

WEST OXFORDSHIRE DISTRICT COUNCIL

UPLANDS AREA PLANNING SUB-COMMITTEE

Date: 6th November 2017

**REPORT OF THE HEAD OF PLANNING
AND STRATEGIC HOUSING**



**WEST OXFORDSHIRE
DISTRICT COUNCIL**

Purpose:

To consider applications for development details of which are set out in the following pages.

Recommendations:

To determine the applications in accordance with the recommendations of the Strategic Director. The recommendations contained in the following pages are all subject to amendments in the light of observations received between the preparation of the reports etc and the date of the meeting.

List of Background Papers

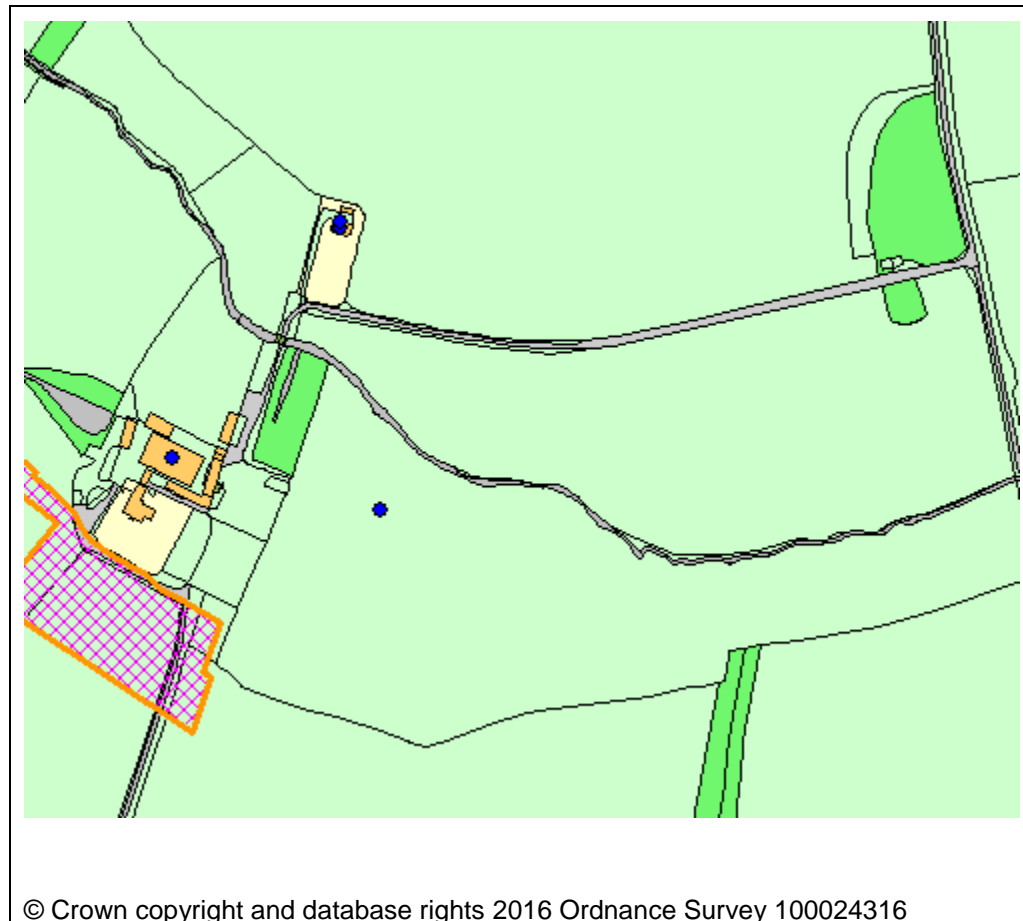
All documents, including forms, plans, consultations and representations on each application, but excluding any document, which in the opinion of the 'proper officer' discloses exempt information as defined in Section 1001 of the Local Government Act 1972.

Please note that observations received after the reports in this schedule were prepared will be summarised in a document which will be published late on the last working day before the meeting and available at the meeting or from www.westoxon.gov.uk/meetings

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Application Number	16/03803/FUL
Site Address	Soho Farmhouse Great Tew Chipping Norton Oxfordshire OX7 4JS
Date	25th October 2017
Officer	Stephanie Eldridge
Officer Recommendations	Approve subject to Legal Agreement
Parish	Great Tew Parish Council
Grid Reference	439758 E 226871 N
Committee Date	6th November 2017

Location Map



Application Details:

Formation of production garden and erection of ten guest cottages, together with glasshouse and potting shed, erection of five garden rooms. Construction of hard surface to form part of existing internal operations/servicing route.

Applicant Details:

Soho House Group And Great Tew Estate
C/O Agent

I CONSULTATIONS

- I.1 Major Planning Applications Team See Highways section in planning assessment.
- I.2 WODC - Arts No Comment Received.
- I.3 ERS Env Health - Uplands The proposal is not situated on or near land that has been identified as being of potential concern with respect to land contamination. Therefore no recommendations.
- I.4 Biodiversity Officer I have no objections to the proposed development within the above planning application for the formation of a production garden with glasshouse and potting sheds, plus the erection of 10 cottages and 5 garden rooms (15 new guest rooms for the existing hotel).
- The Ecological Assessment by Phillip Parker Associates and the Landscape Design Statement and Impact Assessment by Portus and Whitton, which have been submitted with the application, are satisfactory. The recommendations contained within these documents should be conditioned as part of planning consent, if minded to approve.
- I.5 Historic England On the basis of the information provided, we do not consider that it is necessary for this application to be notified to Historic England under the relevant statutory provisions, details of which are enclosed.
- I.6 WODC Landscape And Forestry Officer No Comment Received.
- I.7 Thames Water Waste Comments
Foul water for this development is not draining into Thames Water assets and therefore does not affect us.
- Surface Water Drainage - With regard to surface water drainage it is the responsibility of a developer to make proper provision for drainage to ground, water courses or a suitable sewer. In respect of surface water it is recommended that the applicant should ensure that storm flows are attenuated or regulated into the receiving public network through on or off site storage. When it is proposed to connect to a combined public sewer, the site drainage should be separate and combined at the final manhole nearest the boundary. Connections are not permitted for the removal of groundwater. Where the developer proposes to discharge to a public sewer, prior approval from Thames Water Developer Services will be required. The contact number is 0800 009 3921.

Reason - to ensure that the surface water discharge from the site shall not be detrimental to the existing sewerage system.

Water Comments

Thames Water recommend the following informative be attached to this planning permission. Thames Water will aim to provide customers with a minimum pressure of 10m head (approx 1 bar) and a flow rate of 9 litres/minute at the point where it leaves Thames Waters pipes. The developer should take account of this minimum pressure in the design of the proposed development.

On the basis of information provided, Thames Water would advise that with regard to water infrastructure capacity, we would not have any objection to the above planning application.

I.8	WODC Env Services - Waste Officer	No Comment Received.
I.9	WODC - Tourism	No Comment Received.
I.10	Parish Council	No response from Great Tew Parish Council at the time of writing.
I.11	Adjacent Parish Council	No response received from Little Tew Parish Council at the time of writing.
I.12	Adjacent Parish Council	No response received from Duns Tew Parish Council at the time of writing.
I.13	Adjacent Parish Council	No response received from Westcote Barton Parish Council at the time of writing.
I.14	Major Planning Applications Team	Reconsultation- See Highways section in planning assessment.
I.15	Parish Council	Reconsultation - No response received from Great Tew Parish Council at the time of writing.
I.16	Adjacent Parish Council	Reconsultation - No response received from Little Tew Parish Council at the time of writing.
I.17	Adjacent Parish Council	Reconsultation - No response received from Duns Tew Parish Council at the time of writing.
I.18	Adjacent Parish Council	Reconsultation - No response received from Westcote Barton Parish Council at the time of writing.
I.19	Adjacent Parish Council	Reconsultation - No response received from Sandford St Martin Parish Council at the time of writing.

I.20 Adjacent Parish Council Reconsultation - No response received from Enstone Parish Council at the time of writing.

I.21 Adjacent Parish Council Enstone Parish Council met last night and discussed these two planning applications in detail.

The Parish Council feels that the County Council and District Council need to look at these two planning applications in a more holistic capacity. Each application on its own is fine but if you combine these two planning applications together with the proposed increase in traffic visiting Heythrop Park, the Enstone Business Park, Soho Farmhouse, Renault Motorsport Centre which is being increased in size, together with the future increase in traffic for the proposed new build at Chipping Norton (1,400 houses), then the local road network would become unsustainable.

The concern is that traffic will be redirected from Ledwell to Enstone - Enstone already has a serious traffic issue.

There is also concern that all paid members of Soho House are eligible to invite three unpaid members to visit which could treble the amount of cars, particularly during weekends.

Enstone Parish Council is of the strong opinion that a Traffic Management Survey be drawn up to include all these premises as described above.

I.22 Adjacent Parish Council Sandford St Martin As a parish councillor for Sandford St Martin & Ledwell I wish to register our objection to this expansion (I have consulted with residents by email on the matter). Development at Soho Farmhouse (SF) is already more than originally envisaged, and we understand further building is planned. Traffic and speeding through Sandford has increased, as evidenced by a traffic survey the parish council commissioned in October (and the road has suffered from e.g. more potholes).

This increase is not all down to SF, but some of it is-a lot of taxis come through the village. To be fair SF have taken some steps to minimise the problem, including issuing instructions to suppliers, members and staff (but some signs that were promised have yet to appear). The main road through Sandford is much used by walkers, cyclists and horse-riders, including children, so speeding traffic is a big worry. And many old houses and other buildings are situated close to the highway.

