

Appendix A

Mr Perry advised that the current schemes were the product of numerous prior discussions with the Councils Officers regarding this and previous applications. As a result of these it was intended to re-use existing original materials from the structures.

He indicated that the applicants would be happy to implement either of the schemes and noted that the project enjoyed the support of the local Ward Member, Parish Council and the general public who wished to see the site brought back into use.

Mr Miles then addressed the meeting in the following terms.

I do not wish repeat the statement that I presented to you last month as that is contained within the appendices to the minutes. Instead, following the site visit last Thursday, I would just like to concentrate on a few matters that arose then.

1. The brick barn was shown on the 1881 Ordnance Survey Plan and so it is at least 137 years old. Whilst it may be more recent than the north wing, it is not modern by my interpretation.
2. The brick used in its construction was manufactured at the Bradwell Grove Estate and this forms part of the non-designated heritage asset that developers and local planning authorities are encouraged by the NPPF to retain and reuse. The NPPF also says that local planning authorities should take account of the available evidence and any necessary expertise. The expertise in this instance is the Council's Conservation Officer, who has said that the existing brick barn and its openings should be retained and the absence of any response from him to this application demonstrates that he has no objections to these schemes.

3. The roof of the building, currently corrugated asbestos, will be replaced with slate or some other material to be agreed with this Council. As the officer said at the site visit, this can be controlled by means of a planning condition.
4. The residential scheme was revised following receipt of comments from a local resident and now proposes reopening the original smaller openings in the south elevation and closing the larger central opening. It also proposes continuing the stone boundary wall to leave only a pedestrian gate within it. The same approach cannot be undertaken for the business use due to the need to provide access.
5. These applications are for two separate uses – residential and business use. As explained at the site visit, the business use will be as offices and an art studio workshop for the conservation of artefacts.
6. The officers have suggested that the walls of the brick barn could be retained but the roof removed in order to form either a garden or a parking area. Such an approach would look alien in my opinion and out of character with what has always been a building close to Listed buildings. Neither this suggestion nor the demolition of the brick barn are realistic alternatives and if an appropriate use is not found for this building, it will deteriorate and have a negative contribution on the Listed building, their setting and Holwell in general.

I would ask you to support the reuse proposals for this building and to grant planning permission for both applications.

Thank you

Andrew Miles Dip TP, MRTPI

Director LPC (Trull) Ltd

Appendix B

Bint's Yard Northmoor

- Northmoor Parish Council has a more integrated approach to community and planning than most.
- Six years ago, we surveyed the population and made a Community Led Plan which we call The Northmoor Vision.
- This is all about how we can make Northmoor a sustainable rural community fit for the present and the future.
- We have worked with the Environment Agency to run the river lower in the winter to prevent flooding, we have created an award-winning Community Pub, we were awarded a major grant to give all properties a fibre to the premises broadband connection, and we have an ongoing plan to improve the Village Hall to become an employment hub and community facility.
- A key element is how we can ensure that the Northmoor population remains balanced including young, old, families, single people, well, ill, abled, disabled, employed and retired.
- Because of our very rural location, opportunities to create appropriate new housing are rare and Bint's Yard is arguably the last of these.
- So this is our last opportunity to recreate some affordable housing in our community and thus to provide accommodation for those local people currently excluded because of economic considerations.
- Therefore, we strongly support the provision of five affordable homes under the control of a Housing association in perpetuity.
- I am here because experience shows that planning can be tricky and we particularly don't want to see any attempt to subsequently to alter the number and type of affordable housing via a planning amendment.
- Obviously we should take any neighbours' concerns into account and one of these concerns sewage
- As local councillors will know, our sewage system is at or near capacity and is unsuitable for any additional housing.
- For this reason we request a condition that no additional strain is put on our existing system. In effect this means that a separate Klargestor or similar system be installed.

Graham Shelton

Chairman

Northmoor Parish Council

16th April 2018

Appendix C

- The applicant is pleased to see the recommendation and notes that the scheme is similar to that previously considered by committee
- The applicants have worked with the LPA to arrive at the scheme now before the committee. The scheme is for five shared equity affordable units and three market units.
- There is a strong degree of public support for this scheme, as demonstrated when this application was discussed at a recent Parish Council meeting attended by the applicant
- The applicant notes that the Parish Council now supports the application
- The applicant is working with Sovereign Housing who have made a serious offer for the affordable units proposed
- The site is a brownfield site, the development of which is supported by Government. It contains B8 (storage and distribution) structures which could be converted into a dwelling under permitted development rights (through the prior approval process).
- The dwellings will be served by a non-network sewerage treatment facility (Klargester units or similar)

EDGARS

Lowlands Planning Committee Meeting 16th April 2018

18/00419/FUL

New Dwelling on Land East of 135 Farmers Close, Witney

Thank you for the opportunity to address you this afternoon. I am speaking on behalf of the applicant Mr Bradshaw with regard this application.

The applicant is aware of the extensive planning history on this site and I note that this area was intended to be a Children's Play area in the original 1960s planning permission.

