

WEST OXFORDSHIRE DISTRICT COUNCIL

UPLANDS AREA PLANNING SUB-COMMITTEE

Date: 25th April 2016

Report of Additional Representations



**WEST OXFORDSHIRE
DISTRICT COUNCIL**

Agenda Index

Please note that if you are viewing this document electronically, the agenda items below have been set up as links to the relevant application for your convenience.

I6/00271/FUL	Woodstock Lodge, Blenheim Park,	3
I6/00272/LBC	Woodstock	
I6/00557/FUL	Land South and East of Walterbush Road, Chipping Norton	5

Report of Additional Representations

Application Number	16/00271/FUL
Site Address	Woodstock Lodge Blenheim Park Woodstock Oxfordshire OX20 1PP
Date	21st April 2016
Officer	Kim Smith
Officer Recommendations	Approve
Parish	Blenheim Parish Council
Grid Reference	444278 E 216731 N
Committee Date	25th April 2016

Application Details:

Erection of new single storey office building and associated parking.

Applicant Details:

Estate Office
Blenheim Palace
Woodstock
Oxfordshire
Oxfordshire
OX20 1PP

ADDITIONAL REPRESENTATIONS

The agent acting for the Estate has written to your Officers by way of a response to the Town Council's Comments as follows:

Firstly, I note the Town Council are only commenting in respect of the listed building application to re-open a whole in the wall, however I suspect that their comments do in fact relate to the application for development (16/00271/FUL rather than 16/00272/LBC) and I respond based on that assumption.

As you will be aware the location and design of the proposed new Estate Office has been given considerable thought and the design worked up in consultation with Historic England in particular, as well as the adjoining occupier in Chaucers House and the District Councils own officers. I wanted to address both the concerns about materials (point "a" and "b" in their letter) and setting (point "c").

First in respect of point "c", setting, the building has been positioned to minimise impact on the adjoining listed building and to minimise its impact on its wider surroundings, to achieve this we have:

- Moved the building as far to the west as possible away from the listed building known as Chaucers House
- Left a grass/landscape buffer between Chaucers House and the proposed Estate Office car park
- Kept to a single storey, with flat roofed design so that it sits hidden behind the Park wall
- When coming down Park Street towards the Park an old opening in the wall will be reopened to form an access to the proposed Estate Office, it was felt that it was appropriate for this elevation of the new office to be in ashlar blocks, of similar colour to its surroundings to give a clean, unobtrusive natural finish. The alternative would have been a glazed elevation which was felt to be less desirable for this a more visible elevation.

- The western elevation above the Park would be glazed to allow in natural light. The building is set high above the nearby paths and behind fairly dense woodland, it would only therefore be partially visible and for only an hour or two after dark in the winter (at which time we would not expect there would be people present to appreciate the building and it would appear no more intrusive than surrounding residential property overlooking the Park), the glazing would be tinted to prevent unwanted glare and reflection, rendering the elevation largely invisible for most of the year for most of the day. The various landscape studies submitted demonstrate this.

In respect of point “b” and “c”, the Town Council object to the materials used although they are not specific. From talking to members of the Town Council I understand these concerns relate to the flat roof covering, currently shown as zinc on the plans. The zinc proposed would not be a shiny metallic but a weathered zinc similar to that used on the properties in Upper Brook Hill, in Woodstock, we could use either vertical or rolled joints so as to look more like the joint commonly used with lead. An alternative would be Terne stainless steel as used at Tackley church, which does weather to give a more patinated finish very similar to lead and widely accepted as an acceptable heritage finish for sensitive locations.

Application Number	I6/00557/FUL
Site Address	Land South And East Of Walterbush Road, Walterbush Road, Chipping Norton
Officer	Abby Fettes
Officer Recommendations	Approve
Parish	Chipping Norton
Grid Reference	431292 E 226179N
Committee Date	29 th April 2016

Application details

Construction of new club house with associated parking, landscaping and vehicular access.

Applicant

Minotaur Group of Companies

ADDITIONAL REPRESENTATIONS

1 Consultation responses

1.1 Chipping Norton Town Council

The TC were notified of the amended plans but no further comments have been received.

1.2 Highways Authority

No objection

2 Additional Officer Assessment

2.1 Amended plans and visuals have been received and Officers are satisfied that the scheme is now appropriate in terms of the proposed materials.