

# **WEST OXFORDSHIRE DISTRICT COUNCIL**

## **LOWLANDS AREA PLANNING SUB-COMMITTEE**

**Date: 12<sup>th</sup> December 2016**

### **Report of Additional Representations**



---

**WEST OXFORDSHIRE  
DISTRICT COUNCIL**

---

## Agenda Index

Please note that if you are viewing this document electronically, the agenda items below have been set up as links to the relevant application for your convenience.

<b>Application Number</b>	<b>Address</b>	<b>Page</b>
I6/00602/FUL	<a href="#">Land North of Springfield Oval, Witney</a>	3
I6/01054/OUT	<a href="#">Land At Former Stanton Harcourt Airfield, Main Road, Stanton Harcourt</a>	4
I6/01902/OUT	<a href="#">Land North of New Yatt Road, North Leigh</a>	6
I6/02657/FUL	<a href="#">Land off Well Lane, Curbridge</a>	7
I6/03309/S73	<a href="#">Land East of Saxel Close, Aston</a>	8
I6/03396/S73	<a href="#">Land at Newland Street, Eynsham</a>	9
I6/03492/OUT	<a href="#">Land at Station Road, Bampton</a>	10
I6/03626/FUL	<a href="#">Land at Station Road, Bampton</a>	10
Agenda item 6		11

## Report of Additional Representations

Application Number	16/00602/FUL
Site Address	Land North of Springfield Oval Witney Oxfordshire
Date	30th November 2016
Officer	Phil Shaw
Officer Recommendations	Approve subject to Legal Agreement
Parish	Witney Parish Council
Grid Reference	434994 E 210588 N
Committee Date	12th December 2016

### Application Details:

Demolition of existing buildings and erection of 75 no. dwellings (1, 2 & 3 bed houses and flats) with associated access, parking, landscaping, and public open space (Amended plans)

### Applicant Details:

C/O Agent

### Additional Representations

Errata

The recommendation is for Deferral and not "Approve subject to a legal agreement" as stated in the header to the application

A total of 9 further letters of objection have now been received. OCC is maintaining a Highway objection regarding some of the technical details eg road widths, cycle parking etc. Further the applicant has supplied a confidential financial appraisal that indicates that there is only 100k available towards any mitigation.

Application Number	16/01054/OUT
Site Address	Land at Former Stanton Harcourt Airfield Main Road Stanton Harcourt Oxfordshire
Date	30th November 2016
Officer	Catherine Tetlow
Officer Recommendations	Approve subject to Legal Agreement
Parish	Stanton Harcourt Parish Council
Grid Reference	441452 E 205396 N
Committee Date	12th December 2016

### Application Details:

Re-development of former airfield for housing-led development comprising up to 50 dwellings and up to 450 sqm of office space, green infrastructure, public open space, access from Main Road and the demolition/retention of existing buildings in accordance with the submitted Airfield Building Retention Strategy (amended description and details)

### Applicant Details:

Gladman Developments Ltd  
Gladman House  
Alexandria Way  
Congleton  
CW12 1LB  
Cheshire

### Additional Representations

17 additional objections referring to the following:

- 1) Amount of housing disproportionate to size of village.
- 2) The village will not support additional housing. Inadequate facilities and impact on infrastructure.
- 3) Impact on highway safety.
- 4) Impact on the character of the area.
- 5) Loss of historic airfield buildings. The revised plans to retain some buildings are still not acceptable. The proposed conversions will be inappropriate. The buildings will not receive listed status. Airfield buildings should be restored as a tourist attraction.
- 6) No local bus service.
- 7) Increase in traffic.
- 8) Adjacent to gassing landfill site. Gas emissions need to be monitored over a full year.
- 9) Site cannot be considered sustainable.
- 10) Low water pressure.
- 11) Inadequate sewerage capacity.
- 12) Smaller development would be preferable. Density unacceptable.
- 13) Disturbance and pollution.
- 14) The development should include at least 2.5 car parking spaces per property.
- 15) Parking in Blackditch unacceptable.
- 16) Inappropriate scale of development.
- 17) Impact on archaeology.
- 18) Development does not represent infilling.
- 19) Few local job opportunities.

- 20) By-pass needed.
- 21) Office accommodation should not be included.
- 22) Unattractive mix of housing will result.
- 23) Limited parking is available at the school.
- 24) New development should utilise spare land and convert former business premises.
- 25) Impact on quality of life.

Parish Council maintains its objection and refers to:

- 1) By-pass needed and developer should make a contribution to provide this.
- 2) Proximity of landfill site.
- 3) Impact on infrastructure.
- 4) Inadequate sewerage capacity.
- 5) Low water pressure.
- 6) Traffic and congestion.
- 7) No bus service.
- 8) Need to respect integrity of the village.

WODC Pollution Control Officer

Notwithstanding the recommended standard contaminated land condition, the Officer would like to be able to have detailed discussions on what mitigation measures would be introduced. There may be a requirement for gas protection that has an on-going maintenance obligation for the developer. The means by which this would be achieved could require an additional condition/legal agreement.

In the light of the Pollution Control Officer's advice, Members are requested to delegate to Officers a resolution of this matter with the applicant.

Application Number	16/01902/OUT
Site Address	Land North of New Yatt Road North Leigh Oxfordshire
Date	30th November 2016
Officer	Phil Shaw
Officer Recommendations	Approve subject to Legal Agreement
Parish	North Leigh Parish Council
Grid Reference	438125 E 213146 N
Committee Date	12th December 2016

**Application Details:**

Residential development comprising of up to 40 dwellings together with access, open space and associated works.

**Applicant Details:**

Kler Group  
CO Agent

**Additional Representations**

OCC Archaeology has confirmed that they are happy with a pre determination dig.

OCC Highways final written views are awaited

There will be a need for a further condition to address some residual ecological issues regarding lighting, the extent of the compensation areas, wetland areas and a construction ecological management plan

Application Number	16/02657/FUL
Site Address	Land Off Well Lane Curbridge Witney Oxfordshire
Date	30th November 2016
Officer	Phil Shaw
Officer Recommendations	Approve subject to Legal Agreement
Parish	Curbridge Parish Council
Grid Reference	433061 E 208554 N
Committee Date	12th December 2016

**Application Details:**

Erection of fourteen dwellings and associated works.

**Applicant Details:**

Miss Kirsten Johnston  
6 Rose Court  
Olney  
MK46 4BY

**Additional Representations**

A further 4 letters of objection have been received advising that the amendments have not addressed their concerns.

County Councillor James Mills advises that a comprehensive construction traffic management plan has to be in place which includes where the construction workers will park during the building period. This should not be in Well Lane or on the Bampton Road. Proper consideration should be given to the technical and safety aspects of the proposed site access on to the A4095 Bampton Road and the developer should pay for traffic calming measures including the moving of the 30mph signage and village entrance gates away from the development entrance.

OCC Highways maintain a holding objection to some of the technical details relating to tactile paving and cars overhanging the highway

The Parish Council would like to object to this application. We consider that the number of houses are an overdevelopment of the site and out of keeping with the character of the rural nature of the Village

Application Number	16/03309/S73
Site Address	Land East of Saxel Close Aston Bampton Oxfordshire
Date	30th November 2016
Officer	Phil Shaw
Officer Recommendations	Approve subject to Legal Agreement
Parish	Aston, Cote, Shifford And Chimney Parish Council
Grid Reference	434522 E 203064 N
Committee Date	12th December 2016

**Application Details:**

Variation of condition 3 of planning permission 13/1494/P/OP to allow connection to the existing foul sewer network as agreed by Thames Water (the strategy shall be in accordance with the foul water outfall study prepared by JPP consulting - drawing no SK02).

**Applicant Details:**

Mr Chris Santer  
Matthew Homes Ltd  
Matthew House  
45 - 47 High Street  
Potters Bar  
Hertfordshire  
EN6 5AW

**Additional Representations**

A further objection has been received from the PC advising (in summary) that the TW comments are inconsistent with previous advice offered, that they support connection to the sewer but that the sewer must be upgraded by way of a Grampian condition which is required on any consent issued



Application Number	16/03396/S73
Site Address	Land at Newland Street Eynsham Oxfordshire
Date	30th November 2016
Officer	Hannah Wiseman
Officer Recommendations	Approve
Parish	Eynsham Parish Council
Grid Reference	443664 E 209577 N
Committee Date	12th December 2016

**Application Details:**

Variation of Condition 2 of Planning Permission 15/01184/FUL to allow amendments to the plans for Plots 6-11.

**Applicant Details:**

Mr Henry Chopping  
c/o Agent

**Additional Representations**

A total of 7 letters of objection have now been received raising similar concerns as already expressed regarding the scale and design of the building, that the recent loss of trees demonstrates the degree of overlooking that will arise, to the noise impact and to the use of stucco rather than stone.

It will also be necessary to enter into deeds of variation of the extant unilateral obligations such that they tie this building to the previously made obligations.

Application Number	16/03492/OUT & 16/3626/FUL
Site Address	Land at Station Road Bampton Oxfordshire
Date	30th November 2016
Officer	Phil Shaw
Officer Recommendations	Approve
Parish	Bampton Parish Council
Grid Reference	431447 E 203636 N
Committee Date	12th December 2016

**Application Details:**

Residential retirement development to provide nine dwellings with all matters reserved except access and layout.

**Applicant Details:**

.  
220 Park Avenue  
Aztect West  
Almondsbury  
Bristol  
BS32 4SY

**Additional Representations**

WODC drainage request further drainage details and suggest a condition  
OCC raise no objections on highway grounds subject and have confirmed the location of the traffic monitors used to assess the adequacy of the access

**AGENDA ITEM 6 - 16/02349/FUL**

**Additional Representations**

EHO advises that “the report is a useful technical assessment and in summary, I am minded to accept the report’s findings/conclusion/s based on the methodology used. A limitation of the noise report is its inability to assess any potential future nuisance from the adjacent vacant “*serviced building plot*”, currently for sale. The noise report’s authors seem to think that the permission for the future development of this vacant plot could be suitably conditioned so as to ensure the protection of the Zinc building’s amenity. This may or may not be a valid (planning) comment/ argument.”