

Thank you, Mr Chairman. I'm Jonathan Stowell, a Parish Counsellor for Minster Lovell.

It's with a depressing sense of 'déjà vu' that I attend here to underscore our objections to this Planning Application. I'm sure you have done your homework and read Section 1.14 of the papers in front of you, where the Parish Council, once again, very comprehensively sets out our reasoning for those objections. You will have noted that they are essentially the same as those made at the previous discussion of the application for 85 houses on the same site – only this time they are more serious due to the near 50% increase in homes proposed.

I therefore repeat what I said last time. This is an unsustainable development put in the wrong place. If you've visited the site, you will have realized that there is no direct road connection to the Village. Thus 300 or more cars from the development will have to use the Burford Road to go to Witney, and the Brize Norton Road to access the shops or reach the eastbound A40. And most of the new residents will do just this, as there are no meaningful employment opportunities in the Village.

The increase in traffic will have a major impact – especially at peak times. The Brize Norton Road is of particular concern – it's already narrow and very busy. The new development will only make matters worse, especially when cars start using Wenrisc Drive and Upper Crescent as 'rat runs'.

You will have registered our concerns about Village facilities – or lack of them. The Primary School is already full, and even with the modest expansion proposed, this development will result in even more young children from the Village being pushed out to other areas for their education. Highly undesirable for small kids to be separated from their peers! Other facilities we don't have. No doctor, no dentist, no library and only limited parking.

Moreover, this application for a dormitory suburb sets a dangerous precedent for further expansion South on land already owned by the same landowner, or West towards Burford. When approved, this application will make it doubly difficult to resist future further sprawling extension of Minster Lovell.

You must be in no doubt that the Village is heavily opposed to this application. When the extension to 126 homes was first mooted, the proposal contained the 'carrot' of a £500,000 brand new Village Hall on the site. The Parish Council agreed to put this proposal to the Villagers. Despite the 'carrot', the proposal was rejected 2:1. Amazingly the developers since claimed that this showed the Village did not want a new Village Hall!

I'm going to raise one final objection to this application, and it concerns the way that WODC has handled it. It comes to you, not as a proposal for discussion and a fair-minded decision, but as an already 'done deal'. Ever since your Cabinet included this application in its list of extra housing suggestions to the Local Plan Inspector last Autumn, it became a 'fait accompli'.

This by-passing of the normal planning process has angered the Villagers (and voters) of Minster Lovell. It has undermined what little faith was left in the fairness and openness of your procedures, and when you rubber stamp this application – as you are bound to do – we believe it will be a poor day for local democracy.

Appendix B

Lowlands Planning Committee 12 February 2018

Chair, Members, good afternoon and thank you for the opportunity to speak to you today, which I do on behalf of the applicant and owner of the site.

I would like to make just three points to highlight the merits of the proposal before you.

Firstly, the site is identified as an allocation in the Council's Local Plan. Members of this Committee approved an application for 85 dwellings on the site just over a year ago, which was the size of the draft allocation at that time. Since then the Council agreed to modify the Plan to refer to the provision of around 125 dwellings, recognising that a higher level of development would make a useful contribution towards meeting identified housing needs. Last month the Local Plan Inspector confirmed the allocation of 125, and as such the application accords with this revised figure.

Secondly, the red line application area is identical to that which already has planning permission - the proposal simply makes better use of the land. This reflects the thrust of Government policy. The expected changes to the NPPF are to make it clear that new developments should make efficient use of land and avoid building homes at low densities. Not that this application is at high density (at around 10 dwellings per acre) and, as acknowledged in your officer's report, does not compromise the design, indeed, it closely follows the considered principles of the original scheme.

And thirdly, the proposal offers the opportunity to provide increased benefits for the village – over £275,000 in additional contributions compared to the consented scheme. We have always highlighted my client's willingness to work with the local community and to deliver enhancements to village facilities through the development. My client is happy to meet the various requests through a S106 agreement, including additional projects identified by the Parish Council. These include:

- Nearly £70,000 to refurbish the nearby Ripley Avenue Play Area;
- £40,000 to assist the Parish to pursue its burial ground project;
- Some £300,000 towards the provision of community facilities, including the village hall, and
- Other amounts to replace the play equipment behind St Kenelm's Hall and address sewage issues at Wash Meadow.

In addition, significant contributions will be made towards improving the local bus service and the cycle route between Minster Lovell and Carterton.

