

WEST OXFORDSHIRE DISTRICT COUNCIL
UPLANDS AREA PLANNING SUB-COMMITTEE

Date: 3rd January 2017

Report of Additional Representations



**WEST OXFORDSHIRE
DISTRICT COUNCIL**

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Report of Additional Representations

Application Number	16/02695/FUL
Site Address	Stone Farm Lidstone Chipping Norton Oxfordshire OX7 4HL
Date	28th December 2016
Officer	Michael Kemp
Officer Recommendations	Refuse
Parish	Enstone Parish Council
Grid Reference	435257 E 224811 N
Committee Date	3rd January 2017

Application Details:

Demolition of existing agricultural buildings and the erection of office buildings and ancillary pavilion building plus associated landscaping, car parking and access.

Applicant Details:

Mr Nicholas Bolton
C/O Agent

ADDITIONAL REPRESENTATIONS

The Councils Ecologist has confirmed that she has no objection to the proposals on Ecological grounds subject to conditions for landscaping and biodiversity enhancements.

A further representation has been received from Michael and Jane Harding who have raised a number of objections predominantly on highway safety/amenity grounds the objections relate to:

- The use of a single entrance to the site, which would result in a considerable volume of traffic using the bridle way.
- The change would not alleviate worries about road safety on this road and the narrow lane leading through Lidstone.
- The highways authority implication that the applicant would need to provide passing spaces along the Chipping Norton/Enstone Road shows that this road is not suitable to take more traffic as it is too narrow.
- There is no need for another business park in this location.

A further letter of objection has been received from Jose Phillips the comments are summarised below:

- An objection is raised in relation to the consultation process and the receipt of additional plans and details which are material changes.
- The development is not required. Within the modifications to the West Oxfordshire Local Plan (Policy E1) nine hectares of business land is proposed at Chipping Norton as part of the East Chipping Norton Strategic Development Area (SDA) on land to north of London Road. The West Oxfordshire Local Plan, para 6.22 'recognises that excessive dispersal of employment could cause adverse impact on the high environmental quality of the district and could lead to excessive car journeys to work'.

- The Highways engineer has only commented on the increase in traffic once the development is operational; no consideration has been given to the traffic problems that will ensue during the construction phase. Mr Bbosa also wants the entrance to the access road to be lit, causing significant light pollution along Lidstone Road (note the entrance to Broadstone Manor on the A44). If six passing places are required on the Lidstone Road, then the impact on the road through Lidstone will be considerable as this is a single track road with blind corners at each end, with no passing places or kerbs and with house front doors opening directly onto the road. Despite the applicant's continued declaration that all the traffic to the development will come from villages to the east, south and south west, it cannot be ruled out that traffic from Over Norton and further west, and from the northern part of Chipping Norton and other villages and towns to the north will come along the A44 and through Lidstone rather than fight their way through the school and town traffic in Chipping Norton to reach the B4026.
- The revised access for the office and function room now takes all of the traffic along the north/south bridleway which is totally unsuitable. The rest of this bridleway, running to the Stone Farm buildings, will be gated. The east/west Bridleway (part of the national footpath, Shakespeare Way) will be gated at the east end of Stone Farm. Further west this bridleway is about two feet from the existing barn wall, with its asbestos cladding, which will be demolished for the development. The subsequent building work, a few feet further away, will also create considerable disruption. A new package treatment plant is proposed on the north side of the east/west bridleway opposite the development, creating further disruption. This treatment plant does not feature in the application; it appears on a map in the second arboricultural report.
- It would appear that the proposed building has decreased in size since the original documents were submitted. If the original application was a properly costed plan, will a development that has a fifth to a quarter less office space be economically viable? If there is a fifth to a quarter less office space, why have the parking spaces not been reduced proportionately?
- The lighting on the exterior of the building and throughout the parking area is still excessive and will cause light pollution which will have an impact on Lidstone residents.
- The development would appear to drive a coach and horses through the agricultural/equestrian tie on Stone Farm.