Also some Sandford residents live downstream from SF, and have at times noticed a distinct diminution of the quality and quantity of the water reaching them.

Lastly several Ledwell residents have complained to me about the

noise issuing from SF at night.

(I am also concerned about the effect all the noise and light pollution has on nocturnal animals. How can the owls hunt with all that going on!)

2 REPRESENTATIONS

2.1 Five letters of objection have been received at the time of writing. The points raised have been summarised below:-

- Concerns about the speed and volume of traffic on Tracey Lane and the surrounding road network serving the local villages
- Concerns about the safety of Tracey Lane for cyclists, horses, and farm vehicles as well as car users
- No traffic calming measures have been implemented yet
- Local roads already suffer from verge collapse and pot holes. The increase in traffic will add to the bad condition of the roads
- The development could risk undermining the tranquil nature of the local countryside.

3 APPLICANT'S CASE

3.1 Full versions of the supporting documentation can be accessed on the Councils website.

3.2 Conclusions from the Design and Access Statement are as follows:

The proposals have been considered in order to improve both the character and appearance of the existing approved scheme, and not have a negative effect upon the immediate context, and the character of the area as a whole. The new structures proposed have sought to create volumes and massing that will not be overly dominant in the landscape but instead further enrich the variety of structures and their associated activities already in place.

3.3 Conclusions from the Commercial and Economic Justification Statement are as follows:

Combined Staff contribution and local supplier purchases would be £11m pa and based on a conservative local community economic multiplier of a factor of 2.5 equates to economic benefit to the local economy of £27.5m pa. Coupled with this would be significant training expenditure both on the job and via formal training programs amounting to over £250,000 pa which enhances the skills, development and future sustainability of a well-trained, multi skilled youthful employee base within the local community. Soho Farmhouse also offer the younger adult set within the region the opportunity to learn international level hospitality skills whilst not having to leave family or friends. During the construction of phase 2, which is planned to take 6-8 months, it is estimated that the local economic benefit from the total investment of £14m would be £3.8m in purchases from local suppliers and £0.5m from local construction staff. A total of £4.3m which when applied to a conservative local community economic multiplier of a factor of 1.5 equates to a further £6.5m in benefit to the local economy. Other important economic considerations to take into account, although on a National level, would be approximately:

- Annual VAT Contribution £5,215,000
- Staff PAYE Tax and NI £3,950,000

- Total £9,075,000

3.4 Conclusions from the Planning Statement are as follows:

The proposal has been the subject of pre-application consultation with the Council and forms an important and integral part of the overall Soho Farmhouse hotel and leisure development, which will continue to provide significant benefits to tourism, leisure and the local economy. The development has been carefully considered against national and local planning policies. From the foregoing and the analysis undertaken in the reports accompanying the application, it is concluded that the proposed development would be consistent with the Council's adopted and emerging development plans and the NPPF. Given this, the presumption should be in favour of planning permission being granted. For these reasons it is hoped that the Council will support the application.

3.5 Conclusions from the Supplemental Planning Statement are as follows:

The condition of the road surfaces in and around the villages to the east of Soho Farmhouse is generally considered to be a matter for OCC. Soho Farmhouse is however undertaking improvements to Tracey Lane and to Green Lane and its junction with the B4022, under a Section 278 Agreement with OCC. There is a statutory obligation for local planning authorities and other decision takers to determine planning applications in accordance with the development plan unless material considerations indicate otherwise. The impacts of the proposals on the local highway network have been carefully considered and OCC has determined that there is no reason in transport terms why the applications should not be permitted. It has been demonstrated that the proposals are compliant with the Development Plan and the policies in the NPPF in all other respects and would represent a sustainable form of development. We hope therefore that both applications receive a positive officer's recommendation and that the Council support the applications.

4 PLANNING POLICIES

BE2 General Development Standards
 BE3 Provision for Movement and Parking
 BE8 Development affecting the Setting of a Listed Building
 NE1 Safeguarding the Countryside
 NE3 Local Landscape Character
 NE13 Biodiversity Conservation
 NE14 Sites of Nature Conservation or Geological Importance
 NE15 Protected Species
 T1 Traffic Generation
 E7 Existing Businesses
 TLC1 New Tourism, Leisure and Community Facilities
 TLC3 New Build Tourist Accommodation
 OS2NEW Locating development in the right places
 EH7NEW Historic Environment
 EH1NEW Landscape character
 EH2NEW Biodiversity
 E1NEW Land for employment
 E4NEW Sustainable tourism
 The National Planning Policy framework (NPPF) is also a material planning consideration.

5 PLANNING ASSESSMENT

- 5.1 This application seeks consent for the formation of a production garden, the erection of ten guest cottages with a glasshouse and potting shed, the erection of five garden rooms and the construction of hard surfacing to form part of an existing internal operations/serving route in connection with Soho Farmhouse and as part of the use of the land as a hotel and leisure complex.
- 5.2 The Soho Farmhouse complex sits within the Great Tew Estate and covers an area of approximately 40 hectares. It's a hotel and members club which currently consists of 31 cabin buildings, a range of existing former farm buildings including a four bedroom cottage and a seven bedroom farmhouse, as well as wide range of guest facilities including the Main Barn and Mill Room for eating and drinking, indoor and outdoor heated swimming pools, a boathouse, a spa, and a gymnasium with studio. Members and hotel guests also benefit from the use of the Electric Barn cinema, a cook school with its own kitchen garden, tennis courts, a croquet lawn, an events barn, stables housing up to 11 horses, a children's play barn with an outdoor activity area, a multifunctional barn used primarily as a wedding venue, a flower studio and bookings office. There is also staff accommodation and facilities provided on the site.
- 5.3 Guests and visitors of Soho Farmhouse access the site using the main entrance from the north via Ledwell Lane and Tracey Lane. All staff and deliveries (excluding biomass for the energy centre) access the site using Green Lane from the B4022 to the west of the site.
- 5.4 Members will note that this application was registered by the Council in December 2016 and was originally due to be considered at the Uplands Area Planning Sub-Committee scheduled to take place in April 2017. However, at the applicants request the application was extended for a fairly significant period of time to allow progress on a number of agreed highway improvement measures ahead of a determination of the application. Most of these improvements are covered by a S278 Agreement with Oxfordshire County Council which had been stalled for various reasons including establishing the ownership of the land beneath Green Lane (the service road from the B4022). The details of the highways improvements to both Tracey Lane and Green Lane have now been agreed with OCC and a Technical Audit Certificate was issued by OCC in August 2017. At the time of writing this report the Section 278 Agreement is currently being drawn up and is with OCC's legal team to process. Soho House Group anticipates that this agreement should be completed and signed during the October month so that improvement works to Tracey Lane can begin in November 2017. Since the submission of the applications in December 2016, Soho House Group has also engaged with a number of parish councils and has helped to fund other highway improvement measures in the local area and continues to discuss traffic related concerns and potential mitigation measures that could be undertaken with them.
- 5.5 Further, since the original submission of the application in December 2016 the approved detailed Planting and Landscaping scheme has been implemented in full and is now becoming established.
- 5.6 Taking into account planning policy, other material considerations and the representations of interested parties your officers are of the opinion that the key considerations of the application are:

Principle
Highways
Impact on the heritage asset
Landscape
Siting, design and form
Ecology

Principle

- 5.7 The principle of developing the site for hotel and leisure purposes has already been established through the approval of the enabling consent 13/0666/P/FP. When considering this application, which proposes an additional 15 units of guest accommodation alongside a glasshouse, and potting shed within the new walled garden and the hard surfacing of a service track, regard should be given to the saved policies within the West Oxfordshire Local Plan 2011, the emerging policies within the West Oxfordshire Local Plan 2031 and relevant paragraphs of the National Planning Policy Framework (NPPF).
- 5.8 Saved policy E7 states that proposals for the expansion of existing established businesses that are commensurate with the scale and character of the locality will be permitted.
- 5.9 Saved policy TLC1 states that permission will be granted for visitor related proposals which respect and enhance the intrinsic qualities of the district so long as they do not have an adverse impact on the character and environment of the countryside or generate unacceptable levels of traffic on the local highway network.
- 5.10 Saved policy TLC3 states that the construction of new visitor accommodation in the open countryside will be permitted where it's in association with acceptable wider leisure facilities which already exist.
- 5.11 Emerging policy E1 seeks to improve the effectiveness of employment operations on existing employment sites where commensurate with the scale, character and appearance of the area, which may include the expansion of existing employment uses.
- 5.12 Emerging policy E4 states that new tourism and visitor facilities in the open countryside will be justified where there is a functional linkage with a particular countryside attraction.
- 5.13 Officers consider that the expansion of the business to include 15 additional units of guest accommodation is of an appropriate scale and forms a logical extension to the built form of the existing hotel and leisure complex which reflects the character and appearance of the area. Officers consider that the proposal is acceptable in these terms and will explore each of the relevant considerations in detail below.
- 5.14 Paragraph 28 of the NPPF states that planning policies should support economic growth in rural areas in order to create jobs and prosperity by taking a positive approach to sustainable new development. In order to promote a strong rural economy there should be support of the sustainable growth and expansion of all types of businesses both through the conversion of existing buildings and well-designed new buildings. Further, there should be support for sustainable rural tourism and leisure developments that benefits business in rural areas, communities and visitors, and which respect the character of the countryside.

