

# **WEST OXFORDSHIRE DISTRICT COUNCIL**

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

**Date: 1<sup>st</sup> February 2016**

### **Report of Additional Representations**



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**WEST OXFORDSHIRE  
DISTRICT COUNCIL**

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## Report of Additional Representations

Application Number	I5/02687/OUT
Site Address	Land South Of Witney Road Long Hanborough Oxfordshire
Date	28th January 2016
Officer	Phil Shaw
Officer Recommendations	Refuse
Parish	Hanborough
Grid Reference	441246 E 213984 N
Committee Date	1st February 2016

### Application Details:

Erection of up to 169 dwellings, with new Doctors' Surgery to be up to 740 sq. metres in size, with around 27 car parking spaces (means of access only)

### Applicant Details:

Mr Graham Flint  
Pye Homes  
Langford Locks  
Kidlington  
Oxfordshire  
OX5 1HZ  
United Kingdom

### I Additional Representations

A further 8 letters of objection have been received raising the following summarised points:

Many of the residents are both dismayed and disgusted at the attempt by Pye to financially threaten the democratic planning process and to seek to pressurise a U turn of the unanimous refusal of this submission.

We are all looking to WODC to hold its nerve and uphold its initial views, those of the residents and those of all most qualified to comment on the matter. It would be a very sad day indeed if decisions that will scar our landscape irreversibly are made based on who can afford the most expensive barrister. Whatever the legal chances of success (one would think slight, given its unprovable basis of WODC having not achieved the designated number of houses to be built in the area) on which he bases his threat, that is clearly a blackmail by a large company against a local authority it knows is short of resources.

We hope that after consultation with its legal advisor WODC will hold its nerve and refuse permission as it has done throughout.

The school and doctors arrangements are impractical for all users of these services and my father who is over ninety would not be able to get to the doctors in his mobility scooter once it is relocated. The traffic will also become intolerable particularly at peak times.

The applicant now undertakes to fit out the surgery to an undisclosed specification and reduce the number of affordable homes by 15% to compensate for this extra expenditure. I conclude that this reduction is solely to fit out the surgery as the applicant has already committed to build the shell, whilst the new school playing field is subject to a separate application. A 15%

reduction equates to the loss of around 25 affordable homes. Assuming the building cost of an affordable home is in the region of £50000, then the applicant would be saving £1.25m, which is I suggest far in excess of the cost of fitting out the surgery In addition the application is still to build up to 169 homes. The applicant will therefore be free to construct the 25 homes previously designated as affordable and sell them on the open market.

This proposal seems far from satisfactory from any standpoint other than that of the developer. The houses will not be affordable for the low-paid.

Will be an unplanned sprawl between two villages There were 629 objections to 14/1234/P/OP with one person in favour, and for the application 15/02687/OUT, a further 385 objection letters with again, only one person in favour. **This constitutes a total of 1014 objections for the same plot of land.**

Application Number	I5/03542/FUL
Site Address	Thorneycroft, Woodstock Road, Charlbury
Date	20th January 2016
Officer	Joanna Lishman
Officer Recommendations	Approve
Parish	Charlbury
Grid Reference	436407 E 218798 N
Committee Date	1 <sup>st</sup> February 2016

### **Application Details:**

Erection of a new dwelling house with detached garage and associated works.

### **Applicant Details:**

Mr & Mrs Gleeson  
Thorneycroft

### **I Additional Representations**

#### **Comments from Charlbury Conservation Area Advisory Committee**

The proposed new house would be very visible from the road because of its elevated site and the loss, temporarily at least, of the existing hedge. However, the design was largely welcomed as an imaginative and interesting one. Provided that local materials were used – local stone and reconstituted stone slate roofing tiles (is this what is meant by ‘reconstituted slate tiles?’) – and with a high-quality planting scheme, it could become a distinctive addition on the approach to the Charlbury from Woodstock.

Application Number	I5/04234/FUL
Site Address	Pheasant View Chapel Lane Enstone Chipping Norton OX7 4LX
Date	28th January 2016
Officer	Michael Kemp
Officer Recommendations	Approve
Parish	Enstone
Grid Reference	437822 E 224401 N
Committee Date	1st February 2016

**Application Details:**

Construction of detached new dwelling with associated access.

**Applicant Details:**

Mr and Mrs A Langford  
Pheasant View,  
Chapel Lane  
Enstone  
Oxfordshire  
OX7 4LX

**I Additional Representations**

Comments listed below are from Oxfordshire County Councils Rights of way officer regarding the impact of the proposed access on the existing footpath from Chapel Lane:

I don't see that the proposals should be an issue. There is currently a separate kissing gate access next to an existing field gate so it does not appear that the public right of way will be impacted on following completion. I would ask that should permission be granted the public right of way is not obstructed or damaged by vehicles through the build time.

Application Number	I5/04335/FUL
Site Address	Old Fire Station Browns Lane Charlbury Chipping Norton OX7 3QW
Date	28th January 2016
Officer	Jane Fray
Officer Recommendations	Approve
Parish	Charlbury
Grid Reference	435754 E 219529 N
Committee Date	1st February 2016

**Application Details:**

Erection of rear extension incorporating link, rear entrance and stair to upper floor with new dormer window to front elevation and repositioned entrance.

The application is a re-submission of I5/01771/HHD

**Applicant Details:**

Mr I lley  
Old Fire Station  
Browns Lane  
Charlbury  
Oxfordshire  
OX7 3QW  
United Kingdom

**I Additional Representations**

Case Officer has suggested the addition of the following condition should the application be approved:

7. Notwithstanding details contained in the application, a schedule of works for the renovation of the garage doors which are proposed for retention, including the submission of samples of any new joinery, ironmongery and external finishes, shall be submitted to and approved in writing by the Local Planning Authority before renovation of the doors commences.  
Reason: To ensure that the architectural detailing of the buildings reflects the established character of the area.