

WEST OXFORDSHIRE DISTRICT COUNCIL

LOWLANDS AREA PLANNING SUB-COMMITTEE

Date: 10th July 2017

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.

16/03627/OUT	Land at Butts Piece, Main Road, Stanton Harcourt.....	3
16/04234/OUT	Land North and West and East of Belclose Cottage, Witney Road, North Leigh.....	9
17/00609/FUL	Manor Farm, Eynsham Road, Cassington.....	10
17/00924/FUL	Applegarth, 2A Holloway Road, Witney.....	13
17/00965/FUL	Land South East of Lancott Lane, Brighthampton.....	14
17/00831/OUT	Linden House, Kilkenny Lane, Brize Norton.....	15
Agenda Item 6	141.293 - TPO at Wheelwright Court, Aston.....	16

Report of Additional Representations

Application Number	16/03627/OUT
Site Address	Land At Butts Piece Main Road Stanton Harcourt Oxfordshire
Date	28th June 2017
Officer	Catherine Tetlow
Officer Recommendations	Approve subject to Legal Agreement
Parish	Stanton Harcourt Parish Council
Grid Reference	441306 E 205597 N
Committee Date	10th July 2017

Application Details:

Development for up to 40 dwellings and a shop with associated infrastructure works, Alterations to existing and provision of new vehicular access and pedestrian accesses (amended description)

Applicant Details:

David Bury And Jo Wilson
c/o Agent

Additional Representations

Ecology conditions required as follows:

- a) The development shall be completed in accordance with the recommendations in the following reports, as prepared by Lockhart Garratt:
 - i. Section 5 of the updated Extended Phase 1 Habitat Survey report (Version 3) dated April 2017;
 - ii. Section 6 of the Badger Survey Report dated October 2016;
 - iii. Section 7 of the Bat Survey Report dated October 2016;
 - iv. Section 6 of the Bird Scoping Survey Report dated July 2016;
 - v. Section 4.2 of the Invertebrate Assessment Report dated December 2016;
 - vi. Section 6 of the Reptile Survey Report; and
 - vii. Great Crested Newt Mitigation Strategy March 2017.

All the recommendations shall be implemented in full according to the specified timescales, unless otherwise agreed in writing by the LPA, and thereafter permanently maintained.

REASON: To ensure that badgers, bats, birds, invertebrates, reptiles, great crested newts and priority habitats are protected in accordance with The Conservation of Habitats and Species Regulations 2010, the Wildlife and Countryside Act 1981 as amended, The Protection of Badgers Act 1992, Circular 06/2005, the National Planning Policy Framework (in particular section 11), and policies NE13, NE14 and NE15 of the

West Oxfordshire District Local Plan 2011 and in order for the Council to comply with Part 3 of the Natural Environment and Rural Communities Act 2006.

b) No development shall take place (including demolition, ground works, vegetation clearance) until a Construction Environmental Management Plan (CEMP) has been submitted to and approved in writing by the local planning authority. The CEMP shall include, but not necessarily be limited to, the following:

- i. Risk assessment of potentially damaging construction activities;
- ii. Identification of 'biodiversity protection zones';
- iii. Practical measures (both physical measures and sensitive working practices) to avoid or reduce impacts during construction (may be provided as a set of method statements), including:
 - Measures to limit noise, dust and pollution, particularly with regard to nearby designated local wildlife sites;
 - Measures to limit pollution of the watercourse/ditch to the north of the site;
 - Measures to minimise the width of the gap created in the northern hedgerow/ mature tree line by the proposed new access road – either locate the break through the hedge in an existing gap (or where tree G38 is to be removed) or replace any lost trees with additional tree/hedgerow planting along this line; and
 - Measures to minimise impact upon the ditch/watercourse during the construction of the new access road;
- iv. The location and timing of sensitive works to avoid harm to biodiversity features (e.g. daylight working hours only starting one hour after sunrise and ceasing one hour before sunset);
- v. The times during construction when specialists ecologists need to be present on site to oversee works;
- vi. Responsible persons and lines of communication;
- vii. The role and responsibilities on site of an ecological clerk of works (ECoW) or similarly competent person(s);
- viii. Use of protective fences, exclusion barriers and warning signs, including advanced installation and maintenance during the construction period; and
- ix. Ongoing monitoring, including compliance checks by a competent person(s) during construction and immediately post-completion of construction works.