To conclude, Minster Lovell is identified as a suitable location for new development in the Local Plan, being a sustainable settlement close to Witney. The Local Plan considers the site is a logical compliment to the existing scale and pattern of the built-up area, being situated next to the more modern part of the village. It will help deliver much needed housing, including some 50 new affordable homes, along with a number of benefits for the local community. Therefore, I hope you will be minded to endorse your good officer's recommendation and vote to approve the application.

Thank you Chair.

**PLANNING APPLICATION SUPPORT INFORMATION – 50 RICHENS DRIVE
CARTERTON (17/03250/HHD)**

Introduction

At the Lowlands Sub Committee Meeting that took place on 15 Jan 18 matters raised by the Planning Officer in objection to the granting of retrospective planning permission were discussed. It was agreed that a Site Visit would take place, after 1200hrs, to view the addition of the Porch to 50 Richens Drive and assess the impact that this has had on neighbouring properties.

Background

To assist those involved in the decision-making process who may not have attended the Site Visit and those Councillors who visited the property at the agreed time, contained within this document is evidence to show that the addition of the Porch has had no impact upon the light entering the primary living space of No.49 Richens Drive. As stated at the previous Meeting and contained within the original application and associated documents the addition of the Porch extends forward of the original building by 1.73mtr. This in conjunction with the width of the Porch (2.25mtr) has resulted in a total area of 3.89 sq. mtr, which exceeds the size for which a Planning Application (Permitted Development) is not required by 0.89 sq. mtr. To meet the criteria for which Planning Permission is not needed would entail reducing the size of the porch by 39.5cm in length. However, as can be seen from the attached this would have no impact at all on the points raised by the Planning Officer. A plan of the build is included in this document for reference.

As briefed previously the property had an integral garage that has at some stage been converted into additional living space. The property when purchased had a drive suitable for the parking of one vehicle and a small grassed front garden. For ease of maintenance the drive and front garden were block paved which had no impact at all on the original parking available at the front of the property with one vehicle always parking on the drive. At no time have additional vehicles been parked on the drive, primarily because the dropped kerb does not extend the width of the property and as such there is potentially a risk of damage to vehicles and the kerb. Taking these facts into account the addition of the Porch has had no adverse impact upon the highway and available on road parking near to 50 Richens Drive.

Conclusion

Factoring in the above and the information contained within this document, I would be grateful if you could please review the Planning Application in my favour. As a Veteran I do not expect special treatment due to my injuries and disability (full details provided at the Meeting held on the 15 Jan 18), nor do I want to create extra work for anyone but with an unpredictable future ahead health wise I now have the additional worry, anxiety and stress caused by the non-approval of the planning application. As already briefed the CEO of the BR Group was advised by Building Control that Planning permission was not required otherwise I would have ensured that the Porch design fell within the size that did not require a Planning Application to be submitted. Thank you for taking the time to re consider this submission it is appreciated.

Regards

Phil Caswell

Porch Location



39.5cm exceeds Permitted Development for which Planning Permission is required

1.35mtr for which Planning Permission is not required

Wall already in place, part of original building construction and design, but it needed to be replaced for safety reasons,

Porch extends 1.73mtr forward of the original building construction

Drop Kerb

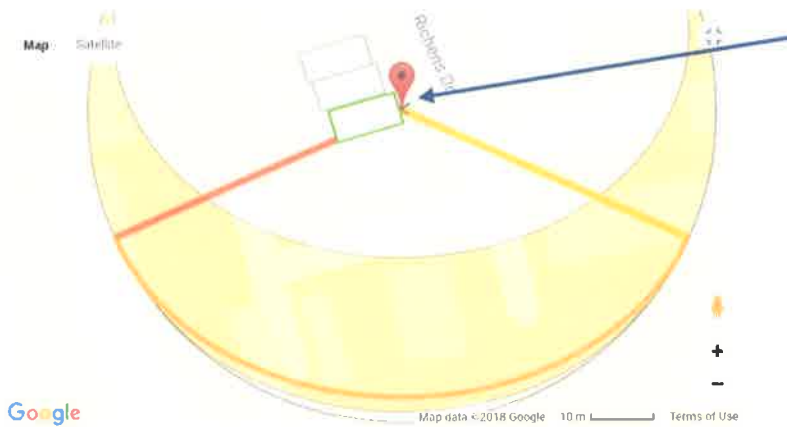


The drop kerb does not extend the full width of the property. With one vehicle parked it would not be possible nor practical to park another vehicle next to it without driving over the kerb.

