

WEST OXFORDSHIRE DISTRICT COUNCIL

UPLANDS AREA PLANNING SUB-COMMITTEE

Date: 6th October 2014

Report of Additional Representations



**WEST OXFORDSHIRE
DISTRICT COUNCIL**

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Report of Additional Representations

14/1046/P/FP Land south of Church Street Kingham	
Date	16/07/2014 17/07/2014
Officer	Abby Fettes
Recommendation	Grant, subject to the applicant first entering into a legal agreement
Parish	KINGHAM
Grid Ref:	426019,223890

APPLICATION DETAILS

Erection of sixteen dwellings with associated garages and parking.

APPLICANT

Mr & Mrs Endley Felloes Barn, Church Street, Kingham, Oxfordshire, OX7 6YA

ADDITIONAL REPRESENTATIONS

STATUTORY CONSULTEES

1.1 Highway Authority

Following the receipt of technical amendments we have no objection subject to conditions.

Report of Additional Representations

14/1115/P/FPCow Shed Upper End Fulbrook	
Date	29/07/201429/07/2014
Officer	Gemma Smith
Recommendation	Grant, subject to conditions
Parish	FULBROOK
Grid Ref:	425891,213365

Application details

Erection of dwelling.

Applicant

Mr Tim Pearce C/O Agent

Additional Representations

One additional neighbouring representation has been received from Mr. Pearce of Upper End addressing the concerns received in the representations. The representation is summarised as follows:

- The applicant emphasises that he has unrestricted right of access to the site from Upper End as set out in the title deeds as per red line plan.
- With regards to the loss of informal access to farmland, the applicant has sympathy to the Parish Council, however there is no right of way onto the farmland behind. It is noted that as farmers they have not taken an aggressive attitude to restricting people via fences and have respect to maintain the beauty of the natural environment. However there is no right for people to enter the farmland.
- The parish council stated that this is a holiday cottage application. This application seeks for a new dwelling for perhaps the locally employed resident within the area. This adds more credibility to the sustainability of the application.

Report of Additional Representations

14/1075/P/FPThe Mill Station Road Chipping Norton	
Date	23/07/201424/07/2014
Officer	Abby Fettes
Recommendation	Grant, subject to conditions
Parish	CHIPPING NORTON
Grid Ref:	430776,226847

APPLICATION DETAILS

Removal of existing outbuilding and erection of nine dwellings with associated alterations to site access, new parking arrangements and landscaping works.

APPLICANT

A2Dominion Developments Ltd Spelthorne House, Thames Street, Staines-upon-Thames, TW18 4TA

ADDITIONAL REPRESENTATIONS

Additional information has been received regarding the boundary treatment between the proposed dwellings and the properties to the north. The proposal is now considered acceptable.

The recommendation is to grant subject to the following conditions:

- 1 The development hereby permitted shall be begun before the expiration of three years from the date of this permission.
REASON: To comply with the requirements of the Town and Country Planning Act 1990.
- 2 That the development be carried out in accordance with plans accompanying the application, and the amended site section plan received 3rd October.
REASON: For the avoidance of doubt as to what is permitted.
- 3 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order, 1995 (or any Order revoking and re-enacting that Order with or without modification) no extensions shall be constructed.
REASON: To avoid over-development in an area of high density housing. (Policy BE2 of the adopted West Oxfordshire Local Plan 2011)
- 4 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order, 1995 (or any Order revoking and re-enacting that Order with or without modification) no additional windows or rooflights shall be constructed in the elevations of the buildings.
REASON: To safeguard privacy in the adjacent property. (Policies BE2 and H2 of the adopted West Oxfordshire Local Plan 2011)
- 5 Before building work commences, a schedule of materials to be used in the elevations of the development shall be submitted to and approved in writing by the Local Planning Authority. The development shall be constructed in the approved materials.
REASON: To safeguard the character and appearance of the area. (Policy BE2 of the adopted West Oxfordshire Local Plan 2011)
- 6 The window and door frames shall be recessed a minimum distance of 75mm from the face of the building unless otherwise agreed in writing by the Local Planning Authority.
REASON: To ensure the architectural detailing of the building reflects the established character of the locality. (Policy BE of the adopted West Oxfordshire Local Plan 2011)

- 7 Bat and bird boxes shall be installed in accordance with details including phasing that have been submitted to and approved in writing by the Local Planning Authority before development commences.
REASON: To safeguard and enhance biodiversity. (Policy NE13 of the adopted West Oxfordshire Local Plan 2011).
- 8 Hard and soft landscaping shall be implemented in accordance with the details on drawing no's JBA14/212-01 and JBA 14/212-02 unless otherwise agreed in writing by the Local Planning Authority.
REASON: In the interest of visual amenity.
- 9 Development shall not begin until details of the junction between the proposed road and the highway have been submitted to and approved in writing by the Local Planning Authority, and no building shall be occupied until that junction has been constructed in accordance with the approved details.
REASON: In the interests of road safety. (Policy BE3 of the adopted West Oxfordshire Local Plan 2011)
- 10 The means of access between the land and the highway shall be formed, laid out and constructed in accordance with the specification of the means of access attached hereto, and all ancillary works therein specified shall be undertaken in accordance with the said specification before development commences.
REASON: To ensure a safe and adequate access. (Policy BE3 of the adopted West Oxfordshire Local Plan 2011)
- 11 No dwelling shall be occupied until the vehicular accesses, driveways, car and cycle parking spaces, turning areas and parking courts that serve that dwelling has been constructed, laid out, surfaced, lit and drained in accordance with details that have been submitted to and approved in writing by the Local Planning Authority.
REASON: In the interests of road safety (Policy BE3 of the adopted West Oxfordshire Local Plan 2011).
- 12 No dwelling shall be occupied until all the roads, driveways and footpaths serving the development have been drained, constructed and surfaced in accordance with plans and specifications that have been submitted to and approved in writing by the Local Planning Authority.
REASON: In the interests of road safety. (Policy BE3 of the adopted West Oxfordshire Local Plan 2011)
- 13 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. 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).
- 14 No development shall take place until there has been submitted to and approved in writing by the Local Planning Authority a plan indicating the positions and type of boundary treatment to be erected on the south east boundary. The boundary treatment shall be completed in accordance with the approved details before the buildings are occupied.

