

Appendix A

Ms Matthewson advised that the detailed scheme had been designed in close consultation with the Council's Officers and had been updated as a result of discussions as the project developed.

The scheme proposed offered the best option for re-use of this site and, in addition to providing a range of benefits through developer funding, the development would help to address housing need by releasing general housing elsewhere in the District.

Ms Matthewson indicated that the application had received widespread local support and requested the Sub-Committee to approve the Officer's recommendation of conditional approval.

Mrs Hibbert-Biles then addressed the meeting. She expressed her support for the application, indicating that the site had been derelict for the past 15 years, and considered the provision of extra care housing to be the most appropriate way forward. The development would provide a mix of extra care housing that would meet a growing local need. The scheme enjoyed local support and Mrs Biles asked Members to approve the application.

Appendix B

Good afternoon.

I am Almaas Yusuf, the Managing Director of Harpers Home and Garden Limited, which operated from 29/30 High Street, Chipping Norton, until April 2016.

I took over the store in 2009 when my father passed away. Together with my mother we put our heart and soul into making it a viable business. While we managed to break even by 2012, we continued to experience a drop in footfall year on year. This was despite very positive feedback from our customers as well as a £15,000 marketing campaign. By 2016 we reluctantly forced to make the decision to close down the business.

Increased internet sales and larger developments in Banbury and Oxford had contributed to falling trade.

Increasing overheads meant the business would have been in loss by the middle of last year.

The complex layout of the site over various levels made it difficult to make the best use of the available space and to manage the shop efficiently.

I instructed VSL & Partners to market the property for retail use, but the exercise has generated no interest in the premises in their current form.

The feedback from four potential retailers was that the premises were too disjointed to enable them to operate effectively and the location at a narrow pinchpoint on the High Street, was unattractive for customers.

I am therefore seeking planning permission and listed building consent for a scheme that will regenerate the site.

My application proposes:

- Retention of the ground floor retail use on the High Street;
- The provision of two flats on the upper floors of the building, which could be carried out as permitted development; and
- The removal of unattractive buildings to the rear and redevelopment of the site to provide a further nine residential units.

I have followed the pre-application advice given by your officers in July and October last year and submitted a scheme that includes:

- A mixture of 1, 2 and 3 bedroomed dwellings;
- New buildings that will enhance the character and appearance of the area;
- No overlooking or overbearing impact on existing properties in Portland Place and Dickenson Court;
- The provision of eleven car parking spaces, which is supported by the local Highway Authority;
- The removal of large vehicles delivering goods to the site via Portland Place; and
- The reinstatement of a traditional shopfront to the retail unit.

As the proposal involves:

- A significant amount of demolition work;
- The need for high quality materials in the conservation area;
- Bespoke houses; and
- Works on a steeply sloping site,

the building costs will be significantly higher than normal.

My professional advisers Edgars Ltd have examined the viability of the scheme and, given those higher building costs, have concluded that it is unable to support a contribution towards the provision of affordable housing.

That said, the proposal will deliver an appropriate mix of housing on a brownfield site, for which there is an identified need, in one of the most sustainable locations in the district.

I note that your officers have concluded that the proposed development accords with the policies of both the adopted and emerging local plans, and have recommended that the application be approved subject to conditions.

I respectfully request that the sub-committee supports the officer's recommendation, and that planning permission and listed building consent be granted for this development.

Thank you.

Appendix C

Presentation to West Oxfordshire Council 8th May 2017

Thank you for giving me the opportunity to address the planning committee today. My name is Charlie O'Brien and I am the daughter of the applicant. I am currently living at Barley Hill Farm with my parents and my little brother. We moved to Chadlington from Stonesfield where my grandparents live, 17 years ago. Like many young people, not just in West Oxfordshire but across the country, getting on the property ladder seemed out of reach due to the rise in house prices. However, my parents have fortunately been able to provide me with a great opportunity in the proposal of this converted barn and I would be very grateful that I may have the chance to live in it

Planning permission has already been granted for the conversion of the barn under application 14/1431/P/FP, but the proposed extension would enable me to live in the barn on a long-term basis and hopefully allow me to raise my own family in Chadlington, surrounded by my parents, grandparents and the countless friends made in the village.

We have had pre-application discussions with Abby Fettes and Michael Kemp and the design of the proposed development has been carefully considered to address previous concerns raised by the council. For example, the scale and the form has been significantly reduced. The foot print of the existing barn and pole barn is 145 sq m and the foot print of the proposed barn and extension is only 128 sq m. The case officer has suggested the extension would be transformative and would erode the traditional character of the stone barn but the proposed extension is subterranean, specifically to ensure that the form of the barn is not obscured.

