

# **WEST OXFORDSHIRE DISTRICT COUNCIL**

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

**Date: 29<sup>th</sup> February 2016**

### **Report of Additional Representations**



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**WEST OXFORDSHIRE  
DISTRICT COUNCIL**

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Application Number	I5/03797/OUT
Site Address	Land South East Of Pinsley Farm Main Road Long Hanborough Oxfordshire
Date	26th February 2016
Officer	Catherine Tetlow
Officer Recommendations	Refuse
Parish	Hanborough Parish Council
Grid Reference	443274 E 214093 N
Committee Date	29th February 2016

**Application Details:**

Erection of up to 120 dwellings and provision of building for Class D1 use, together with associated works (means of access only)

**Applicant Details:**

Commercial Estates Group  
C/o Agent

**Additional Representations**

- 1) A letter has been received from the agent, Nexus Planning, which responds to the representation from Hanborough Action Group. It is understood that this has been sent directly to Members of the Committee.
- 2) Mr John Evans has provided a copy of a presentation given by Great Western Railways on 12<sup>th</sup> February outlining proposed improvements to the North Cotswold railway line, including works affecting Hanborough station. Mr Evans has highlighted that any significant changes will not occur until the period 2019 to 2024.
- 3) Mr Patrick Lalor has written in support of the application, referring to welcome investment in infrastructure and making reference to proposed improvements to the North Cotswold railway line. Mr Lalor considers that the site is sustainable.
- 4) Mr Stephen Hurst has objected with regard to traffic congestion, overstretched Doctors' surgery, overstretched schools, and effect on character of the village and the rural area.
- 5) Mrs Sylvia Hurst has objected with regard to development already having taken place in Long Hanborough, traffic congestion, oversubscribed surgery and school, packed trains, and provision of more or longer trains not being able to be accommodated at Hanborough station.

<b>I5/03542/FUL Thorneycroft, Woodstock Road, Charlbury</b>	
Date	20th January 2016
Officer	Joanna Lishman
<b>Officer Recommendations</b>	<b>Approve</b>
Parish	Charlbury
Grid Reference	436407 E 218798 N
Committee Date	29 <sup>th</sup> February 2016

**Application Details:**

Erection of a new dwellinghouse with detached garage and associated works.

**Applicant Details:**

Mr & Mrs Gleeson  
Thorneycroft

**I Additional Representations**

**Comments from Charlbury Conservation Area Advisory Committee**

I.1 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 Charlbury from Woodstock.

**Submission of plan from neighbour showing the location of their conservatory**

I.2 The location of the conservatory will be shown on the presentation slides.

**Clarification of Paragraph 2.7 and 5.4 regarding planning history as sought by Cllr Cooper**

I.3 The planning application referred to in paragraph 2.7 ref: 88//0559 relates to a single dwelling which was refused by officers in 1988. The dwelling was proposed to be located to the south east of Thorneycroft, at the rear of the property. The planning history for this particular site is as follows:

W88/0559

Dwelling at land adjacent to Whitson, Woodstock Road, Charlbury  
Refused 17th March 1988:

1. *The proposed development is contrary to Policy H7 of the approved Rural Areas Review Local Plan which accords with the approved Structure Plan for Oxfordshire in that the proposal does not constitute either infilling or rounding off within the existing built up area.*
2. *The proposed development is contrary to Policy H7 of the approved Rural Areas Review Local Plan, which accords with the approved Structure Plan for Oxfordshire in that the proposal would erode the character and environment in the community.*

3. *That notwithstanding the fact that it is generally surrounded by open, undeveloped land, the application site is inadequate to satisfactorily accommodate the dwelling with a reasonable amount of space for general amenity for off-street parking.*
4. *That no means of access is included in the application area.*
5. *That visibility onto Woodstock Road at the access point shows on the 1:500 scale plan accompanying your application is inadequate to serve the proposed development and consequently by danger would result for users of the public highway.*
6. *That the erection of a dwelling on the site would lead to the consolidation of the existing loose form of development on the approach within the town, thus altering its rural character and detracting from the appearance of the area.*

Appeal Dismissed 2nd November 1988.