The approved CEMP shall be adhered to and implemented throughout the construction period strictly in accordance with the approved details.

A report prepared by a professional ecologist certifying that the required mitigation and/or compensation measures identified in the CEMP have been completed to their satisfaction, and detailing the results of site supervision and any necessary remedial works undertaken or required, shall be submitted to the Local Planning Authority for approval within 3 months of the date of substantial completion of the development or at the end of the next available planting season, whichever is the sooner. Any approved remedial works

shall subsequently be carried out under the strict supervision of a professional ecologist following that approval.

REASON: To ensure that protected and priority species (great crested newts, reptiles, badgers, nesting birds and hedgehogs) and priority habitats (hedgerows) are safeguarded in accordance with The Conservation of Habitats and Species Regulations 2010 (as amended), the Wildlife and Countryside Act 1981 as amended, The Hedgerow Regulations 1997, Circular 06/2005, the National Planning Policy Framework (in particular section 11), and policies NE13 and NE15 of the West Oxfordshire District Local Plan 2011, and in order for the Council to comply with Part 3 of the Natural Environment and Rural Communities Act 2006.

c) No development shall take place until a landscaping scheme has been submitted and approved by the Local Planning Authority, including full details and specifications for the creation and enhancement of habitats for biodiversity and an initial 5-year maintenance plan. The scheme shall incorporate, but not necessarily be limited to, those habitats to be created within the ecological buffer zone, the creation of ponds for great crested newts, the enhancement of hedgerows, the northern wet meadows and the ditch, a reptile hibernaculum within the bund on the western boundary and the planting of night-scented plants and avenue trees. It shall also confirm the form of robust garden boundary enclosure on the eastern and south-eastern edges of the development immediately adjacent to the ecological buffer zone.

The entire landscaping scheme shall be completed by the end of the first planting season following the first occupation of the development hereby approved.

If within a period of five years from the date of planting of any tree/hedge/shrub that tree/hedge /shrub, or any replacement, is removed, uprooted or destroyed, or dies, or becomes seriously damaged or defective, another tree/hedge /shrub of the same species and size as that originally planted shall be planted in the same location as soon as reasonably possible and no later than the first available planting season, unless otherwise agreed in writing by the local planning authority.

REASON: To enhance the site for biodiversity in accordance with paragraph 118 of the National Planning Policy Framework, policy NE13 of the West Oxfordshire District Local Plan 2011 and in order for the Council to comply with Section 40 of the Natural Environment and Rural Communities Act 2006.

d) Before development takes place, details of the provision of bat roosting features and/or nesting opportunities for birds (House martin, House sparrow, Starling, Swift and Swallow) into the new buildings shall be submitted to the local planning authority for approval, including a drawing of the site showing the locations and types of features. The approved details shall be implemented before the dwellings hereby approved are first occupied, and thereafter permanently maintained.

REASON: To compensate for loss of existing swallow nests and to provide additional roosting for bats and nesting birds as a biodiversity enhancement, in accordance with paragraph 118 of the National Planning Policy Framework, Policy NE13 of the West Oxfordshire District Local Plan 2011 and Section 40 of the Natural Environment and Rural Communities Act 2006.

e) Prior to occupation, a "lighting design strategy for biodiversity", particularly for foraging/commuting bats, badgers and great crested newts, shall be submitted to and approved in writing by the local planning authority. The strategy shall:

i. identify those areas/features on site that are particularly sensitive for foraging/commuting and roosting bats, and great crested newts; and

ii. show how and where external lighting will be installed (including the type of lighting) so that it can be clearly demonstrated that areas to be lit will not disturb or prevent bat species using their territory or having access to any roosts, or disturb great crested newts.

All external lighting shall be installed in accordance with the specifications and locations set out in the strategy, and these shall be maintained thereafter in accordance with the strategy. Under no circumstances should any other external lighting be installed without prior consent from the local planning authority.

