

Text of Representation by Oliver Chapple on behalf of MuWAG

I represent the Milton under Wychwood Action Group consisting of some 530 members who object to this Planning Application. It represents the views of 80% of the local community and is a legitimate conduit for the exercise of local democracy.

There are almost 400 comments against the project and the nature of these objections should be well known to you, particularly those relating to traffic congestion.

I want to focus on just two issues, but first I emphasise that as a group, we favour sensitive development and agree with increasing regional housing stock. We believe however that it is possible to do this without wrecking the overall character and natural assets of our area.

Firstly, it is absurd to be panicked into inappropriate developments because of a perceived need to meet arbitrary sub-area targets. The District has assumed that there will be 2000 windfall new houses (excluding major developments) over 20 years. The Burford - Charbury Sub-area has only 16% of existing homes and is unique in being almost entirely AONB which is statutorily protected against development. Thus it is illogical, if not absurd, to allocate 20% of the windfall target to this district along with the others equally.

Nevertheless, in 2011 the District had 46,000 households and Milton had only 712, or 1.5%. This percentage of the 2000 windfall implies 30 new homes in Milton over 20 years or only 1 ½ per year, which we are sure will happen naturally.

The Case Officer asserts that a 10 % increase in households is the top end of what is acceptable. Well ... 44 new two bedroom units are being commissioned now at The Paddocks and a further 8 homes have been approved since 2011. If the Sharba scheme were to be approved this would make a total of 122 new units in Milton or 17% - well above the 10% acceptable limit.

Secondly the Landscape consideration: Both your consultants Sasha, and ours, and the Cotswold Conservation Board conclude that the adverse effect on the landscape would be significant and adverse and contrary to National Planning Framework. Due to its elevated position it will be seen from miles around and completely changes the nature of the views approaching the village. Only the applicant contrives to deny this. The scheme threatens to emasculate the pleasant setting of the village and furthermore, because of the Applicant's interest in substantial adjoining land, might create a precedent for still more damage.

Therefore, the reasons for rejection are much wider and even more fundamental than merely those cited by the Case Officer. I urge the Committee to see the big picture, to hear the informed voice of the community and comprehensively reject this application.

1 June 2015

Firstly may I take this time to say that the owners of this planning field application are a hugely respected family in Milton under Wychwood.

I am Peter Rawlins, Vice Chairman of MuW Parish Council. I have been on Milton PC for 23 years and my father and grandfather were also on Milton PC, so I believe my knowledge of MuW is excellent.

Our PC voted against this planning application for the following reasons:-

MuW is an area of outstanding natural beauty, which we all have duty to respect.

MuW is a B Class village where only infilling and rounding off is permitted. This is not either.

The proposed site is of much higher level than the rest of the village, would erode the open space between Milton and Upper Milton, it would spoil the character of the village, it would also set a precedent for further development around our village which would completely destroy the concept of village life.

We already have 48 new housing units under development in the village which we don't know what impact this will have on our village.

This proposed development, would increase our village population by more than 10% in one hit, it may mean up to 150 extra cars in the village, the roads in our village by the Co-op and in the high street are gridlocked already.

The site is an unsustainable development area which is contrary to the aims of the national planning policy framework.

At our last monthly PC meeting I reported we had received correspondence from a lady living in the High Street. She is concerned for the safety. She is very concerned that cars drive along the pavement outside her house.

The High Street has cars parked all the way down one side and there are no – very few pull in places, so oncoming cars use the pavement as the third carriageway.

She went on to say that her children play in their front garden and sometimes go out onto the pavement and cars are driving along it. She is very worried that soon there will be an accident. The PC informed the police

As I said, I have been on Milton PC for many years and I have never witnessed such an uproar in the village before regarding a planning application and I think the members of WODC can see this by the overwhelming amount of correspondence received regarding this application, this is also relevant by the amount of people present here today.

I am asking the WODC Planning Members to please refuse this application.

One question I ask you to keep in mind throughout your deliberations: If not here – then where?

Your own emerging District Plan proposes at least 800 new dwellings in this particular sub-area ...where all sustainable settlements are within AONB. Therefore development in AONB is inevitable.

Milton is acknowledged as being both one of the larger and most sustainable sub-area settlements, as well as being the least sensitive - it WILL therefore have to play a large role in accommodating development.

Your planning policy department has suggested the majority of these numbers could be delivered via windfall developments.... BUT....NATIONAL legislation decrees that developments up to 10 dwellings, do not have to provide any affordable housing or planning obligation payments.

That WILL create the worst situation. Cumulative numbers of small developments WILL place the same strain on local services as larger developments such as this....but without funds for the infrastructure.

So surely a larger scheme such as this....that WILL provide 50% affordable homes AND FULL mitigating planning contributions....is the better decision overall?

Turning to issues which have been flagged by Officers:

Headlights

The levels on the site are such that any car driving from the site onto the High Street would be approaching with headlights shining downward and in any case the property opposite has a substantial evergreen hedge along its frontage.

