

# **WEST OXFORDSHIRE DISTRICT COUNCIL**

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

**4 August 2014**

### **Report of Additional Representations**



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**WEST OXFORDSHIRE  
DISTRICT COUNCIL**

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## Agenda Index

Please note that if you are viewing this document electronically, the agenda items below have been set up as links to the relevant application for your convenience.

14/0754/P/FP Penhurst School New Street Chipping Norton .....	3
14/0833/P/FP Reeves Barn Pound Hill Charlbury.....	4
14/0897/P/FP Leafield Technical Centre Langley .....	5
14/0986/P/FP Village Hall Shipton Road Milton Under Wychwood.....	6

## Report of Additional Representations

<b>14/0754/P/FP Penhurst School New Street Chipping Norton</b>	
Date	10/06/2014
Officer	Abby Fettes
Recommendation	<b>Grant, subject to the applicant first entering into a legal agreement</b>
Parish	CHIPPING NORTON
Grid Ref:	431118,227247

### **APPLICATION DETAILS**

Retention of John Cory House and Cottage, demolition of redundant buildings and conversion of Monks Dene to allow erection of Care Home and Assisted Living Units, access roads, car parking and ancillary works.

### **APPLICANT**

Beechcroft Developments Ltd & Action for Children  
(C/O Agent)

### **ADDITIONAL REPRESENTATIONS**

Further evidence has been submitted by the applicant (by email on 31<sup>st</sup> July) that ensures that the derogation tests are met in respect of the protected species present on site. Therefore it is considered that the proposal is in accordance with policy NE15.

In an amendment to the committee report:

The care home is to be 58 beds not 53.

The care home has a lower eaves height than the existing drama building adjacent to the boundary, however it does increase in height towards the west, away from the boundary, as shown on drawing 13-087-153.

## Report of Additional Representations

<b>14/0833/P/FP Reeves Barn Pound Hill Charlbury</b>	
Date	06/06/201406/06/2014
Officer	Abby Fettes
Recommendation	<b>Provisional Approval</b>
Parish	CHARLBURY
Grid Ref:	435493,219763

### APPLICATION DETAILS

Demolition of existing garage and erection of dwelling.

### APPLICANT

Mr L Pratley, Reeves Barn, Pound Hill, Charlbury, Oxon, OX7 3QN

### ADDITIONAL REPRESENTATIONS

The following email has been received from Guy Ker of The Firs:

*Following a conversation with Simon Wright I am writing to you to request that the agenda for the August 4 Uplands Committee Meeting is amended to address the following relevant factual points re the latest Reeves Barn planning application:*

- 6.9 *“unlike the existing garage building which has a window on the boundary”. The window (and door, see attached photo) which appears to be part of the existing garage building is in fact a shed that belongs to The Firs. There are no windows or doors in the existing garage building that overlook The Firs. A covenant is in force, agreed by the owners of Reeves Barn and The Firs, which states that no windows or doors will be opened along the boundary.*
- 6.10 *“the proposal includes a terraced area to the rear with 1.5m high side walls”. It is not mentioned here that this is a first floor roof terrace with a height of 4.2 meters (figure supplied by proposal architect Leslie Burton).*
- 6.11 *“There are two doors proposed on the north west elevation facing The Firs but it is proposed that there is a 1.8m wall along the shared boundary.” In fact, the existing stone wall between the two properties tapers down to 1.4m at the position of the proposed glazed utility room door and then becomes open paddock-style fencing (see attached photo). Page 4 of the D&A Statement states that there will be “new fence and wall to Reeves Barn and the existing 1.8M stone wall to The Firs”. It makes no mention of a new wall between the proposed new dwelling and The Firs. In addition the plans propose two opening windows in the dining room which is just 500-600mm (figures supplied by architect) away from the open fence boundary.*
- NB In respect of 6.9 Officers wish to clarify that the existing window on the boundary belongs to The Firs and not Reeves Barn.
- 6.10 Members will view the plans at the sub-committee which will clarify the position of the terrace.
- 6.11 As above.

## Report of Additional Representations

<b>14/0897/P/FP Leafield Technical Centre Langley</b>	
Date	17/06/2014 17/06/2014
Officer	Mrs Kim Smith
Recommendation	<b>Grant, subject to conditions</b>
Parish	LEAFIELD
Grid Ref:	430180,215462

### APPLICATION DETAILS

Installation of three mechanical extraction plant. (Retrospective)

### APPLICANT

Caterham FI Team, Leafield Technical Centre, Langley, Oxfordshire, OX29 9EF

### ADDITIONAL REPRESENTATIONS

Mr P Warren of 3 Langley has commented as follows:

*“We have read the above report and would comment (query) as follows:*

*2) Constraints. No mention of Industrial class use restriction B1(b).*

*5) Applicants case. 5.6 No stipulation as to when the “determined to be 34 dBL” applies. We note that the AAD acoustic survey (18-9-13) refers to this figure as being “typical daytime noise level” – night time and early morning levels have been recorded as low as 23 – 25 dBLs (See Appeal Decision, Engine Test Cells application 27th September 2007)*

*5) Applicants case. 5.18 Air filtration plant on the South side facade of building B – No mention of top end attenuation to this plant, i.e. exhaust vents etc. as is the case for cyclones 1 and 2. This plant is closest to the Southern residences.*

*No mention of future monitoring for “secondary sources” of noise which may become obvious once mitigation work has been completed. – AAD survey 2-12-13. Page 11. 9.12.”*

## Report of Additional Representations

<b>14/0986/P/FP Village Hall Shipton Road Milton Under Wychwood</b>	
Date	04/07/201429/07/2014
Officer	Cheryl Morley
Recommendation	<b>Grant, subject to conditions</b>
Parish	MILTON UNDER WYCHWOOD
Grid Ref:	426861,218244

### APPLICATION DETAILS

Erection of single storey extension to create new bar area.

### APPLICANT

Mr Jeff Haine, 13 Poplar Farm Close, Milton Under Wychwood, Oxon, OX7 6LX

### ADDITIONAL REPRESENTATIONS

#### Environmental Health

There are no adverse comments or objections to this proposal from this team.

#### OCC Highways

This application should be granted but the suitable conditions applied (as below)

G36	Car parking in accordance with approved plans	The car parking areas (including where appropriate the marking out of parking spaces) shown on the approved plans shall be retained and used for no other purpose. REASON: To ensure that adequate car parking facilities are provided in the interests of road safety (Policy BE3 of the adopted West Oxfordshire Local Plan 2011)
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