

WEST OXFORDSHIRE DISTRICT COUNCIL

LOWLANDS AREA PLANNING SUB-COMMITTEE

Date: 10th April 2017

Report of Additional Representations



**WEST OXFORDSHIRE
DISTRICT COUNCIL**

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Report of Additional Representations

Application Number	17/00417/OUT
Site Address	Land North West Of I Foxwood Lane Bradwell Village Burford Oxfordshire
Date	29th March 2017
Officer	Miranda Clark
Officer Recommendations	Refuse
Parish	Shilton Parish Council
Grid Reference	424333 E 208934 N
Committee Date	10th April 2017

Application Details:

Erection of five staff cottages.

Applicant Details:

Cotswold Wildlife Park
Bradwell Grove
Burford
Oxfordshire
OX18 4JP

Additional Representations

A letter has been received from the agent of the application. It has been summarised as;

The first matter concerns the sale of properties, the more recent prices being specified in the Committee Report. The properties referred to were sold not by the Cotswold Wildlife Park but by a third party associated with it in the period 1988-1989 to offset significant borrowing costs necessary to run the park, with the aim being to ensure that CWP survived in what was a difficult financial period. If the properties had been retained, as suggested by one objector, the Park may have had to cease trading. Accordingly the properties were sold by the third party for valid financial reasons nearly 30 years ago, at a time when there were about half the number of staff that there are now and the scale of the business was much smaller.

Reference has also been made to some properties on Foxwood Lane being available or not full to capacity. Like rental properties, there are gaps between people taking occupancy when maintenance and decoration work is undertaken. In this instance, there are lulls in recruitment due to the availability of staff. CWP has to plan its business over much longer time periods and would not be committing to the investment in the proposed new accommodation, the occupancy of which will be tied by condition of planning permission, if it did not consider the proposed staff accommodation to be necessary. The proposed accommodation is not being built in order to be sold on for profit.

Access is another matter that has been raised, particularly the width of Foxwood Lane. This is within the ownership of the applicant company and it would be appropriate to impose a condition of planning permission requiring details of passing spaces to be submitted and approved by the Local Planning Authority prior to the commencement of development.

I would also draw to your attention that it is the policy of CWP that staff are not permitted to bring cars into the Park, with the emphasis being for them to travel on foot or by cycle. The proposed location of the

site will comply with this policy and will be close enough for staff to travel the short distance by the two alternative modes without having to use cars.

The officer's report appears supportive of the principle of accommodation for staff at the Cotswold Wildlife Park but not to the location or the type of development proposed. Enquiries have been made of the Case Officer regarding an appropriate alternative site and I was informed that we should be demonstrating why there are no other sites suitable. The applicants are not aware of any suitable locations within the Park itself without spoiling the appearance of the Park by the loss of trees or green open spaces or the setting of the existing buildings within it, including a Grade II Listed building. There are certainly no existing buildings that are capable of conversion to residential use, a matter that was explained within the submission of the application, although an appraisal of each part of the Park was not submitted. The applicants have given further detailed consideration to the possibility of additional staff accommodation being located within the Park following receipt of the Committee Report and have come to the conclusion that there is no other location that would be suitable without causing significant environmental damage or spoiling the setting and facilities of the Wildlife Park.

Application Number	17/00562/S73
Site Address	Witney Artificial Turf Pitch And Pavilion Gordon Way Witney Oxfordshire OX28 4EL
Date	29th March 2017
Officer	Miranda Clark
Officer Recommendations	Approve
Parish	Witney Parish Council
Grid Reference	435161 E 209084 N
Committee Date	10th April 2017

Application Details:

Non compliance with condition 7 of planning permission W98/0625 to allow use of alternative floodlights.

Applicant Details:

Mr Martin Holland
3 Welch Way
WITNEY
OX28 6JH

Additional Representations

Witney Town Council would like to support the recommendation made by the WODC Pollution Officer on the hours of operation of the lights.