Landscape

Your Officers confirm that landscape impact IS acceptable in principle here, and that the matter is confined to localised impact only. We remind Members that this is an outline application, with no detailed landscaping proposals, and we are dealing with matters of principle only. Any LOCAL Landscape issue....CAN and SHOULD be dealt with at the reserved matters stage by imposing a suitable landscape or boundary treatment condition.

There is strong support **for**....as well as objection to.....this development within the village. Particularly from those who have lived in the village for a long time and witnessed the problems of increasing affordability. AND **support** from those younger residents who are directly affected by the lack of affordable properties. Indeed YOUR OWN housing officer has quantified this need to be at least 70+ local households.

So in closing....I take you back to my original question – if not here, then where?

Your own Council's work confirms that Milton is one of the larger, most sustainable AND least sensitive settlements in this sub-area and the site is suitable in all principles including landscape.

Your own plan therefore tells you that Milton is precisely where you should be delivering housing.

I therefore urge you to follow your officers general support for this site, and approve this proposal with any detailed landscape mitigation as a reserved matter.

15/00561/OUT Street Farm

Thank you Chair. Opinion in the village is not opposed to new housing, however there is widespread opposition to this proposal on the following material grounds. I will refer to the numbered paragraphs in the planning officers' report.

1. This is the major green space at the heart of the village, reflecting its historical development, and is important for the quality of life in the village, as well as being aesthetically and environmentally significant. It constitutes the major group of mature trees within the village—many will be lost (5.23-5.26). Therefore, contrary to para 5.16, the site as it is does make an important contribution to the character & appearance of the conservation area.

2. The scale and design of this proposal—denser than any other housing in the village and inward-looking—is more suited to a gated suburban community than a conservation area in a village. The developers did not consult about local housing needs: for older residents to be able to downsize and for affordable housing for younger people, issues which the proposal does not address. The proposal for 26 houses is therefore no more based on a full assessment of the site's potential than the guesstimate of 15 houses in the SHLAA (5.10).

3. There is no confidence in the village that the current problems with sewage overflow will be dealt with adequately by Thames Water, let alone the additional strain put on the system by this proposal (5.30).

4. The developers have not correctly assessed the demographic and employment profile of the proposed households. They seriously underestimate the extent of car ownership and usage, parking and the impact of additional traffic on congestion on Nethercote Road. The 50 or more additional cars will cause a significant increase in congestion. In particular the

proposal suggests only 9 or 10 additional rush-hour journeys. The assumptions and methodology behind this figure have been accepted by OCC Highways, even though it is patently absurd that 26 houses with 50 or so adults of employment age would produce so few additional journeys. Thus, we cannot agree with para 5.20 that “the volume of traffic generated . . . is not likely to have a significant impact on the surrounding road network.” It will.

5. There is no wider planning gain from this proposal. Again the developers have not engaged with the village.

Finally, you are about to receive a proposal for 70 houses at Balliol Farm. These two schemes would bring an additional 96 houses, increasing the size of the Nethercote area by 50% and the village as a whole by up to 30%. Both schemes need to be looked at in the round so as to take into account housing needs and the impact of development both locally and across the district. We therefore disagree with para 5.37. On the contrary it is eminently reasonable to seek to introduce a short delay in the processing the Street Farm application.

In summary. This proposal will do nothing to sustain or enhance the village, nor will it address local housing needs. It will be to the detriment of the village.

We urge you to either delay consideration or to reject it outright.

John Perkins

1 June 2015

Intro – PI etc

You may not have heard of our group – which has around 100 supporters - because it wasn't mentioned in your officer's report any more than was the comprehensive planning assessment we submitted. As you'll see from that, we are not of course opposed to the development as such but to the chosen location.

You've been asked to allow a deferral but also to 'give a degree of comfort' to the Applicants on the principle of development. I certainly wasn't comfortable with that approach and Giles Hughes has confirmed that if you do allow a deferral, that cannot fetter your decision making later - and if you do agree to defer, I'd respectfully invite you to make that clear to the applicant.

Deferral would also give you the opportunity to read our PA – it's not that long and it even has a joke or 2. I'd implore you to read it if you haven't already if only because we take issue with a number of points in the report you have so far and it contains virtually no analysis of the balancing exercise inherent in a decision of this kind.

If though you agree with us that RB is not a suitable location for what is in effect a new housing estate, I'd invite you to refuse the application now – and if all you need to do so is a formal reason, give me 10 minutes and I'll draft one for you...

Our assessment sets out why this dev not sustainable in NPPF terms, is harmful to AONB & setting of Con Area. Inc a policy analysis and highlights a string of previous WODC appraisals emphasising the quality and sensitivity of the landscape on the western side of the town, most recently in your now approved draft Local Plan and 2014 SHLA – when as you've seen, officers considered this site not even worth taking forward for detailed assessment.

