

**WEST OXFORDSHIRE DISTRICT COUNCIL**  
**LOWLANDS AREA PLANNING SUB-COMMITTEE**

**Date: 16<sup>th</sup> April 2018**

**Report of Additional Representations**



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**WEST OXFORDSHIRE**  
**DISTRICT COUNCIL**

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## Report of Additional Representations

Application Number	I8/00320/FUL
Site Address	Bints Yard Chapel Lane Northmoor Witney Oxfordshire OX29 5SZ
Date	12th April 2018
Officer	Michael Kemp
Officer Recommendations	Approve subject to Legal Agreement
Parish	Northmoor Parish Council
Grid Reference	442060 E 202951 N
Committee Date	16th April 2018

### Application Details:

Erection of eight dwellings with associated works.

### Applicant Details:

Jack B Developments Ltd  
Care of Agent

### Additional Representations

Northmoor Parish Council welcomes the proposed changes to include a significant amount of affordable housing in the Planning Application relating to Bints Yard, Northmoor. We support the new proposal including five affordable homes, conditional on the developer fulfilling the conditions relating to affordable housing set out in Ms MacEwan's mail of 21 March 2018 and subject to addressing any concerns from immediate neighbours to the development. We remain concerned about the provision of sewage disposal, as the system is at or near to capacity. This is shown by the current almost daily visits of sewage disposal tankers to support the village pumping station. We would request a condition that Thames Water are consulted on this Application and for the avoidance of doubt that no additional strain is put on our currently overburdened sewage system.

Application Number	18/00498/OUT
Site Address	Westbourne Shilton Burford Oxfordshire OX18 4AW
Date	13th April 2018
Officer	Michael Kemp
Officer Recommendations	Application Withdrawn
Parish	Shilton Parish Council
Grid Reference	426300 E    208252 N
Committee Date	16th April 2018

**Application Details:**

Removal of dwelling and outbuildings and erection of up to ten dwellings with associated works.

**Applicant Details:**

Mr And Mrs Peter Handley  
Westbourne  
Shilton  
Burford  
Oxfordshire  
OX18 4AW

**Additional Representations**

Officers would make members aware that at the request of the applicant, this planning application has been withdrawn and will no longer be considered at this meeting.

Application Number	I8/00419/FUL
Site Address	Land East Of 135 Farmers Close Farmers Close Witney Oxfordshire
Date	12th April 2018
Officer	Sarah De La Coze
Officer Recommendations	Refuse
Parish	Witney Parish Council
Grid Reference	435840 E 210841 N
Committee Date	16th April 2018

**Application Details:**

Erection of a detached dwelling with associated access, parking and landscaping

**Applicant Details:**

Mr Bradshaw  
c/o Agent

Housing Land Supply position

In terms of five-year housing land supply, the Council's most recent position statement (May 2017) suggests the Council is able to demonstrate a five-year housing land supply with anticipated delivery of 5,258 new homes in the 5-year period 1st April 2017 - 31st March 2022.

The issue of five-year housing land supply was debated at length through the Local Plan examination hearings in 2017 and on 16 January 2018 the Local Plan Inspector wrote to the Council setting out his thoughts on the Local Plan. Importantly there is nothing in his letter to suggest that the Council is unable to demonstrate a five-year housing land supply. This is a key component of 'soundness' and if the Inspector had any concerns in this regard it is reasonable to suggest that he would have set those out.

On this basis it is considered that the Council is able to demonstrate a five year housing land supply albeit this cannot be confirmed with absolute certainty until the Local Plan Inspector's Final Report is received and the draft Local Plan 2031 is adopted.

Given the current position it is considered appropriate to continue to adopt a precautionary approach in relation to residential proposals and apply the 'tilted balance' set out in paragraph 14 of the NPPF whereby permission should be granted unless any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in the NPPF taken as a whole, or specific policies in this Framework indicate development should be restricted.

Consultation response from Leisure Services

Fully supportive of the Town Councils consultation response, no objection to this proposal subject to an offsite contribution being made towards existing childrens play area provision.

Application Number	18/00512/FUL
Site Address	58 Newland Mill Witney Oxfordshire OX28 3SZ
Date	13th April 2018
Officer	Kelly Murray
Officer Recommendations	Refuse
Parish	Witney Parish Council
Grid Reference	436203 E 209983 N
Committee Date	16th April 2018

**Application Details:**

Change of use from HMO to Guest House (Retrospective).

**Applicant Details:**

Mr Jaroslaw Piotrowski  
10A Corndell Gardens  
Witney  
Oxfordshire  
OX28 4DF

**Additional Representations**

Two late representations have been received, one expressing concern about the highways and neighbourliness aspects of the application and the fact that the property is being advertised through Airbnb as a house accommodating 14 people.

The second highlights potential fire safety risks and the need for the Fire Service to carry out a full assessment of the property.

## **Agenda Item 6 – Tree Preservation Order 63/84 – Application to fell one pine tree at 1 Lime Close, Carterton**

### **Additional representations**

Three letters of support to approve the application have been received from immediate neighbours.

Mr Bain at 2 Lime Tree Close is concerned about the possibility of branches falling from the tree causing damage and the amount of debris that falls from it (needles and cones) that needs clearing up. He has fears about the safety of the tree, particularly during windy conditions.

Michelle Clarkson at 53 Upavon Way considers the tree to be ugly and could be replaced with another tree. Further reasons given to remove it can be summarised as listed below.

- Fears about safety
- Blocks light and sun to house and garden
- Sap and shade causes algae to form causing slippery surfaces
- Needles and cones require constant clearing up
- Roots have lifted paving slabs and it may cause damage to the foundations of the house.
- Pigeon droppings are a health risk

Mr & Mrs Tofts at 51 Upavon Way

- Fears about safety after a branch snapped in December causing damage.
- Roots may cause a problem in the garden.
- Large amounts of pine needles and cones fall every year and need clearing up.
- Pigeon droppings