

Summary of Submission by Mr Henry Venners - JPPC

Mr Venners introduced himself and thanked the sub-committee for the opportunity to speak.

Mr Venners indicated that members would be familiar with the site and the issues that had arisen in respect of existing uses. It was explained that the proposal was to expand the shooting grounds with noise mitigation being achieved through the installation of large soil bunds. Mr Venners advised that the bunds would have sheer faces and experts had agreed that this would be enough to reduce noise for local residents.

Mr Venners suggested that this together with the cessation of the motocross use on the site would be of a major benefit to local communities.

Mr Venners asked the sub-committee to support the officer recommendation of approval.

Appendix B

WODC Uplands Committee Meeting

I am Pat Williams. My husband and I live at No 3 Glover's Close on Hensington Gate Estate in Woodstock.

(Last December was fifty years since plans were passed for the development of Glovers Close Woodstock. Ironically a neighbour organized a party to celebrate the event. Could leave out if short of time.)

The houses around us are of different designs providing variety but nicely blended overall. This is a characteristic of other roads in the vicinity. No 1 next door is a corner site and has a double garage facing across Princes Ride. Previous neighbours have used it as intended, with a side door accessing the back garden. Mr and Mrs Faulkner, now at No 1, seem to have abandoned the garages. They describe them as derelict which they are not.

We have been inconvenienced by the parking of their two cars on an inadequate area at the front of No 1, blocking our view of the corner, but hadn't thought that this was part of the attempt to develop the garage site into a full height two storey house.

What is proposed is not a city infill or a modest single storey granny flat. The site is extremely cramped. There is no space on either side of the new build and very little front or back. The architecture is quite out of

character with the existing street scene. This has been noted twice by Woodstock Town Council when rejecting the plans. The proposed new house will dominate the corner of Willoughby Way with its height and a preponderance of glass on both north and south aspects. No 36 Crecy Walk, immediately across Princes Ride would be badly overlooked. The back of the new build would only be a few yards from the fence separating us from No 1. There is mention of "Eco screening for privacy" on the plans. Where is our privacy? Not only would we be overlooked but we would lose light from having a tall building so close. Our garden and part of our house would be overshadowed for a large part of the day.

There has been some support for this project presumably from friends of Mr and Mrs Faulkner all of whom live some distance away. They are not directly affected and cannot realize the impact on near neighbours.

Also, two former occupants have been appalled by the proposed development and so are we.

Summary of Submission by Mrs Rachel Faulkner

Mrs Faulkner clarified that she had been a resident of Woodstock for 18 years and had lived at her current property for 9 years.

Mrs Faulkner advised that there was parking for two vehicles at the front of the property. It was acknowledged that the application had caused some concern with local residents and this was regrettable. Mrs Faulkner advised that she had tried to work with neighbours and amendments had been made to try and address these worries.

Mrs Faulkner emphasised that windows were either at a high level or obscure glazed. It was suggested that the development was not that different to others in the area and would hopefully improve the site. Mrs Faulkner indicated that there were a number of infill developments in the area and there was significant local support for the plans.

Mrs Faulkner concluded by suggesting that the proposal was for a small contemporary home that would link well with its surroundings and have a minimal impact.

Summary of Submission by Mr Mike Robinson

Mr Robinson thanked the sub-committee for the opportunity to address the meeting.

Mr Robinson advised that the West Oxfordshire Local Plan was out of date so due regard needed to be given to the requirements of the National Planning Policy framework. It was suggested that the proposals were for sustainable development and the planning policies were now different to when there was an appeal in 2009.

Mr Robinson emphasised the importance of providing housing in rural areas and Stonesfield was a sustainable location. It was outlined that the site visit had demonstrated that the area was predominantly bungalows in a linear form and the proposal would complement that.

Mr Robinson advised that the site was well screened, the location was considered acceptable by officers, it did not damage the AONB and it provided an opportunity for a family member to stay in the village.

Summary of Submission by Mrs Willans

Mrs Willans indicated that if the application was approved it would overlook her property and there were also highway issues.

Mrs Willans advised that all previous applications had been for single storey developments rather than the two storey that was now being proposed. Mrs Willans clarified that she was also speaking on behalf of neighbours who also had concerns about the development.

Mrs Willans concluded by suggesting that the development was in front of the current building line and the separation distance from other properties was unacceptable.