

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

**Date: 8th July 2019**

**Report of Additional Representations**



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WEST OXFORDSHIRE  
DISTRICT COUNCIL

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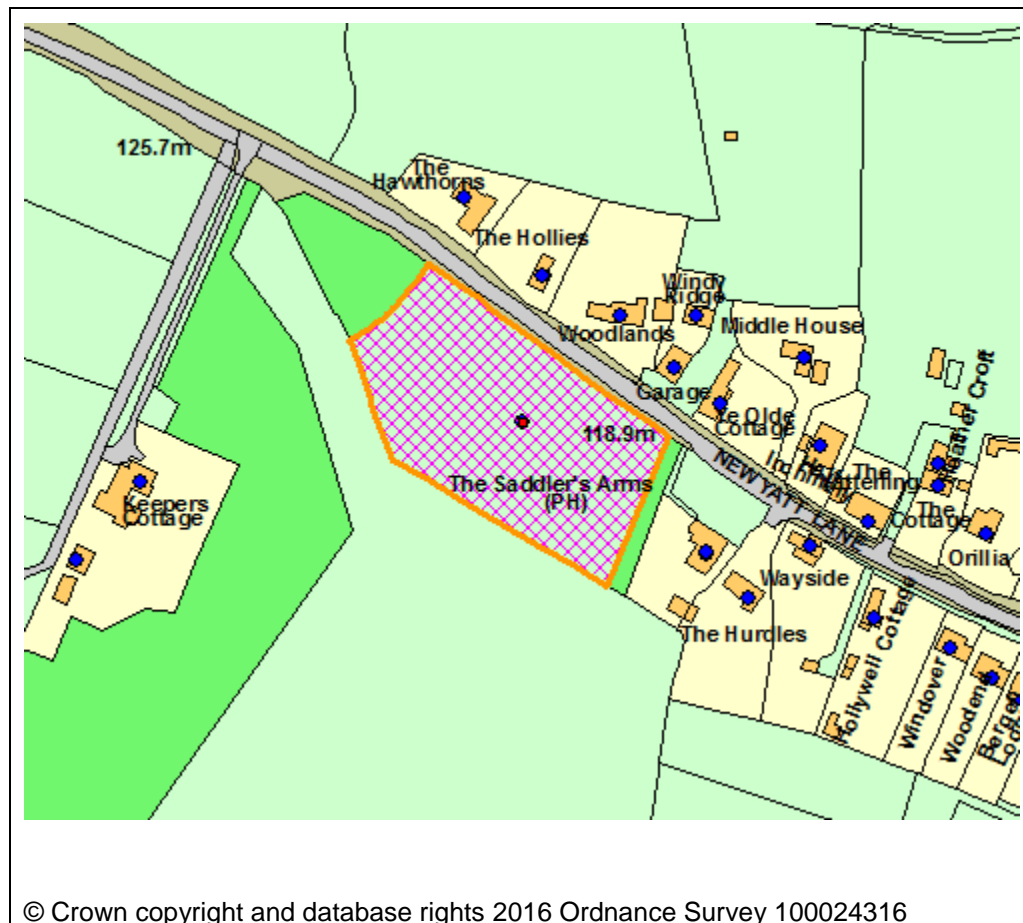
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Application Number	I8/03244/OUT
Site Address	Land South Of The Hollies New Yatt Lane New Yatt Oxfordshire
Date	26th June 2019
Officer	
Officer Recommendations	Refuse
Parish	Hailey Parish Council
Grid Reference	437191 E 213115 N
Committee Date	8th July 2019

**Location Map**



**Application Details:**

Residential development of up to 8 dwellings and associated infrastructure works

**Applicant Details:**

Mr P Salter

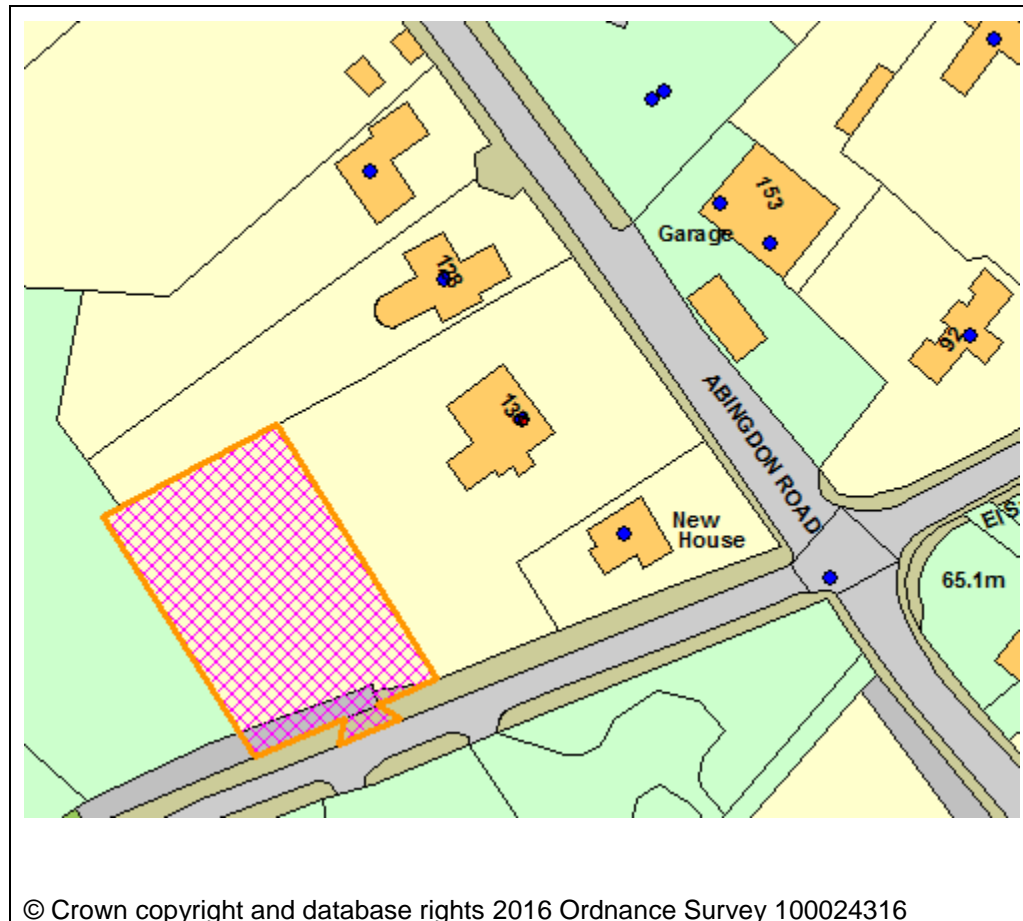
C/O Agent

**Additional Representations**

The agent has requested that consideration of the application be deferred until the next committee meeting as they are unable to attend and speak on Monday 8<sup>th</sup> July 2019. As the application is already on the schedule officers are unable to remove it unless the applicants withdraw the application altogether.

Application Number	I9/00868/RES
Site Address	138 Abingdon Road Standlake Witney Oxfordshire OX29 7RN
Date	26th June 2019
Officer	Stephanie Eldridge
Officer Recommendations	Approve
Parish	Standlake Parish Council
Grid Reference	439242 E 202793 N
Committee Date	8th July 2019

**Location Map**



**Application Details:**

Approval of reserved matters, layout, scale, landscaping and appearance for two detached four bedroom houses

**Applicant Details:**

Mr And Mrs Ling  
138 Abingdon Road  
Standlake  
Witney  
Oxfordshire  
OX29 7RN

**Additional Representations**

**Condition 1 has been amended as follows:**

The development shall be commenced within either five years from the date of the outline permission granted under reference I6/00783/OUT, or two years from the date of this approval, or where there are details yet to be approved, within two years from the final approval of those matters.

REASON: To comply with the requirements of Section 91 of the Town and Country Planning Act 1990 as amended.

**The following consultation response has been received from the Council's Biodiversity Officer:**

Although I have no objection on biodiversity grounds, there is limited information on the proposed landscaping (other than the block plan). I would therefore recommend that details of landscaping (particularly the planting of native hedgerows) are submitted as a condition of consent – standard landscaping condition would be fine. If a condition for landscaping was already attached to outline consent, then this may not be necessary.

I also would recommend that the construction of 2 new dwellings is an opportunity for biodiversity enhancement in the form of integrated (i.e. built-in) bird and bat boxes in suitable locations within the walls. Bird boxes should be on the north or east facing elevations close to the eaves (at least 4 metres from the ground) and bat boxes should be on the south or east elevations, again close to the eaves, and both types should be positioned away from doors and windows (i.e. not directly above) to avoid accumulations of droppings. A condition for details to be submitted could be attached to consent – standard condition E29.

**In light of the above response, your officers have included the following condition:**

Before the erection of any external walls, details of the provision of integrated bat roosting features (e.g. bat boxes/tubes/bricks on south or southeast-facing elevations) and integrated nesting opportunities for birds (e.g. house sparrow terrace, starling box, swift brick or house martin nest cup on the north or east-facing elevations) within the walls of the new buildings, and hedgehog gaps/holes under/through walls and/or fences, shall be submitted to the local planning authority for approval. The details shall include a drawing/s showing the types of features, their locations within the site and their positions on the elevations of the buildings, and a timetable for their provision. The approved details shall be implemented before the dwelling/s hereby approved is/are first occupied and thereafter permanently retained.

REASON: To provide new features for roosting bats and nesting birds, and ensure permeability for hedgehogs, as biodiversity enhancements in accordance with paragraphs 170, 174 and 175 of

the National Planning Policy Framework, Policy EH3 of the West Oxfordshire District Local Plan 2031 and Section 40 of the Natural Environment and Rural Communities Act 2006.

**A supporting statement has been submitted by the applicant's agent as follows:**

This statement is written on behalf of the applicant, Mr and Mrs Ling, in support of the reserved matters application for residential development following outline planning permission under reference: 16/00783/OUT.

**Principle of Development:**

The submitted scheme is supported by officer recommendation to approve the proposed development. This support follows the Local Planning Authority's decision to approve residential development on the site by way of the existing outline planning permission. We therefore consider that the principle of residential development on the site is acceptable.

**Highways:**

Two objections have been received in respect of highways issues, one from Parish Council and one from the occupiers of Longwood House, Shifford Lane. It should be noted that County Highways have not objected to the proposed scheme. Construction traffic will be managed by condition to ensure that any contractor will have a construction management plan in place. In addition, Parish Council comments incorrectly refer to the site access as being opposite to the Mulberry Bush School entrance. It is not, the main entrance to the school is some 100 metres further south along Shifford Lane. The development provides off street car parking and cycle storage within the proposed site. No Highways Safety objections have been received from County Highways, we therefore consider that residential development on the site is considered to be acceptable in terms of highways standards and safety.

**Design:**

The proposed layout and design has evolved following consideration of the Local Planning Authority's comments on the outline application. It was identified that residential development would be appropriate for the site but that this should respect the scale of surrounding developments.

This reserved matters application includes two new dwellings as approved under the outline permission. Efforts have been made to reduce and break up the overall massing. The detailed layout proposes fully detached garages which are set further away from the new houses in order to provide adequate spacing between the built forms. With this in mind, the new dwellings have been repositioned slightly more central within the site to ensure a sense of openness is retained to each side.

The outline scheme proposed full two storey dwellings, however it was felt that the overall massing could be further reduced by lowering the eaves level. Therefore the proposed development is 1.5 storey to the eaves making use of the room created in the roof space. The submitted street elevation demonstrates that the overall scale is in keeping with the neighbouring dwellings and successfully appears subordinate in terms of massing.

It is also important to note that the general view of the development from Shifford Lane will include Mulberry School which stands as a much more dominant form in the street scene that will be read

against the proposed development. The proposed development has been designed to appear as a reduced scale cottage style form of development which has been set back from the street scene. It is therefore considered that the scale of the development is appropriate within the context of the surroundings and will have no adverse impact on the general character and appearance of the surrounding area.

**Conclusion:**

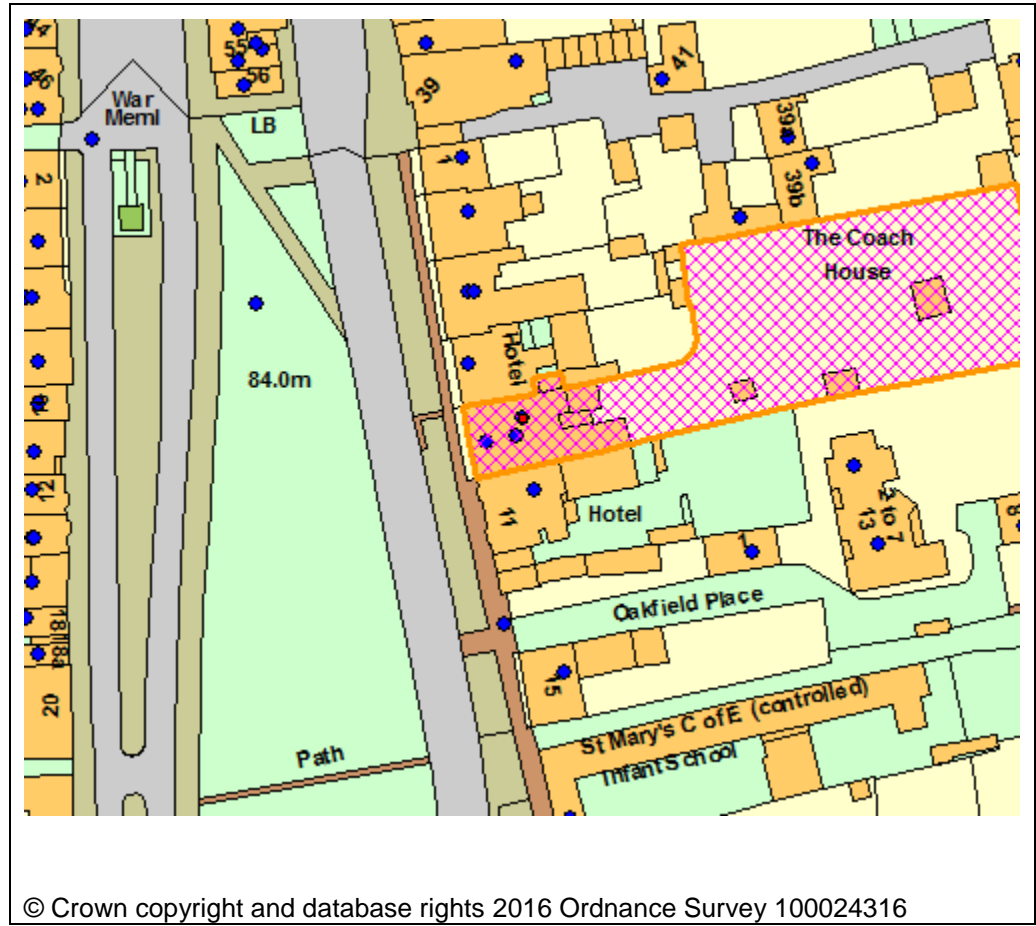
Our design philosophy extends to providing a sympathetically designed development which positively integrates into the existing surroundings. By using the land to its full potential, the proposal will also make a worthwhile contribution to the number and mix of local housing. The design process has guided the scheme to a conclusion which integrates successfully with the surrounding built form. The site is in a sustainable location with good access to local services, employment opportunities, public transport routes and amenities.

In light of the above it is considered that the scheme is viable and accords with relevant policies and standards set both locally and nationally. Therefore, we respectfully ask that the planning committee support the officer recommendation and approve this reserved matters application.



Application Number	I9/00977/FUL
Site Address	Mulberry House 9 Church Green Witney Oxfordshire OX28 4AZ
Date	26th June 2019
Officer	Stephanie Eldridge
Officer Recommendations	Approve
Parish	Witney Parish Council
Grid Reference	435655 E 209475 N
Committee Date	8th July 2019

**Location Map**



**Application Details:**

Conversion of ground floor training rooms to two residential flats, associated internal and external alterations, provision of outdoor amenity space and bin and cycle storage.

**Applicant Details:**

Mr Danny Morris  
C/O Agent

**Additional Representations**

Detailed drawings of the proposed bin and bike store have been submitted by the applicant's agent. These are available to view on the Council's website.

The Council's Conservation Officer has raised no objections to the plans in relation to the impact on the heritage assets.