

WEST OXFORDSHIRE DISTRICT COUNCIL
LOWLANDS AREA PLANNING SUB-COMMITTEE

Date: 10th September 2018

Report of Additional Representations



**WEST OXFORDSHIRE
DISTRICT COUNCIL**

Agenda Index

Please note that if you are viewing this document electronically, the agenda items below have been set up as links to the relevant application for your convenience.

18/01600/FUL	Store To Rear 8-10 Market Square, Witney	3
--------------	--	---

Report of Additional Representations

Application Number	18/01600/FUL
Site Address	Store To Rear 8 – 10 Market Square Witney Oxfordshire OX28 6BB
Date	29th August 2018
Officer	Phil Shaw
Officer Recommendations	Approve
Parish	Witney Town Council
Grid Reference	435530 E 209715 N
Committee Date	10 th September 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

2 further letters of objection have been received raising the following matters:

1. The introduction of non-planning matters in the planning considerations
2. The failure to effectively address TLC12
3. Failure on the part of the applicant to demonstrate that “adequate and accessible alternative provision remains or will be provided”
4. The tenant is The 7Cs Foundation, a registered charity; the charity has planning use to provide community projects in the barn (14/0891/P/FP); the precedent afforded the appealed, granted application has no grounds in this case because the site was derelict at that time and the plans were for 4 houses, not 6 flats.
5. The Applicant is not the freeholder
6. The Rockbarn asserts that it is a community facility or service, which has existing use by virtue of application 14/0891/P/FP – Change of use of storage building and covered storage area to provide space for community projects, granted 19 August 2014. The Rock Barn therefore stresses that it is prima facie entitled to the protection of Policy TLC12.

The second letter is a 12 page document that can be read in full on line. The letter raises many matters including overshadowing, policy compliance, sustainability, alternative venues, conditions compliance, conservation officers opinions, impact on businesses etc etc and due to its length the summary is reported in full below:

7. Taking into account the above considerations, we consider that the proposed development to the rear of 8-10 Market Square does not amount to sustainable development, and does not accord with the relevant policies in the Development Plan and the NPPF.
8. The Rock Barn's location is crucial to its success as a community venue; it is located in an easily accessible area of central Witney, served by ample public transport, in an area that already hosts multiple other uses and services typical of a town centre location. Over time, the Rock Barn has become a popular destination for touring musicians and members of the local community alike.
9. It cannot be denied that there are benefits to the proposal, including the delivery of housing. However, we consider that the 'tilted balance' to be applied in this case is that of refusal when considering the impact on the Conservation Area, impact on the settings of the surrounding listed buildings, and the loss of a valuable community asset. When the new Local Plan is adopted, the Council will be able to demonstrate a five year housing land supply. The proposal should not receive planning permission for the reasons set out above.
10. We respectfully request that the Council reconsiders the acceptability of the proposal. We also request that the Council delay the determination of this application until the process for the nomination of the site as an Asset of Community Value is concluded. At that stage, we consider your recommendation should be one of refusal.