

WEST OXFORDSHIRE DISTRICT COUNCIL

UPLANDS AREA PLANNING SUB-COMMITTEE

Date: 9th June 2014

Report of Additional Representations



**WEST OXFORDSHIRE
DISTRICT COUNCIL**

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Report of Additional Representations

14/0299/P/FPThe Chequers Church Road Churchill	
Date	03/03/2014 2/03/2014
Officer	Miss Dawn Brodie
Recommendation	Grant, subject to conditions
Parish	CHURCHILL
Grid Ref:	428238,224129

Application details

Erection of cotswold stone walling with timber entrance gates to enclose & create external dining areas. Construction of timber pergola and enclose existing escape stairs and kitchen entrance. Associated landscaping works to include low level external lighting and replacement of existing externally illuminated post sign in revised location.

Applicant

The Lucky Onion, The Chequers, Church Road, Churchill, Oxfordshire OX7 6NJ

Additional Representations

I Representations

I.1 Since the preparation of the officer's report one letter of support has been received from Jenny Birrell, a Churchill resident who comments as follows:

I am not sure whether the consultation period has finished but I wanted to comment on the application re the above. I read in the parish magazine that there is a lot of opposition to the application and I wanted you to be aware that the parish council does not speak for all residents of the village only it seems those who object.

We live in Churchill and want to lend our support to the proposals. The pub is an important focus of the village and to survive it needs to build a sustainable business - there is a lot of competition locally - many of these pubs have beer gardens. It needs to try and compete.

I think it is very sad that nimbyish seems to want to destroy that business - the pub did not attract such upset before it changed hands. I fail to see the difference.

I think that any noise can be dealt with by licensing. I speak as someone who used to live next to a pub. A similar situation in fact what was a quite (not so successful pub) was taken over and turned into a successful business with tables outside. The publican was scrupulous in ensuring that drinkers came inside at 11.

I am sure that the council will only make its based decision on valid planning reasons (if indeed planning is required) but felt dismayed at the parish councils statement - it does not represent all of our views.

Report of Additional Representations

14/0522/P/OPLand at Rockhill Farm London Road Chipping Norton	
Date	09/04/201409/04/2014
Officer	Abby Fettes
Recommendation	Grant, subject to the applicant first entering into a legal agreement
Parish	CHIPPING NORTON
Grid Ref:	

APPLICATION DETAILS

Residential development comprising 80 unit extra care housing and up to 16 dwellings together with associated landscaping, parking and access into site.

APPLICANT

OCC Property & Facilities c/o Agent

RECOMMENDATION

Grant subject to the applicant entering into a legal agreement and the following conditions:

- 1 (a) Application for approval of the reserved matters shall be made to the Local Planning Authority before the expiration of three years from the date of this permission;
And;
(b) The development hereby permitted shall be begun either before the expiration of five years from the date of this permission, or before the expiration of two years from the date of approval of the last of the reserved matters to be approved, whichever is the later.
REASON: To comply with the requirements of S.92 of the Town and Country Planning Act 1990.
- 2 Details of the appearance, landscaping (including maintenance responsibilities), layout and scale, (herein called "the reserved matters") shall be submitted to and approved in writing by the Local Planning Authority before any development begins and the development shall be carried out as approved.
REASON: The application is not accompanied by such details.
- 3 It is anticipated that the reserved matters will closely follow the layout, scale, design, materials and landscaping as set out on the illustrative plans.
REASON: For the avoidance of doubt and to ensure the scheme respects the character and amenity of the area.
- 4 The Extra Care Home hereby approved shall only be used as care home under use class C2 of the Use Classes Order 2005 and for no other purpose.
REASON: To ensure that it is a mixed use development in accordance with the requirements of Policy HI Proposal 1 of the West Oxfordshire Local Plan 2011.
- 5 Prior to the commencement of development a construction phase traffic management plan shall be submitted to and approved in writing by the Local Planning Authority.
REASON: In the interests of Highway safety.
- 6 Prior to the occupation of any building the proposed means of access, pedestrian and vehicular, shall be provided in accordance with the submitted plan.
REASON: In the interests of pedestrian and highway safety.
- 7 After 1 month and no later than 3 months after occupation of the care facility a full travel plan shall be submitted to and approved by the Local Planning Authority
REASON: In the interests of Highway safety.

8 A public art statement shall be submitted with the subsequent reserved matters application.
REASON: To accord with the requirements of policy TLC7 of the Local Plan.

9 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. The details shall include a management plan setting out the maintenance of the drainage asset. The development shall be carried out in accordance with the approved details prior to the first occupation of the development hereby approved and shall be maintained in accordance with the management plan thereafter.
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 Policy Statement 25 Technical Guidance).

10 No development shall commence until details of the measures to be incorporated into the development to demonstrate how 'Secured by Design' accreditation will be achieved have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details, and shall not be occupied or used until the Council has acknowledged in writing that it has received written confirmation of SBD accreditation.
REASON: In the interests of crime prevention and the safety of future residents.

11 That internal ambient noise levels for rooms within the Extra Care Home development do not exceed the following guideline values (Table 1)

Location	07:00-23:00	23:00-07:00
Living room	35 dB LAeq,16hr	-
Bedroom	35 dB LAeq,16hr	30 dB LAeq,8hr

Note: above table provides recommended levels for overall noise in the design of the Extra Care Housing. These are the sum total of structure-borne and air-borne noise sources. (BS8233:2014. Guidance on sound insulation and noise reduction for buildings)

Before the commencement of works at the Care Home the applicants are to submit a Scheme of Works as to how they propose to comply and satisfy the noise condition for prior approval by the Council.

