

WEST OXFORDSHIRE DISTRICT COUNCIL
LOWLANDS AREA PLANNING SUB-COMMITTEE

Date: 20th May 2019

Report of Additional Representations



WEST OXFORDSHIRE
DISTRICT COUNCIL

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Report of Additional Representations

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| Application Number | 18/03473/RES |
| Site Address | Land West Of Minster Lovell South Of Burford Road Minster Lovell |
| Date | 17 th May 2019 |
| Officer | Phil Shaw |
| Officer Recommendations | Approve |
| Parish | Minster Lovell |
| Committee Date | 20 th May 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 are clear that there has not been enough time to follow through on the recommendations of the April Lowlands Planning sub-committee meeting of 15th April or to follow-up on the issues raised at a Parish Council Meeting held on 14th May with the land agent and developers. The Easter holiday and the recent pre-election and election period have particularly disrupted this vital discussion period and therefore the Parish Council request another month for further consultation and to enable the developers to consult with residents.

The Council is aware of a number of changes to conditions set out at Outline Planning already departing from the parameter plans, particularly with regard to the bungalows on the Northern boundary, the central cluster in the middle of the development and the detail of the layout regards the dwellings adjacent to the sewage pumping station. This therefore negates the arguments in paragraph 5.3 (pg 12) of the WODC Officer report for the Committee meeting on Monday. The Council is seeking further advice from a planning specialist with regards to the details of the Outline Planning Permission and this has not been available in the very short timeframe between publication of the agenda and West Oxfordshire District Council (WODC) report and the next Lowlands Planning Committee meeting on 20th May.

The Parish Council and residents of the Village feel very strongly that this planning application appears to be getting 'rail roaded' through the planning system, with little regard for current residents of the Village or sympathy for the enormous impact that the new development will have on their quality of life.

Fundamentally nothing has changed since the planning committee's decision on 15th April to defer the application and the Parish Council therefore request more time to address the planning committee's concerns and reasons for deferment and enable residents to be fully engaged with the application plans.

I.2 Third Party Representations

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

It should be noted that in Bovis Group's 2018 annual report, p18 headed, 'Driving value across the cycle', it states in segment 2; "Working with local communities to meet their needs".

Clearly to keep the character of the village, at least the western, northern and eastern sides of the site the new housing units should be bungalows. The new bungalows near the White Hart Pub are a good example.

The Strutt & Parker rep stated at the meeting that there would be cost involved in doing a re-design. The Bovis rep stated that they have margin targets. Aren't these two points normal business risk when bidding the highest for a development site.

Furthermore a proposed formal pathway from the site through to Ripley Avenue is a safety necessity to avoid pedestrians using the busy main road to access village amenities.

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| Application Number | I9/00416/FUL |
| Site Address | Grawins Rock Close Carterton Oxfordshire OX18 3BP |
| Date | 8th May 2019 |
| Officer | Jane Fray |
| Officer Recommendations | Refuse |
| Parish | Carterton Parish Council |
| Grid Reference | 427679 E 207028 N |
| Committee Date | 20th May 2019 |

Application Details:

Erection of detached dwelling with associated access and parking.

Applicant Details:

Chris And Becky Blakely And Tilton
The Old Dairy
116B Station Road
Brize Norton
Oxon
OX18 3QA

Additional Representations:

A letter has been received from the applicants, Chris Blakely and Becky Tilton, on 16 May 2019, addressed to Planning Committee Members and setting out 9 points in support of their application.

1. The dwelling is on the same footprint as the approved bungalow.
2. The dwelling is the same ridge height as the approved bungalow.
3. The roof area facing the street is less than the approved bungalow.
4. The closest the dwelling comes to our new house is 21.5 metres, not 20.5 metres, this is shown on the amended plans on the file, and the planning officer was shown this distance on site by my father and Mr Soame, when the met her.
5. In fact part of the rear of our house is almost 22 metres away.
6. The distance at the rear from Faulder Avenue also, we are told, complies with your distance guidelines.
7. Carterton Town Council and both our neighbours support us (the Council by emailed letter, the neighbours' letters handed in).
8. The dwelling is for my two brothers, as they can't afford local house prices, and this will get them onto the housing ladder.
9. We know that's not a planning reason, but it seems to us the two small windows at first floor aren't a good reason to say no, and we hope you agree!

In addition, consultee comments have been received from the Council's Drainage Engineers on 8.3.19, of no objection, subject to a pre-commencement drainage condition, as follows:
"That, prior to the commencement of development, a full surface water drainage scheme shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall include details of the size, position and construction of the drainage scheme and results of soakage tests carried out at the site to demonstrate the infiltration rate. Three tests should be carried out for each soakage pit as per BRE 365 with the lowest infiltration rate (expressed in m/s) used for design. The

development shall be carried out in accordance with the approved details prior to the first occupation of the development hereby approved.

REASON: To ensure the proper provision for surface water drainage and/ or to ensure flooding is not exacerbated in the locality (The West Oxfordshire Strategic Flood Risk Assessment, National Planning Policy Framework and Planning Practice Guidance). If the surface water design is not agreed before works commence, it could result in abortive works being carried out on site or alterations to the approved site layout being required to ensure flooding does not occur.”

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| Application Number | I9/00493/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:

Kelmscott Parish Meeting

Objects.

It is inevitable that the HLF requirement that SAL increase visitor numbers will have considerable impact on the lives of those who live in Kelmscott. It was to be hoped that SAL would do everything in their power to limit the impact as much as possible and that a management plan would fully address the problem.

The management plan that has been submitted has some suggestions to improve the situation by repositioning existing signs, but it is disappointing in its limited content. Road signage on its own clearly does not work; it exists already, but is ignored by enough visitors to cause the current problem of vehicles being left on verges within the village thus disrupting traffic flow.

The requirement to sell tickets in the car park was meant to ensure that visitors to the Manor do not park within the village. SAL is appealing against this requirement and the management plan does not offer an alternative solution.

There are no plans that address the problems that will be caused by additional cars and coaches accessing and leaving the car park along the narrow section of road with a tight, blind, bend within 200 metres of the entrance. Alternative access routes to the car park are not considered.

The management plan also lacks any details as to how visitors will be guided when they arrive and how the parking within the car park will be monitored and controlled. There appears to be no commitment to have a Manor representative within the car park or village