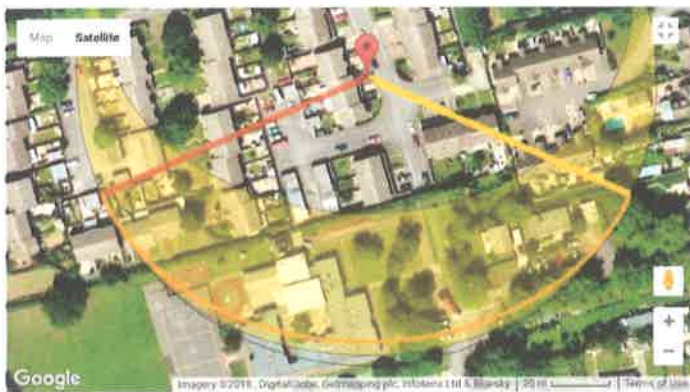
Driving any vehicle over the kerb, with the exception of drop kerbs, is illegal (awaiting confirmation of this and associated regulation details for reference purposes) and may result in damage to the kerb, pavement and vehicle.

The availability of parking at the property adheres to the original design.

Sun Movement in relationship to 50 Richens Drive



The shadows created by buildings are directly related to the distance between the front of the building and the adjacent neighboring property.



Arc shows the movement of the sun from east to West
Below are details of sun movement applicable to the 07 Feb 18

66% 20:44

SunCalc for Carterton OX18, UK on 07 Feb, 2018 now

0 1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23

Map Sat [About SunCalc](#) [Improvement ideas](#)

- 07:01 - dawn
- 07:37 - sunrise
- 12:21 - solar noon
- 17:06 - sunset
- 17:42 - dusk

[More detailed »](#)
[Weather forecast »](#)

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07 Feb 18 – 0832hrs



Shade across the front of No 49 caused by the shadow from the eaves and main 2 storey building (No. 50).

No 49 is also casting a shadow across the front of No. 48.

Shadows are due to the buildings not being in line.



Sun rising over the properties to the east.



Rear of the property in shade



Shade from No. 51 from the side of No ~~48~~⁵²

The part of No ~~48~~⁵² that extends forward puts part of the front window in shade

07 Feb 18 - 0857hrs



The shadow from the eaves and main building of No. 50 now covers the window of No 49.

The addition of the Porch, both under Permitted Development and the additional 39.5cm does not affect the shadow.



Shadow from the side of No. 49 covers part of the windows of No. 48

Note that the size of the shadows is directly related to how far the properties are set back from each other. The distance between No. 50 and No. 49 being noticeably larger



Shadows start to be reduced in direct relationship to the movement of the sun to the rear of the property

07 Feb 18 – 1002hrs



Shade from the main building now covers the front of No. 49. The outline of the eaves and slant to the roof can be seen adjacent to the small front window

Shade from No 49 now covers No 48 front windows



Shade from No. 52 now covers half of the front of No. 51. This replicates the shadow caused by No 50 and No 49 on neighbouring properties



Rear of building showing a reduction in shadows as the sun moves to the back of the properties



Picture shows the position of the sun as it moves from the front to the back of the property creating more shadow (reduced light) to the front of all properties

07 Feb 18 – 1102hrs



Shadows created by the fencing and shrubbery now adding to the shade from the buildings.

Shading on the roof of No. 49 in place from sunrise may be the reason for the reduced number of solar panels.



Shadows continue to cover more of the adjacent buildings set back from neighbours as the sun moves to the rear of the building at approx. 1230hrs.



Continued reduction in shade at the rear of the properties

07 Feb 18 – 1154hrs



Picture shows the position of the sun as it moves to the back of the property creating more shadow (reduced light) to the front of all properties.

07 Feb 18 – 1151hrs



Shade now covers the front of the properties set back from neighbouring buildings.