So we're at a loss to understand why the open countryside to the west of the town is now suddenly considered ripe for development. You may well ask, what's changed? I'd say nothing in pol terms and certainly not when it comes to landscape protection in an AONB, as emphasised by the Minister in his recent letter to the PI. To which I would add that the fact much of the district lies within the AONB in no way lessens the degree of protection it attracts or there would be little point in having the designation.

There is much more I could say but as it stands, the application is plainly contrary to the development plan and while certainly there are other considerations to take into account, they fall far short of the weight needed to justify allowing it. – invite refusal.

West Oxfordshire District Council
Uplands Planning Committee
Rushy Bank Development Proposal, Land South of Forest Road, Charlbury.
15/00564/FUL

Presentation by Jane Norman Director Young Dementia UK Homes
Ian Cox Supporter of The Rushy Bank Partnership
1st June 2015

Ian

Cotswold Area AONB have stated in their own publication " The Board feels the best way forward would be to have sustainable, small scale developments of 10 to 30 houses with bespoke designs on the edge of villages" .

Rushy Bank fits this requirement and will provide social innovation and self-build/custom build homes that meet the affordability gap that exists for many young local families, several, in a local self build group set up 4 years ago. 23 local families have already registered their interest.

This development is eligible for Custom Build funding from the Homes and Communities Agency.

We have carried out 7 hours of exhibition of the proposals and have had over 60 letters of support from local people. The Town Council have not objected to this application.

Through consultation with officers we have;

Removed all development from the part of the site which has been identified as of archaeological interest. We will agree a method statement with the County Archaeologist to assess the rest of the site.

Our proposals will help to deal with existing highways issues on Forest Road by extending the 30 mph zone and introducing traffic calming. The final solution will meet yours and OCC's requirements.

The scheme includes extensive planting and an extension to the woodland around the site to enclose the development into clusters, within the landscaped setting.

Rushy Bank is the same distance from the Town Centre as existing and proposed housing elsewhere in Charlbury.

This is not an application for the whole of the Evenlode Valley, it is for ^{up to} 29 low energy homes, a 2% growth in Charlbury's housing supply.

It is proportionate and appropriate.

Jane

We've been looking for a site for our assisted living project for over 6 years. Cornbury Estate offered us land as part of Rushy Bank at a price we can afford that meets our needs. It also allows the project to be part of a small community from the start. This is very important in preventing the social isolation that comes with having young onset dementia, a little known and little understood condition.

This innovative project is the first of its kind in the country and will offer people the chance to live an independent life within a safe and supporting environment rather than having no choice but to live in a residential home for older people who have very different needs.

This project has already gained support from your local MP, the NHS, Age UK Oxfordshire and Alzheimer's Research UK as well as people who currently rely on the services provided by YDUK. Dementia Friendly Charlbury also want to work with us to support people who live in our facility.

We have all of our funding in place which includes grant funding from the Homes and Communities Agency, WODC and OCC who all recognise the need for this home.

Our allocations policy will give priority to people from West Oxfordshire so people with young onset dementia living in Charlbury would be offered vacancies first.

Thank you for allowing us to speak. I would like to thank officers for their balanced report and positive engagement on this innovative and important project.

BUILDING A BEAUTIFUL COTSWOLDS

Calls grow for sensitive building development in the AONB

Concerns have been raised that demand for new housing will harm the beauty and character of the Cotswolds AONB where development is permitted that is out of scale and design with existing towns and villages.

