

# **WEST OXFORDSHIRE DISTRICT COUNCIL**

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

**Date: 13<sup>th</sup> November 2017**

### **Report of Additional Representations**



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**WEST OXFORDSHIRE  
DISTRICT COUNCIL**

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## Report of Additional Representations

Application Number	17/01247/FUL
Site Address	Greensleeves Blackditch Stanton Harcourt Witney Oxfordshire OX29 5SB
Date	1 <sup>st</sup> November 2017
Officer	Miranda Clark
Officer Recommendations	Refuse
Parish	Stanton Harcourt Parish Council
Grid Reference	441289 E 205709 N
Committee Date	13 <sup>th</sup> November 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

#### Email received from agent after amended plans received

The scheme as now revised no longer includes any intended off-site (beyond the red-line) landscape/townscape improvements.

Previously, with each application, we had provided a list of potential off-site improvements that could have been included as part of a S106 legal agreement (refer to cover letter, planning report and draft heads of terms submitted) that would also have dealt with the matter of the provision of the shop and the phased construction of the scheme, so as to guarantee the delivery and long-term existence of the retail unit. We had no feedback on these matters – and moreover, no party had leant any particular support for what we had shown originally by way of off-site landscape/townscape enhancements (e.g. planting around village hall car park area, improvements to village hall boundary, new off-site tree planting etc).

Consequently, on review, and as a result of the recent feedback on the two applications, and given the District Council's concern with regard to the principle of the intended shop unit at the site frontage and the fact that planning permissions have lately been given for two retail units elsewhere in the village (albeit with no particular scheme detail, no named tenant/s and no design provision for Post Office services at either one), my client has decided, at this stage, to drop the idea of any off-site landscape/townscape improvements – and moreover, no S106 is required for the development as it is now proposed.

I note that the revised site and landscape plans still shown a single new tree to be planted near the junction of Blackditch and Main Road, which the family had intended to be a semi-mature walnut (*Juglans regia*). As

you may know, this idea came about from local discussions and upset in the village at the felling of a large existing walnut tree planted as a memorial tree after the war in the grounds of The Harcourt Arms PH and necessitated, we understand, from the scheme of refurbishment/extension works now under construction.

It may be that the family will work with others in the village to plant a new (memorial) tree in the location indicated on the submitted plans at some time in the future, but I ought to point out for the purposes of clarity here, that this is not part of the planning application proposal, as now revised.

Application Number	17/02853/FUL
Site Address	Field 1468 Lower End Alvescot Oxfordshire
Date	10th November 2017
Officer	Kim Smith
Officer Recommendations	Approve
Parish	Alvescot Parish Council
Grid Reference	427133 E 203691 N
Committee Date	13th November 2017

**Application Details:**

Erection of stables and tack room

**Applicant Details:**

Mr Lewis Abberley  
22 Farmhouse Meadow  
Witney  
Oxfordshire  
OX28 5NX

**Additional Representations**

OCC HIGHWAYS- The proposal, if permitted, will not have a significant detrimental impact (in terms of highway safety and convenience) on the adjacent highway network

No objection

Application Number	17/02741/OUT
Site Address	Sunset View Upavon Way Carterton Oxfordshire OX18 1BU
Date	10th November 2017
Officer	Catherine Tetlow
Officer Recommendations	Refuse
Parish	Carterton Parish Council
Grid Reference	427223 E 207088 N
Committee Date	13th November 2017

**Application Details:**

Erection of 41 dwellings (means of access only)

**Applicant Details:**

Mr O'Brien  
Oxford Road  
Chipping Norton  
OX7 5QL

**Additional Representations**

OCC Highways – No objection is raised in terms of traffic generation and access. However, recommendations are made that the proposed two pedestrian crossing points are reduced to one. Further details as regards the access layout could be secured by condition and any off-site works would be the subject of a separate highways agreement.

2 further objections have been received, referring to the following:

- 1) Traffic and highway safety
- 2) Impact of light pollution
- 3) Impact on infrastructure
- 4) Environmental impact

17 further expressions of support have been received referring to:

- 1) The site is a blot on the landscape and development would improve this part of Carterton
- 2) Carterton needs affordable housing and housing for young people
- 3) Removal of haulage yard would reduce pollution
- 4) Encourage growth of community
- 5) Construction jobs would be created
- 6) New people would move to the area
- 7) Additional school children and school funding
- 8) Use of site for recreation would be a good thing
- 9) Would enhance the view and help town buffer
- 10) Similar site in Shilton Road is on the market

- 11) Not encroaching onto Shill Brook
- 12) Would help to meet shortfall of housing
- 13) Shops and businesses would benefit
- 14) Opportunity to create holding pond in the valley with dredging and reshaping
- 15) Smaller building projects welcome
- 16) Not intrusive
- 17)

8 other representations were logged as support, but did not include any comments saying what the grounds for support were.