

# **WEST OXFORDSHIRE DISTRICT COUNCIL**

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

**Date: 6 JULY 2015**

### **Report of Additional Representations**



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**WEST OXFORDSHIRE  
DISTRICT COUNCIL**

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## Report of Additional Representations

15/01297/FUL 8 Malbrough Crescent, Old Woodstock	
Officer	Gemma Smith
Recommendation	Grant Subject to Conditions
Parish	Woodstock

### Application details

Construction of side extension to No. 8 to form a separate dwelling.

### Applicant

Mr Richard Bennett

### Additional Representations

2 additional representations have been received from Ms Ayres of 13 Vanbrugh Close, Woodstock and Mr Scott of 19 Rosamund Drive, Woodstock. The objections are summarised as follows:

- The applicant mentions 5a Westland Way, Woodstock which was refused and subsequently overturned on appeal. The grounds have not changed and consider the Committee should take the same view as application at 5a Westland Way.
- Policy H2 should not set an undesirable precedent.
- Concerns over future precedent on corner plots throughout the housing development and the impact on the character.
- The housing development at Barn Piece is characterised by spaciousness with good lines of sight for traffic and pedestrians.

## Report of Additional Representations

I5/01523/FUL Land West of Fawler Road, Charlbury	
Officer	Phil Shaw
Recommendation	Approve Subject to Legal Agreement
Parish	Charlbury

### Application details

Erection of photovoltaic panels, boundary fencing and associated equipment. Hedgerow, stone walls and landscape restoration.

### Applicant

Sustainable Charlbury

### Additional Representations

A delay in the decision to approve this application would have material impacts on the scheme and on the level of community benefits that are intended to accrue.

- The Solar PV Feed in Tariff (FIT) Rate drops on 1st July by 28% and has already exposed us to assumptions on future FIT rates and financial returns to the scheme.
- The FIT is subject to degression (or reductions) based on the number of schemes applying for support, and while the next planned review date is not until 1 October, unscheduled announcements have also been made; so there is a risk that the rate may reduce over the course of the next month to an unpredictable lower rate.
- We were scheduled to pay 50% of the grid connection cost of just over £100k at the end of May. SSE is awaiting the planning decision on July 6th before chasing us for payment. It is highly likely we will be obliged to pay this cost without a decision on planning being made if the decision is deferred to a later meeting – this will be hard for us to do without a positive decision in July. Depending on how SSE play it this could expose any investors to unreasonable risk. .
- The business plan is based on current FIT rates which can be secured by registration of the scheme immediately upon receiving planning approval.
- Upon receiving approval, Southill Solar has a lot of work to get the scheme up and running:
  - a. setting up the Industrial & Provident Society with Community Benefit (BenCom)
  - b. drafting the prospectus to raise funds from local residents for them to become shareholders
  - c. raising debt to complement the shareholder funds
  - d. going out to tender to secure a contractor for the installation

All of these tasks need to be started and completed as soon as possible. In particular, any delay which means that the prospectus cannot be launched in the Autumn well before the Xmas period could shift fundraising into 2016 which could put the scheme at risk.

The element of community benefit that has already been promised to the Gifford Trust for the new Charlbury Community Centre (CCC) and to the Corner House could interfere with their plans to make the buildings into low energy exemplars. The CCC is entering the final design phase now so certainty of potential future contribution from us is required as soon as possible.

The construction of the scheme will lead to significant local investment and growth in the economy of West Oxfordshire – the sooner the better.

LR, Sustainable Charlbury - 30 June 2015.

## Report of Additional Representations

15/01563/FUL – Land north of Ditchley Road, Charlbury	
Officer	Catherine Tetlow
Recommendation	Approve subject to legal agreement
Parish	Charlbury

### Application details

Demolition of existing range of single storey sheds and erection of six dwellings with associated access, parking and landscaping works

### Applicant

Mr Henry Willis

### Additional Representations

Historic England – do not wish to comment in detail but make the observation that an assessment of the site and conservation area has not been provided consistent with paragraph 128 of the NPPF. There could be some harm to heritage values and they recommend that this is properly assessed so that any harm is mitigated and justified.

Objection from Miss Carroll of Ambleside Farm, Ditchley Road – Charlbury does not need more large expensive homes, and more traffic will be added to an already unmaintained single track road.

Objection from Mr Featherstone of 62 The Slade, Charlbury – Access should be via Elm Crescent where the road will be better able to accommodate the traffic. The widening and improvement of the road that would be necessary to accommodate the extra traffic would spoil its character and that of the surrounding area.

