider that the proposal is acceptable and would not appear visually intrusive to the wider street scene.

4 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 the Planning and Compulsory Purchase Act 2004.
- 2 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.
- 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.