We've moved on. Open space standards have moved on, housing targets have moved on and there is a need to consider the proposal in light of the current policies.

The existing site is a featureless tarmacked area bounded by blank brick walls. It does not reflect the more positive elements of the estate design which is typically of dwellings fronting a number of greens. It does not reflect what would be expected of play space today.

The current application is distinct from past planning applications, and the Secretary of State refusal of a Purchase Notice on the site, as it provides evidence demonstrating that the site is surplus to requirements against the Council's open space standards.

This evidence lies in the Council's Open Space Assessment which is the most up to date evidence on this matter referred to in the emerging Local Plan 2031.

It identifies that, excluding the application site, there is still sufficient amenity green space and play space near the site against the Council's standards.

The Open Space Assessment does identify a deficiency of larger Parks and Recreation Grounds and Natural Green Space in Witney - but this site is neither of those.

In the current context, the proposed development forms a logical addition to the pattern of development and sufficient amenity and play space will remain for existing residents against current standards.

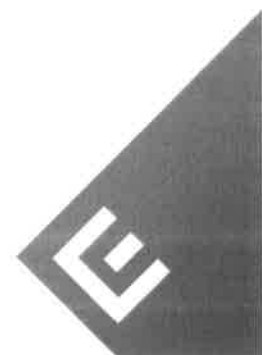
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The proposed development respects the existing character of the estate in that it:

- Respects existing roof lines and build lines including a set back from Farmers Close behind the existing hedge, footpath and green - so not to be unduly prominent;
- Provides an active frontage to the existing green and Farmers Close to the north with vehicular access to the rear;
- Follows the established design of the estate with regard the scale, form, and materials;
- Accommodates highway and parking requirements satisfactorily, OCC Highways have not objected;
- Respects the amenity of neighbouring dwellings through the careful position of windows.

Your officers have raised concern with the provision of the small area of boundary wall to enclose the amenity area and parking being visible from Farmers Close.

This is already a feature of the estate with examples of this within 50m of this site where existing lines of dwellings adjoin this road.

The small amount of additional boundary wall proposed will not urbanise the area and will itself be set back and screened from Farmers Close by the existing hedge.

I do not consider there is any issue of a harmful precedent here as this site does not reflect the many attractive greens on the estate both in terms of its siting, appearance and ownership. There would therefore be no precedent for the loss of the characteristic greens on the estate.

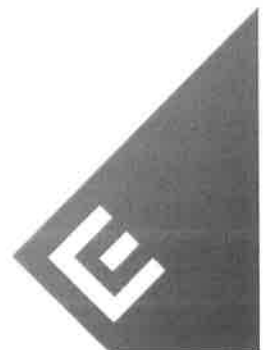
I note the Town Council and your Leisure Services support the proposal subject to a financial contribution towards improving play provision off site. The applicant is willing to accept a proportionate contribution in line with the Council's typical requirements – around £1,000.

Reasonable opportunities to achieve housing on existing developed land within settlements should be fully utilised.

This proposal will make a small but valuable contribution toward housing targets without significant harm with regard open space availability or the character of the area.

I hope you can support this application.

Paul Slater
Edgars Limited



Appendix E

Statement by K.J. Blois of 54 Newland Mill, Witney objecting to the application 18/00512 by Mr. J. Piotrowski of Witney Properties Ltd. for retrospective planning permission regarding the change of use of 58 Newland Mill from an HMO to Guest House.

My house is No. 54 on the other side of a drive which is owned by No.58 and I have lived there since it and No. 58 were built in 1986. Until Summer 2014 No. 58 had been occupied by families all with teenagers and/or young adults. In that time, we had no complaints about our neighbours' behaviour. Nor did we when in Summer 2014 No 58 was changed to a HMO (legal maximum of 6 tenants) managed by Witney Properties Ltd. - even though sometimes more than 6 people were, in breach of Planning Regulations, staying in the house.

No. 58 has been a Guest House from 2nd. December, 2017 (not 1st. January, 2018 as stated in the Planning Application) since when we have been subject to more disruption, inconvenience and noise than we have ever previously experienced. This even though the Guest House seems not yet to have operated at its fullest potential capacity which is described by the Planning Officers as 14+ guests but has been advertised as 18.

We have experienced:

1. People smoking outside the front door and dropping their stubs on the drive;
2. People sitting in their cars for up to 40 minutes with engines running while smoking. Within one 24 hour period this occurred at: 03.00; 20.15; and, 22.45. They have then dropped their stubs, food and drink rubbish on the drive.
3. People returning to the house late at night. On one Saturday a group awoke us at 01.00 and a second group at 02.45.
4. Taxis waiting with their engines and radios on for extended periods at all times of day.
5. Guests leaving their engines running while they wait for the manager to give them access to the property.
6. Guests moving cars at 04.30.
7. Guests making phone calls while standing on the drive at 01.20.
8. Frequent vehicle movements due to the guests blocking each other in.
9. Guests' vehicles blocking parts of the joint drive.
10. Guests parking their vehicles on my property.
11. Couples 'snogging' for extended periods outside the front-door.
12. Waste being placed in our dustbins when No. 58's was full.