REASON: To protect bats, badgers and great crested newts in accordance with the Conservation of Habitats and Species Regulations 2010 (as amended), the Wildlife and Countryside Act 1981 (as amended), Circular 06/2005, the National Planning Policy Framework (in particular section 11), policy NE15 of the West Oxfordshire District Local Plan 2011 and in order for the Council to comply with Part 3 of the Natural Environment and Rural Communities Act 2006.

f) A Landscape and Ecology Management Plan (LEMP) shall be submitted to, and approved in writing by, the Local Planning Authority before occupation of the development. The content of the LEMP shall include, but not necessarily be limited to, the following information:

- i. Description and evaluation of features to be managed; including location(s) shown on a site map;
- ii. Landscape and ecological trends and constraints on site that might influence management;
- iii. Aims and objectives of management;
- iv. Appropriate management options for achieving aims and objectives;
- v. Prescriptions for management actions;
- vi. Preparation of a work schedule (including an annual work plan capable of being rolled forward over a 5-10 year period);
- vii. Details of the body or organisation responsible for implementation of the plan;
- viii. Ongoing monitoring and remedial measures;
- ix. Timeframe for reviewing the plan; and
- x. 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 maintain and enhance biodiversity, and to ensure long-term management in perpetuity, in accordance with the NPPF (in particular section 11), Policy NE13 of the West Oxfordshire District Local Plan 2011 and in order for the council to comply with Part 3 of the Natural Environment and Rural Communities Act 2006.

Informative

a) 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. Further information can be found at the West Oxfordshire District Council website:

<http://www.westoxon.gov.uk/residents/planning-building/planning-policy/local-development-framework/local-plan-evidence-base/> (download a copy of the 'Biodiversity and Planning in Oxfordshire' guidance document under the heading 'Environment, nature and open space' and selecting 'Biodiversity' from the drop down box)

Stanton Harcourt Parish Council - An additional representation has been received from the Parish as follows:

The Parish Council objects to this development even with the reduction of dwellings from 60 to 40.

The local area is unable to sustain this development.

The Application contravenes the Category A status of this village- no new buildings except in exceptional circumstances in infilling or agricultural building conversion.

The site lies within the Conservation Area of Stanton Harcourt and Sutton and fills in between the Village and is next door to the large Industrial Estate.

The site is within one field of the Landfill at Dix Pit and adjoins the Old Airfield, Stanton Harcourt (planning granted Jan.2017- 16/1054/OUT) (see report from Phil Crowcroft submitted to the Local Plan Inspector, which casts considerable doubt of the safety of building a residential development so near a landfill site).

There is a significant lack of capacity within the local infrastructure.

Roads - the development of 40 houses will result in the region of 70 additional vehicles in reality. While I understand that vehicle movements have been calculated due to established criteria, in this case those criteria are not a good basis for calculation. The village has no public transport, there are no local shops at which everyday goods can be purchased within walking distance, the proposed shop will not satisfy all needs of the residents of the site. There are few job opportunities in the area. Both of these facts mean that car journeys will be necessary above the figures calculated in the application. The roads through the village are unable to support such an increase in traffic. Main Road has several blind corners on it where pedestrians could come into conflict with vehicle users.

Specific to the application is the access to the school would need to cross the busy Main Road at a dangerous corner- this is dangerous today, let alone with the traffic which the Old Airfield (50 dwellings and office space) and this Application for forty. With the possibility of a new link road round Eynsham, this road would be very crowded at school opening and closing times. Such times are already over subscribed at the

entrance to the school so with walking access being dangerous, new parking would be necessary for the school.

If the Planning should proceed, a road should link the two sites with the B4449 to Northmoor, Standlake and the bridge on the A415 at Newbridge from Blackditch. All construction traffic should be directed if relevant to enter the site through Blackditch at the South end off the Haul Road and not through the village. Details of the responsibility of the maintenance of the proposed footpath needs to be stated.

Educational - While there is some space in the local primary and secondary schools, this is very limited, with other plans in the local area, there is insufficient capacity to accommodate the likely extra children from this development.

Medical - The local doctor's has a considerable patient list and getting an appointment at the current time is very difficult. With other plans in the local area, there is insufficient capacity to accommodate the likely demand from this development.

