

WEST OXFORDSHIRE DISTRICT COUNCIL

UPLANDS AREA PLANNING SUB-COMMITTEE

Date: 6 January 2014

Report of Additional Representations



**WEST OXFORDSHIRE
DISTRICT COUNCIL**

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Report of Additional Representations

13/1520/P/FP 24 Hensington Road Woodstock	
Date	28/10/201306/11/2013
Officer	Mr Phil Shaw
Recommendation	Provisional Approval
Parish	WOODSTOCK
Grid Ref:	444810,216791

Application details

Construction of 10 apartments with associated carports & parking and widening of existing vehicular access.

Applicant

Empire Homes Ltd , The Long Bar, Oxford Road, Old Chalford, Oxon OX7 5QR

I Statutory Consultees

I.1 Oxfordshire County Council Highways:

“Transport impact

The proposed development has been reduced in size and will provide nine one-bedroom flats rather than 10. The development is considered to be in a sustainable location, close to the town centre of Woodstock with access to a range of facilities and services.

The number of trips generated by nine dwellings is likely to be similar to that of the existing clinic use and is unlikely to have any severe impacts on the wider transport network.

Parking

Eleven car parking spaces are proposed. This level of parking provision is considered appropriate for the number and size of the dwellings proposed.

The dimensions of the car parking spaces accord with the county council’s standards.

One cycle parking space is now proposed for each flat.

Access and layout

The existing access on to Hensington Road will be widened to 4.3m. A s184 agreement will be required for the extension to dropped kerb.

Vision from the existing access is acceptable. To ensure that the vehicle and pedestrian vision splays are provided and retained, the wall must not be raised in height.

The width of the access is sufficient to enable two vehicles to pass each other. A shared surface is proposed for vehicles and pedestrians. Two front doors to the properties open out directly onto the access way which is not ideal, but given the number of vehicles that will be using the access it is unlikely to result in severe harm to pedestrian safety.

On balance, the proposed development, if permitted, is unlikely to result in severe harm to the highway.

Recommendations

I have no objections to this application subject to the following conditions.

1. G36 Car parking in accordance with approved plans, to be marked out as nine allocated spaces and two unallocated visitor spaces.

2. Cycle parking in accordance with approved plans.
3. The front boundary wall must not be raised in height. REASON: In the interests of highway safety.

*I suggest the following informative is passed on to the applicant by inserting on the consent:
Works to the highway (widening the access/dropped kerb) are subject to a separate permission, under S184 Highways Act, issued by the Local Highway Authority. Please contact the Local Highway Authority prior to any such works 08453 10 11 11”*

1.2 Environment Agency

“This application is deemed to either have a low environmental risk or relate to conditions that were not recommended by the Environment Agency. Unfortunately, due to workload prioritisation we are unable to make an individual response to this application at this time.”

1.3 WODC Environmental Health

“Comments as per the previous response relating to external lighting proposals.”

1.4 Thames Water

“Waste Comments

Legal changes under The Water Industry (Scheme for the Adoption of private sewers) Regulations 2011 mean that the sections of pipes you share with your neighbours, or are situated outside of your property boundary which connect to a public sewer are likely to have transferred to Thames Water's ownership. Should your proposed building work fall within 3 metres of these pipes we recommend you contact Thames Water to discuss their status in more detail and to determine if a building over / near to agreement is required. You can contact Thames Water on 0845 850 2777 or for more information please visit our website at www.thameswater.co.uk

Surface Water Drainage - With regard to surface water drainage it is the responsibility of a developer to make proper provision for drainage to ground, water courses or a suitable sewer. In respect of surface water it is recommended that the applicant should ensure that storm flows are attenuated or regulated into the receiving public network through on or off site storage. When it is proposed to connect to a combined public sewer, the site drainage should be separate and combined at the final manhole nearest the boundary. Connections are not permitted for the removal of groundwater. Where the developer proposes to discharge to a public sewer, prior approval from Thames Water Developer Services will be required. They can be contacted on 0845 850 2777. Reason - to ensure that the surface water discharge from the site shall not be detrimental to the existing sewerage system.

Thames Water would advise that with regard to sewerage infrastructure capacity, we would not have any objection to the above planning application.

Water Comments

On the basis of information provided, Thames Water would advise that with regard to water infrastructure capacity, we would not have any objection to the above planning application.”