Although No. 58 owns the drive between it and my property, both No. 54 and No. 56 have a right of use but, together with No. 58, are responsible for maintenance costs. As many of the guests have used large commercial vehicles the impact on the drive is already noticeable.

It seems that the guest house is not fully or at all meeting the relevant fire regulations (Regulatory Reform [Fire Safety] Order 2005). Mrs. Clayton's objection posted (15th. March) shows this and other evidence suggests that there are more short-comings in this regard. There is also evidence that Health and Safety Regulations are not being met with one guest reporting that, due to lack of appropriate lighting, they had injured themselves.

Recently some of the advertisements for No. 58 have been changed and it is now also being advertised as a **holiday let** stating:

"Perfect for groups of friends staying for the night, family events and birthday parties for kids and adults. We provide cleaning service after the event."

"Can fit up to 12 guests."

"Free private parking is possible on site (reservation is not needed)."

Comments made by Mr. Piotrowski would suggest that, should the Retrospective Planning Application for No. 58 to be used as a **guest house** be rejected today, he will then argue that No. 58 is now a **holiday let** and therefore the current Planning Application is not applicable.

16th. April, 2018

Lowlands Committee 16 April 2018 - MG Notes

Whether within or outside built-up area of village is not a black and white issue. The site fronts onto Greenacres Lane with adjoining gardens and dwellings on both sides. The essential point - proposal does not protrude into open countryside.

And it is not backland development - fronts Greenacres Lane which provides a proper means of access.

Planning permission was granted in February 2017 for two dwellings on a larger semi-rural infill plot on the north side of Back Lane on the northern edge of Aston (application no. 16/03960/FUL). That decision shows the pragmatic approach of applying Policy H2 of the new Local Plan - refers to development "on undeveloped land within or adjoining the built up area" of villages. Policy H2 needs to be applied in the same way in considering the current proposal.

CA issues - Greenacres Lane is a private road - not a publicly visible site - it does not play a part in any public views within, into or out of the Conservation Area.

In addition, although rural in nature, the site affords no views of the wider open countryside or any features which contribute to the character or setting of the Conservation Area. It is a very ordinary view which would be enhanced by the proposed development.

The proposal complements the character of the CA by following the existing pattern of development in Aston of houses fronting the village lanes.

The proposal has been **designed** to replicate the form and style of the barns found on the family farm - in a contemporary manner.

Nevertheless, any concerns regarding scale and design ("incongruous") can always be discussed and addressed.

Finally, this is not a speculative development. The applicant has strong family ties to Aston - the proposal will enable the family to remain in the village.

Michael Gilbert

Our Aston History

My family has lived in Aston since the early 1920s when they purchased Kingsway Farm. I had a daughter in October 2017 and she is the 6th generation to live in the village. Three generations of our family have attended Aston and Cote primary school including my brother, cousins and myself, as did my mum along with her sister and brothers (one of whom created the clay mural in the school hall), and also my gramp and his sister. It would be really special if Robin could be the 4th generation to enrol at the school. We have already spoken the Claudia Harris at the playgroup about an application for her place there as well as attending the baby and toddler group at the fellowship centre.

My mum and brother work at the pottery and with them both being key holders appreciate remaining close to work. My mum has worked there for 25 years and Stuart 14. The pottery has always had family members working there and somewhere I believe they will both remain indefinitely.

We are looking at building a new house big enough to be able to accommodate my mother, brother, myself, my partner and our baby. We are currently all living together in Cote Road but will soon out-grow this house when Robin needs her own bedroom. With such strong family ties to the village – my mum and brother, aunt, uncles and grandparents all living here, we would dearly love to stay. With my mum and brother helping with child care this makes remaining living together the perfect solution.

We are asking you to consider the application for a barn style dwelling along Greenacres' lane. We have reduced the height a little and angled it away from nearby neighbours so as not impinge on their privacy. Opting for a converted barn-style, the proposed building has been designed to be conscious of the farm environment in which it is to stand. This part of the farm holds a very special place in my families heart – not just due to the length of time Kingsway has been in our family and the fact my mum was born in the house at the end of the lane but also so Robin can grow up on the farm where all of us have at one point in our lives lived. I hope she can experience some of our farming heritage as she grows up. Aston in its heyday had many farms – in the teens I do believe. Kingsway is the last remaining farm being worked and we would like to persevere this for Robin to see. We currently have chickens and ducks and as Robin gets older intend to get some more sheep at Kingsway - although it is on a much smaller scale than the livestock in Kingsway's

history it is lovely to see some of the land being used as it once was. We would like to retain this for more generations and as helpful as it would be for us to be closer to them; Robin will also hopefully grow up with all this around her and understand the history of Kingsway and Aston.

We love being part of village life here – the friendly hello's from locals when you see them at the pottery, as you walk to the post office or the light competition at the produce show you can't beat being an Aston resident.

Mrs Marion Cole on behalf of Rebecca Cole