Water and sewage - There is currently insufficient capacity in the water delivery system during peak demand and much of the day. The water pressure is extremely low, resulting in dwellings that do not have storage facilities frequently having times when showers will not work and toilet cisterns that will not fill. While the plans indicate that the sewage output from the site can be accommodated, it is well known in the village that the local sewage system is frequently over full at wet times. There are many instances of local properties reporting sewage in their gardens.

We appreciate the merit of the 'Shop' in this application but would state that Stanton Harcourt cannot accommodate the commerciality of having three shops- one at the Harcourt Arms being we understand food oriented, one at this site and another being proposed at Greensleeves (Application pending 17/01245/ FUL). More information is vital as to the intentions of the three shop applications.

We accept that there is housing need and that development needs to occur, but this does need to do so in the correct area with appropriate infrastructure improvements. Development in this area would be more appropriate on land to the west of the B4449 at Sutton, between Friar's and Nicholls' Farms. With a bypass built around Sutton, appropriate road links to Standlake and Witney to the west and Eynsham and Oxford to the east could be achieved. Not only would this serve a new residential development but would greatly improve transport to the Stanton Harcourt Industrial Estate as well as reducing the impact of the lorries that currently use the B4449 through Sutton. The land that could be served by this bypass would allow for the building of a replacement primary school.

The proposed development should be looked at in line with others that have recently been approved in the local area and are pending. While we appreciate that each application should be looked at individually and its own merits assessed, this is not a practicable or reasonable approach, in our opinion.

On balance we would not wish to see this Application granted, which would, as things stand, mean the housing in this historic village being increased within a very short period by 100 houses (some 25 per cent). We believe a figure nearer twenty five (absolute maximum 40- c.10% of existing stock) would be appropriate in normal circumstances, half of which would be of the affordable variety.

We are disappointed that the two big applications in the village and that for Greensleeves have not been considered together.

We would favour a site visit before this Application was granted.

An expression of support has been received from a resident referring to - The revised proposal is an intelligent response to concerns expressed about the previous application. Its chief merit is that it mitigates much of the concern about harm to the open view to the south from BlackDitch [opposite the Village Hall].

Application Number	16/04234/OUT
Site Address	Land North And West And East Of Belclose Cottage Witney Road North Leigh Oxfordshire
Date	28th June 2017
Officer	Phil Shaw
Officer Recommendations	Approve subject to Legal Agreement
Parish	North Leigh Parish Council
Grid Reference	438829 E 212578 N
Committee Date	10th July 2017

Application Details:

Erection of up to 50 dwellings including highway access arrangements from A4095 Witney Road, open space and associated physical infrastructure (means of access only). (Amended description)

Applicant Details:

Rectory Homes Ltd
c/o Agent

Additional Representations

3 Further letters of representation have been received objecting as follows;

Not in keeping with a rural village

A4095 is dangerous

People will be killed

Will appear as a ghetto

Precedent for remainder of field

How will nature area be maintained?

Massive environmental impact

There should be a village meeting before it is passed

Committee should not support officer recommendation

106 offer is not sufficient

North Leigh PC advise as follows:

Earlier objections and compensation proposals made by North Leigh PC (30.01.2017) have been either been overlooked or not considered by either OCC or the applicant.

North Leigh Parish Council reconfirms its objections to application 16/04234/OUT as Amended on the following grounds;

1. The amended proposals are contrary to the emerging West Oxfordshire Local Plan which specifically excludes North Leigh as a site for additional housing.
2. The proposal ignores recently approved developments in the village which together increase the number of new houses by 116. This proposal adds a further 50 which will enlarge the village population and traffic movements by more than 25%. This puts unsustainable demands on the village infrastructure.
3. The proposals add further pressure on the village primary school which is already stretched beyond its statutory capacity.
4. The proposal ignores the recent reductions in bus services through the village claiming it is well served whereas it is poorly served.
5. The proposed ghost island on the A4095 and the proposal to decommission the layby will increase the risk of accident on this stretch by increasing additional turning movements on an A class road with high traffic volumes and speeds at peak hours.

Should the application be approved and without prejudice to our objections, the Parish Council would require the following compensation in mitigation of the social impact of the development and the added demands on the village infrastructure.

1. The onsite play areas to include to include play equipment and childrens play facilities and the existing playground adjacent to the site be upgraded, details to be agreed in consultation with the Parish Council.
2. The cycle lane on the north side of the A4095 to extend from Common Road junction to Park Road junction to comply with LTP4 Cycling Strategy.
3. The decommissioned layby to be relocated to the southern verge of the A4095 opposite Common Road.
4. A roundabout junction be constructed at the site entrance to better serve the site and improve safety on this stretch of the A4095.

OCC advise that they withdraw their holding objection as regards drainage subject to conditions

Application Number	17/00609/FUL
Site Address	Manor Farm Eynsham Road Cassington Witney Oxfordshire OX29 4DL
Date	28th June 2017
Officer	Phil Shaw
Officer Recommendations	Approve subject to Legal Agreement
Parish	Cassington Parish Council
Grid Reference	445254 E 210630 N
Committee Date	10th July 2017

Application Details:

Demolition of existing Dutch barns and erection of 10 dwellings together with associated works and formation of vehicular access.

Applicant Details:

Mr Matthew Neilson
C/o agent

Additional Representations

OCC revised comments

Legal agreement required to secure:

Section 106 contribution of £3,000 is sought towards the cost of stopping up the access between Horsemere Lane and the A40. Please see the justification under detailed comments of my previous response dated 13th April 2017.

Conditions:

If West Oxon District Council is minded to grant planning consent, the following conditions are recommended by the county council:

Access: Full Details

Prior to the commencement of the development hereby approved, full details of the means of access between the land and The Green, including position, layout, construction, drainage and vision splays shall be submitted to and approved in writing by the Local Planning Authority. Thereafter and prior to the first occupation of any of the dwellings, the means of access shall be constructed and retained in accordance with the approved details. The vision splays shall always be kept clear of any obstruction higher than 0.6m. *Reason - In the interests of highway safety and to comply with Government guidance contained within the National Planning Policy Framework*

Estate Accesses, Driveways and Turning Areas

Prior to the commencement of the development hereby approved, full specification details of the vehicular accesses, driveways and turning areas to serve the dwellings, which shall include construction, layout, surfacing and drainage, shall be submitted to and approved in writing by the Local Planning Authority. Thereafter and prior to the first occupation of any of the dwellings, the access, driveways and turning areas shall be constructed in accordance with the approved details. *Reason - In the interests of highway safety, to ensure a Page 3 of 5 Satisfactory standard of construction and layout for the development and to comply with Government guidance contained within the National Planning Policy Framework*

Parking and Manoeuvring Areas Retained

Prior to the commencement of the development hereby approved, full specification details (including construction, layout, surfacing and drainage) of the parking and manoeuvring areas shall be submitted to and approved in writing by the Local Planning Authority. Thereafter, and prior to the first occupation of the development, the parking and manoeuvring areas shall be provided on the site in accordance with the approved details and shall be retained unobstructed except for the parking and manoeuvring of vehicles at all times thereafter. *Reason - In the interests of highway safety, to ensure a satisfactory standard of construction and layout for the development and to comply with Government guidance contained within the National Planning Policy Framework.*

Cycle Parking Provision

Prior to the first occupation of the development hereby permitted, a plan showing the number, location and design of cycle parking for the development shall be submitted to and approved in writing by the Local Planning Authority. The cycle parking shown on the agreed plan shall be provided for the development prior to first occupation. The cycle parking will be permanently retained and maintained for the parking of cycles in connection with the development. *Reason - To ensure appropriate levels of cycle parking are*

available at all times to serve the development, and to comply with Government guidance contained within the National Planning Policy Framework.

Construction traffic management plan

Prior to commencement of the development hereby approved, a Construction Traffic Management Plan shall be submitted to and approved in writing by the Local Planning Authority. Thereafter, the approved Construction Traffic Management Plan shall be implemented and operated in accordance with the approved details. *Reason - In the interests of highway safety and the residential amenities of neighbouring occupiers.*

Drainage

Development shall not begin until a surface water drainage scheme for the site, based on sustainable drainage principles and an assessment of the hydrological and hydro-geological context of the development, has been submitted to and approved in writing by the local planning authority. The scheme shall subsequently be implemented in accordance with the approved details before the development is completed. The scheme shall also include:

- ☑ Discharge Rates
- ☑ Discharge Volumes
- ☑ Maintenance and management of SUDS features (this may be secured by a Section 106 Agreement)
- ☑ Sizing of features – attenuation volume
- ☑ Infiltration tests to be undertaken in accordance with BRE365
- ☑ Detailed drainage layout with pipe numbers
- ☑ SUDS (list the suds features mentioned within the FRA to ensure they are carried forward into the detailed drainage strategy)
- ☑ Network drainage calculations
- ☑ Phasing plans
- ☑ Flood Risk Assessment

Reason - To ensure satisfactory drainage of the site in the interests of public health, to avoid flooding of adjacent land and property and to comply with Government guidance contained within the National Planning Policy Framework. Page 4 of 5

Travel Plan

Prior to first occupation a Travel Information Pack shall be submitted to and approved by the Local Planning Authority. The first residents of each dwelling shall be provided with a copy of the approved Travel Information Pack. *Reason - In the interests of sustainability and to ensure a satisfactory form of development, in accordance with Government guidance contained within the National Planning Policy Framework.*

Informatives:

If any of the roads within the new development are to be offered up for adoption to the Local Highway Authority, a S38 Agreement will be required. For any private roads, a Private Road Agreement will be required between the developer and Oxfordshire County Council. For guidance and information on road adoptions please contact the County's Road Agreements Team on 01865 815700 or email Road.Agreements@oxfordshire.gov.uk

No Highway materials or construction methods have been approved at this stage. The detailed design will be subject to a full technical audit if it is to be submitted for adoption.

Please note the Advance Payments Code (APC), Sections 219 -225 of the Highways Act, is in force in the county to ensure financial security from the developer to off-set the frontage owners' liability for private street works, typically in the form of a cash deposit or bond. Should a developer wish for a street or estate to remain private then to secure exemption from the APC procedure a 'Private Road Agreement' must be entered into with the County Council to protect the interests of prospective frontage owners.

The applicant has re-submitted access drawings, which do not involve any construction works in the adjoining land. All the works can be carried out as part of a s278 agreement and final details may differ with the technical audit.

The junction looks a bit unusual with some possible conflicts if people come in from NE direction, however, with the minimal traffic movements associated with the development, I feel that this does not represent a severe issue.

The access abuts the PROW and the private land known as "Thornfield" to the north, but does not cross the boundary. Visibility splays can all be maintained within the clients land ownership and therefore, pedestrian safety along the PROW, is adequate.

Visibility Splays from the site access of 2.4m x 43m to the south and 2.4m x 25m to the north have been achieved in line with my previous comments, as shown on Drawing 19228-01D, although, I note the applicants improved visibility splay of 30m to the north.

Given the curved alignment of the proposed bellmouth and the fact that the access will not mean that vehicles have to give way before reaching the PROW, I believe it is necessary to have some give way road markings across the highway area, warning vehicles and pedestrians approaching along the PROW that they are about to join a carriageway. This can be checked, when the applicant sends their application in for their s278 works and can be agreed as part of the discharge of condition for the means of access.

Application Number	17/00924/FUL
Site Address	Applegarth 2A Holloway Road Witney Oxfordshire OX28 6NF
Date	28th June 2017
Officer	Miranda Clark
Officer Recommendations	Approve
Parish	Witney Parish Council
Grid Reference	435366 E 209701 N
Committee Date	10th July 2017

Application Details:

Demolition of existing dwelling. Erection of 13 dwellings and associated infrastructure.

Applicant Details:

C/O Agent

Additional Representations

To clarify that WODC Leisure are additionally requesting £10,634 towards play facilities as well as 15,028 for sport.

To request condition 19 be omitted as this issue has been resolved by the applicant and OCC Highways.

Application Number	17/00965/FUL
Site Address	Land South East Of Lancott Lane Brighthampton Oxfordshire

Date	28th June 2017
Officer	Catherine Tetlow
Officer Recommendations	Refuse
Parish	Standlake Parish Council
Grid Reference	438574 E 203404 N
Committee Date	10th July 2017

Application Details:

Application for full planning permission for residential development comprising 46 dwellings, together with access, landscaping and associated infrastructure.

Applicant Details:

C/O Agent

C/O Agent

Additional Representations

22 additional representations have been submitted via Spitfire Homes from addresses in the locations of Rack End, Church End, The Green, Manor Crescent, and High Street. Two representations have addresses in Witney and Stonesfield. These raise the following:

- 1) Standlake needs more affordable housing, housing for young people and first time buyers.
- 2) Support as long as flooding and sewerage is taken care of and there is adequate space in the school.
- 3) Support as it would provide more investment for local companies.
- 4) Would potentially add traffic to A415.
- 5) Generally supportive.
- 6) Smaller villages should expand rather than big estates.
- 7) Need more new housing in Standlake.
- 8) Concerned about traffic.
- 9) Generally supportive but S106 money should be used to upgrade sewage system for the village.
- 10) Concerned about access due to heavy traffic.
- 11) Concerned about sewerage and drainage capacity.
- 12) Play area should be included.
- 13) Funding for local school needed.
- 14) Dispute that development will meet need for affordable housing. Vast majority of houses are designed for affluent families and make a mockery of the concept of sustainable housing.

8 representations have been received referring to the following:

- 1) Highway safety
- 2) Impact on health and safety.
- 3) It is noted that additional representations in support are from the other end of the village and from people who do not live on or adjacent to Abingdon Road. Many are caveated or not in actual fact supportive. If door to door canvassing is to be carried out this should cover the whole village and publish all comments.
- 4) Development is not sustainable without the necessary infrastructure.
- 5) There will not be any houses that are genuinely affordable.
- 6) Attempt by Spitfire to present this as sustainable housing is marketing fluff.

- 7) Effect on ecology.
- 8) Impact on sewerage and drainage.
- 9) Inappropriate development in open countryside.
- 10) Impact on separation of settlements and coalescence.
- 11) Inappropriately high density of development which is out of keeping with character of the area.

Application Number	17/00831/OUT
Site Address	Linden House Kilkenny Lane Brize Norton Carterton Oxfordshire OX18 3NU
Date	28th June 2017
Officer	Phil Shaw
Officer Recommendations	Defer
Parish	Carterton Parish Council
Grid Reference	427961 E 208632 N
Committee Date	10th July 2017

Application Details:

Residential development of up to 28 dwellings (means of access only), to include 4 affordable housing units.

Applicant Details:

Mr And Mrs R P C Howse
Linden House
Kilkenny Lane
Brize Norton
Oxon
OX18 3NU

Additional Representations

Update

Since the last meeting the consultant's report commissioned by the LPA has been received which indicated that with some adjustment to the type of affordable housing that policy compliant 35% affordable housing provision could be secured. The applicants have queried a number of the inputs into the model used such as the likely price received, build costs, ceiling prices in Carterton etc and have tabled an alternative offer. The critique of the original report and the details of the revised offer have been passed back to the consultants with a request that any update is provided in time to be considered at the meeting. A full verbal update of the criticisms, the revised offer and the consultants response to both will be given at the meeting

The Agents letter concludes as follows:

Whilst there are clearly large areas of agreement there are a few fundamental differences in our appraisals and Aspinall Verdis. In summary these are the high existing value of Linden House, the real build costs associated with a project which will be built by small or medium sized builder, the additional costs missed by Aspinall Verdi and the limit on values in Carterton. In our view the assumptions made by Aspinall Verdi are simply not correct for this site and this location. Our evidence based on local knowledge and evidence should take precedence in this instance.

Revised offer

As we discussed my client does not enjoy good health and is eager to complete this process with a positive outcome and move to more manageable accommodation. However, if the affordable housing level is set at 9 as recommended by Aspinall Verdi, he will simply not be able to sell the property for development and will be forced to appeal any decision. Whilst we believe our evidence is robust enough to be successful through a hearing, clearly there must be some compromise and agreement here and the delivery of 28 houses with affordable provision on site and a contribution will assist delivery for the Council. As we discussed he will revise his offer to 5 affordable units on site, the £100,000 already paid to the Council to be retained for affordable housing provision (we believe this to be the equivalent value of two plots as confirmed by a local builder calculating each plot as worth £50,000) and payment of the leisure and public art payments, which I believe will total around £55,000.

