

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

**Date: 13<sup>th</sup> August 2018**

**Report of Additional Representations**



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**WEST OXFORDSHIRE  
DISTRICT COUNCIL**

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## Report of Additional Representations

Application Number	18/01009/RES
Site Address	Land West of Thornbury Road Eynsham Oxfordshire
Date	1 <sup>st</sup> August 2018
Officer	Phil Shaw
Officer Recommendations	Approve
Parish	Eynsham Parish Council
Grid Reference	442549 E 209439 N
Committee Date	13 <sup>th</sup> August 2018

### Application Details:

Construction of 160 dwellings and associated works. (15/03148/OUT) To include discharging of conditions 2,5,6,7,8,9,11 and 12 of planning permission 15/03148/OUT.

### Applicant Details:

Mr Steven Neal, C/O Agent.

### Additional Representations

The applicants have suggested a further condition as regards public art as follows:

Prior to beneficial occupation of any of the residential units proposed, a public art statement shall be submitted to and approved by the Local Authority. The statement will provide details with regard to the public art to be provided and will demonstrate how unique features will be introduced into the site to aid orientation and connections with the neighbourhood.

Application Number	18/01491/HHD
Site Address	18 Larkspur Grove Witney Oxfordshire OX28 1AL
Date	1 <sup>st</sup> August 2018
Officer	Kelly Murray
Officer Recommendations	Approve
Parish	Witney Town Council
Grid Reference	437248 E 210455 N
Committee Date	13 <sup>th</sup> August 2018

**Application Details:**

Garage conversion and extension to form ancillary accommodation (Retrospective).

**Applicant Details:**

Mrs Sally Lydiat, 18 Larkspur Grove, Witney, Oxfordshire, OX28 1AL.

**Additional Representations**

Request to defer the decision to enable the complainants to attend, on the basis of the meeting being “at extremely short notice and in the summertime”.

Application Number	18/01600/FUL
Site Address	Store To Rear 8 – 10 Market Square Witney Oxfordshire OX28 6BB
Date	1 <sup>st</sup> August 2018
Officer	Phil Shaw
Officer Recommendations	Approve
Parish	Witney Town Council
Grid Reference	435530 E 209715 N
Committee Date	13 <sup>th</sup> August 2018

### **Application Details:**

Demolition of existing structures and erection of six apartments with associated private space, bin and cycle storage.

### **Applicant Details:**

Keble Homes, C/O Agent.

### **Additional Representations**

The agent has tabled revised plans to address the concerns raised by officers as regards the windows and advises as follows:

I am of the opinion that condition 5 needs to be amended to refer to specific windows; as currently worded the condition requires all windows to be obscurely glazed. In relation to condition 13 I would ask you to note that the additional information provided below sets out the finished floor level of the building. On this basis I would be grateful if you could consider the rewording of this condition to refer to the additional plans submitted with this letter

The amended elevations are provided in response to your comments regarding the balconies on the building. The projecting balconies have been omitted and replaced with Juliet balconies. In addition, the first-floor bedroom window serving Unit 4 has been shown as obscurely glazed to ensure privacy for those closest residents.

The site section has been submitted in order to demonstrate the existing and proposed levels through the site. The drawings demonstrate that the finished floor level of the new building (at the lowest level) will be 52 cms lower than the existing finished floor level. The first-floor level of the building (to be situated on the higher land level) have a finished floor level of 63 cms lower than the existing level. The building is proposed with staggered floor levels in order to make best use of the site and to ensure that the overall heights of the buildings are not unduly tall (see Section A-A).

Section C-C shows the heights in relation to the existing buildings in the vicinity. It demonstrates that the building will sit lower than the taller buildings in the Witney and

Abingdon College site to the rear although marginally taller than the lower limb of the property at 10 Market Square.

The additional perspective has been created to demonstrate how the elevations will sit on site showing the recesses and details which are difficult to envisage from the elevation drawings.

