

**WEST OXFORDSHIRE DISTRICT COUNCIL**  
**UPLANDS AREA PLANNING SUB-COMMITTEE**

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

**Report of Additional Representations**



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**WEST OXFORDSHIRE  
DISTRICT COUNCIL**

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## Report of Additional Representations

Application Number	16/01239/FUL
Site Address	The Dragon Inn 152 High Street Burford Oxfordshire OX18 4QU
Date	28th July 2016
Officer	Kim Smith
Officer Recommendations	Approve
Parish	Burford Parish Council
Grid Reference	425097 E 212109 N
Committee Date	1st August 2016

### Application Details:

Conversion (including single storey in-fill extension) of existing derelict outbuilding to create additional holiday let together with associated storage shed. (Part retrospective).

### Applicant Details:

Rick And Sally Lockyer  
The Dragon Inn  
152 High Street  
Burford  
Oxon  
OX18 4QU

#### I. Additional representations

Jim Tait the applicant's agent has commented as follows:

In response to some of the comments raised at the 04 July Committee Meeting we wish to clarify the following:

#### Cessation of Building Work

We have made it clear in previous correspondence, e.g. my 08 April email and the Applicant's 17 June email, that all building work on the outbuilding ceased on 17 March and will not recommence until the appropriate consents are in place.

#### Ridge Height

In response to Ian Brown's 31 May objection, we have previously confirmed (my 08 and 21 June emails) that we have kept to the original ridge height but, as further evidence that the ridge had sagged before any building work had started, I am forwarding a marked-up copy of my 09 April 2015 site photo which shows that the original ridge line had sagged due to the deterioration of both the roof timbers and the gable wall masonry.

This explains the alleged increase in height suggested by Ian Brown.

#### Low Walls, Steps, and Raised Terraces at the Rear

Although it was suggested that the low external walls to the rear were the start of new external walls on new foundations, this is not the case as these were in existence long before any building work had commenced.

As evidence of this, I am forwarding a marked-up extract of Clewett Design Associates' Survey Drg.No. 942/X1 from Dec 1985 which clearly shows these walls and external steps leading up to a raised terrace area.

As the walls also feature in Photo P2 in Appendix A of Abricon's 28 July 2015 Bat Survey and Report, a marked-up copy of that is also being forwarded

### **Existing Door and Window Openings**

As there were a few comments regarding the positioning of the windows on the external facades, I am forwarding several site photos from 09 April which show that the new windows and doors have been installed within the existing openings where possible.

## **2 Consultations**

### OCC Highways consultation response

There is no doubt that parking standards require the restaurant use to provide far more spaces than 5 holiday lets.

I can understand Members concern however, in Burford the restaurant would be open for most of the day and evening and generate a parking demand whereas occupants of a holiday let are likely to use Burford as a base for Cotswold tourism and not be in Burford for part of the day.

I cannot demonstrate the severe harm in terms of highway safety and convenience resulting from the proposal required by NPPF.

It is my opinion that such a refusal would be overturned by an inspector at any subsequent appeal.

Application Number	16/01566/FUL
Site Address	Land North Of Gas Lane And Ascott Road Shipton Under Wychwood Oxfordshire
Date	28th July 2016
Officer	Joanna Lishman
Officer Recommendations	Approve
Parish	Shipton Under Wychwood Parish Council
Grid Reference	427959 E    217796 N
Committee Date	1st August 2016

**Application details**

Erection of detached dwelling with associated access and landscaping works

**Applicant**

Mr Vince O'Brien

**I      Additional Representations**

- I.1      Members have been sent a supporting statement by email from the applicant on 27<sup>th</sup> July 2016.

Application Number	16/01870/FUL
Site Address	St Hugh Of Lincoln Hensington Road Woodstock Oxfordshire OX20 1JH
Date	28th July 2016
Officer	Joanna Lishman
Officer Recommendations	Approve
Parish	Woodstock Parish Council
Grid Reference	444819 E 216850 N
Committee Date	1st August 2016

### **Application details**

Proposed demolition of the existing Meeting Room. Extension to the Church and new Meeting Room (amended)

### **Applicant**

Archdiocese of Birmingham

## **I Additional Representations**

I.1 13 letter of support have been received since the publication of the Committee Report. The comments are summarised below:

- The Highways Authority and Town Council have no objection to our Plan.
- It will provide modern, much needed facilities to members of the parish as well as serving the Woodstock community at large.
- St Hugh of Lincoln provides a valued amenity to Woodstock's community. Its current hall, which I understand was built in or about 1934, is now in a dilapidated structural state beyond repair.
- Further understand the applicant has consulted widely in order to conform with expressed concerns and to maintain good neighbourliness with those residents local to the application site.

## Report of Additional Representations

Application Number	I6/01676/S73
Site Address	Penhurst School New Street Chipping Norton Oxfordshire OX7 5LN
Officer	Abby Fettes
Officer Recommendations	Approve
Parish	Chipping Norton
Grid Reference	431118 E 227247 N
Committee Date	1st August 2016

### Application details

Non compliance with condition 2 of planning permission I4/0754/P/FP to allow construction of smoking shelter (amended).

### Applicant

Mr Robert Sharratt, 1 High Street, Windsor, SL4 1LD, Berkshire

## ADDITIONAL REPRESENTATIONS

### 1 Consultation responses

#### 1.1 Chipping Norton Town Council

No response received to date. Amended consultation expired 4<sup>th</sup> August.

#### 1.2 Environmental Health

I have reviewed the above application and the amended plan dated 14 July 2016 (Drawing No. 13-087-166). Given the greater separating distance between the proposed amended site for the smoking shelter and the nearest residential property, over the previous site, I am now minded to accept the proposed new site location for the shelter.

I have no objection on health impact grounds to the new amended smoking shelter position.

### 2 Representations

#### 2.1 One additional letter of objection received on following grounds:

- concerned about the impact this proposed siting of the smoking shelter will have on our family health.
- It will be directly in line with our rear facing window and close to our boundary wall. We object in the strongest possible terms to having our health compromised by the toxic effects of passive smoking
- Once again the developers have shown abject disregard for the existing residents, by choosing this proposed location when the smoking shelter could easily be constructed in the space between the two windows on the western end of the north facing wall of the building, moving it a further 30 metres away from our property and much reducing the toxic pollution from drifting smoke.
- We respectfully ask the Committee to reject this present application

### **3 Amended recommendation**

- 3.1 The recommendation is amended to include the conditions attached to the original permission for clarity.



## Report of Additional Representations

Application Number	16/01677/S73
Site Address	Penhurst School New Street Chipping Norton Oxfordshire OX7 5LN
Officer	Abby Fettes
Officer Recommendations	Approve
Parish	Chipping Norton
Grid Reference	431118 E 227247 N
Committee Date	1st August 2016

### Application details

Non compliance with condition 2 of planning permission 14/0754/P/FP to allow construction of smoking shelter (amended).

### Applicant

Mr Robert Sharratt, 1 High Street, Windsor, SL4 1LD, Berkshire

## ADDITIONAL REPRESENTATIONS

### 1 Representations

1.1 To date no further survey commissioned by the neighbours has been received.

### 2 Amended recommendation

2.1 The recommendation is amended to include the conditions attached to the original permission for clarity.