#### 1.4 FURTHER NOTE

- 1.5 In undertaking the detailed research to advise on the above history information, additional planning history for the application site has been uncovered (see below). This was not flagged-up in the usual history search undertaken through the system and this information is provided below so that Members are fully aware of the appeal history:

#### W88/1162

Outline planning permission for the erection of dwelling and garage at Land adjacent to Thornycroft, Woodstock Road, Charlbury  
Refused 8<sup>th</sup> August 1988:

1. *That the proposed development would form an addition the existing loose ribbon of development outside the main part of Charlbury to the detriment of the rural character of the area which is designated as being of great landscape value and proposed to be included in an extension of the Cotswolds Area of Outstanding Natural Beauty.*
2. *The proposed rural development would be contrary to Policy H7 in the approved Rural Areas Review Local Plan which accords with the Structure Plan for Oxfordshire in that it would set a precedent for further development in the vicinity which, in equity, it would be different to resist thus seriously eroding the rural character of the area.*
3. *That the additional use of the existing access, as proposed, would lead to danger for highway users by reason of a) inadequate visibility onto Woodstock Road, inadequate width and inadequate radii.*

#### W89/1899

Outline for the planning permission for the erection of one dwelling and access at Land adjacent to Thornycroft, Woodstock Road, Charlbury  
Refused 8<sup>th</sup> November 1989.

1. *That the proposed development would form an addition to the existing loose ribbon of development outside the main part of Charlbury to the detriment of the rural character of the area which is designated as being of great landscape value and proposed to be included in an extension of the Cotswolds Area of Outstanding Natural Beauty.*

2. *The proposed development would be contrary to Policy H7 in the approved Rural Areas Review Local Plan which accords with the Structure Plan for Oxfordshire in that it would set as a precedent for further development in the vicinity which, in equity, it would be difficult to resist, thus seriously eroding the rural character of the area.*
3. *The visibility on to Woodstock Road, from the site access is inadequate to serve the proposed development.*

W91/0265

Erection of single storey dwelling on land NE of Thornycroft Road, Charlbury  
Refused 15<sup>th</sup> April 1991.

1. *That the proposed development would form an addition to the existing loose ribbon of development outside the main part of Charlbury to the detriment of rural character of the area which lies within the Cotswolds Area of Outstanding Natural Beauty. As such the proposal is contrary to Policies H7 and ENV4 of the Rural Areas Review Local Plan.*
2. *That the proposed development would be contrary to Policy H7 of the approved Rural Areas Review Local Plan which accords with the Structure Plan for Oxfordshire in that it would set a precedent for further development in the vicinity, which, in equity it would be difficult to resist, thus seriously eroding the character of the area.*
3. *That the propose development is contrary to Policy ENV10 of the RARLP in that the proposal would consolidate and extend an area of sporadic ribbon development, cumulatively eroding the attractive setting of Charlbury in the surrounding countryside.*
4. *That the visibility onto the Woodstock Road from the site access is inadequate to serve the proposed development.*
5. *That the proposed development is contrary to Policy CO1 of the RARLP in that the proposal would consolidate and extend an area of loose, sporadic development thereby eroding this attractive approach into Charlbury and the character and appearance of this part of the Charlbury Conservation Area.*

Appeal dismissed 28th Jan 1992

- 1.6 The above three applications relate to the actual application site but the policies cited in the reasons for refusal have been superseded, as have the overall principles. Housing need has materially increased in the intervening 24 years since the latest appeal and this site is well located in a sustainable settlement where emerging policies envisage quite substantial additional growth within and beyond the settlement boundaries. As such, officers do not consider that the specific development proposed on this particular site would cause such harms as would now justify refusal.

