

WEST OXFORDSHIRE DISTRICT COUNCIL
LOWLANDS AREA PLANNING SUB-COMMITTEE

Date: 15th April 2019

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.

18/03670/FUL	Old Manor House, Little Minster	3
19/00034/FUL	78 Milestone Road, Carterton	4
19/00493/S73	Kelmscott Manor, Kelmscott	6
19/00495/S73	Kelmscott Manor, Kelmscott	7
18/03010/HHD	Littledean, Hailey	8
18/03473/RES	Land West Of Minster Lovell South Of Burford Rd	9

Report of Additional Representations

Application Number	I8/03670/FUL
Site Address	Old Manor House School Lane Little Minster Minster Lovell Witney Oxfordshire OX29 0RS
Date	3rd April 2019
Officer	Jane Fray
Officer Recommendations	Approve
Parish	Minster Lovell Parish Council
Grid Reference	431280 E 211491 N
Committee Date	15th April 2019

Application Details:

The erection of a detached residential annex with associated works within the curtilage of Old Manor House.

Applicant Details:

Mr A Feilden
c/o Agent

Additional Representations:

West Oxfordshire Drainage Officers have had discussions with the Drainage consultants for the scheme based on additional information submitted and have confirmed by e-mail on 10.4.19 that:

“In this instance, due to the site’s location and to avoid the need to resubmit calculations, I can agree to accept your design. By copying this email to the Planning Officer, I am confirming that a pre-commencement condition is no longer required and I have no objection to the proposal”.

Application Number	I9/00034/FUL
Site Address	78 Milestone Road Carterton Oxfordshire OX18 3RH
Date	3rd April 2019
Officer	Miranda Clark
Officer Recommendations	Approve
Parish	Carterton Parish Council
Grid Reference	427562 E 206025 N
Committee Date	15th April 2019

Application Details:

Demolition of 76,78 and 80 Milestone Road. Erection of 6 new detached dwellings with new accesses and associated works.

Applicant Details:

Mr John Young
78 Milestone Road
Carterton
Oxfordshire
OX18 3RH

Additional Representations:

Correction in report under Representations, 8 letters of objection have been received.

OCC HIGHWAYS

The principle of the application is acceptable subject to conditions. However

- the bend in the private drive fronting plot 3 is very sharp and would benefit from a larger radius.
- the manoeuvring for plot 4 parking spaces is a little short. Easier use of the spaces would be made if the spaces were moved a little into the garden to provide a 6.0m manoeuvring distance.
-

Subject to the above minor amendment –

The proposal, if permitted, will not have a significant detrimental impact (in terms of highway safety and convenience) on the adjacent highway network

Recommendation:

Oxfordshire County Council, as the Local Highways Authority, hereby notify the District Planning Authority that they do not object to the granting of planning permission, subject to the following conditions:

- G28 parking as plan

- G11 access specification
- G25 drive etc specification
- G13 close ex access and reinstate public highway
- G32 turning facility

The applicant is advised not to commence work in the public highway until formal approval has been granted by Oxfordshire County Council by way of a section 184 Notice under the Highways Act 1980 <https://www.oxfordshire.gov.uk/business/licences-and-permits/dropped-kerbs>

Application Number	19/00493/S73
Site Address	Kelmscott Manor Kelmscott Lechlade Oxfordshire GL7 3HJ
Date	3rd April 2019
Officer	Miranda Clark
Officer Recommendations	Refuse
Parish	Kelmscott Parish Council
Grid Reference	425096 E 198886 N
Committee Date	15th April 2019

Application Details:

Variation of condition 6 of planning permission 18/01509/FUL to allow unrestricted use of car park.

Applicant Details:

Mr John Lewis
C/o Agent

Additional Representations:

THIS APPLICATION HAS BEEN DEFERRED FROM THIS MONTH'S MEETING

Application Number	19/00495/S73
Site Address	Kelmscott Manor Kelmscott Lechlade Oxfordshire GL7 3HJ
Date	3rd April 2019
Officer	Miranda Clark
Officer Recommendations	Refuse
Parish	Kelmscott Parish Council
Grid Reference	425096 E 198886 N
Committee Date	15th April 2019

Application Details:

Variation of condition 6 of planning permission 18/01509/FUL to allow unrestricted use of car park.

Applicant Details:

Mr John Lewis
C/o Agent

Additional Representations:

THIS APPLICATION HAS BEEN DEFERRED FROM THIS MONTH'S MEETING

Application Number	18/03010/HHD
Site Address	Littledean Pitts Lane Hailey Witney
Date	12th April 2019
Officer	Joanna Lishman
Officer Recommendations	Approve
Parish	Hailey
Committee Date	15 th April 2019

Application Details: Construction of an oak framed porch over front door. Rear extension and conversion of roof space to create first floor living area to include insertion of roof lights and dormer windows (amended).

Applicant Details: Mr And Mrs Holtom

I Amendment to recommendation

I.1 Condition 2 should read:

The development shall be carried out in accordance with the plan(s) accompanying the application as modified by the revised plan(s) deposited on 27th February 2019.

REASON: The application details have been amended by the submission of revised details.