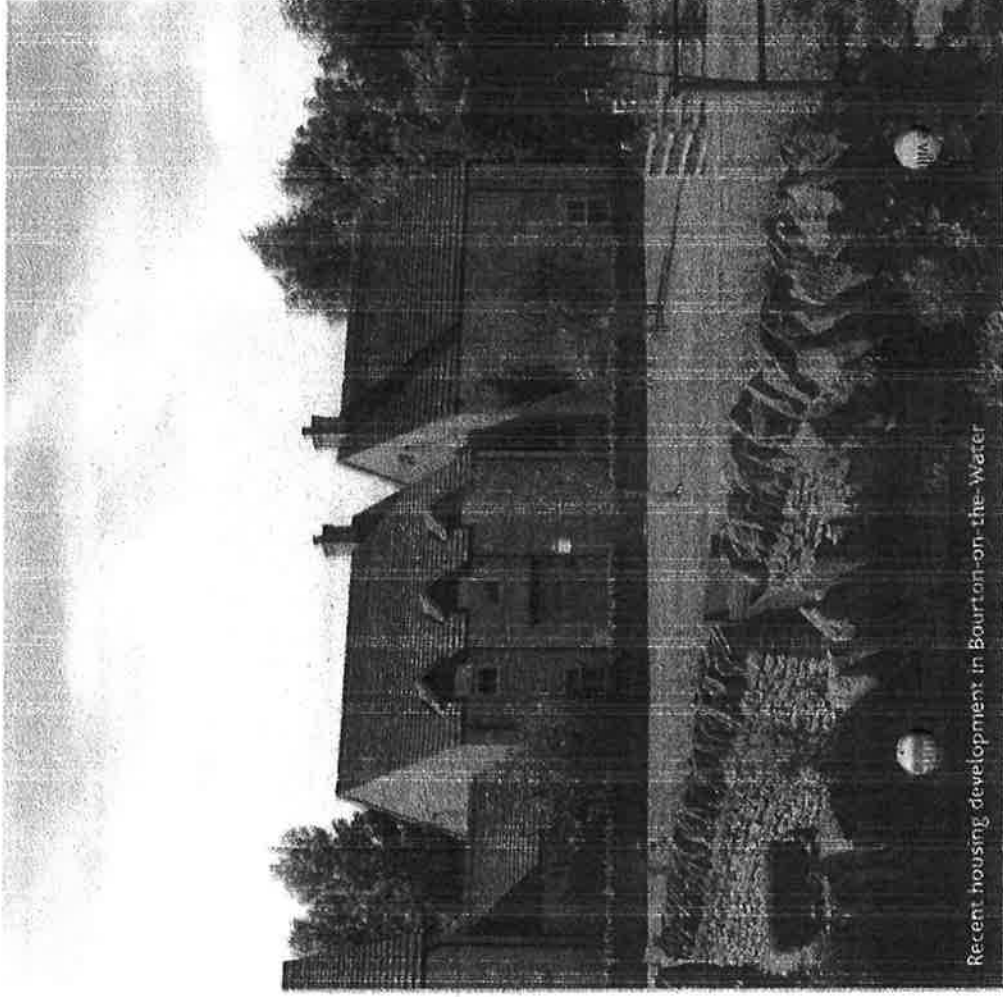
The Cotswolds Conservation Board says increasing numbers of planning applications for major development have been granted despite vigorous objections, and that in the absence of Local Plans to control where development can and cannot take place, the AONB is vulnerable to "planning by appeal".

"The Cotswolds is a place where people live and work, and much of the wealth of the area is based on the attractive landscape, particularly tourism which is valued at more than £1 billion to the economy," the Board's Planning Officer Malcolm Watt says. "You have to balance housing need with conserving the landscape for which the Cotswolds is designated an Area of Outstanding Natural Beauty in the first place."

The National Planning Policy Framework, introduced in 2012, sets out Government's planning policies for England and the Board welcomes the simplification of planning guidance it brings. But while authorities are still working to put in place their Local Plans to define housing need, there's risk of unsuitable development. At date, only two of 11 housing planning authorities, South Gloucestershire and Bath and NE Somerset, have an up-to-date plan allocating sites for housing.

"Some appeal decisions appear to give precedence to major housing development even where harm to the protected landscape is acknowledged," Mr Watt says. Several Cotswold towns and villages could now face new housing being built to a "pattern book" design alien to their character.

"The Board feels the best way forward would be to have sustainable, small-scale development



Recent housing development in Bourton-on-the-Water

promoting sites of all sizes.

"Similarly, it is up to local authorities and local communities to actually write down what they believe their local vernacular is, in a plan or supplementary document like a design statement. Neighbourhood plans are another way forward for local communities to write down what it is that they want development to achieve.

"Builders still use standard house types, because they know they meet all the stringent building regulations, but things like type of materials and how you put them together can reflect the local vernacular."

Patrick Conroy, Strategic Planning Policy and Specialist Advice Manager, South Gloucestershire Council, agrees that it is imperative to have up-to-date Local Plans/Core Strategies. Overall, South Gloucestershire has to deliver 28,355 new homes in the period 2006 to 2017. While much of the building will be focused on urban sites outside of the AONB, the council is working with all 46 parishes to identify development that they consider is needed for their communities.

"At the moment we have a number of parishes either in or close to the AONB which have indicated a desire to have small-scale housing to meet local needs," Mr Conroy says. These include Doynton, Dyrham and Hinton, Horton, Marshfield, Wick and Abson. Considerations are being taken forward by the council's Draft Policies, Sites and Places Development Plan Document.

Malcolm Watt from the Conservation Board concludes: "We urge all local authorities to complete their Local Plans and local people to engage in making their views clear, to ensure housing needs are met in a way that is sustainable, supports the communities and economies of the Cotswolds, and is sympathetic to the scenic beauty of the AONB."

of 10-30 houses with bespoke designs on the edge of villages, although this does have cost implications for builders which can affect the viability of a site, particularly where there is provision for affordable housing included. But it can happen. There have been sympathetic examples of development at Northleach, Bourton-on-the-Water and Sapperton in the past."