REASON: To safeguard the character of the area and living/working conditions in nearby properties. (Policies BE2 and BE19 of the adopted West Oxfordshire Local Plan 2011)

NOTES TO APPLICANT

The Surface Water Drainage scheme should, where possible, incorporate Sustainable Drainage Techniques in order to ensure compliance with;

- Flood and Water Management Act 2010 (Part 1 - Clause 27 (1))
- Code for sustainable homes - A step-change in sustainable home building practice
- The forthcoming local flood risk management strategy to be published by Oxfordshire County Council sometime after June 2014. As per the Flood and Water Management Act 2010 (Part 1 - Clause 9 (1))

Where communal drainage schemes are proposed approval of the scheme may be required from Oxfordshire County Council sometime after March 2015 and the scheme will need to be adopted under the Flood and Water Management Act.

Report of Additional Representations

I4/0630/P/FP Malt House Witney Lane Leafield	
Date	01/05/201407/05/2014
Officer	Miss Dawn Brodie
Recommendation	Grant, subject to conditions
Parish	LEAFIELD
Grid Ref:	431819,215175

Application details

Demolition of existing barn (Retrospective) and erection of four dwellings with associated parking.

Applicant

Hurlingham Capital Limited c/o Agent

Additional Representations

I Representations

- I.1 Since the preparation of the officer's report two letters of representation has been received from Margaret Harrod of Malt House and Niall and Charlotte Calvert which are summarised as follows:
- It will be relief not to have to look out over derelict building anymore.
 - The development will vastly improve the outlook of my property and improve my security.
 - It will improve access to my property. The development would improve the visual appearance of the area.
 - The building on site is unsafe and in significant disrepair.

Report of Additional Representations

I4/0633/P/FPThe White Horse Inn The Ridings Stonesfield	
Date	01/05/201401/05/2014
Officer	Mr Phil Shaw
Recommendation	Provisional Approval
Parish	STONESFIELD
Grid Ref:	439314,217574

APPLICATION DETAILS

Conversion of out building to dwelling with associated parking.

APPLICANT

Mr John Lloyd, The White Horse Inn, The Ridings, Stonesfield, Oxfordshire, OX29 8EA

ADDITIONAL REPRESENTATIONS

Since the preparation of the committee papers further representations and information have been received

The agent has written to advise (in summary)

- Applicants insurance broker has been in touch since publication of the structural report
- Insurers will no longer provide public liability insurance for events hosted in the barn due to its poor state of repair
- Barn will therefore be closed irrespective of the outcome of the application
- Marston's has recently contacted the applicant to congratulate him on selling just under 50% more beer than the contracted figure set by the brewery. This demonstrates that the pub is running successfully in its own right and there is no threat of this being impacted by the loss of the function room

A copy of the letter from the Insurers to the applicant confirming that no public liability cover will be provided for use of the building has also been received

6 letters of support have been received making the following summarised points

- Applicant has consulted with users of the pub
- Applicant is committed to continuing to run the pub
- It will be a place for eating and drinking
- I have no reason to doubt the applicants intentions
- Barn is structurally poor
- Objectors claim it is loss of a village amenity but it has in reality stood virtually unused for years
- When used it is often free of charge
- It does not justify refurbishment for its current use
- There are lots of other village halls that could meet the need
- Roof will be no higher than adjoining houses
- Appearance will match surrounding buildings
- Majority of pub users arrive by foot and so car park will remain adequate
- There is already on street parking so even if parking did overspill it would not cause additional problems compared to other locations in the village
- Regular users of the pub support this venture and opposition emanates from those who are not using it
- Barn is currently an eyesore with a roof that leaks
- White Horse is vital to the village but this barn is not vital to the pub

- Barn in its current state detracts from the village
- There is a shortage of land for housing
- Conversion is the only way the barn will survive
- Demolition for safety reasons would mean the history was lost
- Skittle alley is never used for that purpose
- Barn is not commercially viable new design is in keeping
- Unlike some objectors I have visited site and actually looked at the plans
- Proposals should be supported

20 letters of objection have been received raising the following summarised points:

- Pub can be run as a going concern in its current form
- Barn adds little costs but could be an asset
- Pub and barn could be a thriving village facility but it only opens part time
- Precedent for residential use of the remainder of the site
- Loss of some parking will affect viability
- Barn has an intimate atmosphere and good acoustics
- Other local venues are not as good
- Adequate parking is needed for a successful business
- Barn has a connection with the slate industry and is of historical significance
- Will appear too dense-squeezed into car park
- Adverse impact on conservation area
- Loss of simple barn character
- House will be too close to pub
- Inadequate amenity space for the house
- Village is expanding and will need more facilities in future
- Potential conflict of overspill parking with local residents (photos enclosed)
- No skittle alley is available elsewhere
- Barn is not properly marketed
- Car park is often full to capacity
- Original purchase price was reduced to reflect condition of barn
- This is about asset stripping for personal profit
- Menu is not affordable
- Village teams could use the pub but are not encouraged
- There is no attempt to organise pub events
- Noise and nuisance to neighbours would be unacceptable
- Drinkers are sometimes discouraged from attending the pub
- Lack of certainty is compromising ability to organise events
- Are costs of refurbishment/repair accurate?
- It is a unique venue with a fantastic atmosphere and the right size for acoustic sets
- Barn was used to store stone pendles before splitting when a frost was due
- We do not have confidence that this is for the good of the village
- This is the last unconverted barn in the village
- Villagers do not want this
- Application should be refused

The views of OCC highways have yet to be received