- 5.15 The commercial and economic justification statement supporting the application explores both the commercial need for additional accommodation which is required in order to increase revenue and provide a return on the investment of over £73m spent, and further the economic benefits to the local West Oxfordshire and national economies. Following consultations and a review of the current business model, Soho House Group has determined that an additional 55 units would be the optimum number of additional units; 15 of these units are the subject of this application, whilst the other 40 units are the subject of application no. 16/04138/FUL which is also currently under consideration at the time of writing. Since July 2015 when Soho Farmhouse opened the existing accommodation on the site has achieved almost 100% occupancy rates. Analysis of the reservation data suggests that there is a demand for more accommodation all year round which currently cannot be met. Figures taken in October 2016 highlighted that there were already 1,400 guests on a waitlist for future reservations between October 2016 and October 2017 and in total there had been over 4,500 unfulfilled waitlist requests in that year up to October 2017. A review of the current business identified that the leisure and catering facilities are considerably under-utilised; especially during the weekdays. Therefore, the additional units for guest accommodation would help rebalance the number of guests on site to match the available capacity of the existing catering and leisure facilities. The additional guest accommodation is considered necessary to ensure the future commercial success of the Soho Farmhouse business.
- 5.16 Further, after completing an assessment of local supplier purchases, staff contribution including contributions to the local housing rental market and spend in the local community, training expenditure and construction costs, it's been determined that after a full year of trading the local economy would benefit from around £34m pa in total. In addition, through annual VAT contributions and staff PAYE Tax and NI, the economic benefit to the national economy would be around £9m pa.
- 5.17 In light of the above, Officers consider that the application results in a form of sustainable tourist development which would help expand and grow the existing business and in turn support the local rural economy.

Highways

- 5.18 Oxfordshire County Highways Authority has been consulted on the application and has made an assessment based on the accumulative impact of both applications 16/03803/FUL and 16/04138/FUL which would result in a total of 55 new units of accommodation on the Soho Farmhouse site if both applications are approved.
- 5.19 The key issues identified are the on-going improvement works to Tracey Lane (the guest and member access) and Green Lane (the service access) subject to the S278 agreement, accident data, car parking, and drainage and construction management.
- 5.20 It's noted by the Highways Officer that through the S278 Agreement Soho Group are implementing a number of highways improvement works including the construction of passing bays, rumble strips and associated signage on Tracey Lane, as well as improvement works to Green Lane. The Technical Audit Certificate has been given on the S278 works on Tracey Lane and Green Lane, but the application is still going through the legal process. It is also acknowledged that the black on white signage scheme has been implemented to direct drivers along the most suitable routes to the site and, further to recent meetings with local parish councils during the period of re-consultation, a variation to the existing scheme has been

approved by OCC to include further additional signage. A condition has been included to ensure that the works to Tracey Lane, as part of the Section 278 agreement, would all be completed and approved by OCC prior to occupation of the additional guest accommodation, and that the passing bays will be retained and unobstructed for the mitigation of traffic flow along Tracey Lane.

- 5.21 In terms of the impact on Green Lane (the service access from the B4022), given that the proposed additional 55 units are predicted to increase staff levels by 45, the amount of new car trips using the lane is likely to be limited. This is also partly due to the increasing capacity of the staff house on the site and the minibus service that takes staff to various larger settlements in the area. The S278 Agreement will address the poor condition of Green Lane through a series of construction works which are being proposed and formalised through the agreement.
- 5.22 Upon analysing the traffic accident data, the Highways Officer has confirmed that there is no obvious upward trend in accident frequency data since Soho Farmhouse opened. Further, the accident data does not seem to be proportionate to the level of concern raised by local residents. Therefore, it's not justified for Officers to require excess mitigation in the form of routing agreements and speed limit changes.
- 5.23 In terms of car parking, the existing facilities for both guests and staff are considered adequate and as such no additional car parking will be required as part of either application.
- 5.24 In terms of drainage, a drainage strategy is required with ideally a reduced discharge rate into the water course. Approval for the discharge of water into the water course from the Environment Agency will also be required. These matters have been addressed within the recommended schedule of conditions.
- 5.25 Further, prior to the commencement of development a Construction Traffic Management Plan should also be submitted to and approved by the Local Planning Authority. A condition has been included to address this matter.
- 5.26 In light of the above, the Oxfordshire County Highways Authority has raised no objections subject to a number of conditions.

Impact on the Heritage Asset

- 5.27 As the main courtyard formed on the site comprises of a Grade II Listed barn range and waterwheel, Officers are required to take account of paragraph 132 of the NPPF which states that where the development would affect the significance of a designated heritage asset that great weight should be given to its conservation. Paragraph 134 of the NPPF states that where a proposal will lead to less than substantial harm to the significance of the heritage asset this should be weighed against the public benefits of the scheme. Given the extent of the change already undertaken on the site, the visual separation between the site and the heritage assets, and by virtue of its scale, design and proposed materials, the proposed development is considered to result in less than substantial harm to the setting of the Grade II listed buildings. The public benefits of the scheme, in terms of benefit to the local tourism economy as explored above, is considered to outweigh the less than substantial harm caused to the setting of the listed buildings. As such, the application is considered to be acceptable in these terms.

Landscape

- 5.28 In this respect, a Landscape and Visual Impact assessment has been prepared which concludes that the proposed development would have a 'slight adverse to negligible' impact on the wider landscape character. Officers agree with this assessment given the existing approved landscaping which has established itself around the whole site. Further, by virtue of the topography of the land and the siting and scale of the proposed development, which forms a walled garden adjacent to the old farmhouse, which is considered to reflect the existing pattern of development and rounds off the extent of the existing built form appropriately, Officers do not consider that the development will result in any significant additional harm to the wider landscape. As such the application is considered to be acceptable in these terms.

Siting, Design and Form

- 5.29 The proposed mix of single and two storey buildings have been designed to reflect similar structures found on the site with the glasshouse following the traditional design to reflect its functional horticultural use. The garden cottages take a form similar to the profile of a traditional agricultural building which is set against the simple backdrop of the walled garden. The proposed materials are a contemporary take on those traditionally used on agricultural buildings such as reclaimed brick, timber and concrete sills, which are all used elsewhere on the site. The brick in particular has been used on the existing farm buildings on the site, including part of the Grade II listed mill building. By virtue of the siting, scale, design, form and materials of the proposal, the development is considered to form a logical extension of the existing built form and reflects the existing character and appearance of the Soho Farmhouse complex. As such, the application is considered to be acceptable in these terms.

Ecology

- 5.30 In terms of the impact on biodiversity, the Council's ecologist has raised no objections to the proposed development as the Ecological Assessment and Landscape Design Statement and Impact Assessment provided are considered to be satisfactory. The recommendations contained within these reports have been conditioned accordingly. As such, the application is considered to be acceptable in these terms.

Conclusion

- 5.31 Oxfordshire County Council requires a S106 contribution of £1240 towards monitoring of the travel plan. Further, S106 contributions have been sought (discussions have been entered into with OCC Infrastructure Development team for information on exact costing) for additional traffic calming measures. The applicant has engaged in discussions with Parish Councils, OCC and WODC as to what other traffic calming measures they can provide to mitigate impacts of the development.
- 5.32 In light of the above, the application is considered to be acceptable and compliant with policies BE2, BE3, BE8, NE1, NE3, NE13, NE14, NE15, T1, E7, TLC1 and TLC3 of the adopted West Oxfordshire Local Plan 2011, OS2, EH7, EH1, EH2, E1 and E4 of the emerging West Oxfordshire Local Plan 2031 and relevant paragraphs of the NPPF, subject to a number of conditions and a S106 legal agreement.

6 CONDITIONS

1 The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

REASON: To comply with the requirements of Section 91 of the Town & Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act, 2004.

2 That the development be carried out in accordance with the approved plans listed below.

REASON: For the avoidance of doubt as to what is permitted.

3 Prior to commencement of the development hereby approved, a Construction Traffic Management Plan shall be submitted to and approved in writing by the Local Planning Authority. Thereafter, the approved Construction Traffic Management Plan shall be implemented and operated in accordance with the approved details.

REASON: In the interests of highway safety and to mitigate the impact of construction vehicles on the surrounding highway network, road infrastructure and local residents, particularly at morning and afternoon peak traffic times.

4 Prior to the occupation of the additional guest accommodation, the passing bays, rumble strips and associated signage on Tracey Lane, as part of the Section 278 agreement, should all be completed and approved by OCC. Thereafter, the passing bays will be retained and unobstructed for the mitigation of traffic flow along Tracey Lane.

REASON: In the interests of highway safety and to comply with Government guidance contained within the National Planning Policy Framework

5 That, prior to the commencement of development, a full surface water drainage scheme shall be submitted to and approved in writing by the Local Planning Authority. This will be based on sustainable drainage principles and an assessment of the hydrological and hydro-geological context of the development. The scheme will need to include:

-Discharge Rates

-Discharge Volumes

-Maintenance and management of SUDS features (including details of who will be responsible maintaining the SUDS and landowner details)

-Sizing of features - attenuation volume

-Infiltration tests to be undertaken in accordance with BRE365

- Detailed drainage layout with pipe numbers (to include direction of flow)

-SUDS (list the suds features mentioned within the FRA to ensure they are carried forward into the detailed drainage strategy)

-Network drainage calculations (to prove that the proposals will work)

-Phasing plans

-Flood Risk Assessment.

The development shall be carried out in accordance with the approved details prior to the first occupation of the development hereby approved.

REASON: In the interests of highway safety and flood prevention and to comply with Government advice contained within the National Planning Policy Framework.

6 The development shall be completed in accordance with the recommendations in Section 2 of the 'Soho Farmhouse - Phase 2 development applications Ecological Assessment' prepared by

Philip Parker Associates (reference P2013-19 R11 Final) dated 7.12.16. All the recommendations and plan specifications shall be implemented in full according to the specified timescales, unless otherwise agreed in writing by the LPA, and thereafter permanently maintained.

REASON: To ensure that nesting birds are protected in accordance with the Wildlife and Countryside Act 1981 as amended, Circular 06/2005, the National Planning Policy Framework (in particular section 11), and policies NE13, NE14 and NE15 of the West Oxfordshire District Local Plan 2011 and in order for the Council to comply with Part 3 of the Natural Environment and Rural Communities Act 2006.

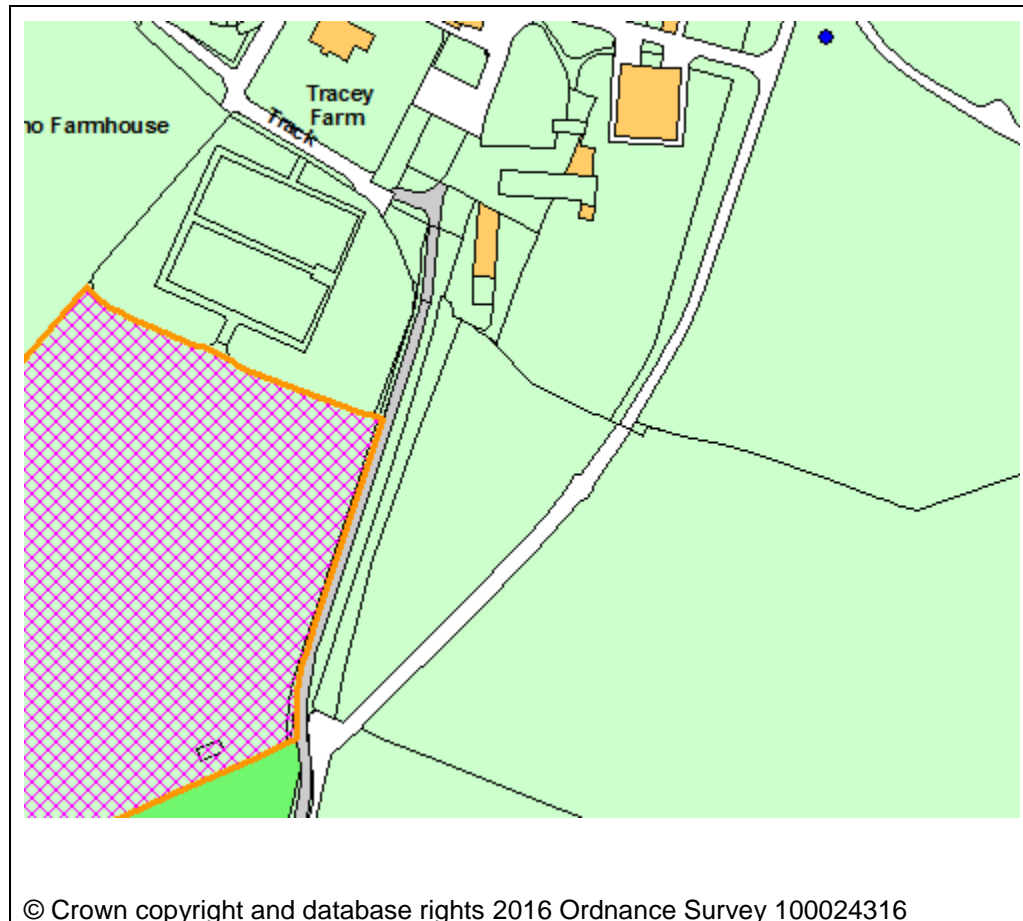
- 7 The development/buildings hereby permitted shall only be used for the uses specified in the application and for no other purposes. The new guest cottages, garden rooms and other facilities shall only be used as a part of the hotel and leisure complex and shall not be occupied or used separately as single dwelling houses.
REASON: In order to control the development and ensure the proper planning of the locality.
- 8 The landscaping scheme hereby approved shall be implemented as approved within 12 months of the commencement of the approved development or as otherwise agreed in writing by the Local Planning Authority and thereafter be maintained in accordance with the approved scheme. In the event of any of the trees or shrubs so planted dying or being seriously damaged or destroyed within 5 years of the completion of the development, a new tree or shrub of equivalent number and species, shall be planted as a replacement and thereafter properly maintained.
REASON: To safeguard the character and landscape of the area.
- 9 No above ground building work shall take place until samples of materials to be used in the construction of the elevations and roofs of the new buildings have been submitted to and approved in writing by the Local Planning Authority. The development shall be constructed in the approved materials.
REASON: To safeguard the character and appearance of the area.

NOTE TO APPLICANT

Thames Water will aim to provide customers with a minimum pressure of 10m head (approx 1 bar) and a flow rate of 9 litres/minute at the point where it leaves Thames Waters pipes. The developer should take account of this minimum pressure in the design of the proposed development.

Application Number	16/04138/FUL
Site Address	Soho Farmhouse Great Tew Chipping Norton Oxfordshire OX7 4JS
Date	25th October 2017
Officer	Stephanie Eldridge
Officer Recommendations	Approve subject to Legal Agreement
Parish	Great Tew Parish Council
Grid Reference	439758 E 226871 N
Committee Date	6th November 2017

Location Map



Application Details:

Erection of ten pods (40 guest bedrooms) in the form of a pig arc style building, associated plant building, new woodland and landscaping, to the north of Apple Pie Wood.

Applicant Details:

Soho House Group & Great Tew Estate
C/O Agent

I CONSULTATIONS

- | | | |
|------|-----------------------------------|--|
| I.1 | Major Planning Applications Team | See Highways section in planning assessment. |
| I.2 | ERS Env Health - Uplands | On its merits I do not have Objection to the latest extension to the enterprise and do not propose to suggest conditions. |
| I.3 | WODC - Arts | We have considered the scale and mix of development in this application and should it be approved we will not be seeking S106 contributions towards public art at this site. |
| I.4 | WODC Architect | No Comment Received. |
| I.5 | WODC Env Services - Waste Officer | No Comment Received. |
| I.6 | WODC Drainage Engineers | No Comment Received. |
| I.7 | Biodiversity Officer | The proposal is unlikely to result in harm to biodiversity (i.e. subject to conditions with implementation of all mitigation measures) and will provide a significant contribution to biodiversity through the creation of an additional area of woodland. |
| I.8 | Historic England | On the basis of the information provided, we do not consider that it is necessary for this application to be notified to Historic England under the relevant statutory provisions, details of which are enclosed. |
| I.9 | WODC Env Services - Landscape | No Comment Received. |
| I.10 | WODC - Tourism | No Comment Received. |
| I.11 | Thames Water | <p>Waste Comments
Package Treatment Plant - Foul water for this development is not draining into Thames Water assets and therefore does not affect us.</p> <p>Surface Water Drainage - With regard to surface water drainage it is the responsibility of a developer to make proper provision for drainage to ground, water courses or a suitable sewer. In respect of surface water it is recommended that the applicant should ensure that storm flows are attenuated or regulated into the receiving public network through on or off site storage. When it is proposed to connect to a combined public sewer, the site drainage should be separate and combined at the final manhole nearest the boundary.</p> |

Connections are not permitted for the removal of groundwater. Where the developer proposes to discharge to a public sewer, prior approval from Thames Water Developer Services will be required. The contact number is 0800 009 3921. Reason - to ensure that the surface water discharge from the site shall not be detrimental to the existing sewerage system.

Water Comments

On the basis of information provided, Thames Water would advise that with regard to water infrastructure capacity, we would not have any objection to the above planning application.

- I.12 Adjacent Parish Council Sandford St Martin Parish are supportive of local businesses and appropriate development but have significant concerns about any permission for further development of Soho Farmhouse on the following grounds:
1. Local villages are enduring a significant increase in traffic. Many of the drivers are naturally unfamiliar with the narrow roads and this is causing danger to residents. The Ledwell road is no longer safe for walkers, cyclists or horses. The management have provided assurances that traffic will be diverted away from the Ledwell/Sandford but no significant action has been taken.
 2. The proposed development significantly extends the footprint of the buildings and the environmental and visual impact of the development.
 3. Residents have experienced significant noise pollution -particularly on Thursday evenings. Regrettably, the parish council therefore objects to any further development and urges WODC to ensure that the issues listed 1 and 3 above are addressed urgently.
- I.13 Adjacent Parish Council No response received from Little Tew Parish Council at the time of writing.
- I.14 Adjacent Parish Council Duns Tew is part Cherwell District and the Parish Council has only recently been made aware of the formal application to extend the Soho Farm Complex. The village is concerned about the impact of increased volumes of traffic on the village itself and on roads in the surrounding area.
- Duns Tew lies on the direct route from Junction 10 of the M40 to Soho House, the route recommended by Soho House to its members and guests. Since the Soho Farmhouse opened in 2014, we have experienced a very large increase in the volume of traffic through Main Street and on the surrounding roads. Duns Tew 's Main Street is narrow and winding and invariably contains a large number of parked cars. The volume of traffic is already excessive and has caused a marked reduction on the amenity of the village. The surrounding

roads are already in an appalling state and in places dangerous, particularly where verges have collapsed. They were designed for light agricultural traffic. They have not been repaired for many years and periodic patching is inadequate.

The volume of traffic and the lack of concern for local road users is a major cause of concern. There are many horse owners in the area and they now rarely use the Ledwell - Great Tew road because it is too dangerous. A further increase in traffic resulting from the proposed expansion can only make matters worse and we urge that the existing problems arising from the routing of Soho House traffic through Duns Tew and surrounding approaches be addressed before further permissions are granted.

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|------|----------------------------------|--|
| I.15 | Adjacent Parish Council | Westcote Barton Parish Council. The main concern is traffic. The increase in traffic has been very noticeable since Soho farmhouse opened, particularly by horse riders and cyclists. It seems that the clients attracted to Soho farmhouse are not used to driving on small country lanes and generally show little respect for country activities. A further increase in traffic will only make matters worse. |
| I.16 | Major Planning Applications Team | Reconsultation- See Highways section in planning assessment. |
| I.17 | Parish Council | Reconsultation - No response received from Great Tew Parish Council at the time of writing. |
| I.18 | Adjacent Parish Council | Reconsultation - No response received from Enstone Parish Council at the time of writing. |
| I.19 | Adjacent Parish Council | Reconsultation - No response received from Sandford St Martin Parish Council at the time of writing. |
| I.20 | Adjacent Parish Council | Reconsultation - No response received from Little Tew Parish Council at the time of writing. |
| I.21 | Adjacent Parish Council | Reconsultation- Duns Tew Parish Council. |

A further increase in traffic resulting from the proposed expansion can only make matters worse and the Council would like to see the following measures implemented as a condition of granting Planning Permission:

- Direction signs at the junction of the Sanford Road, 'Laundry Lane' in Westcote Barton and Mill Lane in Gagingwell pointing towards Enstone. Reason To retain the flow on the B4030 to Enstone and then the B4022 rather than use the Sat Nav route through Sandford St Martin.

- Direction signs at the North Aston / Duns Tew Crossroads on the A4260 taking the flow south towards Hopcrofts Holt traffic Lights

and then at that junction onto the B4030.

Reason: To reduce the flow through Duns Tew and Ledwell

- The use of the alternative postcode used for deliveries to Soho Farmhouse when issuing directions to visitors.

Reason: This postcode is located on the B4022 and therefore the Sat Nav tends to follow the southern Route or in some instances the A44.

Promoting this preferred' route through the use of an alternative postcode and appropriate signage should limit the impact on the local unclassified routes.

- I.22 Adjacent Parish Council Reconsultation - No response received from Westcote Barton Parish Council at the time of writing.
- I.23 Adjacent Parish Council Over and Nether Worton Parish puts forward the representation that it would be inappropriate, and create additional hazard to road users (especially horse riders and cyclists) to grant any extension causing increased road use unless and until funds (provided possibly by Soho Farmhouse?) are made available to substantially and permanently upgrade this roadway.
- I.24 Parish Council The Great Tew Parish meeting met on Friday 10th February to discuss this application. The meeting voted narrowly to support the application but with the following observations:
- The state of the lane connecting Ledwell Lane with the Soho Farmhouse gatehouse is clearly unacceptable. As a result, the Parish Meeting will be writing to the management of Soho Farmhouse to:
- (i) seek clarification of the timetable for the s278 agreement they have entered into with OCC to restore verges, build 5 new passing bays, introduce rumble strips and erect clear 30 mph signs. The consensus of the meeting was that this needs to happen as a matter of urgency, and certainly before the start of any building work for the new accommodation units.
- (ii) ask that the Farmhouse management explore ways of raising awareness among membership of the dangers posed by speeding along the access road. There was a general agreement that the Club could and should do more to penalise members who speed - including a clear statement in the new members pack and suspension and/or cancellation of membership for persistent offenders.
- (iii) seek assurances with regards plans to increase the numbers of Farmhouse members. The application makes the point that the impact of the additional units and staff accommodation will have a negligible effect on traffic flow. We are not in a position to comment on this, but what is clear, even assuming the forthcoming OCC survey backs

this up, is that the rapid expansion of local membership will also lead to a greater increase in traffic to and from the site. It is submitted that any consideration of the increased traffic flow from the expansion needs to be considered in the round, in light of any possible future traffic flow increase - and in this regard assurances are required.

(iv) ask if there any plans (specifically under a s106 agreement) for OCC and Highways to restore the badly damaged verges on Ledwell Lane, which suffered unexpectedly heavy traffic during the construction phase of the site and seek reassurance that this road won't be used for construction traffic during the site expansion outlined in this application, presuming planning is granted.

1.25 Adjacent Parish Council Enstone Parish Council met last night and discussed these two planning applications in detail.

The Parish Council feels that the County Council and District Council need to look at these two planning applications in a more holistic capacity.

Each application on its own is fine but if you combine these two planning applications together with the proposed increase in traffic visiting Heythrop Park, the Enstone Business Park, Soho Farmhouse, Renault Motorsport Centre which is being increased in size, together with the future increase in traffic for the proposed new build at Chipping Norton (1,400 houses), then the local road network would become unsustainable.

The concern is that traffic will be redirected from Ledwell to Enstone - Enstone already has a serious traffic issue.

There is also concern that all paid members of Soho House are eligible to invite three unpaid members to visit which could treble the amount of cars, particularly during weekends. Enstone Parish Council is of the strong opinion that a Traffic Management Survey be drawn up to include all these premises as described above.

2 REPRESENTATIONS

2.1 40 letters of objection have been received. The points raised have been summarised below:-

- Concerns about the speed and volume of traffic on Tracey Lane and the surrounding road network serving the local villages
- Concerns about the safety of Tracey Lane for cyclists, horses, and farm vehicles as well as car users
- No traffic calming measures have been implemented yet
- Local roads already suffer from verge collapse and pot holes. The increase in traffic will add to the bad condition of the roads
- The development could risk undermining the tranquil nature of the local countryside

- Club members and visitors are using small village roads instead of the main roads which would be more suitable
- Materials proposed are not suitable and no don't fit in this area
- The water springs are being damaged by the sinking of bore holes to fill the lakes and the quality of the water from the stream is being undermined by the siting of a septic tank to manage the sewage
- Its not been demonstrated that there will be a commensurate benefit to the local economy
- There is no guarantee that this scheme will be economically viable

3 APPLICANT'S CASE

3.1 Full versions of the supporting documentation can be accessed on the Councils website.

3.2 Conclusions from the Design and Access Statement are as follows:

The proposals have been considered in order to complement both the character and appearance of the existing approved scheme, and not have a negative effect upon the immediate context, in particular Apple Pie Wood and the neighbouring agricultural field. The new structures proposed have sought to create volumes and massing that will not be overly dominant in the landscape but instead further enrich the variety of structures and their associated activities already in place.

3.3 Conclusions from the Commercial and Economic Justification Statement are as follows:

Combined Staff contribution and local supplier purchases would be £11m pa and based on a conservative local community economic multiplier of a factor of 2.5 equates to economic benefit to the local economy of £27.5m pa. Coupled with this would be significant training expenditure both on the job and via formal training programs amounting to over £250,000 pa which enhances the skills, development and future sustainability of a well-trained, multi skilled youthful employee base within the local community. Soho Farmhouse also offer the younger adult set within the region the opportunity to learn international level hospitality skills whilst not having to leave family or friends. During the construction of phase 2, which is planned to take 6-8 months, it is estimated that the local economic benefit from the total investment of £14m would be £3.8m in purchases from local suppliers and £0.5m from local construction staff. A total of £4.3m which when applied to a conservative local community economic multiplier of a factor of 1.5 equates to a further £6.5m in benefit to the local economy. Other important economic considerations to take into account, although on a National level, would be approximately:

- Annual VAT Contribution £5,215,000
- Staff PAYE Tax and NI £3,950,000
- Total £9,075,000

3.4 Conclusions from the Planning Statement are as follows:

The proposal has been the subject of pre-application consultation with the Council and forms an important and integral part of the overall Soho Farmhouse hotel and leisure development, which will continue to provide significant benefits to tourism, leisure and the local economy. The development has been carefully considered against national and local planning policies. From the foregoing and the analysis undertaken in the reports accompanying the application, it is concluded that the proposed development would be consistent with the Council's adopted and

emerging development plans and the NPPF. Given this, the presumption should be in favour of planning permission being granted. For these reasons it is hoped that the Council will support the application.

3.5 Conclusions from the Supplemental Planning Statement are as follows:

The condition of the road surfaces in and around the villages to the east of Soho Farmhouse is generally considered to be a matter for OCC. Soho Farmhouse is however undertaking improvements to Tracey Lane and to Green Lane and its junction with the B4022, under a Section 278 Agreement with OCC. There is a statutory obligation for local planning authorities and other decision takers to determine planning applications in accordance with the development plan unless material considerations indicate otherwise. The impacts of the proposals on the local highway network have been carefully considered and OCC has determined that there is no reason in transport terms why the applications should not be permitted. It has been demonstrated that the proposals are compliant with the Development Plan and the policies in the NPPF in all other respects and would represent a sustainable form of development. We hope therefore that both applications receive a positive officer's recommendation and that the Council support the applications.

4 PLANNING POLICIES

BE2 General Development Standards
BE3 Provision for Movement and Parking
BE8 Development affecting the Setting of a Listed Building
NE1 Safeguarding the Countryside
NE3 Local Landscape Character
NE13 Biodiversity Conservation
NE14 Sites of Nature Conservation or Geological Importance
NE15 Protected Species
T1 Traffic Generation
E7 Existing Businesses
TLC1 New Tourism, Leisure and Community Facilities
TLC3 New Build Tourist Accommodation
OS2NEW Locating development in the right places
EH7NEW Historic Environment
EH1NEW Landscape character
EH2NEW Biodiversity
E1NEW Land for employment
E4NEW Sustainable tourism
The National Planning Policy framework (NPPF) is also a material planning consideration.

5 PLANNING ASSESSMENT

- 5.1 This application seeks consent for the erection of ten pod structures (4 guest rooms per pod) in the form of Pig Arcs and associated plant building, set in a new woodland landscape to the north of Apple Pie Wood in connection with Soho Farmhouse and as part of the use of the land as a hotel and leisure complex.
- 5.2 The Soho Farmhouse complex sits within the Great Tew Estate and covers an area of approximately 40 hectares. It's a hotel and members club which currently consists of 31 cabin

buildings, a range of existing former traditional farm buildings including a four bedroom cottage and a seven bedroom farmhouse, as well as wide range of guest facilities including the Main Barn and Mill Room for eating and drinking, indoor and outdoor heated swimming pools, a boathouse, a spa, and a gymnasium with studio. Members and hotel guests also benefit from the use of the Electric Barn cinema, a cook school with its own kitchen garden, tennis courts, a croquet lawn, an events barn, stables housing up to 11 horses, a children's play barn with an outdoor activity area, a multifunctional barn used primarily as a wedding venue, a flower studio and bookings office. There is also staff accommodation and facilities provided on the site.

- 5.3 Guests and visitors of Soho Farmhouse access the site using the main entrance from the north via Ledwell Lane and Tracey Lane. All staff and deliveries (excluding biomass for the energy centre) access the site using Green Lane from the B4022 to the west of the site.
- 5.4 Members will note that this application was registered by the Council in December 2016 and was originally due to be considered at the Uplands Area Planning Sub-Committee scheduled to take place in April 2017. However, at the applicants request the application was extended for a fairly significant period of time to allow progress on a number of agreed highway improvement measures ahead of a determination of the application. Most of these improvements are covered by a S278 Agreement with Oxfordshire County Council which had been stalled for various reasons including establishing the ownership of the land beneath Green Lane (the service road from the B4022). The details of the highways improvements to both Tracey Lane and Green Lane have now been agreed with OCC and a Technical Audit Certificate was issued by OCC in August 2017. At the time of writing this report the Section 278 Agreement is currently being drawn up and is with OCC's legal team to process. Soho House Group anticipates that this agreement should be completed and signed during the October month so that improvement works to Tracey Lane can begin in November 2017. Since the submission of the applications in December 2016, Soho House Group has also engaged with a number of parish councils and has helped to fund other highway improvement measures in the local area and continues to discuss traffic related concerns and potential mitigation measures that could be undertaken with them.
- 5.5 Further, since the original submission of the application in December 2016 the approved detailed Planting and Landscaping scheme has been implemented in full and is now becoming established.
- 5.6 Taking into account planning policy, other material considerations and the representations of interested parties your officers are of the opinion that the key considerations of the application are:

- Principle
- Highways
- Impact on the heritage asset
- Landscape
- Siting, design and form
- Ecology
- Amenity

Principle

- 5.7 The principle of developing the site for hotel and leisure purposes has already been established through the approval of the enabling consent 13/0666/P/FP. When considering this application, which proposes an additional 40 units of guest accommodation in the form of Pig Arcs set within a new woodland landscape, regard should be given to the saved policies within the West Oxfordshire Local Plan 2011, the emerging policies within the West Oxfordshire Local Plan 2031 and relevant paragraphs of the National Planning Policy Framework (NPPF).
- 5.8 Saved policy E7 states that proposals for the expansion of existing established businesses that are commensurate with the scale and character of the locality will be permitted. Saved policy TLC1 states that permission will be granted for visitor related proposals which respect and enhance the intrinsic qualities of the district so long as they do not have an adverse impact on the character and environment of the countryside or generate unacceptable levels of traffic on the local highway network. Saved policy TLC3 states that the construction of new visitor accommodation in the open countryside will be permitted where it's in association with acceptable wider leisure facilities which already exist. Emerging policy E1 seeks to improve the effectiveness of employment operations on existing employment sites where commensurate with the scale, character and appearance of the area, which may include the expansion of existing employment uses.
Emerging policy E4 states that new tourism and visitor facilities in the open countryside will be justified where there is a functional linkage with a particular countryside attraction.
- 5.9 Officers consider that the expansion of the business to include 40 additional units of guest accommodation is of an appropriate scale and forms a logical extension to the existing hotel and leisure complex which reflects the character and appearance of the area. Officers consider that the proposal is acceptable in these terms and will explore each of the relevant considerations in detail below.
- 5.10 Paragraph 28 of the NPPF states that planning policies should support economic growth in rural areas in order to create jobs and prosperity by taking a positive approach to sustainable new development. In order to promote a strong rural economy there should be support of the sustainable growth and expansion of all types of businesses both through the conversion of existing buildings and well-designed new buildings. Further, there should be support for sustainable rural tourism and leisure developments that benefits business in rural areas, communities and visitors, and which respect the character of the countryside.
- 5.11 The commercial and economic justification statement supporting the application explores both the commercial need for additional accommodation which is required in order to increase revenue and provide a return on the investment of over £73m spent, and further the economic benefits to the local West Oxfordshire and national economies. Following consultations and a review of the current business model, Soho House Group has determined that an additional 55 units would be the optimum number of additional units; 40 of these units are the subject of this application, whilst the other 15 units are the subject of application no. 16/03803/FUL which is also currently under consideration at the time of writing. Since July 2015 when Soho Farmhouse opened the existing accommodation on the site has achieved almost 100% occupancy rates. Analysis of the reservation data suggests that there is a demand for more accommodation all year round which currently cannot be met. Figures taken in October 2016 highlighted that there were already 1,400 guests on a waitlist for future reservations between October 2016 and October 2017 and in total there had been over 4,500 unfulfilled waitlist requests in that year up

to October 2017. A review of the current business identified that the leisure and catering facilities are considerably under-utilised; especially during the weekdays. Therefore, the additional units for guest accommodation would help rebalance the number of guests on site to match the available capacity of the existing catering and leisure facilities. The additional guest accommodation is considered necessary to ensure the future commercial success of the Soho Farmhouse business.

- 5.12 Further, after completing an assessment of local supplier purchases, staff contribution including contributions to the local housing rental market and spend in the local community, training expenditure and construction costs, it's been determined that after a full year of trading the local economy would benefit from around £34m pa in total. In addition, through annual VAT contributions and staff PAYE Tax and NI, the economic benefit to the national economy would be around £9m pa.
- 5.13 In light of the above, Officers consider that the application results in a form of sustainable tourist development which would help expand and grow the existing business and in turn support the local rural economy. As such, the application should be supported.

Highways

- 5.14 Oxfordshire County Highways Authority has been consulted on the application and has made an assessment based on the accumulative impact of both applications 16/03803/FUL and 16/04138/FUL which would result in a total of 55 new units of accommodation on the Soho Farmhouse site if both applications are approved.
- 5.15 The key issues identified are the on-going improvement works to Tracey Lane (the guest and member access) and Green Lane (the service access) subject to the S278 agreement, accident data, car parking, and drainage and construction management.
- 5.16 It's noted by the Highways Officer that through the S278 Agreement Soho Group are implementing a number of highways improvement works including the construction of passing bays, rumble strips and associated signage on Tracey Lane, as well as improvement works to Green Lane. The Technical Audit Certificate has been given on the S278 works on Tracey Lane and Green Lane, but the application is still going through the legal process. It is also acknowledged that the black on white signage scheme has been implemented to direct drivers along the most suitable routes to the site and, further to recent meetings with local parish councils during the period of re-consultation, a variation to the existing scheme has been approved by OCC to include further additional signage. A condition has been included to ensure that the works to Tracey Lane, as part of the Section 278 agreement, would all be completed and approved by OCC prior to occupation of the additional guest accommodation, and that the passing bays will be retained and unobstructed for the mitigation of traffic flow along Tracey Lane.
- 5.17 In terms of the impact on Green Lane (the service access from the B4022), given that the proposed additional 55 units are predicted to increase staff levels by 45, the amount of new car trips using the lane is likely to be limited. This is also partly due to the increasing capacity of the staff house on the site and the minibus service that takes staff to various larger settlements in the area. The S278 Agreement will address the poor condition of Green Lane through a series of construction works which are being proposed and formalised through the agreement.

- 5.18 Upon analysing the traffic accident data, the Highways Officer has confirmed that there is no obvious upward trend in accident frequency data since Soho Farmhouse opened. Further, the accident data does not seem to be proportionate to the level of concern raised by local residents. Therefore, it's not justified for Officers to require excess mitigation in the form of routing agreements and speed limit changes.
- 5.19 In terms of car parking, the existing facilities for both guests and staff are considered adequate and as such no additional car parking will be required as part of either application.
- 5.20 In terms of drainage, a drainage strategy is required with ideally a reduced discharge rate into the water course. Approval for the discharge of water into the water course from the Environment Agency will also be required. These matters have been addressed within the recommended schedule of conditions.
- 5.21 Further, prior to the commencement of development a Construction Traffic Management Plan should also be submitted to and approved by the Local Planning Authority. A condition has been included to address this matter.
- 5.22 In light of the above, the Oxfordshire County Highways Authority has raised no objections subject to a number of conditions.

Impact on the Heritage Asset

- 5.23 As the main courtyard formed on the site comprises a Grade II Listed barn range and waterwheel, Officers are required to take account of paragraph 132 of the NPPF which states that where the development would affect the significance of a designated heritage asset that great weight should be given to its conservation. Paragraph 134 of the NPPF states that where a proposal will lead to less than substantial harm to the significance of the heritage asset this should be weighed against the public benefits of the scheme. Given the extent of the change already undertaken on the site, the visual separation between the site and the heritage assets and by virtue of its scale, design, materials and landscaping to form an extension to Apple Pie Wood, the proposed development is considered to result in less than substantial harm to the setting of the Grade II listed buildings. The public benefits of the scheme, in terms of benefit to the local tourism economy and biodiversity as explored elsewhere in the report, are considered to outweigh the less than substantial harm caused to the setting of the listed buildings. As such, the application is considered to be acceptable in these terms.

Landscape

- 5.24 In this respect, a Landscape and Visual Impact assessment has been prepared which concludes that the proposed development would have a 'slight adverse to negligible' impact on the wider landscape character. Officers agree with this assessment given the proposed landscaping to form an extensive extension to Apple Pie Wood within which the proposed Pig Arcs will sit. The siting of the Pig Arcs has been arranged to follow the contours to utilise the topography of the land. This will help to minimise impact on the landscape. This woodland extension will link the existing woods down to the end of the built form of the site and as such is considered to form a logical extension in the landscape. As such the application is considered to be acceptable in these terms.

Siting, Design and Form

- 5.25 The pig arc structures, which take a traditional agricultural form, will be built on low impact foundations and constructed from relatively lightweight materials to include corrugated metal for the roof and weathered timber cladding for the main facades. Their arched shape reduces the overall mass and scale of the structures. By virtue of their siting within the new woodland landscape, scale, design and materials, which are considered to reflect the agricultural, farmyard character echoed throughout the site already, the proposed Pig Arc development is considered to preserve the character and appearance of the area and form a logical and appropriate relationship with the existing development on the site.

Ecology

- 5.26 In terms of the impact on biodiversity, the Council's ecologist has raised no objections to the proposed development as the Ecological Assessment and Landscape Design Statement and Impact Assessment provided are considered to be satisfactory. The Council's ecologist has advised that the development would provide a significant contribution to biodiversity through the creation of an extensive area of woodland. The recommendations contained within these reports have been conditioned. Further, two conditions relating to a 'Woodland establishment maintenance plan' and the provision of artificial roosting/nesting sites for bats and/or birds have also been included. As such, the development is considered to have a positive enhancement on local ecology and biodiversity and should be supported in these terms.

Amenity

- 5.27 In terms of amenity, the Council's Environmental Health Officer has been consulted on the application and has advised that due to the remote nature of the site there will be no cross-boundary noise emissions to the detriment of neighbours nearest to the site. Further, the lighting scheme is low key and does not give cause for concern. Due to the proposed distances between each of the pig arc structures it is considered that the hotel guests will benefit from a good level of privacy. As such, the application is considered to be acceptable in amenity terms.

Conclusion

- 5.28 Oxfordshire County Council requires a S106 contribution of £1240 towards monitoring of the travel plan. Further, S106 contributions have been sought (discussions have been entered into with our OCC Infrastructure Development team for information on exact costing) for additional traffic calming measures. The applicant has engaged in discussions with Parish Councils, OCC and WODC as to what other traffic calming measures they can provide to mitigate impacts of the development.
- 5.29 In light of the above, the application is considered to be acceptable and compliant with policies BE2, BE3, BE8, NE1, NE3, NE13, NE14, NE15, T1, E7, TLC1 and TLC3 of the adopted West Oxfordshire Local Plan 2011, OS2, EH7, EH1, EH2, E1 and E4 of the emerging West Oxfordshire Local Plan 2031 and relevant paragraphs of the NPPF, subject to a number of conditions and a S106 legal agreement.

6 CONDITIONS

1 The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

REASON: To comply with the requirements of Section 91 of the Town & Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act, 2004.

2 That the development be carried out in accordance with the approved plans listed below.

REASON: For the avoidance of doubt as to what is permitted.

3 Prior to commencement of the development hereby approved, a Construction Traffic Management Plan shall be submitted to and approved in writing by the Local Planning Authority. Thereafter, the approved Construction Traffic Management Plan shall be implemented and operated in accordance with the approved details.

REASON: In the interests of highway safety and to mitigate the impact of construction vehicles on the surrounding highway network, road infrastructure and local residents, particularly at morning and afternoon peak traffic times.

4 That, prior to the occupation of the additional guest accommodation, the passing bays, rumble strips and associated signage on Tracey Lane, as part of the Section 278 agreement, should all be completed and approved by OCC. Thereafter, the passing bays will be retained and unobstructed for the mitigation of traffic flow along Tracey Lane

REASON: In the interests of highway safety and to comply with Government guidance contained within the National Planning Policy Framework

5 That, prior to the commencement of development, a full surface water drainage scheme shall be submitted to and approved in writing by the Local Planning Authority. This will be based on sustainable drainage principles and an assessment of the hydrological and hydro-geological context of the development. The scheme will need to include:

-Discharge Rates

-Discharge Volumes

-Maintenance and management of SUDS features (including details of who will be responsible maintaining the SUDS and landowner details)

-Sizing of features - attenuation volume

-Infiltration tests to be undertaken in accordance with BRE365

- Detailed drainage layout with pipe numbers (to include direction of flow)

-SUDS (list the suds features mentioned within the FRA to ensure they are carried forward into the detailed drainage strategy)

-Network drainage calculations (to prove that the proposals will work)

-Phasing plans

-Flood Risk Assessment.

The development shall be carried out in accordance with the approved details prior to the first occupation of the development hereby approved.

REASON: In the interests of highway safety and flood prevention and to comply with Government advice contained within the National Planning Policy Framework.

6 The development/buildings hereby permitted shall only be used for the uses specified in the application and for no other purposes. The 'pod' guest rooms and other facilities shall only be

used as a part of the hotel and leisure complex and shall not be occupied or used separately as single dwelling houses.

REASON: In order to control the development and ensure the proper planning of the locality.

- 7 The landscaping scheme hereby approved shall be implemented as approved within 12 months of the commencement of the approved development or as otherwise agreed in writing by the Local Planning Authority and thereafter be maintained in accordance with the approved scheme. In the event of any of the trees or shrubs so planted dying or being seriously damaged or destroyed within 5 years of the completion of the development, a new tree or shrub of equivalent number and species, shall be planted as a replacement and thereafter properly maintained.

REASON: To safeguard the character and landscape of the area.

- 8 No above ground building work shall take place until samples of materials to be used in the construction of the elevations and roofs of the new buildings have been submitted to and approved in writing by the Local Planning Authority. The development shall be constructed in the approved materials

REASON: To safeguard the character and appearance of the area.

- 9 The development shall be completed in accordance with the recommendations in Section 3 of the 'Soho Farmhouse - Phase 2 development applications Ecological Assessment' prepared by Philip Parker Associates (reference P2013-19 R11 Final) dated 7.12.16 and the 'Pig Arc Wood Lighting Plan' ref. 1351-L-95 Rev C (dated 12.12.16). All the recommendations and plan specifications shall be implemented in full according to the specified timescales, unless otherwise agreed in writing by the LPA, and thereafter permanently maintained.

REASON: To ensure that nesting birds and woodland priority habitat are protected in accordance with the Wildlife and Countryside Act 1981 as amended, Circular 06/2005, the National Planning Policy Framework (in particular section 11), and policies NE13, NE14 and NE15 of the West Oxfordshire District Local Plan 2011 and in order for the Council to comply with Part 3 of the Natural Environment and Rural Communities Act 2006.

- 10 No development shall take place until a Landscape and Ecology Management Plan for the establishment of the new woodland, the planting of the hedgerow along the western boundary of the site and the provision of bat roosting and bird nesting features has been submitted and approved by the Local Planning Authority. The Plan shall incorporate the random planting of native trees and shrubs of local provenance and British origin with a detailed specification for planting and aftercare.

The woodland and hedgerow planting shall be completed by the end of the first planting season following the first occupation of the development hereby approved.

If within a period of five years from the date of planting of any tree/hedge/shrub that tree/hedge /shrub, or any replacement, is removed, uprooted or destroyed, or dies, or becomes seriously damaged or defective, another tree/hedge /shrub of the same species and size as that originally planted shall be planted in the same location as soon as reasonably possible and no later than the first available planting season, unless otherwise agreed in writing by the local planning authority.

Details of the provision of bat roosting and bird nesting feature(s) in suitable nearby trees shall be submitted to the local planning authority for approval, including a drawing showing the

location(s) and type(s) of feature(s). The approved details shall be implemented before the holiday let properties hereby approved are first occupied, and thereafter permanently maintained.

REASON: To ensure the successful establishment of the new woodland and hedgerow and to provide additional roosting for bats and nesting birds as a biodiversity enhancement in accordance with paragraph 118 of the National Planning Policy Framework, policy NE13 of the West Oxfordshire District Local Plan 2011 and in order for the Council to comply with Section 40 of the Natural Environment and Rural Communities Act 2006.

- 11 That the 'pod' guest room accommodation to which the application relates shall be removed on or before twenty five years from the date of this permission or within 3 months of the cessation of the sites use as a hotel and leisure complex, whichever is the sooner.

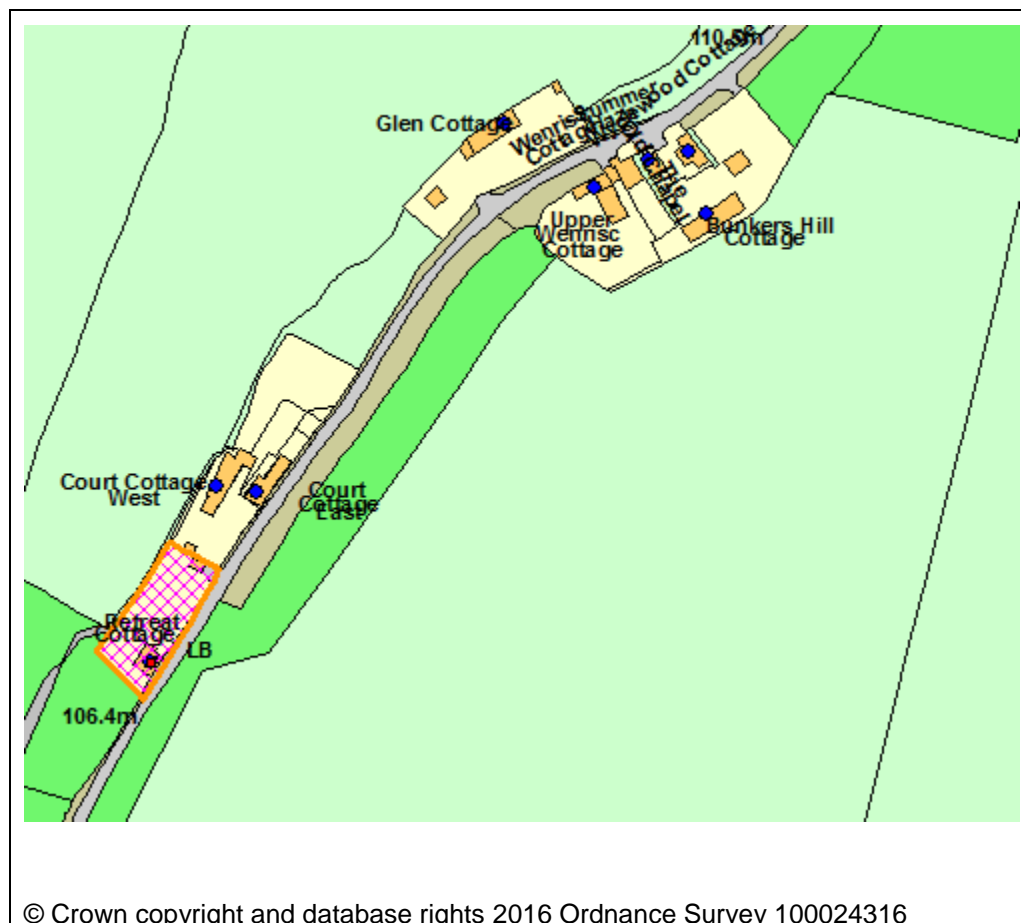
REASON: The temporary nature of the development is not appropriate for permanent retention.

NOTES TO APPLICANT

- 1 a) The applicant should note that under the terms of the Wildlife and Countryside Act 1981 (as amended) and the Conservation of Habitats and Species Regulations 2010 (as amended) it is an offence to disturb or harm any protected species, or to damage or disturb their habitat or resting place. Please note that this consent does not override the statutory protection afforded to any such species. In the event that your proposals could potentially affect a protected species you should seek the advice of a suitably qualified and experienced ecologist and consider the need for a licence from Natural England prior to commencing works. For further information visit:
<http://www.westoxon.gov.uk/residents/planning-building/planning-policy/local-development-framework/local-plan-evidence-base/> (download a copy of the 'Biodiversity and Planning in Oxfordshire' guidance document under the heading 'Environment, nature and open space' and selecting 'Biodiversity' from the drop down box)
- 2 b) Thames Water will aim to provide customers with a minimum pressure of 10m head (approx 1 bar) and a flow rate of 9 litres/minute at the point where it leaves Thames Waters pipes. The developer should take account of this minimum pressure in the design of the proposed development.

Application Number	17/01939/FUL
Site Address	The Retreat Swinbrook Burford Oxfordshire OX18 4EE
Date	25th October 2017
Officer	Michael Kemp
Officer Recommendations	Approve
Parish	Swinbrook Parish Council
Grid Reference	428149 E 212851 N
Committee Date	6th November 2017

Location Map



Application Details:

Erection of annexe and attached car port.

Applicant Details:

Mr Bloor
The Retreat
Swinbrook
Burford
Oxfordshire
OX18 4EE

I CONSULTATIONS

- I.1 WODC Drainage Engineers
- Photos in the FRA show the brook has not been maintained very well and may be under the riparian ownership of the adjoining landowner.
- Under the SUDS hierarchy and building Control Regs, the first option for disposal of surface water should be infiltration, so soakage tests will be required.
- Soakaways should be designed to accommodate a 1 in 30 year + 40 % climate change storm event.
- The site drainage should be designed to accommodate surface water for all storm events up to and including the 1 in 100 year + 40% return period.
- Due to the remote location of the site and fall of the land, an exceedance flow plan is not required in this instance.
- I.2 OCC Highways
- The proposal, if permitted, will not have a significant detrimental impact (in terms of highway safety and convenience) on the adjacent highway network
- No objection subject to
- G28 parking as plan
- I.3 Parish Council
- Whilst the height reduction of the annex is an improvement on the original plans this in no way detracts the Parish Councils original views that this is a new build with a worrying precedent set for infill in a Conservation Area within an Area of Outstanding Natural Beauty. The Parish Council are concerned about the potential change of use if the property is next sold without any covenants drawn up and still regard it as being far too close, indeed 'cheek by jowl' to the adjoining property, when it could have been incorporated into the current building on the property - especially since additional land has just been purchased and enclosed on the far side of The Retreat, furthest away from the neighbouring Court Cottages East and West. The addition of the close panelled wooden fence will help screen views but, I suggest, do little to alleviate noise nuisance.

2 REPRESENTATIONS

2.1 A total of 4 letters of objection have been received in relation to this application, these are summarised below:

- The development would represent infilling by stealth.
- Future ownership of the property needs to be considered when assessing future occupation of the annex.
- The proposals would not be subservient to the existing residential use of the site.
- The proposals would not preserve an existing building and seeks to replace the existing building with a larger structure.
- The proposals would amount to the creation of a new dwelling.
- The possibility of an extension to the existing dwelling has not be properly explored.
- The development would have an adverse impact on the amenity of the neighbouring properties.
- Approval would set a precedent for the erection further outbuildings in the immediate area or the conversion of existing outbuildings to alternative uses.
- The siting of the building immediately adjacent to Court Cottage would result in noise disruption and disturbance.
- The siting of the building in close proximity to the neighbouring trees would risk damaging the roots of these trees.
- The scale of the proposed building is not justified.
- The development would add to existing traffic problems.

2.2 Since the previous committee meeting a further a representation has been received from Graham Soame on behalf of Mr and Mrs Graham the adjacent occupants, the main points are summarised below:

- Due consideration has not been given to extending the existing dwelling.
- The development would have an overbearing impact on the setting of the adjacent listed building.
- In the future it would be impossible to resist an application for a holiday let.
- There is a risk, if not monitored that the building could be used for a separate residential use.
- The development could set an undesirable precedent for the village and district, where it would be hard to resist further applications for infill annexes.

3 APPLICANT'S CASE

Principle of development

3.1 The principle of ancillary annex buildings is controlled by Policy H2 of the West Oxfordshire Local Plan 2011. The policy outlines that where annexes are proposed as separate self-contained accommodation in locations where new residential dwellings would not normally be allowed, the applicants will be required to demonstrate why the accommodation cannot be provided in any other way. The supporting text further notes that these will only be granted where the occupancy can be controlled by planning condition.

- 3.2 In this case it is considered that there are special circumstances which justify the provision of a separate annexe associated with the main dwelling. The applicants are however, happy to have the occupancy of the building controlled by planning condition to ensure it is not occupied as a separate dwelling.

Personal circumstances of the applicant

- 3.3 One of the occupiers of the main dwellinghouse suffers from a long-term health condition which, sporadically requires short term care 24 hours a day. The nature of the health conditions means that the requirement for this care, whilst relatively infrequent at the current time, will increase in the future due to its progressive nature. In recent times the isolated location of the dwelling and nature of the illness has resulted in hospitalisation for medical intervention. In order to enable the applicant to remain at home during the episodes the decision to employ a live-in carer during these periods has been taken.
- 3.4 The live-in carer would be employed as required and, as noted above, the nature of the illness will mean that this may become more frequent as time progresses. The applicant has a desire to be able to remain in the comfort of his own home when required and would like to be able to maintain privacy. On this basis, the self-contained annexe is proposed to allow both the applicant and carer to have time apart during those periods when care is required.
- 3.5 It is therefore considered that the special circumstances of the applicant justify the need for the provision of self-contained accommodation.

Justification for the design solution

- 3.6 The existing cottage, although extended by the previous owner, has only three small bedrooms and a single bathroom. The main house therefore provides relatively limited space to provide separate areas for both the applicant and a carer.
- 3.7 As required by the policy, an extension to the main dwelling was considered as the first option however, it was considered that this option would likely compromise the character of the attractive locally listed vernacular stone cottage. