

# **WEST OXFORDSHIRE DISTRICT COUNCIL**

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

**Date: 9<sup>th</sup> October 2017**

### **Report of Additional Representations**



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**WEST OXFORDSHIRE  
DISTRICT COUNCIL**

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## Report of Additional Representations

Application Number	17/01245/FUL
Site Address	Greensleeves Blackditch Stanton Harcourt Witney Oxfordshire OX29 5SB
Date	27th September 2017
Officer	Miranda Clark
Officer Recommendations	Refuse
Parish	Stanton Harcourt Parish Council
Grid Reference	441289 E 205709 N
Committee Date	9th October 2017

### Application Details:

Erection of three new dwellings and new village shop with residential flat above, including associated works related to boundary treatments, parking, vehicular and pedestrian access, landscaping and supplemental planting.

### Applicant Details:

Mrs Anne James  
C/O Agent

### Additional Representations

#### Revised Refusal Reasons

By reason of the location, layout and scale of the proposed development, it would have an unacceptable urbanising effect and harmful visual impact on an important and prominent area of open space within the Stanton Harcourt Conservation Area. It would not relate satisfactorily to its surroundings and would fail to respect or reinforce local distinctiveness. In addition, the setting of nearby Listed Buildings would be materially harmed by replacing open space with built form and associated development and visual clutter. As such the proposal fails to preserve or enhance the character of the Conservation Area and the setting of the Listed Buildings. The proposal is therefore contrary to West Oxfordshire Local Plan 2011 Policies BE2, BE4, BE5, BE8 and H2, emerging West Oxfordshire Local Plan 2031 Policies OS2, OS4, H2 and EH7, the West Oxfordshire Design Guide 2016, and the relevant provisions of the NPPF, in particular paragraphs 17, 58, 61, 64, 132 and 134.

#### Archaeology Officer comments;

We would therefore recommend that, should planning permission be granted, the applicant should be responsible for implementing a programme of archaeological work. This can be ensured through the attachment of suitable negative conditions.

1) The applicant, or their agents or successors in title, shall be responsible for organising and implementing an archaeological investigation, to be undertaken prior to development commencing. The investigation shall be carried out by a professional archaeological organisation in accordance with a Written Scheme of Investigation that has first been approved in writing by the Local Planning Authority.

Reason - To safeguard the recording of archaeological matters within the site in accordance with the NPPF (2012)

2) Prior to the commencement of the development and following the approval of the Written Scheme of Investigation referred to in condition 1, a staged programme of archaeological investigation shall be carried out by the commissioned archaeological organisation in accordance with the approved Written Scheme of Investigation. The programme of work shall include all processing, research and analysis necessary to produce an accessible and useable archive and a full report for publication which shall be submitted to the Local Planning Authority.

Reason - To safeguard the recording of archaeological matters within the site in accordance with the NPPF (2012)

Application Number	17/01247/FUL
Site Address	Greensleeves Blackditch Stanton Harcourt Witney Oxfordshire OX29 5SB
Date	27th September 2017
Officer	Miranda Clark
Officer Recommendations	Refuse
Parish	Stanton Harcourt Parish Council
Grid Reference	441289 E 205709 N
Committee Date	9th October 2017

**Application Details:**

Erection of three new dwellings, including associated works related to boundary treatments, parking, vehicular and pedestrian access, landscaping and supplemental planting.

**Applicant Details:**

Mrs Anne James  
C/O Agent

**Additional Representations**

Revised Refusal Reasons

By reason of the location, layout and scale of the proposed development, it would have an unacceptable urbanising effect and harmful visual impact on an important and prominent area of open space within the Stanton Harcourt Conservation Area. It would not relate satisfactorily to its surroundings and would fail to respect or reinforce local distinctiveness. In addition, the setting of nearby Listed Buildings would be materially harmed by replacing open space with built form and associated development and visual clutter. As such the proposal fails to preserve or enhance the character of the Conservation Area and the setting of the Listed Buildings. The proposal is therefore contrary to West Oxfordshire Local Plan 2011 Policies BE2, BE4, BE5, BE8 and H2, emerging West Oxfordshire Local Plan 2031 Policies OS2, OS4, H2 and

EH7, the West Oxfordshire Design Guide 2016, and the relevant provisions of the NPPF, in particular paragraphs 17, 58, 61, 64, 132 and 134.

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Reason - To safeguard the recording of archaeological matters within the site in accordance with the NPPF (2012)

Application Number	17/02330/FUL
Site Address	Land At Mount Pleasant Farm Chapel Lane Northmoor Oxfordshire
Date	27th September 2017
Officer	Kim Smith
Officer Recommendations	Refuse
Parish	Northmoor Parish Council
Grid Reference	441945 E 203506 N
Committee Date	9th October 2017

**Application Details:**

Change of use of caravan to residential.(Retrospective)

**Applicant Details:**

Mr Matthew Prickett  
Land At Mount Pleasant Farm  
Chapel Lane  
Northmoor  
Oxfordshire

**Additional Representations**

The applicants mother Jan Clements has written in respect the recommendation. Her comments are precised as follows:

- Obviously we are disappointed at your recommendation for refusal of Matthew' application.
- You say there is no overriding or operational need to live on the site. Firstly there is the question of evidence of trespass on the land and the horses being let out of their stables three times. Secondly there is the prospect of damage to his workshop if he is not there during the night. The latest nuisance was someone erecting an estate agent's "For Sale" board outside his gate. Taking into consideration of the isolated location on a no through road, these acts have to have been carried out by someone who lives locally.
- There was a recent application in the village where permission was given to turn Patchfield Barn into a house. It is on agricultural land and the "exceptional circumstances" were that the applicant had retired as gamekeeper on the Harcourt Estate and he lived in a "tied" house and would become homeless.
- As a Parish Councillor in Standlake I received an e-mail on 20th September from Carys Davies announcing a new scheme to tackle homelessness in the area and prevent it happening in the first place called The Families First project.
- Councillor Colin Dingwall, Cabinet Member for Housing at WODC said "As a council we have a statutory responsibility to help the homeless but this new scheme is designed to prevent it happening at the outset. Families living in the District are under increasing pressure when it comes to accommodation due to high house prices and population growth and Families First will be a key part of our efforts to tackle homelessness"
- Surely if Matthew's application is refused this will be at odds with this major scheme being laid out by WODC