2 Additional Representations

Since the drafting of the report a further two representations have been received from Mr and Mrs Clifford, 1 Bear Close, and Mr and Mrs Harvey, 2 Bear Close, whose comments can be summarised as follows:

- Revised plans undoubtedly take account of the views of residents of New Road whose properties back onto the site, but do not address the concerns of those of us who live in Hensington Road and Bear Close;
- The proposal is contrary to Policy E6 as it involves the loss of an existing A2 use;
- Result in the loss of a useful community facility;
- Would create unsafe conditions for the movement of people and vehicles;

- No footpath provision on-site and no safe refuge for pedestrians using the side access into the building;
- Exceeds the maximum car parking standards for West Oxfordshire;
- The area available for bins, recycling bins has been reduced by approximately 50% due to the allocation to cycle storage. The position of the bin store exceeds the maximum distance from the kerbside that communal bins may be sited for council collection;
- Far exceeds dwellings per hectare figure which we understand WODC would consider as an appropriate/efficient use of land;
- Applicant unable to confirm how foul drainage will be disposed of and whether they are proposing to connect to the existing drainage system;
- Question whether the officer who gave pre-application advice to the applicant is now the same person acting as agent for the applicant.

Report of Additional Representations

13/1542/P/FP Cottage Farm Taston	
Date	31/10/201306/11/2013
Officer	Mrs Katie Buckingham
Recommendation	Grant, subject to conditions
Parish	SPELSBURY
Grid Ref:	435838,222025

Application details

Installation of air source heat pump. (Retrospective).

Applicant

The Mill Trust, c/o Agent

I Statutory Consultees

I.1 Spelsbury Parish Council:

As a Parish Council we have been asked by residents of Taston to give our view on the current planning application for Cottage Farm in Taston (13/1542/P/FP). This application is asking for retrospective permission for an Air Source Heat Pump which has been installed on the property. Local residents have expressed concern over two matters: firstly, the visibility of the pump; secondly, any extension to the existing parking area. The Parish Councillors have examined the plans and make the following comments.

- Two councillors expressed strong approval of the plans, finding the installation of an alternative green energy source a very positive step. They felt that any visual impact was so minimal, especially once the screening was in situ, that it was negligible.

- One councillor approved the plans and commented that there was no extension of the gravel parking area; having closely studied the existing and proposed plans the gravel ends at the same point in both cases - just before the magnolia tree.

- One councillor objected to the plan on the following grounds:

1. This Application covers exactly the same site as the earlier Application (13/0575/P/FP) for a garage and extended parking area.

2. The earlier Application was rejected unanimously by the Uplands Committee of WODC and then went to Appeal.

3. The Appeal was also dismissed by the Government Inspector on the grounds that, being outside the building line but within the Taston Conservation Area and the North Cotswolds AONB, it conflicted with Local Plan Policies BE2, BE5 and NE4.

4. The heat pump is a metal object almost 7ft high x 6ft x 2ft 6" (2.1m x 1.75m x .75m).

5. It is clearly visible from the road to the north and the footpath to the south.

6. The heat pump could easily be positioned in a less prominent position nearer the house, where it would be acceptable.

7. The additional parking area has been refused once (see above).

8. For the same reasons that the previous Application was refused unanimously by the District Council and then the Government Inspector, the present Application 13/1542/P/FP should also be refused.

There were no further comments from the Council.

2 Additional Representations

Since the drafting of the report four further written representations from neighbours have been received. These are summarised as follows.

Elizabeth Llewellyn-Smith, Brook Cottage, Taston:

- Pump is a brutal grey Tardis-like object, protruding from the meadow at some distance from the dwelling and over-topping the field wall;
- The pump is a free-standing structure, beyond village building line, visible from the road and a number of other locations;
- Development in fields surrounding Taston should be avoided;
- A heat pump is not an agricultural structure which might be acceptable in a rural area;
- Not clear why it could not have been sited further up the slope, attached to the dwelling or at least adjacent to it.

Mrs Sherbrooke:

- The application has been incorrectly registered: it is for both the heat pump and the extension of the amount of car parking permitted by the extant consent (11/0713/P/FP);
- There should be a further application for change of use in respect of the car parking area;
- Concerned about the amount of noise the pump would generate. No details have been provided and I suggest the application be deferred until data is provided;
- Should have been provided with more details as to the type and appearance of the temporary screening;
- The encroachment into what is an acknowledged unspoilt and isolated rural scene by the proposed development should be opposed.

