

Consideration of Plans for redevelopment of Lavender Flats -
Planning application no. 19/02371/FUL

I represent the group of neighbours who live on the boundary to the south elevation and the west elevation on the Queen Street side of Lavender Flats.

(We assume that the covenants covering the building when first built have been followed)

Firstly, we have no intention of trying to prevent this construction but feel strongly that some amendments are not just desirable but essential. We support much of the contribution from the Parish Council but from our perspective of closest neighbours we would add emphasis to the following points. We feel there are three key issues that affect us and present to you both the problem and possible solutions

1 Privacy

Problem: The invasion of our privacy is amplified by the proposal to include balconies (including Juliet balconies) on the south and west elevations. From the south elevation residents will have clear sight over the garden of Leat House (Home Farm on maps) especially the swimming pool where young children play and the garden and kitchen of Wealhay (The Bungalow on maps). From the balcony at the end of the west elevation and also the balconies along the length of that elevation, residents will have direct sight into the back of numbers 1, 2 and 3 Queen Street and direct view into Tanwood in Queen street.

Solution: A screen of mature trees along the border between Lavender Flats with Leat House and Wealhay and more amending of the balconies on the west and south elevations

2 Access and building programme

Problem: Lavender Square and the first part of Queen Street are used by pedestrians many of whom are children as a route to and from school. Parts of this route are very narrow and totally unsuitable to the movement of construction traffic. The access into Lavender Flats from Queen street is very narrow and is the road leading to the entrance to Leat House which has

legally established unimpeded access rights at all times to their entrance.

Solution: Conditions must state clearly that there should be no site access for construction vehicles from Lavender Square/Queen Street

3 Number of Flats and residency conditions

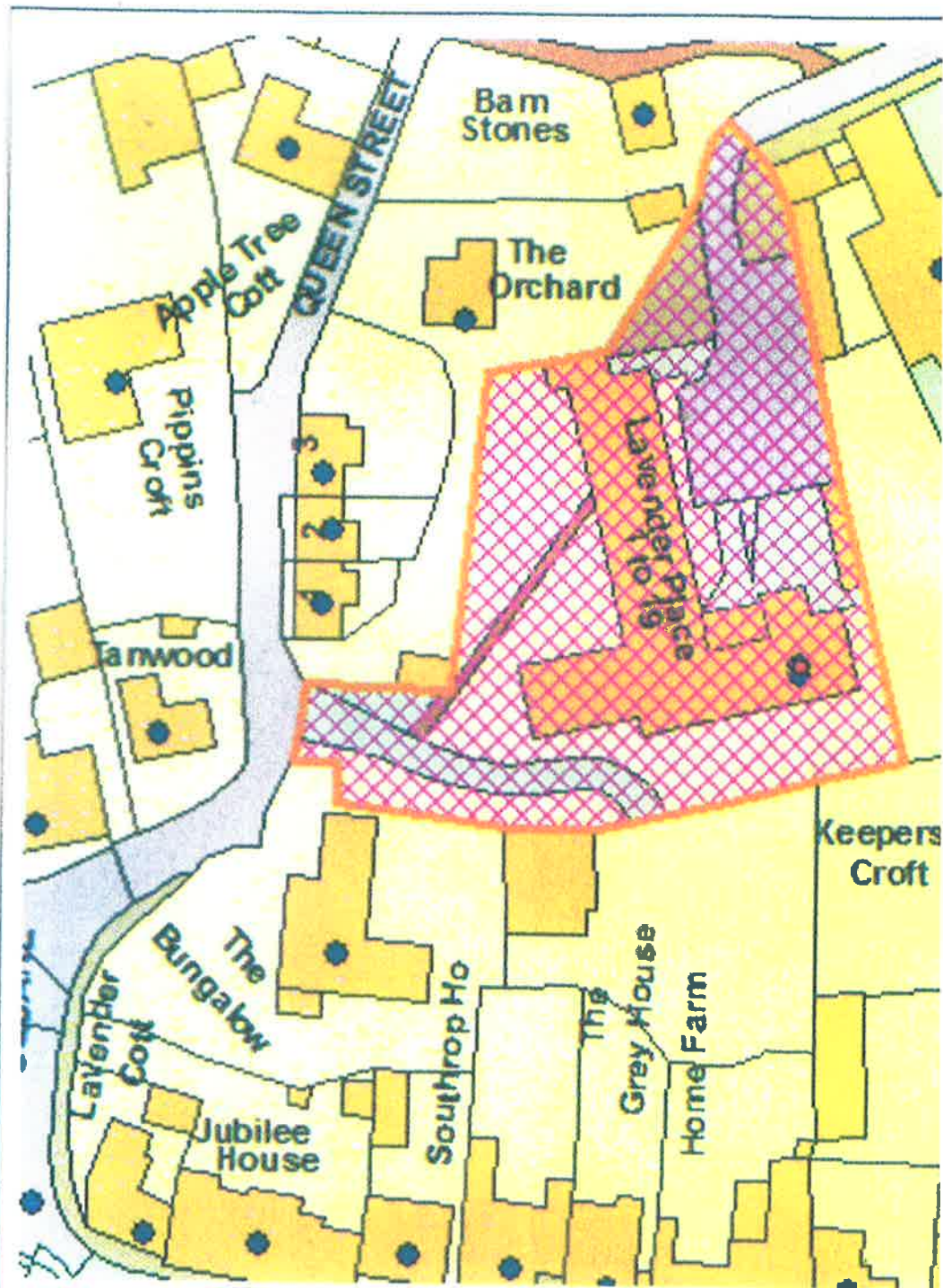
Problem: The number of flats has been increased by one and the age of the residents is defined as 'over 55'. We find this strange as many in that age group will possibly have two cars and have children still living with them. Thus the number of vehicles requiring parking will greatly exceed the planned parking provision. Cottsway's own literature has a focus on 'over 65s' and we question why they have departed from this definition of 'elderly'. The extra flat has been added at the expense of accommodation for a warden – surely a retrograde step and indicating commercial gain over community care on the part of Cottsway.

Solution: Using 'over 65' as a definition for the residents would lead to a likely reduction in the need for parking and therefore help reduce the likely increase in parking around both access points to Lavender Flats. Reinstating a residence for a warden would enhance the care opportunities for residents, as they grow older.

In conclusion, all of these points are of great importance to us and we feel strongly that it would be of great benefit to the committee in making its decisions to pay a site visit. We would be very happy to invite you into our homes so that you can see the potential problems for your selves

Michael Jones (Wealhay) and on behalf of the owners of Leat House, number 1 and 2 and Tanwood in Queen Street

Location Map



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Application Details:

Erection of eighteen independent living units for th

Applicant Details:

Application no. 19/02371/FUL - Redevelopment of Lavender Place Flats

The Bampton Parish Council welcomes the fact that the Lavender Flats are to be replaced but come to the conclusion that the application overdevelops the site and is unsympathetic to the centre of the village and its neighbours. The Parish Council has made a detailed submission to your committee and I will summarise the main points,

1. The current building is within the conservation area where all adjacent properties are stone or stone clad. Any new building should be constructed with a similar finish..
2. Because the new building replaces bedsits with the same number of 1 and 2 bedroom flats the configuration of windows and balconies in the new building leads to serious overlooking of gardens surrounding the property. Many of the objectors raise this matter and the Parish Council supports them
3. The new Lavender Flats should be only be used for over 55 housing. It would not be acceptable to the parish council for these flats to have the flexibility to be used for general needs housing due to lack of amenity space.
4. The parish council is very concerned about the under provision of on-site parking for this new development.

Bampton Parish Council made it clear to Cottsway during a pre-application consultation 20 parking spaces is inadequate. This is 1.1 spaces per unit. The requirement for open market over 55s housing, OCC standards is 1.2-1.4 spaces as a minimum ie 22-25 spaces.

Any overspill parking will affect the area. Parking in Lavender Sq. and the Market Place is already very busy and is needed for the success of the village business and

amenities. The roadway accessing the site is narrow and unsuitable for any overspill parking.

With rising retirement ages, 55 year olds still have 10-12 years working life left. There is a poor bus service in the village so many households run two cars in a rural community such as Bampton.

5. The parish council would like to see improved arrangements for refuse collection and is surprised that the proposal is to continue the current unsatisfactory arrangement. We object to any suggestion that any trees should be removed to accommodate the proposed bin storage.
6. We would like the scheme to include electrical charging points for cars.
7. The Parish Council asks for a Construction Traffic Management Plan which takes into account that parking in the village centre is already very busy and it would be detrimental to businesses and residents if contractors' vehicles are not banned from the village centre.

In summary this site offers a great opportunity to provide necessary and appealing accommodation in the village centre. Bampton Parish Council feels that this scheme to replace bedsits with the same number of flats does not achieve this and imposes a building which dominates its neighbours and adds nothing to the appeal of this part of a conservation area.

Chairman, members of the planning committee, thank you for the opportunity to speak.

As you know I have written to all of you to express concern at some of the information set out for you to consider by your planning authority .

The site is garden land within a village. It is brownfield. As your officer reports development in Stanton Harcourt is acceptable in principle.

This small scheme was conceived with considerable thought by Border Oak, a reputable and bespoke design and build company. It is evident from the drawings the design and finish to a high standard with the use of a green oak frame, stone tiles in diminishing courses, the use of local stone, not reconstituted, with bespoke timber joinery. The layout has been done with care, not to cram as much as possible on the site but to present a layout that will provide pleasant living conditions for the occupiers and well-designed buildings. The buildings are thermally efficient.

The scheme has generated positive comments from local people, and the parish council. It reflects the requirements of the policy relating to development in the conservation area and in the West Oxfordshire Design Guide.

There is repeated reference to preserving the open view across the conservation area but on historic research has shown that much of the land was used as a timber yard for the Harcourt estate, with several cottages and estate buildings on the corner of Black ditch only demolished in 1963. We have also identified that the conservation appraisal for Stanton Harcourt does not identify views into or from the site as Significant. With the impending development of Butts Piece the view across the Greensleeves land will be to the housing development there that is also located within the

conservation area. Notwithstanding all of that, much of the site remains undeveloped and the comments of the Inspector has not impacted on the decision for Butts Piece.

We are puzzled to find the report relating to the single dwelling in the garden of Greensleeves 'adjacent to' listed buildings, when it is not. Allegedly the house has barn doors (it does not) and the relationship to the width of the plot is not deemed acceptable. we worry that the drawings have not been properly considered.

The height of the building results from the steep roof pitch that is a feature of the local vernacular.

These houses provide two two-bedroom cottages, one three-bedroom cottage, and one four-bedroom cottage. Following pre-application advice some time ago, the houses are close to Black ditch but front and have access from the Greensleeves land to benefit from a southerly aspect to maximise passive solar gain, enabling domestic paraphernalia, a concern at the previous application, to be contained and out of view. The hedge to the north along the roadside is to be reinforced with additional planting. Because of the difference of levels the houses sit below black ditch and the view will be of the roofs of stone tile with diminishing courses. The conservation officer referred to a 'rash' of rooflights when in fact there are two in this elevation. The use of dormer windows to the south reflects the detail of many houses in the village. Lena cottage is not seen from the site because of the thick hedge. The Butts Piece development will impinge much more than the Greensleeves development.

Again I worry that the scheme has not been properly considered.

Not only is the design representative of sustainable construction, but the development brings biodiversity enhancement.

Members of the committee, I hope you will be able to recognise the effort that has been made to produce an attractive and somewhat unusual scheme, quite different to the developer spec that so often comes your way.

Submission to Lowlands Planning Committee on 16th December 2019 at 2pm

Land to east of Mount Owen Road 19/02719/RES

This development has always been unwelcome not only in Bampton but also in this Committee judging by the unanimous refusal here back on August 12th last. If it is to go ahead, it should work for the people of Bampton and West Oxfordshire and be a positive contribution to the environment. Surely we can all agree on that?

The Society for the Protection of Bampton supports entirely the forthcoming remarks from the Bampton Parish Council.

We would like to see the inappropriate mass of the fortress block in the heart of the site reduced further. This was after all a planning consent for up to 160 houses.

We would like to see the access to the site from the Aston Road continue to be used after building to relieve traffic pressure on Mount Owen Road. Many of you have driven up that road and know how narrow it is, and without a pavement on the development side.

The entrances to Bampton from the west, north and south are characterised by stone built buildings. Why cannot the east be similar not a mixture of materials as proposed by the officers.

Even after this application in Proposed condition 6 materials, finishes, and colours have to be approved. Who on earth in this planning department approved the black-painted front doors more suitable for Downing Street than a rural location on the Cala development off New Road in Bampton. West Oxfordshire ought to be aspiring to do a whole lot better on these types of detail. I ask that this committee NOT the officers should rule on these matters in due course.

After one of the wettest autumns, groundworks will inevitably cause a lot of mud to spill off the site. Can steps be taken by this Committee to ameliorate this, please?

As Greta Thunberg, the teenage environmentalist, said at the Climate Conference last week countries and companies pay lip service to the environment. When I met back in August with Mark Edmonds the CEO of Taylor Wimpey Oxfordshire I asked if these houses would have car charging points, solar panels, heating other than by gas which is shortly to be banned. No, no, no were the answers. The man and his company have no desire to build anything sustainable or modern. You really shouldn't allow this sort of attitude. You should not at this time pass this woeful application which is not fit for purpose and not fit for West Oxfordshire.

Thank-you.

Bampton Parish Council - Comments on 19/00875/RES

Bampton Parish Council made very strong and detailed objections to the original outline application which West Oxfordshire District Council were minded to approve. We were pleased that the reserve matters were refused in September and make the following comments on this further application;

1. We note that changes have been made since the Society for the Protection of Bampton, SPB, submitted papers from Dr Preston on potential flooding. The council still has concerns about the cumulative effect on flooding from the development of this site and the development of the Oakwood Gate in New Road.
2. We concur with the Committee's concerns about the height of the flat block. It is out of keeping for an edge of village development and we feel that it should be reduced by a full storey and not just a few feet by changing the pitch of the roof. Current drawings make it look like a barrack block
3. We are pleased to see that the development will now be clad in a reconstituted stone, something we have advocated. We ask that the detail of this should be agreed between Bampton Parish Council, SPB, WODC and Taylor Wimpey.
4. The parish council has always maintained that access to this site should be off Aston Rd. During construction access off Aston Rd and via the emergency exit on Mount Owen Rd will be used. Why is it not possible for these entrances to be permanent? If the emergency access were to be made permanent servicing around 30 units, this would reduce the traffic in Mount Owen Rd.
5. As Mount Owen Rd is narrow and there is no possibility of building a pavement on its eastern side The Parish

Council want to see a zebra or pelican crossing for safety reasons at the proposed crossing point.

6. The parish council have asked that the communal areas/play areas/landscaping areas be conveyed to the parish council in perpetuity to hold and maintain. The Parish Council runs the other play area in the parish and there would be long term advantages for the community without the complexities of a separate management company.
7. Recent experiences of dangerous and inconsiderate parking by construction workers during the building of 9 units in Tannery Gardens, Station Rd Bampton have shown the need for an effective CTMP, Construction Traffic Management Plan. The Parish Council ask that all delivery of materials be banned from New Rd and Mount Owen Rd. We also want Taylor Wimpey to provide adequate on site parking for their employees and contractors who should not be permitted to park on New Rd, Mount Owen Rd, Aston Rd and all the closes off these roads.

The council would be grateful if you could take all our comments into account when considering this application.

Appendix G - DONNA PALMER

Aston Road / Mount Owen Road, Bampton Committee Speech

19/02719/RES

Reserved Matters application for the construction of 160 dwellings and provision of public open space with associated infrastructure and earthworks, pursuant to outline planning permission 16/03415/OUT

Chair, Members,

Thank you for the opportunity to address you this afternoon.

I would firstly like to thank your officer's for bringing this proposal to committee with a recommendation for approval, following its robust consideration through the application process.

As Members will recall a previous reserved matters application was considered by this Committee in August and September this year, and was ultimately refused permission for a single reason primarily relating to the design of the proposed apartment block.

Since then we have worked closely with your officers to address this reason for refusal in a collaborative manner, and this has led to the revised scheme before you today.

The apartment block has been redesigned in terms of height, massing and materials to reflect comments from planning and design officers. The committee report confirms these changes to be acceptable and recognises the relationship of the block with proposed adjoining dwellings.

At the request of your officers, two options in respect of proposed materials are presented for your determination today. Taylor Wimpey can confirm they are content to deliver the scheme based on whichever option Members consider preferable.

All technical matters remain as per the previous reserved matters application, which Members accepted and did not propose reasons for refusal in relation to. We are also pleased to confirm that a number of the conditions attached to the outline planning permission have also now been discharged, including in relation to drainage and construction management. These therefore will ensure the development can be delivered swiftly following a grant of permission by this committee.

All other matters raised in the previous planning committees have been comprehensively clarified in your officer's report.

In summary, your officers have recommended the proposals for approval. The design, layout and landscaping scheme are considered appropriate and there would be no material harm in terms of privacy and amenity.

Accordingly we would ask members to approve the application in accordance with your officer's recommendation. Taylor Wimpey are committed to the early delivery of the site and look forward to delivering these proposals.

Thank you.

19/03136/HHD

Good afternoon

First of all, I feel that this forum should be used to discuss issues with far greater controversy than the scheme which I'm proposing.

Noting the comments against the above scheme, what I find perplexing is that I registered a previous scheme earlier this year **19/01254/HHD** proposing an extension with a larger foot print in the same location and this did not receive any comments of objection from neighbours or the parish.

The parish did however make a comment as follows:

Comment Reasons:

Comment:

North Leigh Parish Council has no objections to this planning application. However, the Parish Council would like to request a condition to ensure that every effort shall be made by contractors to prevent damage to, and obstruction of, Chapel Lane during construction work and that any damage to the Lane shall be fully repaired.

I withdrew the original scheme under the advice of the planning officer as he stated that we should use the pre-planning advice service and propose an extension with a pitched roof to match the existing.

Which we did.

The planning officer is in support of this application and I have asked him if all policy points detailed within the objection letters have been considered, I can confirm that this is the case and he remains in support.

Within the design and access statement, it states that the only logical extension that I can propose would be in this location due to the shape of the plot.

I have 3 children, now in their early 20s 2 of which are living at home and 1, who will be returning once she leaves university in May 2020.

Given the current cost of property in west Oxfordshire, we feel that they are likely to live with us for a number of years until such times as they can afford their own property – hence this application.

In recent years, my neighbour has constructed an elevated deck (approximately 800mm of the natural floor level) which enabled them to look directly into my private amenity space from their orchard.

If this application is not supported at this meeting, please can I request that a site visit take place.