

WEST OXFORDSHIRE DISTRICT COUNCIL
LOWLANDS AREA PLANNING SUB-COMMITTEE

Date: 8th October 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.

18/01517/FUL	Linden House, Brize Norton	3
18/01611/FUL	Land At Former Stanton Harcourt Airfield, Stanton Harcourt	5
18/02606/FUL	Land To The Rear of 29 Corbett Road, Carterton	6

Report of Additional Representations

Application Number	18/01517/FUL
Site Address	Linden House Kilkenny Lane Brize Norton Carterton Oxfordshire OX18 3NU
Date	26th September 2018
Officer	Phil Shaw
Officer Recommendations	Approve subject to Legal Agreement
Parish	Carterton Parish Council
Grid Reference	427961 E 208632 N
Committee Date	8th October 2018

Application Details:

Erection of thirty two dwellings and associated works.

Applicant Details:

Mr R, P and C Howse
D Oilly House
Cheyne Lane
Bampton
Oxfordshire
OX18 2HB

Additional Representations:

OCC has responded to the amended plans as follows:

No objection subject to:

All of the above are detailed in the response to 18/01517/FUL (dated 18 July 2018), and are still applicable.

SI06 Contributions

An obligation to enter into a [S278] [/S38] agreement

Planning Conditions

Note should be taken of the informatives

All of the above are detailed in the response to 18/01517/FUL (dated 18 July 2018), and are still applicable.

Thames Water has separately confirmed to the applicant that there is sufficient foul water capacity in the network

The applicant has suggested various clarifications to the conditions which will be reported verbally for consideration

Carterton TC indicate that the proposals are still **NOT SUPPORTED**. Traffic generation, loss of trees, layout and density of the site, does not conform to newly adopted Local Plan.

Application Number	18/01611/FUL
Site Address	Land At Former Stanton Harcourt Airfield Main Road Stanton Harcourt Oxfordshire
Date	26th September 2018
Officer	Catherine Tetlow
Officer Recommendations	Approve subject to Legal Agreement
Parish	Stanton Harcourt Parish Council
Grid Reference	441452 E 205396 N
Committee Date	8th October 2018

Application Details:

Erection of 66 dwellings (comprising 61 new build homes and 5 dwellings within retained and converted buildings), retention and conversion of the 'Guard House' as a community use building, and 'Ground Instructional Building' as a car port, retention of the 'Water Tower', 3 blast shelters and 1 air raid shelter, demolition of all other existing buildings on site and provision of green infrastructure, public open space and access from Main Road.

Applicant Details:

Mr Mark Gay
2 The Courtyard
707 Warwick Road
Solihull
B91 3DA
UK

Additional Representations:

WODC Ecologist- No objections subject to conditions

Natural England- reiterates its request for further information regarding the buffer to the SSSI not being encroached upon and the need for a CEMP

Application Number	18/02606/FUL
Site Address	Land To The Rear 29 Corbett Road Carterton Oxfordshire
Date	26th September 2018
Officer	Miranda Clark
Officer Recommendations	Refuse
Parish	Carterton Parish Council
Grid Reference	427329 E 206318 N
Committee Date	8th October 2018

Application Details:

Erect new dwelling

Applicant Details:

Mr And Mrs A Farmer
56 Corbett Road
Carterton
Oxfordshire
OX18 3LE

Updated Recommended Refusal Reason:

By reason of the location of the proposed dwelling and new access road, within an area of largely open area of land where there is not residential development at present, the proposal would extend the built form of this part of Carterton into the rural landscaped setting of the town. The proposed dwelling would have an urbanising impact upon this attractive rural area which would be harmful to the landscaped setting of the town. The vision splays that would need to be created for the access to serve the proposed dwelling is likely to result in the loss of mature landscaping along the boundary with the road, which would be harmful to the character and appearance of the area and the setting of the town. The proposal is contrary to Policies EH1, OS 1, OS2 and CA 3 of the Adopted West Oxfordshire Local Plan and the relevant paragraphs of the NPPF.

Additional Representations:

Mr and Mrs Curtis
29 Corbett Road

The comments have been summarised as;

The new dwelling is not at the rear of 29, but at the rear of 25 Corbett road as can be seen from the plans submitted. In addition, there is no mention of any new vehicular access from Alvescot Road, associated landscaping, car parking and/or any other ancillary works.

The applicants no longer live at 29 Corbett Road, having sold this property on 17th May 2018, therefore it can no longer be considered an extension of their garden.

We also object to the use of our address in the proposal title as we are the new owners of 29 Corbett road which puts us in a unwelcome light as it appears on the surface that we are the proposed developers.

The application should more appropriately refer to the rear of 25 Corbett road and the land associated between it and Alvescot Road.

The land is recognised as a paddock and not residential building land.

The site and neighbouring open land contribute to the attractive rural approach into the town, providing a landscape buffer between the built up form of the town and Shill Brook, and the countryside beyond.

It is included within an area identified as a Policy Area to Prevent Urban Sprawl and to Protect Existing Character (Policy Area) within the West Oxfordshire Local Plan 2011 (LP). LP Policy NE2 applies to such areas and its objective is to give protection to some of the most vulnerable gaps or fringe/buffer area adjacent to Witney and Carterton. The policy therefore only permits certain types of appropriate development in such areas. New housing is not identified as such.

The proposal would not comprise infilling as the site does not comprise a small gap in an otherwise continuous built up frontage. In terms of rounding off, Policy H7 defines this as residential development on a site within the existing built up areas of a settlement that would be a logical compliment to the existing pattern of development and would not extend into the open countryside. Given the site's location within the above Policy Area, and having regard to its visual and physical relationship to the built form of Corbett Road, we would consider it not located within the existing built up area of Carterton.

We also have grave concerns that if this new development were not denied, it would open the doors to further applications for new dwellings to take advantage of the new access road, having had all services and utilities (gas, electric, water, sewerage, etc) already put in place to accommodate the initial dwelling and access point. Thereby circumventing the denial of the previous proposal for 10 dwellings under application 16/02114/OUT.

If only one new dwelling is proposed, why would it be developed so far away from the access point from Alvescot road ?

Background Information Update:

Members are asked to note that the West Oxfordshire Local Plan 2031 was adopted on 27th September 2018. As a result, the references to the 'adopted local plan' in the Officer reports in the schedule are now superseded as the policies of the 'emerging local plan' have now become the adopted policies. Any decision notices will reflect the policy change and will be amended when the decisions are issued.