The Officer recommends an additional condition in the interests of residential amenity and the character of the area as follows:

“No development, including any works of demolition, shall take place until a Construction Method Statement has been submitted to and approved in writing by the Local Planning Authority. The approved Statement shall be adhered to throughout the construction period and shall provide for:

- I The parking of vehicles for site operatives and visitors
- II The loading and unloading of plant and materials
- III The storage of plant and materials used in constructing the development
- IV The erection and maintenance of security hoarding including decorative displays
- V Wheel washing facilities
- VI Measures to control the emission of dust and dirt during demolition and construction
- VII A scheme for recycling/disposing of waste resulting from demolition and construction works
- VIII Working hours during demolition and construction

REASON: To safeguard the means to ensure that the character and appearance of the area, living conditions and road safety are in place before work starts.”

## Report of Additional Representations

I5/00567/FUL – Land north of Little Lees, Charlbury	
Officer	Catherine Tetlow
Recommendation	Approve subject to legal agreement
Parish	Charlbury

### Application details

Erection of 22 dwellings and associated works.

### Applicant

Ede Homes Ltd.

### Additional Representations

Historic England – Do not wish to comment in detail but make the observation that distant views of the site across the valley are possible but have not been assessed with regard to the impact on the Conservation Area. The layout seems to take account of this by restricting development to the lower part of the site adjacent to existing dwellings.

## Report of Additional Representations

15/01183/FUL – Castle View, Chipping Norton	
Officer	Catherine Tetlow
Recommendation	Approve subject to legal agreement
Parish	Chipping Norton

### Application details

Demolition of existing buildings. Construction of hotel with associated works including new car parking

### Applicant

Premier Inn Hotels Ltd

### Additional Representations

WODC Biodiversity Advisor - The proposed loss of the semi-natural woodland, which is a priority habitat, has not been sufficiently mitigated for within this proposal.

I would therefore have to recommend this application for refusal due to the proposed loss of biodiversity on site due to the proposed loss of a priority habitat Semi-natural woodland which has the potential to support foraging bats and birds. This has not been sufficiently compensated for within this application or the layout designed to facilitate retention of this habitat. If more of the woodland could have been retained intact and the landscape designed to extend the woodland areas and trees across the site then this would have minimised the impact to bats and the overall loss of biodiversity proposed on site.

A redesign of the layout, a reduction of parking spaces and retention of semi-natural woodland together with compensatory planting may be able to address this.

The planning officer does not consider that this objection overrides the benefits of the scheme and the recommendation is therefore unaffected. However the following condition is recommended to deal with ecological matters:

“The development shall be carried out in accordance with the conclusions and recommendations contained in Section 5.0 of the “Ecological Appraisal and Bat Phase 1 and 2 Surveys” dated March 2015 and updated June 2015. With reference to these conclusions and recommendations, prior to commencement of development, including any works of demolition or site clearance, a full ecological mitigation strategy shall be submitted to and approved in writing by the Local Planning Authority. This shall include location plans and specifications for all mitigation works to be carried out, as well as a timescale for implementation of all elements of the strategy. The approved strategy shall have been fully implemented in accordance with the approved details and timescales before the development hereby approved is brought into use.

REASON: In accordance with the Conservation of Habitats and Species Regulations 2010, the Wildlife and Countryside Act 1981 as amended, in line with the National Planning Policy Framework (in particular section 11), West Oxfordshire District Local Plan Policies NE6, NE13 and NE15, and in order for the Local Planning Authority to comply with Part 3 of the Natural Environment and Rural Communities Act 2006.”

WODC Drainage Engineer – Further information has been provided and certain details agreed with the Engineer as regards surface water drainage. Therefore, the full surface water condition included in the report at Condition 10, can be modified to read:

“Prior to commencement of the development, evidence of a wayleave agreement to discharge surface water into the adjoining field ditch to the west of the proposed development site, and a management plan setting out the maintenance of the drainage asset shall be submitted and approved by the Local Planning Authority.

REASON: To ensure the proper provision for surface water drainage and/ or to ensure flooding is not exacerbated in the locality.”

## Report of Additional Representations

15/01320/FUL - Land at Foxfield Court, Chipping Norton	
Officer	Gemma Smith
Recommendation	Refuse
Parish	Chipping Norton

### Additional Representations

This application has been withdrawn as requested by the applicant.  
Dated 2/07/2015

15/01551/HHD – Cottage Farm, Taston	
Officer	Katie Buckingham
Recommendation	Approve
Parish	Spelsbury

### Application details

Erection of a detached machine storage building

### Applicant

c/o JPPC

### Additional Representations

Condition 3 for the roof material needs to be altered to allow for the roofing material to be agreed rather than specified.