Shading of No 49 can be attributed to:

Shadows from the 2-storey part of No. 50

Shadows from the fence of No. 50

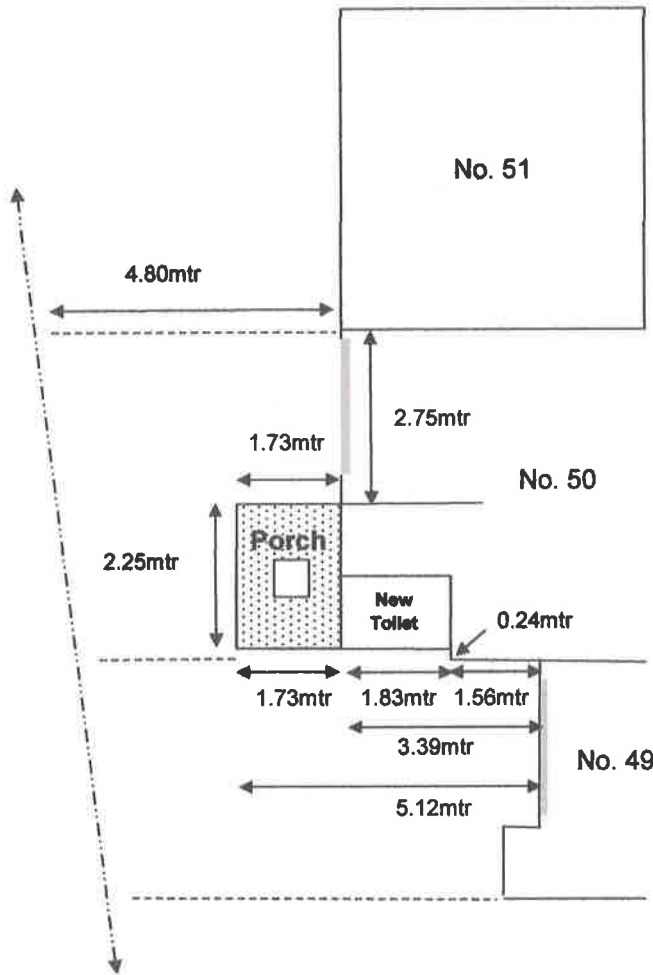
Partly from the shadow of the tree in the garden of No. 49.

The impact of the Porch, and specifically the additional 39.5cm, does not impact upon the shade and light available to the primary living space of No. 49



Shading has now been removed due to the sun now being at the rear of the property. Due to the amount of sun at the rear ensure that solar panels where fitted produce a larger output.

AERIAL VIEW OF PORCH AND NEIGHBOURING PROPERTIES



Scale: 1:100 1cm = 1mtr

----- Boundary Fence

←-----→ Public Path adjacent to Main

□ Sky Light

□ Front Window

Porch Area:

Porch Internal Size 166cm x 160cm = 2.65 Sq Mtr

Porch External Size 173cm x 225cm = 3.89 Sq Mtr

Notes:

1. Prior to the erection of the Porch the right hand wall of the property that is adjacent to No 49 Richens Drive was 3.39mtrs in length. The addition of the Porch has increased this to 5.12mtrs.

2. As the properties in the terrace are at different distances from the road (due to some originally having integral garages at the front of the property). When viewing the Porch from either end of the road it does not appear out of place and alien.

3. During initial construction the 1.83mtr wall that supports the right hand side of the flat roof and formed part of the wall adjacent to No. 49 was found to be of single brick width and to have no footings/foundation.

4. This I considered to be unsafe and a potential hazard to my neighbour when in his front garden. The wall was replaced on approved footings and built to the same external dimensions as the wall it replaced. Care was taken to match brick colour as close as possible to that used in both properties. The replacement wall is double skinned and insulated and has contributed to improved energy efficiency in the property.

5. Initially the flat roof extended 1.83mtrs, covering what was the entrance to the property and the integral garage. The only change to the roof was the addition of the Porch area, some of which contained a sky light. The entire roof was recovered to provide a seamless hardwearing flat roof waterproofing system which complies with all UK Building Regulations. Whilst eliminating the risk of leakage through joins in the roof covering the use of the covering has also improved the energy profile of the property.

6. The wall at the front of the building (with the bay window) that faces the allocated parking space was not effected in any way by the addition of the Porch. There was no impact to parking as the property was built with one space, that has been maintained.

7. The front of the Porch has been designed so that when required grab rails can be fitted with ease to the area adjacent to the front door. The area at the front of the Porch has a large step to assist in accessing the property and has been designed in order that wheelchair access can be provided when it becomes necessary.

8. To enhance the privacy of neighbouring properties the large glass windows that were in place at the front and side of the property have been replaced by a small frosted glass window (only opened on vent) and a sky light which provides 2 x magnification.

9. For completeness the fencing at the front of the property has been replaced at no cost to the neighbouring properties.