Mrs Yvonne Beaumont; Taston Barn:

- The application should be refused for the same reasons as the previous application (13/0575/P/FP);
- Would permission have been given for this location if it was not already there?
- Screening does not justify something which should not be there. It is also doubtful whether there is space for screening between the unit and the wall to the south.

Richard Cowan; Springfields:

- Conflicts with the aims of Local Plan Policies BE2, BE5 and NE4, as stated by the Inspector in dismissing appeal 13/0575/P/FP;

- Extension of the parking area would be highly exposed, extending further into the Conservation Area/AONB and be highly visible from Taston Road.

Lyndsay Winpenny of The Cross Taston:

- It is regrettable that the large incongruous development was allowed.
- Emphasis should now be placed on containment of the further sprawl at the property.
- Whilst it is no unduly objectionable from a visual point of view the issue relates to the opportunity it may create for possible further development in this area on which it is sited.
- The development is clearly visible from the footpaths in the vicinity.
- Although not explicit the application proposes an expansion of the gravel parking area.

Report of Additional Representations

13/1547/P/FP Former Highways Depot Banbury Road Chipping Norton	
Date	01/11/2013 01/11/2013
Officer	Officer to report
Recommendation	Provisional Approval
Parish	CHIPPING NORTON
Grid Ref:	

Application details

Erection of class A1 foodstore with associated access, parking & landscaping.

Applicant

Aldi Stores Limited and Merbuild Developments Ltd, c/o Agent.

Background Information

It has been brought to the Officers attention that the report as contained within the schedule details that the application has been prepared as a 'provisional approval'. For clarity, no recommendation has been made at this stage and the application is purely for the 'officer to report' on the current information and consultee responses received and to enable Members to comment on the scheme to date.

I Additional Representations

I.1 Nine further cards have been received in support of the proposal – from Simon Jackson, 9 Hill Close; A Quartermain, 3 Paradise Terrace; Mrs L Turner, Rose Mullion, Great Rollright; E E Clarke, 9 Hailey Road; Mr and Mrs David Hicks, 11 Tilsley Road; Rebecca Harraway, 42 Fox Close; Ian and Pam Desyllas, 53 The Leys; Mr and Mrs Thomson, 32 Walterbush Road and Mrs Harris, 25 Worcester Road- whose comments are summarised as follows:

- Desperately need more employment in Chipping Norton, especially for young people;
- Quite a few people got to Banbury to shop at Aldi, so building one here would help the "carbon footprint", as well as tidy up a rough piece of ground at the approach to the town;
- Would provide more competition, which in turn would benefit the lower paid senior citizens;
- Better choice for shoppers;
- Bring in trade from local villages more often;
- Chipping Norton is in desperate need of some regeneration and an Aldi is just what we need;
- Should remain as a foodstore only;
- Needs frequent public transport between the new store and the town centre;
- Encouraging people to shop locally is good for the environment;

- Choice is a major factor in shopping locally

1.2 In addition the following has been submitted by H Beaumont on behalf of the Campaign to Protect Rural England, West Oxon:

WODC has already rejected an earlier application by Sainsbury on London Road, Chipping Norton and we consider that this current Application should be rejected on the same grounds including the following of specific interest to CPRE:-

- 1. In accordance with the NPPF, CPRE is opposed to out-of-town developments which would adversely impact the integrity of our historic towns and villages. We believe that this application, being outside the radius within which people are nowadays prepared to walk, would affect seriously the economic viability of many shops in the centre of Chipping Norton. Visitors will park at the store and not in the town centre.*
- 2. The application is contrary to Local Plan Policies E1 and E6.*
- 3. We have read the objection by the Co-op and are in entire agreement with their arguments. Chipping Norton already has more than the average square footage of convenience stores and the Co-op extension would add to this. There is absolutely no need for an Aldi as well.*
- 4. There will be extra traffic, both delivery vehicles and cars, through the already congested town centre roads.*
- 5. Air pollution is already an issue in the town centre and this would compound the problem.*
- 6. This development would not create new employment – it would take it from town centre shops. The existing designated use would create employment as well as being more appropriate in what is now a residential area.*

This application should be rejected.