Andrew Whitaker, Planning Director of the Home Builders Federation, urges local authorities and local people to retain control over the type and size of sites put forward for development by making clear what they want via the planning process:

"If you don't have a plan, there is presumption in favour of sustainable development and you are open to people

I represent over 100 objectors and petitioners from Kingham & Churchill villages to the proposal, and we hope that you reject it.

Our over-riding objection is that a touring caravan park would irretrievably harm this Area Of Outstanding Natural Beauty. We all have a duty to protect this unique landscape and it is for this reason that the Council has a statutory duty to “conserve and enhance the AONB” and that is why it is afforded the highest degree of protection in planning policy.

Three professional experts have submitted evidence demonstrating that the proposal does not enhance the landscape or benefit the community in any way. It does precisely the opposite. Some may argue that a few caravans, hidden by hedges, will not make a difference to the landscape. But this is far too simplistic and utterly wrong. Reflective white caravans, with their multi-coloured towing vehicles and awnings, will have a big impact on this recognised & beautiful landscape. However they might be screened, they will be visible for miles around as they are in a valley floor, surrounded by rolling hills. The Cotswold Conservation Board object strongly, noting that the harm from the development cannot be mitigated against. There are already nearly 800 touring caravan pitches within 7 miles of Kingham so there is no pressing need for this development. Furthermore, the proposed permanent structure is enormous – much larger than in big caravan parks. This structure defies all logic as there is simply no need. All the caravan regulations we can find say that toilets, showers and such facilities are totally unnecessary for 10 caravans or less.

The application is for a site for up to 12 caravans. But again, there is a complete breakdown in logic. Plans show that the pitch area is approximately 30 metres by 35 metres. This is miniscule! It could never accommodate more than 4 caravans because each needs an extensive turning area ... except by extending into the flood zone or by contravening fire safety - - and it is a duty of all of us to recognise these risks.

We have submitted more detail on why the proposed development should be refused but in summary I ask you to reject the application for four reasons:

First ... your own Committee decision in 2010 recognised the importance of protecting the landscape and imposed conditions to protect it. Even the Council’s minutes of the meeting say that “any further units would be inappropriate”. For the council to permit the current application would be wholly inconsistent with the view it expressed only 5 years ago.

Second ... The tiny pitch area can take only 4 caravans – which in turn means that there is absolutely no need for a permanent structure.

Third ... No case has been made for more touring caravan pitches; and

Fourth There is overwhelming evidence from 3 expert reports that the development conflicts with key National and Local Planning Policies.

Thank you for your attention

John Dewar for Kingham Parish Council: 3 minute presentation opposing application number 15/00606/FUL (touring caravan park)

In 2010 permission was granted by WODC for the applicant to live on this land subject to the following relevant conditions.

1. it is personal to him and his dependents i.e. it is long term permission but ultimately temporary.
2. no more than one residential caravan/trailer at any one time.
3. no commercial activity.

The last 2 conditions were specifically to protect the visual amenity since it lies within the Cotswold AONB. What are the legal and policy constraints imposed by being in the AONB?

The Countryside and Rights of Way Act 2000 obliges the local planning authority to have regard to the purpose of "**conserving and enhancing**" the natural beauty of the AONB

The National Planning Policy Framework 2012 states

(para 115) "**great weight** should be given to conserving landscape and scenic beauty in National Parks, the Broads and AONB's which have **the highest status of protection** in relation to landscape and scenic beauty".

WODC Policies

a. on landscape

paragraph 3.133 the Cotswold Conservation Board provides "**invaluable guidance** to help in the conservation and enhancement of the natural resource of the AONB."

What is the Cotswold Conservation Board's advice?

"...the addition of up to 12 touring caravans and a permanent washroom/reception block will result in a **negative** and urbanising influence through the addition of new development in this exposed location. The development will therefore have a permanent negative impact on the character and special qualities of the AONB the harm from which cannot be mitigated against".

This advice has been ignored.

There have been 2 independent landscape appraisals, one commissioned by the Parish Council. Both reinforced the above, there is no landscape appraisal from the applicants and the planning officers have failed to address the issues raised by the need to conserve the AONB. For example, screening and that the site is active for 7 months of the year, will not obviate the harm inflicted on the AONB

b. on tourism

Both E4 and TLC1 emphasise that "tourist developments will not be allowed where they would have an adverse impact on the character or environment of the countryside....."

TLC4. proposals for touring caravan and camping sites will be permitted provided that there are no over-riding or amenity considerations

Paragraph 8.32. "Particular care needs to be taken when considering touring caravan and camping sites in the Cotswold AONB where the high environmental quality means **the overriding priority** is the protection of landscape character"

Clearly, where there is conflict between tourism and preserving the AONB, the AONB takes priority.

The adverse impact on the AONB is the considered opinion of specialists and are in agreement with the views expressed by WODC planning department in 2010. The physical view has changed little since then and there is no justification for the views of the planning department to change either.