He is anxious that a resolution to agree this is made at Committee on Monday, once any comments from Aspinall Verdi are received. Whilst we are keen to continue talking with you regarding this matter after Committee in order to seek a positive resolution under delegated powers; in the event that a solution cannot be found we would request that the decision is presented back to Committee.

Agenda Item 6 - 141.293 - TPO at Wheelwright Court, Aston

The members of Aston, Cote, Shifford & Chimney Parish Council considered the report about the proposed confirmation of the temporary tree preservation order No 2/2017 at Wheelwright Court, Ham Lane, Aston at their meeting this evening, 6 July 2017.

The Parish Council read with interest the report prepared by Nick Dalby which accurately relays the history of the site in the planning assessment.

The Parish Council wishes to remind West Oxfordshire District Council of the vote at the meeting where approval was given to the planning application to develop this site. The meeting was attended by our Chairman. At the meeting four of the Lowlands Planning Committee members objected to the number of trees at this site which were proposed for felling.

The six sycamore trees in question are some of the few trees at this site which remain, and the Parish Council concurs with the assessment of Nick Dalby in sections 6.4 and 6.5 of his report. The Parish Council shares the view that these trees as a group provide a high amenity value and give maturity to this development.

Referring back to the tree report submitted with the original planning application, these trees were assessed as in fair condition with an expected further lifespan of 40 years – they are not “poor” as suggested by the applicant.

The original planning application included an offering to plant a number of new trees to offset the loss of trees on the site, but these have not in fact been planted. It is therefore all the more important that the

few original remaining trees are retained to soften the impact of this development on the Conservation Area.

The Parish Council therefore objects to the proposal to fell these trees, and supports the application of the Tree Preservation Order. It is the Parish Council's view that this Order should be confirmed so that the trees have permanent protection.

If the Lowlands Committee members are minded not to confirm the Order, the Parish Council requests that the residents are required to plant replacement trees and ensure that they are maintained and replaced as necessary into perpetuity.

I would be grateful if you would inform the members of the Lowlands Planning Committee of the views of the local Parish Council.

One additional letter of objection has been received from Ian Taylor – Fortfield , Ham Lane , Aston :

May I record my objection to the removal of the six Sycamore trees as application 51.04/T76.

Further more, I request that these trees be place under a protection order

1) Once upon a time Aston was famed for it's abundance of Elm trees Sadly these are long gone and very unlikely as a species to return.

In recent times the Thistle Cottage / Wheelwright Court site was an oasis of trees surrounded by industrial farm landscape. In order to commercially develop the site no fewer than 37 trees were cut down, not only changing he view into the site but removing one half of a unique canopy of branches and foliage over Ham Lane. The Sycamores in question are the sole remaining survivors of this wholesale clearance.

2) That they still stand was a carefully thought out policy (gesture) for the benefit of the whole village in order that at east some vestige of this former, unique for this village, treescape would remain.

3) Aston is currently classed as a conservation area. What are we conserving in Aston if not the handful of mature trees that remain? We are not a pretty village in the Cotswold image and have few classical buildings. We will be in great danger of losing our conservation status.

4) These trees are also the long term home to an extended family of Jackdaws who have tenaciously clung on throughout the noise and disturbance of the building works and I'm sure were now looking forward to a peaceful future with their new neighbours.

5) The retention of this group of trees was an agreed part of the design and development plan. What has changed in just a few months?

6) If the felling of these mature trees is permitted what faith can the village have in the District Council's ability or willingness to protect us from other changes after the fact, in other developments planned for the area.

7) In the longer term, if the Planning Committee does not see aesthetic value in retaining mature trees what defence will it have when someone applies to cut down Fortfield copse on the other side of the lane, in order to create space for a second property in Fortfield garden. Not in my time but £££ signs and demographics wait for no man.

8) To descend further down this slippery slope would mean that over a very short period of time we have allowed Ham Lane to change from a rural lane with a unique tree canopy into any old urban street.

9) In summary a great deal of effort and I suspect money has been expended in order to retain the few trees that remain. Do not let that go to waste in exchange for a few small, ornamental, none native varieties. Your children and grandchildren will not thank you. Also, the planning authority have not yet enforced the existing site plan so to allow further changes would totally undermine the councils authority to oversee and enforce future developments.