

Appendix A

Statement for Planning Committee on the 12th March

Thank you for the opportunity to speak at this meeting. I am speaking on behalf of a group of residents that live in properties adjacent to the proposed development along New Yatt Road and Perrott Close and have objections to the proposals put forward on behalf of the developers.

We appreciate that planning has been approved but that reserved judgment means that the planning committee has now to consider appearance, landscaping, layout and scale.

Can I begin by acknowledging that the proposals you have in front of you have been amended by Bellways as a consequence of discussions with us and we are grateful for the time they took to listen to our concerns.

However we still feel there are further changes that can and should be taken before these plans are approved.

We would like the planning committee to take into account all the principles and recommendations made by the Planning Inspector at the original appeal. Namely in his words, the sensible retention of the PROW, any buildings to reflect the historic local style and surrounding dwelling heights, particular careful attention to the juxtaposition between Field View Hit and Miss cottage and any new buildings on the site, similar attention to be paid to the relationship between any new building and the rear gardens of Perrott Close, particularly that outlook from the rear gardens is not compromised by overlying tight positioning of new development.

He also stated that affordable housing should be pepper potted throughout the development and that the PROW should be protected and retained.

We would also like the planning committee to make a formal site visit before final agreement of these plans but in the meantime to take into account the following.

Although Bellways have made changes to their original plan we feel that the current proposals do not fulfill the inspector's statements.

At the time of the hearing the inspector would not take into account what was known locally i.e. two further developments of housing were being proposed for North Leigh. These have now been approved namely 40 houses to the north of New Yatt Road, opposite this development and further housing off the A4095 to the South of the village.

There is also considerable development in Long Hanborough of which there is a high proportion of large detached housing.

We would therefore like the planning committee to make the following amendments to the Bellways application.

Namely that the majority of the housing on the site is bungalows and not housing, this would encourage movement within the housing market and thereby potentially release more affordable housing elsewhere for first time buyers.

In particular we would like the bungalows currently planned for plots 43 and 44 to be moved to plots 6 to 11. This would provide housing that is of a similar height and style to the properties in numbers 43 and 41 Perrott Close, which are single story bungalows, and the properties that the inspector was referring to with respect to outlook. This would also address the issue of adhering to his recommendation that the outlook from these gardens should not be compromised by over tight development. As the proposal stand the most densely built up part of the site is in this area. The current plans show most of the affordable housing to be squeezed into this south eastern part of the site and although some affordable housing can be found elsewhere on the site this is not in line with what was being described as pepper potting.

The density of this building in this corner of the site also means that the PROW is compromised with the last part of the "path" which currently goes across a green open space now being proposed as crossing a shared space with vehicles and car parking slots.

The inclusion of terraced housing does not reflect the style of properties in the vicinity and results in blocks of car parking again in this southeastern part of the site.

Although we recognize that the developers have located bungalows on the plots in front of Hit and Miss cottage and Field view the building of these properties garages in close proximity to the boundaries mean that they will dominate these properties and again is not in line with the inspectors conclusions.

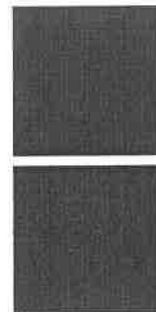
HuS/655

Land South of New Yatt Road, North Leigh - Bellway

12 March 2018

Committee Speech

- Thank you, Chair and Members, for allowing me time to speak on behalf of Bellway Homes to you today.
- This Reserved Matters application is an excellent scheme benefitting from significant design input and represents 3 years of hard work in bringing this site to where it is today.
- Bellway Homes have been committed to in depth consultation with the local community. They have attended Parish Council meetings prior to the submission of the Reserved Matters, and also have met with local residents in their homes on multiple occasions.
- This engagement has been important in the evolution of the design and proposals you see before you today, which carries your Officer's recommendation for approval.
- The changes resulting include:
 - The relocation of the Public Open Space to support the existing Public Right of Way route running through the site and to support its amenity value.