In summary, this application and the officer's assessment of it, underestimates the impact on the AONB. The duty to conserve and enhance the AONB has not been properly addressed. This development should be rejected.

Thank you for your attention

Good Afternoon,

My name is Jayne Norris and I am here with Mr Foster to answer any questions that the Committee may have in respect of the current application. A comprehensive report has been submitted with the application, which has been summarised by your planning officers. In addition my colleague Laura Warden sent members a letter explaining Mr Fosters circumstances and the reasoning behind this application.

I would reiterate that the proposal before you is for a touring caravan site for up to 12 pitches for 7 months of the year with a discretely located washroom and reception block. The proposal is NOT for a travelling site. The use of the land for up to 5 caravans would of itself not require permission, it is the washroom and the additional numbers that require permission.

In terms of the planning considerations, the issues which have been identified as relevant in the planning officer's report are the principle of development, the visual impact of the proposal on the AONB, highway safety and local amenities. Your officer's have concurred with our findings that the concluded that the proposal is acceptable in principle, will not create any highway danger, will be helpful to the rural economy and will not cause adverse impacts on the views within the AONB. As such the proposal is policy compliant and recommended for approval.

My client is clearly aware of the local concern surrounding this case and would welcome members making a site visit to make an assessment of the proposals for themselves. We are here now to answer any queries you may have regarding the current submissions.

Ladies & Gentlemen

At the last meeting I was amazed to learn the applicant's agent state the pre application negotiations had been going on for 12 months. No contact had been made, during that time, with the resident of No 3 Chaucers Lane who will be severely affected by the proposed access losing privacy and ^{seclusion.} ~~seclusion.~~ and ~~seclusion.~~

The proposed access will allow vehicles to pass by a cellar window placed at the base of the wall of No 3. The cellar which may be used as a bedroom ^{has been used and} will be susceptible to noise and exhaust pollution.

It appears no thought has been given to the fact that the demolition of the arch attached to No 3 Chaucers Lane is an integral part of the sitting room wall of No 3.

Lastly this proposed application is not infilling or rounding off it is backland development.

It is stated that the proposal will not be unneighbourly - what nonsense

I thank the Committee for the site visit and now members have viewed the site I urge them to refuse the application on the basis of the unsustainability of the access.

Quote Policies:-

B18 - Pollution

H7 - Intending and Rowing Off

H2 - Create unacceptable living conditions

BE3 - Safe movements of people & vehicles

NE6 Retention of Trees

BE5 Conservation Area

- Application has been through a long pre-app process, well over 12 months;
- Officers unequivocally support the scheme as submitted;
- Principle of development of this large site never been at dispute;
- Proposal specifically designed as a single storey structure to fit the context of the site;
- Keeping it low and set well away from the main listed house has no impact therefore on the main house;
- Also kept low to avoid any neighbour impact;
- Also kept low below height of wall to Blenheim Park to avoid impact to World Heritage site;
- Also kept low to avoid any outside impact to Woodstock Conservation Area;
- Conservation Officer does not object;
- Site not visible from Cttee site visit;
- Only a small number of traffic movements from proposed single house (8-10 per day) means that less than 1 car every 2 hours down new access, past 3 Chaucers Lane, therefore no real impact to the neighbour;
- Highway Authority do not object;
- In all these circumstances, hope Committee can follow recommendation of officers and grant approval.

**Planning Application 15/00914/FUL
Unit 4 Spendlove Centre, Charlbury
Address on behalf of Charlbury Town Council
to Uplands Planning Committee Meeting
Monday 1st June 2015**

Good afternoon. My name is Peter Kenrick, Chair of Charlbury Town Council and I am here to commend to you this important application to construct a new community centre for Charlbury.

Charlbury Town Council has for many years supported the principle of developing this site to provide community facilities and it is hard to imagine a much better proposal for achieving this than the one currently in front of you. This is a “scheme for the future”, commanding a high level of local support, which will enhance the town and bring benefits to all sectors of the community, whilst remaining in keeping with the town and complementing existing facilities.

This long-awaited scheme seeks to add a range of modern, high quality facilities, sporting, cultural and social; and offer new and improved opportunities to the town’s residents. This is an imaginative and forward-looking scheme that will enliven the town and help to secure a vibrant future for Charlbury and all of its residents. Furthermore, the proposed sports facilities represent a welcome and invaluable addition to the total provision within the district as a whole and will benefit many from the wider community.

The Town Council applauds the sheer hard work and professionalism of the trustees of the Thomas Gifford Trust and their assistants in bringing this scheme to the planning application stage. The degree of engagement with the community and of consultation generally has been exemplary, while the level of funding secured is truly impressive. In this latter regard, the Town Council is among those who will be supplying a grant towards the construction works.

This is very much a community project and I have been truly impressed by the extent to which so many members of the community and local groups have engaged with the project; not least for the efforts and ingenuity many have shown in organising fund-raising events and for the generosity with which local residents have responded. I believe this speaks eloquently of the local enthusiasm and support for this scheme.

In summary, we believe this to be a first class scheme, carefully and professionally designed and with enthusiastic local support. I urge you to approve it and help us to secure a bright and active future for the town and people of Charlbury, as well as benefitting West Oxfordshire as a whole.

Thank you.

Peter Kenrick – Chairman, Charlbury Town Council

Objection to Planning Application:15/01198/FUL
Submission for Minutes of Planning Committee Meeting
Monday 1 June '15

We object to this application for the following reasons

It will erode the countryside in an area of outstanding natural beauty with little benefit and significant implications in terms of precedent. These are the reasons we gave for opposing the application to build the first bungalow, which was granted, and it gives us no pleasure to have been proved right so quickly.

We also object to the application to now build a second bungalow because of the cumulative environmental impacts it brings to this location.

When he applied to build the first bungalow the applicant made the point that it would enable his son to stay in the village - and the Committee clearly saw this as a benefit. That does not apply in this case.

Mr. Hobbs has said that he wants to build the second bungalow as a retirement bungalow for himself. Of the 7 houses in Brook Lane, 5 are occupied by people in retirement or semi-retirement. Mr. Hobbs already lives in a retirement bungalow.

The NPPF requires that we weigh both benefits and harms when assessing planning applications and this is carried through very clearly in the new local plan that the Council has prepared. This application delivers very little benefit and significant harm.

When we raised the serious issue of precedent in our previous objections we were reassured by the Planning department that we should not be concerned about precedent because each application would be considered very carefully on its own merits, weighing up all the benefits and harms, and that the cumulative detrimental impact of a number of applications in a given area would also be taken into account.

The Parish Council was very strongly opposed to the first application, but they decided not to oppose this application because the permission to build the first bungalow had created a precedent. There you have it, precedent at work. I do think the Parish Council were misguided in prejudging the decision of this Committee.

The Planning Officer on the previous application made the argument that there were very particular site specific aspects that made the application acceptable.

This is not the case with the application to build a second bungalow, it's siting has much more significant implications for countryside erosion and the cumulative effects of the two bungalows and a stable block (which is not in use as such) will have a detrimental effect, significantly changing the rural nature of this part of Stonesfield's AONB.

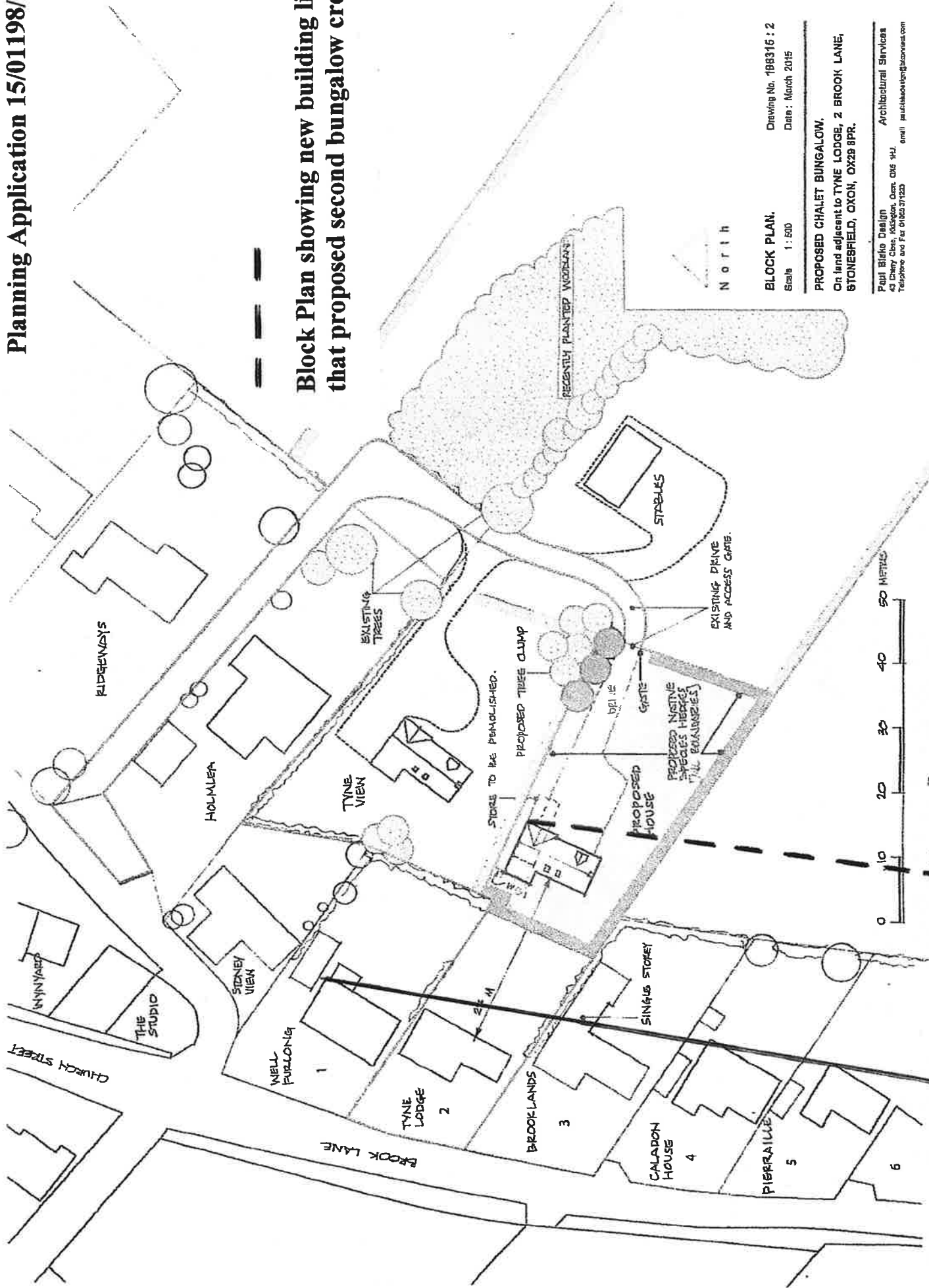
The Planning Officer acknowledges that the characteristics of the new second plot are quite different from the first. The applicant's proposal is aware of the effect of two bungalows and especially the second on precedent for further development behind the bungalows in Brook Lane. They try to defuse the issue by saying that there is a substantial difference between the proposed bungalow and the potential for others that could be built behind nos 3-7 Brook Lane. A quick look at the block plan sent to members showing the existing and new building lines gives the lie to this claim.

The new building line will clearly set a precedent for a full second row of bungalows behind the existing bungalows in Brook Lane.

A final word on precedent. The Planning Department say that they will assess all applications on their merits, but, with the best will in the world, they will have great difficulty opposing further development here in the face of the precedent that is being set.

If Planning did oppose further development and it went to appeal, we would not expect the Inspectors to support them.

Jon Gordon
5 Brook Lane
Stonesfield



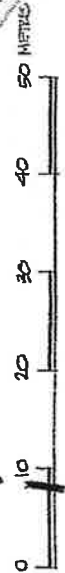
**Block Plan showing new building line
 that proposed second bungalow creates**

N O T I H

BLOCK PLAN.
 Drawing No. 18B316 : 2
 Scale 1 : 500
 Date : March 2015

PROPOSED CHALET BUNGALOW.
 On land adjacent to TYNE LODGE, 2 BROOK LANE,
 STONEFIELD, OXON, OX29 8PR.

Paul Bieko Design
 43 Cherry Close, Kidlington, Oxon. OX5 1HJ.
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 email paul.bieko@paulbieko.com
 Architectural Services



OLD BUILDING ← LINE
NEW BUILDING ← LINE



West Oxfordshire Uplands Area Planning Sub-Committee – 1st June 2015

Application number – 15/01198/FUL

Site address – Land east of Tyne Lodge, 2 Brook Lane, Stonesfield

Chairman, Members, good afternoon and thank you for the opportunity to speak to you today which I do on behalf of the landowner of the site adjacent to Tyne Lodge at Brook Lane in Stonesfield.

Naturally, I support the recommendation of your officer and so I will try to keep my comments brief.

The Committee report notes that the Local Plan is out of date, including policy H6, and in such circumstances it is necessary to have regard to the provisions of the NPPF and the emerging revised Local Plan. Housing applications should also be considered in the context of the presumption in favour of sustainable development.

Paragraph 55 of the NPPF allows for new housing in rural areas where it will enhance or maintain the vitality and viability of rural communities. This sets a different policy context to that contained in adopted Local Plan policy H6. In any case, the Council's direction of travel on meeting housing requirements is towards a more flexible approach to development adjoining the larger settlements with draft policy H2 of the emerging Local Plan permitting development within, or on the edge of, settlements. The location of the proposed development is therefore appropriate and in accordance with draft policy H2.

It is considered that the linear development to the rear of Brook Lane which this proposal forms part of could not be extended any further to the south because there is inadequate space to the rear of numbers 3-7 Brook Lane to allow new plots to be created. This current proposal does not therefore set an undesirable precedent which the Council would be unable to resist on other sites.

The Committee report notes that the design responds well to the local vernacular and that the simple form of the chalet bungalow is acceptable in design terms. Your officer also concludes that there would be no material harm to the AONB or the nearby Conservation Area.

The location of the bungalow on the plot ensures that neighbouring properties would not suffer a loss of light. Furthermore, generous spacing between the bungalow and neighbouring properties will ensure that the privacy of nearby residents is protected.

On the basis of the above, it is considered that the proposed development is acceptable. I **hope that you will endorse your officer's** recommendation and approve the application.

Thank you.