Application Number	18/03473/RES
Site Address	Land West Of Minster Lovell South Of Burford Road Minster Lovell
Date	12 th April 2019
Officer	Phil Shaw
Officer Recommendations	Approve
Parish	Minster Lovell
Committee Date	15 th April 2019

Application Details: Residential development of up to 126 dwellings together with a new vehicular access onto Burford Road (B4047), footpath links, areas of public open space and landscaping (Matters seeking approval are appearance, landscaping, layout and scale pursuant to 17/01859/OUT)

Applicant Details: Bovis Homes Ltd

I Additional Representations

I.1 Minster Lovell Parish Council

Minster Lovell Parish Council has considered the recent changes to the layout of this planning application and re-states its strong objection to the application.

The Parish Council feels that a satisfactory answer has still not been received to confirm why the houses currently planned along the Eastern boundary with Whitehall Close cannot be exchanged for bungalows elsewhere in the Scheme to protect the privacy of existing properties and avoid the over-bearing impact of the houses on the residents of Whitehall Close. These changes do not go far enough in this respect.

At a recent Parish Council meeting, a representative from Strutt and Parker suggested that they would be prepared for bungalows to be erected on the eastern boundary but that West Oxfordshire District Council are not in agreement to this and prefer houses not bungalows. This leaves the Council and residents somewhat confused and reinforces the strong objection, particularly where there are better options of compromise.

The Council has set out in a meeting with Mr. Shaw how it believes the same number of houses could be achieved on the site without them needing to be on the eastern boundary, but this proposal has not been accepted. The Council strongly urges West Oxfordshire District Council to re-consider the lay-out of the site so that bungalows rather than large houses are erected on the eastern boundary 30m from existing bungalows.

The Council also has concerns about the houses at the end of the Eastern boundary, in the south east corner of the development towards Ripley Avenue Amenity Area. These houses have not been moved at all and the boundaries of these properties are very close to existing properties in this corner of Whitehall Close. The Council believed that these properties would also be moved to create more distance with existing properties.

Having reviewed the detailed plans, the Council is very concerned about the elevation of the plots. The cross-sectional drawings indicate that the land inside the scheme on the eastern boundary will be risen and built up before building takes place. This would further encroach upon existing residents in Whitehall Close with the impact of houses looking directly down into bungalows, negatively affecting privacy and quality of life.

I.2 OCC updated response

No objection

This updated consultation response should be read in conjunction with the County Council's previous responses dated 02 January 2019 and 06 March 2019.

- A plan demonstrating the location of visitor parking spaces within the site has now been submitted.
- It is clear that, for the most part, visitors will be expected to park on street along the main access roads through the site.
- A swept path analysis has now been submitted which demonstrates that some visitor parking could be accommodated on-street without causing obstructions to larger vehicles, such as large refuse vehicles and emergency vehicles.
- I would recommend the applicant contacts the county council's Road Agreements Team to discuss the suitability for adoption of the shared surface street in the southeast corner of the site and the secondary street in the centre of the site. The streets may be adoptable however the county council would not adopt the adjacent perpendicular parking spaces.
- There is still a concern that the drainage details included in the site layout plans and drainage strategy plans do not correspond.
- The drainage strategy plan should be amended to ensure that the swale to the south of the site wraps around the south-western corner of the site, as is shown in the site layout plan.

Visitor Parking

The visitor parking strategy plan (Drawing No: BURF-MCB-ZZ-ZZ-DR-A-0236) indicates that, for the most part, visitors will be expected to park on-street along the main access roads through the site. This was previously raised as a concern due to the potential for vehicles parked on-street to cause obstructions to larger vehicles, including fire tenders and refuse vehicles.

A swept path analysis plan has now been submitted (Drawing No: PJS18-11-111 D) which demonstrates that some visitor parking could be accommodated on-street within the site without causing obstructions to larger emergency or service vehicles. Therefore the county council no longer objects to the application on this basis.

Drainage

The site layout plan submitted for the reserved matters application (Drawing: BURF-MCB-ZZ-ZZ-DR-A-0230) shows the swale to the south of the site extending around the south-western corner of the site. This has been agreed with the county council's Flood Risk Engineer and is required as this is where the overland flow affects the site the most. However, this still does not correspond with the drainage strategy drawing submitted (Drawing: PJS18-11-101 G) which does not show the swale extending around the south-western corner.

It is also not clear whether the swale to the north of the basin (shown in the drainage strategy plan) is required. However if it is, then this needs to be shown in the corresponding site layout plan.

If the above can be confirmed, then OCC Drainage will have no further concerns with the approval of reserved matters, but the drainage plan should not be included as an approved plan unless it is amended to match the site layout plans.

1.3 Third Party Representations

One further response has been received and is summarised as follows:

Despite residents requesting that all new homes on the eastern border of this development be bungalows, this new design still shows 2 storey dwellings.

Previously when both developers and planning officers were asked why, the replies given did not agree.

The planning officer said that there was no legal reason for the planning office to insist on bungalows, the decision to submit the design to include houses was down to the developers - however the developers said that the planning office had indicated a preference for houses. It has been said repeatedly that the previous owners of the land and developers of this site wish to integrate it into the village and develop the site in accordance with residents' wishes. This clearly is not the case. To change these 10 two storey houses for bungalows would be a much appreciated gesture of goodwill.