The proposed extension would involve the removal of a large modern agricultural building, measuring 542 sq m as well as an evergreen hedge. However, this would positively transform the setting of the building.

The design of the extension was influenced by the scheme at Walcot Barn, Charlbury to which planning permission was granted in 2014. This application involved the provision of a large subterranean extension, in a far more sensitive location. In considering this application the officers concluded that it

Would not be prominent in the wider landscape

Would not harm the immediate setting

Would not harm the character and setting of the footpath

Would not harm the agricultural form of the building

By its nature, the extension would be invisible.

Our application would also be invisible.

The Parish Council and the ward member carried out a site visit and did not raise any objections to this proposal and emphasised that it was a great opportunity to create a family home for the village from a brown field site. It has also been acknowledged, by Mr Kemp that the public views are limited, as there are no roads or rights of way running adjacent to the site and it would not be harmful to the AONB. Further to this, there has been no objections from any of the neighbouring residents. After the positive responses gained from the site visits, I respectfully request, if possible,

for the committee to arrange a site visit as I think it would be extremely beneficial to see the positive potential of the proposed dwelling.

By supporting this application, you will be enabling me and my future family to continue to live in Chadlington, a village that I know and love and by doing so, this will also be freeing up the demand for one affordable home for another family.

Thank you for taking the time to listen to me and I hope you are able to support the application.



Presentation to West Oxfordshire District Council 8th May 2017

- Thank you for giving me the opportunity to address the Planning Committee;
- My name is Paul Russell and I am the Resort Director at Heythrop Park;
- I don't intend taking too much of your time. Kim Smith has prepared a very thorough and comprehensive report for which we are grateful;
- A significant proportion of Heythrop Park's income is generated by hosting large events – in particular, mid-week business conferences;
- These events comprise a daytime presentation held in the state-of-the-art conference theatre facility, followed by a banquet in the evening;
- The theatre can deliver presentations for up to 400 delegates. However, whilst the theatre has a large capacity, the market for this facility is limited by the banqueting capacity which only allows for 265 guests;
- As such, Heythrop Park's conference opportunities are limited by insufficient banqueting capacity.
- As a result, over £1 million worth of business is lost annually;
- At least 26 business conferences and 15 car launches were lost over this period;
- In addition, Heythrop Park currently only hosts an average of 30 weddings per year;
- Bookings for weddings have dropped over the past 5 years from a high point of 72;
- By increasing the banqueting capacity to host 500 guests in a single space with a stage and dance floor, will enable Heythrop Park to accommodate larger events and therefore generate substantially more business and employment in the local area;
- The sensitivity of the Archery Lawn is fully appreciated;
- Two alternative locations had been considered and discounted.
- Firstly, the walled garden, this was discounted due to its remoteness from the hotel and the need to provide catering and welfare facilities. This option did not work functionally or operationally;

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- Secondly, the provision of a temporary structure within the Shrewsbury Courtyard. Whilst this would work operationally, the cost of diverting services associated with the hotel resulted in this option not being financially viable to provide a short-term solution. This courtyard may have potential for a long-term solution, once the commercial viability of the function room has been tested;
- The siting of the marquee on the Archery Lawn is very much a temporary solution and will allow the commercial viability of the function room to be tested;
- Given the temporary nature of the marquee, the Firoka Group is happy to enter into a legal agreement confirming their commitment to secure planning permission for a permanent solution;
- In addition, the Firoka Group are developing a masterplan in collaboration with your officers, Historic England and the Parish Council. The masterplan will identify how the environmental, economic and social challenges facing Heythrop Park will be addressed over the next 20 years;
- As part of the masterplan process, a permanent solution for the function room facility will be identified;
- A Planning Performance Agreement is currently being negotiated with your officers, setting out how the Firoka Group and West Oxfordshire District Council will work together to develop the masterplan;
- It is very much hoped that you will support your officers recommendation;
- It is anticipated that each function will:
 - 1) Generate an average income of approximately £55,000; and
 - 2) Generate an additional 59 job opportunities.
- Thank you for listening.

Thank you Mr Chair and good afternoon everybody.

I am owner of 24 The Slade along with my wife and we object to the proposed development for several reasons.

This development is very similar to one you unanimously rejected about a year ago and it is not materially different enough to overcome the reasons why it was rejected in the first place.

Now, please think back. I need you to think back to last year when you all visited the site, and of the sight lines from the fence line in to our bedrooms, and the sight lines out from those bedrooms, try and remind yourself of the topography of the land. It's a steep hill. My wife has submitted scale drawings to the planning officer this morning and I have print outs for you which clearly illustrates these sight lines.

In the applicant's proposal, which anyone with a tape measure can demonstrate as a bit of dodgy dossier there are some rather fanciful claims and couple of absolute whoppers, such as overestimating the distances between properties. The applicant infers we have a 15m garden, overestimating by at least 50%, and even that's ignoring the 2.5m first floor extension that makes up our kitchen. The applicant's assessment is at best disingenuous and at worse indicates their pants are on fire.

Another whopper is that the applicant suggests a meaningful reduction in glazing facing our property but this is at best minimal if at all, reduced only by a single glazed door, and these windows are now directly parallel with our bedroom windows. Consequently, we still stand to have our privacy destroyed as we will be completely overlooked by this development on a steep hill due East, standing several metres taller than our property with their ground floor windows aligned with our bedrooms. The development while moved back slightly is further up the steep hill, and is approximately 1m taller than the previous design, so still will be overbearing, and will dominate the rear of our house, and garden.

The increased height even of a 1 storey development standing some 4m higher than our ground floor will be completely overbearing, let alone a 1.5 storey one. This will block our morning light, and our rear facing kitchen and dining room would no longer receive direct daylight. This conflicts with BE2 and H2 of the West Oxfordshire Local Plan 2011 by creating unacceptable living conditions for residents; my family.

Also consider policy H2 your local plan, for general residential standards, and similarly OS2 of the 2031 document. This development stands to:

- 1) erode the character and appearance of the surrounding area (building on a green field site)
- 2) create unacceptable living conditions for existing residents; (overlooking my house from an overbearing development and removing my family's privacy)
- 3) create unsafe conditions for the movement of people and vehicles; (OCC highways have not assessed the narrowing of the private drive but only access to and from The Slade)
- 4) AND CRITICALLY, set an undesirable precedent for other sites where in equity development would be difficult to resist and where cumulatively the resultant scale of development would erode the character and environment of the area.

You must refuse this planning application.

Thank you.

**LAND AT THE SLADE, CHARLBURY
PLANNING COMMITTEE PRESENTATION 08 MAY 2017**

1. The application is a full application for 4 dwellings and is made on behalf of Mr Gomm, a local resident and builder. The application is a resubmission following a recently dismissed appeal for 5 dwellings on the site. The current scheme has been amended in light of the comments made.
2. In the inspector's report, it was concluded that the proposal would not harm the character and appearance of the Conservation Area or AONB and the appeal dismissal related solely to the potential impact on the residential amenity of Nos 24 and 26 The Slade.
3. The inspector considered a range of other comments and concerns, but concluded that they were not deemed reasons for refusal. These included, highway safety, parking, drainage, ecology, prospect of further development and affordable housing.
4. The revised design has sought to address previous comments and those of the appeal Inspector, with particular regard to the distance between the rear of plots 1 and 2 with Nos 24 and 26 The Slade and the potential for overlooking between these properties. As such, the number of proposed dwellings has been reduced on the site from 5 to 4, to enable changes to be made to the layout and siting of the dwellings.
5. The distances between the proposed properties and those existing to the west on The Slade have been significantly increased.
6. Plot 1 is now sited approximately 42 metres from the rear of No.26 and 46 metres from the rear of No.24.

7. Plot 2 is approximately 46.5 metres from the rear of No.26 and 45 metres from No.24.
8. These separation distances are considerable and significantly exceed the guideline distance of 20 metres, as well as the distances previously proposed. As a result, the proposed dwellings will not be unduly overbearing or enable any unacceptable overlooking between properties.
9. Furthermore, your officers have highlighted that the proposed development is near double the usually applied minimum separation distance rule.
10. Considering these substantial respective separation distances, your officers have stated they are satisfied that the siting of the proposed dwellings would not result in a substantial loss of privacy to the occupants of the adjacent properties fronting The Slade, even when accounting for the increase in levels across the site and the elevated position of the properties on an area of higher ground.
11. It has been noted that there are a number of neighbour objections with regards to access. Although a private drive, OCC Highways advise that it is acceptable to serve the proposed development and offers an improvement to highway conditions through the inclusion of a turning head and through marked build-outs at the main road to improve visibility.
12. To conclude, the scheme now before you has addressed the previous reasons for refusal and we agree with your officers that the proposal is sustainable development. In light of this, we hope that you are now able to approve the scheme.