REASON: To safeguard the privacy of neighbouring properties. (Policy BE2 of the adopted West Oxfordshire Local Plan 2011)

Report of Additional Representations

14/1121/P/FPHopkins Yard Market Street Charlbury	
Date	31/07/2014 11/08/2014
Officer	Cheryl Morley
Recommendation	Grant, subject to conditions
Parish	Charlbury Town Council
Grid Ref:	435631, 219512

Application details

Extensions and conversion of barn to create dwelling and associated works.

Applicant

Mr David Maxwell | Westminster Palace Gardens, Artillery Row, London, SW1P 1RL

Additional Representations

Charlbury Conservation Area Committee

Previous comments:

- Objection to the use of brown coloured zinc sheeting. The roofs in particular will be clearly visible and intrusive in the local area. The materials should be of natural grey slate on the steep pitched roofs of natural Cotswold stone walling.
- The proposed scheme would compare unfavourably with recent adjacent new buildings constructed in materials normally used in the Conservation Area.

The committee had received copies of revised drawings submitted to the case officer before re-application:

- The Committee welcomed the opportunity to comment on the proposed revisions. The proposal is to alter the materials of the smaller new pitched roof building adjacent to the existing renovated barn to timber clad walls and matching concrete Cotswolds grey irregular tiles.

The committee considered the removal of the Brown Zinc and the use of matching roof tiles an improvement but preferred natural stone to the timber cladding proposed.

Charlbury Town Council

The Town Council reviewed the proposed changes and wish to reiterate its views that all walls on this building should be in natural stone and roofs in slate. The wood is unacceptable and therefore is objected to.

Report of Additional Representations

14/1143/P/FP Fardon House Frog Lane Milton Under Wychwood	
Date	01/08/201401/08/2014
Officer	Gemma Smith
Recommendation	Grant, subject to conditions
Parish	MILTON UNDER WYCHWOOD
Grid Ref:	426768,217909

Application details

Demolition of existing bungalow and erection of two dwellings with associated garaging & works.
Retention of existing & provision of additional vehicular access.

Applicant

Mr & Mrs Paul Horner Seemattstrasse 36 6333, Hunenberg See, Switzerland

Statutory Consultees

OCC Highways-

“Visibility at the proposed access is substandard but given the low vehicular flows and speeds passing the access I cannot demonstrate sufficient harm as to warrant the refusal of planning permission. No objection subject to:

- G11 access specification*
- G36 parking as plan. “*

Report of Additional Representations

14/1154/P/FP Field Barn Cottages Woodleys Woodstock	
Date	04/08/201404/08/2014
Officer	Gemma Smith
Recommendation	Grant, subject to conditions
Parish	WOODSTOCK
Grid Ref:	443793,218277

Application details

Erection of two storey side extension and part change of use to form chiropractic clinic.

Applicant

Mr & Mrs M Pencherz Field Barn Cottages, Woodleys, Woodstock, Oxfordshire, OX20 1HU

Amendment

Following officers concerns with the secondary nature of the proposed extension the scheme has been revised. The proposal for the side extension has been amended with roof ridge and eaves height now reduced as reflected in revised drawing plan 357/01:E.

Report of Additional Representations

14/I223/P/FPI0 High Street Woodstock	
Date	20/08/201420/08/2014
Officer	Gemma Smith
Recommendation	Grant, subject to conditions
Parish	WOODSTOCK
Grid Ref:	444502,216695

Application details

Part change of use from retail (A1) to residential (C3).

Applicant

Mr & Mrs Buckingham C/O Agent

Statutory Consultees

OCC Highways-

“The existing A1 use has the potential to generate more movements and require a higher parking requirement than the proposed C3 use. The proposal, if permitted, will have no significant detrimental effect on the local road network. No Objection.”

Received 29th September 2014.

Additional Representation

Representation has been received from Mrs. McNaughton of 19 Oxford Road. The representation is summarised as follows:

- Concerns that if the application is approved that this would open the ‘floodgates’ for other people to purchase property in the town, remove an ongoing retail business without approval and then state it is non-viable, converting it to residential.
- The applicants have deliberately removed the business and now state that it is unviable.
- I moved to Woodstock because it was viable town not a residential only area the sops need encouraging to bring people into the town.