

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

**Date: 7<sup>th</sup> November 2016**

**Report of Additional Representations**



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**WEST OXFORDSHIRE  
DISTRICT COUNCIL**

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## 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.

16/02024/FUL	The Old Brewery, Priory Lane, Burford	3
16/02306/FUL	Land rear 15&16 Woodstock Road Charlbury	14

## Report of Additional Representations

Application Number	I6/02024/FUL
Site Address	The Brewhouse The Old Brewery Priory Lane Burford Oxfordshire OX18 4SG
Date	31st October 2016
Officer	Joanna Lishman
Officer Recommendations	Refuse
Parish	Burford Parish Council
Grid Reference	424999 E 212240 N
Committee Date	7th November 2016

### Application details

Removal of the existing offices located within the yard and erection of 3no. 4-bed dwellings and 1no. 3-bed dwelling with associated parking and access (amended).

### Applicant

Gentian Projects (Oxfordshire Three) Limited  
C/O Agent

## I Additional Representations

### I.1 Receipt of Ecology Survey:

*Based on the dusk emergence surveys undertaken on the brewery no bats are considered to be currently roosting with the site being used in a limited capacity for foraging / commuting. No further works in respect of bats are therefore considered necessary.*

Therefore delete Refusal Reason 3.

### I.2 Extant Planning Permission:

After consideration, due to the extant planning permission on this site, it is considered that Refusal Reason 4 should be deleted.

### I.3 Additional neighbour letter of support:

*I can support this project as a neighbouring business. The reduction in proposed units is welcome and more accommodating to the space available.*

## Report of Additional Representations

Application Number	16/02306/FUL
Site Address	Land rear 15&16 Woodstock Road Charlbury
Officer	Abby Fettes
Officer Recommendations	Approve
Parish	Woodstock Town Council
Grid Reference	436149 E 218823 N
Committee Date	7 <sup>th</sup> November 2016

### Application details

Demolition of 2 semi detached properties to facilitate a new vehicular site access, development of 9, no. two bedroom houses and 4 no. two bedroom bungalows with associated car parking and landscaping.

### Applicant

Cottsway Housing Association

## ADDITIONAL REPRESENTATIONS

### I Representations

The committee report did not pull through the full summary of representations. For clarity, 14 letters have been received, not 32.

14 letters have been received objecting to the scheme on the following grounds:

#### Residential amenity

- Houses will be overlooking our lounge and garden and main bedroom
- We also believe it will devalue our property and affect our privacy and also the additional noise through additional neighbours
- A large number of existing properties will be affected by noise, loss of privacy and light pollution
- Night time impact of headlights from up to 22 cars using the new road shining straight into our house

#### Loss of play area

- The application is disingenuous in describing the site as "disused" This land is not a disused site; it is a neglected children's play area
- Loss of the green space which our children use and where they go to play football

- It is too far to walk for our children to enjoy any other open green space.
- The nearest play areas are nearly 3/4 mile from this location at Ticknell Piece and Nine Acres
- Are the children at one end of Charlbury to be valued so much less than those at another?
- Children need space to play
- More children becoming obese
- Permission should be conditional on there being fewer dwellings in order to provide a safe play area for children living in the new dwellings and for all of the other children living nearby
- Is the chain link fence being removed?

### **Design**

- The style of the house fronting Woodstock Road conflicts with existing houses
- Will greatly detract from the current streetscape.
- It is perverse to demolish 2 semi-detached houses which can accommodate larger families in order to provide access to smaller homes
- Will visually detract from the existing streetscape
- Unit 1 is standard two-storey design, and three upstairs windows overlooking Woodstock Road, out of character with adjacent chalet bungalows
- Even if rendered will not be in character with Woodstock Road
- There appears to be a lot of houses on a fairly small site.
- With 13 houses planned for a site area of only 0.46 hectares, the design of the whole development seems very intensive

### **Traffic**

- Concerned about amount of traffic
- Increased traffic noise
- Access to the development at the proposed point seems potentially hazardous
- In order to see traffic coming from Woodstock around a downhill sharp bend, have to drive beyond the parked cars to be able to see the oncoming traffic.

- The application provides for 22 spaces for 13 households, is this sufficient?

### **Housing need**

- Page 49 of the 'Oxfordshire Strategic Housing Market Assessment Partial Update' July 2016, states under 'Net requirement' that 'across West Oxfordshire there is a requirement for a range of different new affordable rented accommodation, with the exception of two bedroom social rented homes, where there is likely to be a surplus. It is therefore suggested that a significant number of two bedroom social rented homes could be re-let as Affordable Rented accommodation once they become vacant through natural churn.
- If there is likely to be an excess of such housing, why build more?

### **Flooding**

- The gradient of the access road will mean the proposed permeable paving will prove inadequate
- Worried that in very heavy storms as seen in recent years, water could still run directly down this slope and into Woodstock Road
- The slope of the land shows a drop in height over the straight part of the access road of 4.77m. This makes a drop of 1 in 14.25, greater than the 1 in 20 recommended for permeable paving
- It will create a risk of flooding to our property

### **Other**

- Setting precedent for Woodstock Road properties to build in rear gardens
- Can current infrastructure in Charlbury cope?
- Charlbury Primary School is already over subscribed

## 2 Consultations

Charlbury Town Council have made the following additional comments in relation to the revised plans.

1. *We wish all previous comments to stand*
2. *Thank you for the opportunity to comment further*

## 3 Conditions

Condition 19 should read as follows:

Before first occupation of units 1-2 hereby permitted, the first floor east facing windows shall be fitted with obscure glazing and shall be retained in that condition thereafter.

REASON: To safeguard privacy in the adjacent privacy.