

# **WEST OXFORDSHIRE DISTRICT COUNCIL**

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

**Date: 3 November 2014**

### **Report of Additional Representations**



---

**WEST OXFORDSHIRE  
DISTRICT COUNCIL**

---

## 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.

14/1121/P/FP Hopkins Yard Market Street Charlbury .....	3
14/1296/P/FP Old Woodstock Town Football Club .....	4

## Report of Additional Representations

<b>14/1121/P/FPHopkins Yard Market Street Charlbury</b>	
Date	31/07/2014   1/08/2014
Officer	Cheryl Morley
Recommendation	<b>Grant, subject to conditions</b>
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

<b>14/1296/P/FP Old Woodstock Town Football Club</b>	
Date	3/11/14
Officer	Hannah Wiseman
Recommendation	<b>Grant, subject to conditions</b>
Parish	WOODSTOCK
Grid Ref:	

### APPLICATION DETAILS

Erection of six, 15m high Floodlighting Columns

### APPLICANT

Old Woodstock Town football Club, Woodstock, C/O Agent

### ADDITIONAL REPRESENTATIONS

A further comment has been submitted by a nearby resident, Mr Luff, who summarises the representations received and introduces concerns regarding the possible future use of the site, along with an appeal decision reported in Felixstowe for a similar application. Those comments are copied below;

- The unsuitability of the site for the level of development proposed. Similar floodlighting schemes already approved are in non-residential locations on the outskirts of communities.
- One aim of the Hellenic League requirements is to restrict public access so as to enable the club to charge for admission and recoup its expenses and maintain its investment. This involves restricting access to a site which has been continuously used for public recreation, not simply football.
- A public footpath (Oxfordshire ref. 413/9) is within the proposed area of restricted access.
- The scheme will advance the aims of the semi-professional team in the Hellenic league, but does nothing to encourage wider participation in football and other recreational sport among younger age-groups.
- The Hellenic League requires that “The club must demonstrate security of tenure” When I last checked with the Land Registry, there was no record (as required by law) of a lease to OWTFC from Vanbrugh Trustees Limited and Vanbrugh Trustees No 2 Limited who are the registered proprietors. This further weakens the case for over-development based on a legally insecure tenancy of the recreation ground.
- The football club is gradually easing out other users (and uses) of the recreation ground, rather like a cuckoo in a nest. This deprives the community of amenity land which is in very short supply in Woodstock.
- The floodlights are a Trojan horse. Once approved, they will lead to applications for further restrictions to meet the commercial requirements of the Hellenic League (stands, perimeter fencing, etc.). How would use of the lights be monitored and how would breaches of any planning conditions be dealt with?
- The OWTFC chairman is quoted in the press as saying “we could train there and rent it out to help finance the club” [Oxford Times 18/9/14]. This contradicts the reassurances in the application Design Statement that “ floodlights... will allow a limited number of evening matches to take place. It is not proposed to use the lights for training” and “the floodlights would be used approximately once a week during the few months of the football season that matches cannot be completed in natural light”. Last time, there were suggestions that the floodlit ground could be rented out for training purposes to Oxford United.
- The lights have to be warmed up for about 30minutes before they produce the required level of illumination. How would this work with “the lights will only be used for the second half of games during some of the weeks at the end of the season”. The 15 min. half time break would not be

long enough. And the lighting columns would remain visible and obtrusive in daylight hours throughout the year.

- The impartiality of the technical support provided by the firm who would benefit from the contract to install the lights, and of the Hellenic League which has a commercial interest in widening its scope, is questionable.
- The Hellenic League states “Ground sharing is permitted” and this has indeed already been used as a solution to OWTFC’s problems. This undermines the alleged urgency of the demand for floodlights at the New Road site.

The appeal by Felixstowe and Walton United Football Club to allow it to keep six floodlight columns up throughout the season has been quoted by Mr Luff, as it had been turned down by an Inspector in 2008. The Inspector commented that the columns would have an unacceptable impact on the character and appearance of the area, given the residential and tranquil nature of the vicinity.

Officers have looked into the appeal decision and clarified that the appeal against the refusal of a variation of condition to allow 6 floodlight columns to remain in place throughout the year, without being retracted during the football season. The columns were therefore in use in the months during the football season, all apart from May, June and July. Suffolk Coastal Council imposed this condition in the interests of visual amenity. The same council has since granted a further planning permission for 4 floodlights instead of the previous 6 which are more modern and have the same level of luminance. The Council saw it fit to impose the same condition again, in the interest of visual amenity.