- Further open space is delivered at the North West of the site, this aids in lessening impact on those entering North Leigh, along New Yatt Road, from the West.
- To the south of Perrott Close, apartments have been removed along with associated car parking that backed onto these properties on. In its place the proposal seeks to deliver much more sensitive residential gardens.
- Plots 3-5 are now proposed to be bungalows respecting the amenity of properties to the East of the site.
- The Materials proposed within the development now reflect a much more sensitive and vernacular palette. 97% of properties are proposed to be reconstituted stone or buff brick. Red brick elements within the scheme represent a very small amount of the development, just 3%.
- As a result of the changes made to the site, the proposed scheme achieves much greater levels of amenity for existing residents. The Officers report agrees with this point.
- The application was submitted with technical documents covering issues of highways, drainage and flood risk. Subject to a highways objection being removed at the latter end of last week, which the Case Officer can confirm, following minor amendments to the layout, the application is not subject to any Technical objections.



- Bellway are committed to delivering these homes on site as soon as possible. Members will note from the Officer's report at paragraph 5.4 that the commitment of this site will aid in meeting the Districts 5-year housing land supply. This is an excellent development that will achieve significant social benefit.
- To conclude, we respectfully ask Planning Committee Members to endorse your Officer's recommendation and resolve to Grant permission for this application. Thank you.

Appendix C

Mr Aksamitowski noted that the Officer recommendation was one of conditional approval and indicated that he did not intend to expand upon the analysis of the planning merits as set out in the report.

He stated that the shed had been constructed under permitted development and advised that in conversation with neighbours they had confirmed that they were happy to see vehicles parked behind the access to the courtyard.

Mr Aksamitowski advised that the applicant would be happy to accept a condition requiring customers to gain access to the business through the front of the property and confirmed that clients were requested to park in public car parks. He contended that additional footfall was minimal and would not be an issue. With regard to concerns over waste generation, Mr Aksamitowski advised that the applicant had a contract for commercial waste disposal and that the business did not give rise to any nuisance or disturbance.

Mr Aksamitowski welcomed the support given to the application and the constructive criticism received from objectors. He confirmed that the applicant had implemented the recommendations and confirmed that she would be happy to direct customers to the front door only so as to avoid access via the courtyard to the rear.

Presentation for Lowlands Planning Committee – 12 March 2018

Planning Application

17/03717/OUT, Land East of Monkswood, Pink Hill Lane, Eynsham

- The planning application seeks outline planning approval for 52 dwellings, for access only.
- The application shows a single vehicular access off Pinkhill Lane.
- The site is at the south of Eynsham, to the east of the Oakfield employment area, with residential buildings to the north which give an urbanising effect. Parts of the employment area can convert to residential use under permitted development rights.
- Whilst layout is reserved, indicative information has been included as part of the application, to give clarity that the scheme can be delivered at the scale set out in the application. This shows a proposed layout that uses groups of buildings combined into courtyard clusters, which have a scale and form that is compatible with the openness of the countryside beyond.
- West Oxfordshire accept that there is doubt over the robustness of the 5-year housing land supply position.
- In the absence of a 5-year housing land supply paragraph 49 of the NPPF requires applications to be assessed taking into account a presumption in favour of sustainable development.
- The site is available now and in the control of a willing developer. Housing can therefore be provided in a timescale that can make a positive contribution to boosting the Council's 5-year housing land supply position. This includes affordable housing.

Response to the Proposed Reasons for Refusal

1. The first suggested reason for refusal refers to the proposal being in an inappropriate location.

However, we have demonstrated through the application that

- a. The policies that manage the location of housing are out of date as the Council cannot demonstrate a 5-year housing land supply.
- b. Development in this location would be a logical extension which would maintain the compact feel of Eynsham whilst forming a revised edge to the settlement.
- c. The site is in a sustainable and accessible location which is already developed, with a substantive employment area and existing residential development adjacent to the proposal.