The comments of neighbouring properties are noted, and it is acknowledged that the building will change the outlook. Whilst this is the case, the submitted information (PV0011) compares the visualisations provided by the neighbour with the accurate development drawings showing a realistic representation of the finished development.

Application Number	18/01684/S73
Site Address	Land North of Burford Road Witney Oxfordshire
Date	1 <sup>st</sup> August 2018
Officer	Kim Smith
Officer Recommendations	Approve
Parish	Witney Town Council
Grid Reference	434666 E 210448 N
Committee Date	13 <sup>th</sup> August 2018

### **Application Details:**

Non compliance with condition 2 of planning permission 17/03338/RES to allow realignment of road and plot substitution.

### **Applicant Details:**

Mr Luke Webb, David Wilson Homes, Remus 2, 2 Cranbrook Way, Solihull Business Park, Solihull, B90 4GT.

### **Additional Representations**

Mrs Catherine Tagliati of 11 Tower Court Burford Road Witney has commented as follows:

I know that Witney Council did not want this development to go ahead and that the Government has pushed this through due primarily the need for housing. The main question that needs to be asked, considered and discussed at length is what is meant by the phrase 'need for housing'

I completely agree that there is a need for housing - affordable housing for the local community and housing to replenish the council house stock. I believe David Wilson Homes (as well as the other developers) use this phrase as leverage to get planning applications through ~ but we do not need 3 storey, 4 to 5 bedroom homes that David Wilson homes are wanting to build ~ these houses cost well over what the majority of your local community can afford and indeed require.

Currently in West Oxfordshire there is a huge amount of development taking place, from the 1000+ new Windrush Place Estate in Witney, the huge development in Bampton and the 2 developments in Long Hanborough as well as the huge Shilton Park Development in Carterton to name but a few. These are all huge developments which are supposed to help Oxfordshire's housing needs. But who are they helping? Don't let Kingfisher Meadows be another estate that doesn't cater for the people that WODC truly need to be thinking about.

I notice that there are some Help to Buy housing allocated ~ however because the cost of the houses are so high it stills makes it difficult for those people trying to get onto the

housing ladder. The council should enforce a larger percentage to Help to Buy, and social housing (75% of the site at least) to help those families that have been priced out of the housing market and private landlord market. Additionally there should be a stipulation applied that no houses should be purchased as a second home or to let out.

Do not allow David Wilson homes to increase the size of any of the plots. If anything WODC planning should be looking at how to provide affordable housing to the local community and quite frankly anything costing over £250,000 is most definitely not affordable.

Additionally WODC had previously agreed that there would be no, NO 3 storey building on the Burford Road ~ please stand by your original decision and ensure that the actual roofs are also kept at a minimum height so that there is no chance of any future residents being able to convert into a 3 story house in the future.

Changes to the road ~ I'm unsure regarding to the application as to what plans there are relating to access, however the amount of traffic (contractor's, delivery lorries and dumper trucks) using the lane has increased dramatically. I believe there were going to be 2 access points to the site directly from Burford Road. Burford Road is a busy road particularly at the Tower Hill junction and there are always a number of near misses daily (I know this because my living room window looks onto the roundabout). Please make sure that the proposed entrance to Kingfisher adjacent to the Gas Works Lane is not built - One entrance only nearer to the Windrush Pub. Please note I have a bird's eye view of the site and pre the actual decision / planning meeting I think it would be advisable for planning to take the opportunity to view the site from an elevated position opposite to get a full picture of what is happening, what has happened, the loss of wildlife our resident red kites & hedgehogs and what is proposed.

The rest of the representation relates to complaints that have been made to the Council regarding the implementation of the consent and working practices on the site (hours of operation/dust/noise/contamination)

## **Oxfordshire County Council**

No objection to the application



**Member update on Planning Legislation- Additional Officer Advice.**

Members are asked to note that the National Planning Policy Framework 2012 has been amended and is now superseded a new Framework was issued on 24<sup>th</sup> July 2018. As a result, the references to the NPPF in the Officer reports and refusal reasons in the schedule may need to be updated before any decisions are issued.