

# **WEST OXFORDSHIRE DISTRICT COUNCIL**

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

**Date: 4<sup>th</sup> July 2016**

### **Report of Additional Representations**



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**WEST OXFORDSHIRE  
DISTRICT COUNCIL**

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## Report of Additional Representations

Application Number	I6/00342/RES
Site Address	Willowbrook Radford Chipping Norton Oxfordshire OX7 4EB
Date	30th June 2016
Officer	Michael Kemp
Officer Recommendations	Approve
Parish	Enstone
Grid Reference	440983 E 224123 N
Committee Date	4th July 2016

### Application Details:

Erection of replacement dwelling and detached double garage (appearance and landscaping).

### Applicant Details:

Palladian Properties Ltd  
C/o Agent

A surface water drainage report has been prepared by David Smith Associates, the main details within the report are summarised below:

The proposal is to provide a bifurcation headwall on the watercourse upstream of the Neighbours property. A 300mm diameter pipe shall allow a nominal flow to continue through the neighbours open watercourse. This is limited so that the capacity of the existing 300mm diameter pipe at the road cannot be exceeded.

When this flow in the watercourse exceeds the capacity of the 300mm diameter pipe due to heavy rain, an overflow weir will direct additional flows to twin 600mm diameter pipes. These shall bypass the open watercourse on the neighbours property and divert the excess water across the road, further downstream.

The combination of the 300mm diameter pipe and the twin 600mm diameter overflow pipes have the capacity for the 1000 year return period storm. A notch weir in the top of the headwall allows a controlled overspill in the event that the capacity of all pipework is exceeded, either by blockage or other failure, or a return period storm in excess of the 1000 year event. An exceedance route shall be designed away from vulnerable buildings.

### 1.2 Proposed Drainage for Development

Sustainable drainage systems (SuDS) shall be used to manage run-off from the impermeable areas formed by the proposed development at Willowbrook Cottage. SuDS shall be subject to a detailed design based on the final agreed site layout. The flow out of the site shall be restricted to a minimal flow rate, with various measures used to retain surface water on the site either permanently or temporarily.

Measures such as permeable paving, infiltration basins and soakaways can collect surface water and allow it to infiltrate into the ground on the site.

If ground conditions do not suit infiltration methods, storage basins or below ground storage tanks can be used to temporarily store

Application Number	I6/01425/OUT
Site Address	Land South Of I68A Main Road Long Hanborough Oxfordshire
Date	30th June 2016
Officer	Michael Kemp
Officer Recommendations	Approve
Parish	Hanborough
Grid Reference	442820 E 214248 N
Committee Date	4th July 2016

**Application Details:**

Erection of one dwelling.

**Applicant Details:**

Mr & Mrs Steven Pottinger  
22 Glyme Way  
Long Hanborough  
Witney  
OX29 8JT

Mr Green states that there is an inaccuracy in the plans. Mr Margetts has reserved a 5 metre strip over this land in order to gain access to his adjoining farmland. This appears to show that access to this strip can be gained from his land, which is alleged not to be the case. Mr Margetts access should be shown to the east of the land, which reduces the size of the building plot. Drawings are attached to his representation showing the 5 metre strip of land hatched.

Mr Groom raised the following objections, in relation to previous appeal decisions on the site:

1. The refusal reason expressed in both the 1989 Appeal decision and the 2007 Appeal decision regarding a proposed dwelling on this site, **that the proposed development would be neither infilling nor rounding off**, still applies – I agree with this view also and so continue to object to this proposal.
2. Both appeal decisions expressed that the openness of this site and its surroundings does “not justify its consideration as part of enclosing development” (paragraph 3 of the 1989 Decision)and “there is little convincing evidence before me that there is a need for the proposed dwelling such as to justify a departure from the development plan and the development of a green field site” (paragraph 9 of the 2007 Decision) – The Emerging 2031 Local Plan also states under “General Principles” that all residential development will be expected to: “form a logical complement to the existing scale and pattern of development and/or the character of the area;” **I agree and so object on the grounds that the principle of a dwelling on this site would be unacceptable as being out of character, a departure and not a logical complement.**
3. The 2007 Appeal decision made it clear that this site had not justification under planning policy stating that the site (and I agree with this also) **“falls outside the long established cloister of houses and their curtilages”**.
4. The setting and character of the site and its surroundings hasn’t changed since 2007 – Again I agree with the previous Appeal Inspectors – **I repeat and agree with the previously expressed objections that the site is “semi-rural, forming a transition into open countryside” and that “the introduction of further development into this area would erode its semi-rural character”**.

5. We understand that there is a need for more new housing sites across West Oxfordshire, this can be accommodated in other far more logical locations that will have less impact upon the landscape. **It is not acceptable to use the current housing supply problem as an excuse to allow sites such as this, where the character of the area would be permanently damaged.**
6. There is a supporting amenity objection to this scheme - the impact upon the land immediately south of the site, known as the “Lower Evenlode Valley and Eynsham Vale” designated as such within the 1998 West Oxfordshire Landscape Assessment. I understand it is vital that proposals should “conserve and seek enhancements” to this landscape – **I therefore also object to this scheme as it will detract from the quality and sensitivity of this protected landscape area.**
7. We have specific concerns that this dwelling scheme if approved would detract from our residential amenities, **and therefore we object because it would result in overlooking of our otherwise very secluded private rear garden; would block the only remaining open, rear aspect from our home; would increase noise and disturbance from increased traffic use of the adjoining lane; and increase significantly the use of an access with poor visibility onto the busy main Road.**
8. Looking at the planning agent’s Design & Access Statement, we disagree that the indicative sketch would be modest and not impact upon the area. Importantly, if permission is granted, **we must also object as it is highly likely given the large site area, (the footprint shown seems unrealistically small for the site) the dwelling could later be substantially increased in size, further detracting from the local character.**
9. The illustrated sketch indicates a dwelling facing east-west, i.e. potentially looking straight towards our private rear garden. **In what we hope is the unlikely event the outline application is approved, we ask that the dwelling be orientated at an angle so that its main front face does not look towards neighbouring dwellings, but towards the entrance into the site.**
10. We believe that if approved, this will lead to more development that does not respect the area, **so wish to object that this would be an undesirable precedent for further harmful development locally, if approved.**