- d. Developing the site avoids using AONB or Green Belt land which covers many parts of West Oxfordshire. The site is also unaffected by the flooding issues which affect other areas to the south and east of Eynsham.
2. Impact on the Conservation Area.
 - a. We disagree that there will be a negative impact on the Conservation Area and the Scheduled Ancient Monument. It is hard to understand this, given that there is a significant distance between the edge of the Conservation Area and the proposed development (130 metres).
 - b. There is also a busy main road (the B4449), between the edge of the Conservation Area and the fields.
 - c. We provided a heritage assessment as part of this application – its findings are not referred to or analysed in any way by the case officer, despite the work being carried out by a consultant who is an expert in this field and who concluded that the proposal would have 'no impact'.
 3. Education – pupils cannot be accommodated at Eynsham primary school.
 - a. This reason for refusal could not be substantiated at an appeal. The matter could be dealt with by an appropriate developer contribution. The local authority has a duty to ensure a sufficiency of places under section 14 of the Education Act. The location of development should be led through balancing planning considerations and should not be led by education provision.
 4. Highways – the main point is that there is no objection from the highways authority.
 - The applicant has addressed all of the points raised by the highways authority during the course of the application, this has led to their objection being removed. The highways authority sets this out very clearly in their response to the application.
 - Despite this, the case officer has objected on highways grounds.
 - There is no uncertainty about the deliverability of access – we have demonstrated that it works.
 5. Lack of a section 106 agreement.
 - a. The applicant is willing to enter into a Section 106 Agreement and make the required contributions. This can easily be addressed if the application is granted.

Notes:

Hedgerow – not in control of a third party.

Committee Speech - Application Ref Nos: 17/04112/FUL and 17/04113/FUL

Good afternoon,

These two applications have local support from the Ward Councillor, from Holwell Parish, from local residents and from the landowners, The Bradwell Grove Estate. The residential conversion scheme was also revised to take account of the comments from one nearby resident.

You will have seen from the correspondence that I sent you that the main issue between the officers and the applicants concerns the use of the brick barn to the front of this site. The officers refer to this as a modern barn but it dates from at least 1880. The officer has suggested that its roof should be removed and that it be used as a garden or for parking. However, it was designed as a building with a roof and supporting walls and the applicants wish to use it as part of a dwelling or as offices and a studio, in conjunction with the older building to its north.

The officers are concerned about garden use or parking close to the building. The Google photograph sent to you is taken from a height of about 3m but the wall around the site is quite high and above a raised verge. It is difficult to see into this area and will be even more so when the existing gap in the wall is infilled, as proposed in the residential re-use.

I consider that either residential or office and studio use is appropriate in planning terms, especially as the northern wing benefits from an extant permission to be converted to a dwelling. The brick barn is attached to that and within its curtilage and so I do not see any sustainable reason why it should not be used as part of a dwelling or as office use.

The Planning Officer has stated that the proposal will result in a visually incongruous form that will lead to more clutter in the streetscene. I do not share this view. Parking will take place on an existing hardstanding in the case of residential use and in the courtyard to the east for the office proposal. Neither will impact on the setting of the nearby listed buildings as parking will take place where it can now or else it will be away from the listed buildings and screened by the brick barn and a high, stone wall. The same area was used for parking agricultural vehicles and equipment.

With regard to policy, the NPPF seeks to boost the supply of housing and advocates making beneficial use of existing buildings for such purposes, especially when the setting of a disused building will be enhanced, as in this case. The Framework is not age related concerning the re-use of buildings and the guidance applies equally to modern, Victorian or older buildings.

The proposed conversion is well designed, will not harm the setting of listed buildings and will not extensively alter the existing building. Accordingly, the applications accord with the adopted Built Environment Policies.

I trust that this committee will grant planning permission to both applications, which have generated local support and nearby residents would like the appearance of this area to be enhanced, as now proposed.

Thank you.

Andrew Miles DipTP MRTPI

Director, LPC(Trull) Ltd

Appendix F

Mr Collins thanked Officers for their balanced report and noted that there was only one objection to the application; that submitted by the Parish Council, the substance of which had been addressed by the Planning Officer in his report.

Mr Collins indicated that the principle of development had been established through the previous applications for six units at Glebe Farm and the application at Weald Manor Farm. He stated that the application was in line with both the existing and emerging Local Plans and indicated that, as infilling between Orchard House and Glebe Farm, it represented a logical compliment to the existing pattern of development.

Mr Collins advised that, although not required, he had offered a contribution of £28,000 towards off-site affordable housing provision. The site was on low grade land which was well screened by trees and would have minimal visual impact. Small sites such as this would make a valuable contribution to meeting the Council's housing requirements and, in conclusion, Mr Collins advised that the proposed property had been reduced in size from that shown on the plan.