

WEST OXFORDSHIRE DISTRICT COUNCIL

LOWLANDS AREA PLANNING SUB-COMMITTEE

Date: 10th October 2016

Report of Additional Representations



**WEST OXFORDSHIRE
DISTRICT COUNCIL**

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Report of Additional Representations

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|-------------------------|---|
| Application Number | 16/01450/OUT |
| Site Address | Land At Downs Road Curbridge Witney Oxfordshire |
| Date | 28th September 2016 |
| Officer | Phil Shaw |
| Officer Recommendations | Approve subject to Legal Agreement |
| Parish | Minster Lovell Parish Council |
| Grid Reference | 432541 E 210044 N |
| Committee Date | 10th October 2016 |

Application Details:

Mixed use development comprising; an employment area of up to a maximum of 3,720 sq metres BI (a) offices; a hotel (up to 62 bed); up to a maximum of 257 homes together with public open spaces; landscaping, new access to Downs Road and other associated works.

Applicant Details:

Witney Holdings Limited
C/o Agent

Additional Representations

The Agent has tabled further information and advises as follows:

- The site is within Curbridge PC
- With regard to the provision of payment in lieu of on-site provision, this was a matter discussed with the leisure officer with both option offered. The off-site provision was the leisure officers preferred option.
- My client submitted to you an alternative layout showing employment uses in the north western sector.

The Applicants acoustic consultant in an addendum to his original report advises that the zoning map as provided previously, seeks to identify areas which are suitable for residential use, with appropriate mitigation and design measures implemented and is fairly generic. Clearly the northern zone seeks to identify the area affected by the operation of Stewart Milne Timber.

Whilst the zoning plan indicates residential use directly adjacent to the boundary with Chris Heyter, appropriate design measures would be adopted for the adjacent dwellings to ensure a satisfactory noise environment. From the comments raised, I would consider that the noise issues can be satisfactorily addressed through a planning condition requiring appropriate design and mitigation. The site is suitable for a residential led development with appropriate mitigation measures implemented.

Clearly, at this stage only outline consent is being sought, with all matters reserved (except access). To ensure that the occupants of the proposed dwellings are adequately protected from noise from the surrounding land uses, a suitably worded planning condition could be imposed which: a) ensures an agreed

design for the development to mitigate noise from the surrounding land uses is finalised prior to the development commencing; and b) any specific mitigation measures for individual dwellings (e.g. glazing and ventilation) are agreed prior to construction of the specific dwellings commencing and implemented prior to the dwellings becoming occupied. It should be noted that the noise levels within the proposed development, with appropriate mitigation would not be significant and would be less than many urban environments.

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| Application Number | 16/02414/FUL |
| Site Address | The Old Robin Hood 81A Hailey Road Witney Oxfordshire OX28 1HJ |
| Date | 28th September 2016 |
| Officer | Miranda Clark |
| Officer Recommendations | Approve |
| Parish | Witney Parish Council |
| Grid Reference | 435710 E 210936 N |
| Committee Date | 10th October 2016 |

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

Additional Representations

1 letter of support from Mr Andrew Smith of Pinewood Cotswold Meadows Cheltenham
Comments summarised as

I have been following this application as I have a close association with the town. I believe the development will support "all generation" of purchasers; with the flats appealing to the younger generation and how great to see, the construction of bungalows, where my independent elderly mother would be an ideal purchaser. The proposed development will add positively to the visual appeal of the area and the type of homes being constructed is entirely sensible.

Head of Housing (WODC)

In policy terms this proposed development is below the current threshold for contributing towards affordable housing on site.

The Council would however, welcome a financial contribution towards the provision for affordable homes elsewhere, based upon a scheme viability.

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| Application Number | 16/02668/FUL |
| Site Address | 57 Woodstock Road Witney Oxfordshire OX28 1EB |
| Date | 28th September 2016 |
| Officer | Miranda Clark |
| Officer Recommendations | Approve |
| Parish | Witney Parish Council |
| Grid Reference | 436504 E 210742 N |
| Committee Date | 10th October 2016 |

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

Additional Representations

Objection from Mr Steve Jakobs Early Road Witney
Comments summarised as:

This is a follow up objection note to planning 16/02668/FUL

1) This planning application was rejected a few months ago when it was first submitted. The Planning committee considered it as an overdevelopment with immense impact on the local character of Early Road.

2) Recently, the same application was re-submitted with little changes to the previous application and design principals. Even the planning committee conceded that 'they did not consider that the current application had addressed the concerns previously expressed' and yet delayed their decision subject to a site visit. Furthermore, 24 objections were raised by Early Road residents which is more than the number raised from the 1st application.

3) The planning committee can easily view the location of the plan on the site map. It is obvious that previous builds on plots leading to Early Road follow the same pattern consistently, i.e., one detached house per two plots. Indeed, in some cases, 2.5 or 3 plots were sacrificed per one detached house. We are at a loss as to why a decision on this planning has been deferred subject to a further site visit.

We are still of the opinion that this planning application is a gross overdevelopment (a typical garden grabbing scheme with greed in mind), to squeeze in two semi-detached houses which are completely against the character of the Early Road Estate and previous applications.

We hope that the site visit will convince planning members further to overcome our deep concerns that this application should be rejected for a 2nd time.

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| Application Number | 16/02962/FUL |
| Site Address | 9 - 11 Burford Road Carterton Oxfordshire OX18 3AG |
| Date | 28th September 2016 |
| Officer | Miranda Clark |
| Officer Recommendations | Approve |
| Parish | Carterton Parish Council |
| Grid Reference | 428026 E 206869 N |
| Committee Date | 10th October 2016 |

Application Details:

Removal of existing sheds and erection of two dwellings with associated car parking and landscaping.

Applicant Details:

Gentian Projects (Oxfordshire Two) Ltd
C/O Agent

Additional Representations

WODC EHO – contamination condition to be considered