### **Residential Amenity Impacts**

- 1.7 In response to the additional late neighbour submission prior to Committee on 1<sup>st</sup> February 2016, officers would like to clarify the assessment of the proposal in terms of impacts on residential amenity. The occupants of Whitston have raised concerns

regarding the impact on their property, particularly overlooking from bedrooms 2 and 3 on the east elevation. Given the topography and boundary treatment, there would be no unacceptable harm. The building would appear primarily as single storey in the landscape, maintaining the low density rural character of the area. The previous applications and appeal were not refused/dismissed on residential amenity grounds.

- I.8 Members will be in a position to make an assessment themselves of amenity impact and harms to the character and appearance of the area, following their site visit.

Application Number	I5/04215/FUL
Site Address	Land east of Farley Corner Farley Lane Stonesfield
Officer	Abby Fettes
Officer Recommendations	Pending Decision
Parish	Stonesfield Parish Council
Grid Reference	439507E 217785N
Committee Date	29 <sup>th</sup> February 2016

### **Application details**

Erection of 13 dwellings, associated access and landscaping, and change of use of land to form a burial ground

### **Applicant**

Empire Homes Ltd

### **ADDITIONAL REPRESENTATIONS**

#### **I Update on S106 Heads of Terms and outstanding issues**

##### **1.1 OCC Education**

The County Council have confirmed that they will not be seeking education contributions due to CIL 123 restrictions on pooling contributions

##### **1.2 OCC Highways**

Maintaining their objection but applicant has provided drawings to overcome most of the concerns and they could also be controlled by condition so the objections are considered to be surmountable.

##### **1.3 Independent viability assessment**

At the time of writing this report the independent assessment of the viability of the site taking into account the offer of cemetery land and the affordable housing contribution of £50k had not been received. As understanding the viability is crucial to the determination of this application, officers hope to be in a position to update members at the committee meeting, otherwise would suggest deferral of the application until the following meeting so the issues can be fully considered.



Application Number	I6/00039/FUL
Site Address	Elmstead Crawborough Charlbury Chipping Norton Oxfordshire OX7 3TX
Date	26th February 2016
Officer	Michael Kemp
Officer Recommendations	Approve
Parish	Charlbury Parish Council
Grid Reference	435943 E 219484 N
Committee Date	29th February 2016

### Application Details:

Erection of 4 dwellings, including one self-build unit, together with associated works and garaging. Alterations to the existing dwelling to include single storey extension. Alterations to existing and formation of new vehicular access from Pooles Lane, provision of pedestrian refuge.

### Applicant Details:

Charlbury Property Company  
2 Eastcote View  
Pinner  
Middx  
HA1 5AT

### Additional Representations

A further 12 third party letters of objection have been received, the key comments are summarised below:

- The density of development is too high and this combined with the construction of the proposed access would have a substantially damaging visual impact. The addition of a new access route would add to the danger, volume and noise of the traffic.
- If the houses are to be erected they should be built further back from the road to reduce amenity impacts on the properties opposite.
- The site is not brownfield land.
- Any development of the site will damage the character of the Conservation Area and would result in the loss of open space.
- The site represents an opportunity to provide starter homes and affordable housing which is preferable to large family homes.
- The widening of the road and removal of the shed will increase vehicle speeds along Pooles Lane.
- The existing garden is a haven for wildlife which would be lost.
- Additional housing would exacerbate the risk of flooding,
- Pooles Lane is narrow, dangerous and cannot cope with additional traffic.
- The proposed layout is a wasteful use of land and out of character with the Conservation Area. A higher density development of terraced housing is preferable.
- The layout is suburban and out of keeping with the Conservation Area.

- The demolition of the smithy outbuilding would be harmful to the Conservation Area character.
- The development of plot 2 would cause overshadowing into the lounge and bedroom of Becketts. Plots 2, 3 and 4 should be moved further back. Large vehicles moving around the site could cause damage to the boundary wall between Elmstead and Becketts.
- The pedestrian refuge would be used as a passing space for vehicles.
- The loss of the narrowness of Pooles Lane would be harmful to the historic character of Charlbury and would lead to a loss of the sense of enclosure.
- Anvil Cottage would be directly overlooked by proposed plot 4. Moving the properties back would reduce overlooking and would retain the sense of openness.