

# **WEST OXFORDSHIRE DISTRICT COUNCIL**

## **UPLANDS AREA PLANNING SUB-COMMITTEE**

**Date: 3/03/2014**

### **Report of Additional Representations**



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**WEST OXFORDSHIRE  
DISTRICT COUNCIL**

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## Report of Additional Representations

<b>14/0050/P/FPLand adj to Riely Close Long Hanborough</b>	
Date	19/12/2013 13/01/2014
Officer	Abby Fettes
Recommendation	<b>Grant, subject to conditions</b>
Parish	HANBOROUGH
Grid Ref:	442111,214151

### APPLICATION DETAILS

Erection of eighteen dwellings with associated parking and access from Riely Close.

### APPLICANT

Westlea Housing Ltd Methuen Park, Chippenham, Wiltshire, SN14 0GU

### ADDITIONAL REPRESENTATIONS

#### I REPRESENTATIONS

1.1 Letters have been received from 5 and 9 Riely Close, objecting on the following grounds:

- Level of overspill parking unacceptable
- Traffic movements have significantly increased at all times of day because of fish and chip shop and dentist, Inspector was not privy to this
- Methodist church now has permission to extend
- Primary school is full to capacity and children having to go elsewhere
- Site of foul sewage pump should be reconsidered because of odour and noise disturbance
- Plot 1 will overlook houses in Riely Close

#### 2 STATUTORY CONSULTEES

2.1 Housing

- 100 households on waiting list, of which at least 13 have a local connection to Hanborough.
- It is likely that there are others with a local connection to Hanborough that are not shown on the list, there may be people with close family or who are employed in the village who would also be eligible.

2.2 OCC One Voice

- No objection, headline comments are as follows:
- Education no objection subject to following contributions:  
£46,328 for Primary  
£34,910 for Secondary  
£3,066 for Special Educational needs
- Highways no objection subject to £16,408.39 towards improvements in parking in vicinity of site and conditions
- Property no objection subject to contribution of £9,292 towards Libraries, waste management, museums, day care and adult education

## Report of Additional Representations

<b>14/0079/P/FPLeys Field Barn Great Tew</b>	
Date	08/01/2014/17/01/2014
Officer	Miss Dawn Brodie
Recommendation	<b>Refuse</b>
Parish	GREAT TEW
Grid Ref:	439045,230419

### Application details

Change of use of agricultural land to domestic, formation of new vehicular access, construction of earth bund and erection of three outbuildings.

### Applicant

Mr Julian Stevenson  
131 St Marks Road  
London  
W10 6NP

### Additional Representations

The case officer received confirmation on 28<sup>th</sup> February 2014 from the applicant that the application wished to be withdrawn.

## Report of Additional Representations

<b>14/0056/P/FP Harriets Cake Shop 20 High Street Woodstock</b>	
Date	09/01/2014/09/01/2014
Officer	Miss Dawn Brodie
Recommendation	<b>Grant, subject to conditions</b>
Parish	WOODSTOCK
Grid Ref:	444536,216684

### Application details

Change of use of ground floor from retail to residential.

### Applicant

Mr & Mrs P Jones, Harriets Cake Shop, 20 High Street, Woodstock, Oxfordshire OX20 1TF

### Additional Representations

#### 1 Statutory Consultees

#### 2 Representations

2.1 Following preparation of the officers report an additional letter of objection has been received from Mr Massey of 92 Grove Road, Bladon. The comments received can be summarised as follows:

- High street shops have been closing for financial reasons and this pattern is just starting to change but it is not going to happen quickly.
- Shops, cafes, hotels, museums are all commercially interdependent on one another and I feel strongly that the preservation of these facilities are important for the town to remain successful.
- Allowing Harriet's to become a residential property would neither serve the interests of Woodstock nor the surrounding communities.

- 2.2 In addition, a letter of support has been received from Ann Grant of 28 Brook Hill. The comments are as follows:
- The loyal customers for Harriets would have no trouble in finding pastures new in Woodstock.
  - The change from retail to residential would have no harmful impact upon the viability and vitality of Woodstock Town Centre. In fact, closing down one establishment could enhance the viability of others.

### **Report of Additional Representations**

<b>I4/0057/P/LB Harriets Cake Shop 20 High Street Woodstock</b>	
Date	09/01/2014 09/01/2014
Officer	Miss Dawn Brodie
Recommendation	<b>Grant, subject to conditions</b>
Parish	WOODSTOCK
Grid Ref:	444536,216684

#### **Application details**

Alterations to include new windows to front elevation.

#### **Applicant**

Mr & Mrs P Jones, Harriets Cake Shop, 20 High Street, Woodstock, Oxfordshire OX20 1TF

#### **Additional Representations**

##### **I Representations**

- I.1 A letter of representation has been received from Ann Grant of 28 Brook Hill. The comments received can be summarised as follows:
- I completely support the removal of the bay window.
  - This window is of particularly poor design and materials.
  - The property will look far better without it.