Report of Additional Representations

13/1611/P/FPLinwall Sturt Road Charlbury	
Date	21/11/2013
Officer	Abby Fettes
Recommendation	Refuse
Parish	CHARLBURY
Grid Ref:	436056,218923

Application details

Erection of dwelling.

Applicant

Mr & Mrs Mike Empson, Keepers Cottage, Southcombe Bottoom, Chipping Norton, Oxon, OX7 5QH

I Additional Representations

1.1 A further letter has been received from P Edwards of Greytiles, Sturt Road and the comments are summarised as follows:

- Greytiles will be overlooked from lower and upper floors
- Parked cars will be visible from our house
- It will result in cramming in development
- It will set a precedent for further development

Report of Additional Representations

13/1617/P/FP High Street Chipping Norton	
Date	19/11/2013
Officer	Abby Fettes
Recommendation	Provisional Approval
Parish	CHIPPING NORTON
Grid Ref:	431377,227029

Application details

Alterations and extensions to existing foodstore to create additional retail floor space. Formation of new car parking facilities and associated alterations to internal access roads.

Applicant

Midcounties Co-Operative Society C/O Agent

I Additional Representations

I.1 Comments have been received from Peter and Christine Branson, The Haven, Albion Street and are summarised as follows:

- Disappointing to see that there are now only 4 disabled spaces provided, this as now, there would have been 8 on the previous scheme (10/0909/P/FP)
- The new upper deck is at a higher level than the previous one (10/0909/P/FP) would have been, therefore the lighting will be at a higher level also thus making more light pollution to our house
- The previous application (10/0909/P/FP) showed the use of different coloured tarmac where the Burgage plots have been, we cannot see any mention of this or any other methods on the new application, this would be a shame as these plots are a significant part of the history of Chipping Norton
- Pleased to see that the evergreen oak is being retained and there will be some landscaping, it is unfortunate that there will not be as much as in the previous application
- Could you confirm that there is no need for a sub-station as it is not shown on the new plans
- We are in general in agreement with the expansion of this store within the centre of Chipping Norton although we do have reservations as to its appearance

Report of Additional Representations

13/1618/P/FP Bell Inn 115 Main Road Long Hanborough	
Date	18/11/2013 25/11/2013
Officer	Miss Dawn Brodie
Recommendation	Grant, subject to conditions
Parish	HANBOROUGH
Grid Ref:	442519,214282

Application details

Alterations and extensions to create two dwellings with associated parking.

Applicant

Empire Homes The Long Barn, Oxford Road, Old Chalford, Oxon OX7 5QR

Additional Representations

I Statutory Consultees

I.1 OCC Highways:

The proposed dwellings will generate fewer vehicle movements than the existing public house which has a car park for 12 vehicles.

The existing access spans the entire width of the property. This will be reduced to two narrower accesses to serve each of the four-bedroom dwellings. The kerb should be reinstated where the access is being closed off.

Suitable pedestrian vision splays must be provided because the accesses immediately abut the footway. It is recommended that the proposed front boundary wall be constructed no higher than 0.6 metres above the footway, rather than 0.9m as proposed. A condition should be attached to the consent to secure this. An adequate level of car parking is proposed for each property. Space for turning within the curtilage of each property is essential because vehicles must enter and exit the A4095 in a forward gear, and the accesses cross a pedestrian and cycle path. It is recommended that a condition is attached to the consent to ensure that parking and turning space is provided and retained.

The concentration of vehicle movements to two points, the reduction in vehicle movements and the provision of turning space within the sites, and protection of pedestrian vision splays, is likely to improve highway safety (particularly of pedestrians and cyclists).

Recommendations

I have no objections to this application subject to the following conditions.

- 1. G31 Accesses, parking areas etc before commencement (including reinstatement of the upstanding kerb where part of the existing access will be closed off).*
- 2. G310 Turning space in curtilages.*
- 3. The front boundary wall must be no higher than 0.6 metres above the footway, in order to provide appropriate pedestrian vision splays in the interests of highway safety.*

Informatives

I suggest the following informative is passed on to the applicant by inserting on the consent:

Works to the highway, such as alterations to the dropped kerb, require separate consent from Oxfordshire County Council as Local Highway Authority. Please contact the Local Highway Authority on 0845 310 11 11 prior to any works.

Report of Additional Representations

13/I685/P/FPCharnwood Shipton Road Milton Under Wychwood	
Date	02/12/201302/12/2013
Officer	Gemma Smith
Recommendation	Grant, subject to conditions
Parish	MILTON UNDER WYCHWOOD
Grid Ref:	427040,218199

Application details

Erection of single storey rear extension.

Applicant

Mr & Mrs Michael McCormack, Charnwood, Shipton Road, Milton Under Wychwood, Oxfordshire OX7 6JS

Additional Representations

I Statutory Consultees

- I.1 OCC Highways
No objections

Report of Additional Representations

13/I688/P/FPPolice House Hixet Wood Charlbury	
Date	02/12/201302/12/2013
Officer	Miss Dawn Brodie
Recommendation	Grant, subject to conditions
Parish	CHARLBURY
Grid Ref:	435822,219324

Application details

Erection of replacement dwelling.

Applicant

Mrs Karen Simpson, 2 Police House, Hixet Wood, Charlbury, Oxfordshire

Additional Representations

I Representations

- I.1 Since the preparation of the officers report one letter of representation has been received from Mr and Mrs McCann of Stream Cottage, the comments received can be summarised as follows:
- We live in a mid 17th Century Cottage
 - We totally object to the proposed dwelling. it is not in keeping with Hixet Wood, which is the old part of Charlbury.

- The people have brought a cheap plot so they can do what they like with it.
- They should move to a modern area if they want a building like that.

Report of Additional Representations

13/1699/P/FP Albion Street Depot/Store Albion Street Chipping Norton	
Date	05/12/2013 05/12/2013
Officer	Miss Dawn Brodie
Recommendation	Grant, subject to conditions
Parish	CHIPPING NORTON
Grid Ref:	431463,227002

Application details

Conversion of building to form two dwellings.

Applicant

Blochouse Ltd, 11 Fleetwood Apartments, 2 Northwold Road, London N16 7HG

Additional Representations

1 Statutory Consultees

1.1 OCC Highways:

From a highways perspective, this application is the same as application 10/1603/P/FP and 13/1443/P/FP to which the Local Highway Authority did not object, subject to conditions.

Whilst the location of the parking and use of the access is not ideal (vision of the pavement from the parking spaces is limited and vehicles have to reverse in or out of the access in close proximity to other junctions) weight must be given to the fact that the proposed use is likely to generate fewer vehicle movements than the permitted use of the site.

Two car parking spaces are proposed; one for each unit. This was considered acceptable for the previous application. The dimensions of the parking spaces accord with the county council's standards and there is additional space available for bin storage and a narrow walkway to the front doors to the properties.

Details of cycle storage have not been provided and should be conditioned. There appears to be space within the undercroft to accommodate bicycle parking stands / bolts to the wall.

On balance, the proposal is unlikely to result in any severe adverse impacts on the highway.

Recommendations

I have no objections to this application subject to the following conditions.

- 1. G36 Car parking in accordance with approved plans*
- 2. Details of cycle parking*

2 Representations

2.1 Since the preparation of the officers report three letters of representation have been received from Paula Dunleavy (no address supplied), J W Harding of Sandlewood, 69 Burford Road and Mr and Mrs Whitehead of the Chipping Norton Veterinary Hospital. The comments received can be summarised as follows:

- We are relieved that there are no new window openings proposed in the side windows facing the veterinary clinic. We would not want any further applications for windows in the side elevations being supported.
- The rooflights in the south facing roof slope could limit development potential at the Veterinary hospital site.
- The two parking spaces will be a tight squeeze and manouvering cars in and out will be difficult.
- The blind nature of the access will be harmful to the safety of children and vehicles using Albion Street.
- The difficulty of the parking spaces will mean more on street parking.
- There is no visitor parking provision.
- Wheelie bins will smell therefore it is not a good idea for them to be stored inside the garages.
- The large windows are not in keeping with other buildings in the area.
- House one does not have a very pleasant living space.
- The development site has no adjoining land – where will contractor’s vehicles park during the conversion.
- No vehicles should impede access to Harding Yard.
- Contractor’s vehicles parking on Albion Street would cause traffic chaos.
- There is no where to store building materials.
- The redevelopment of the site will cause considerable disruption to nearby businesses.
- Two parking spaces are not enough for the proposed development.
- Wheelie bins and recycling bins are likely to be left on the pavement as with the nearby Pear tree Court development.
- First floor windows will look directly into the property at Silverton and the business units situated in Harding Yard.

END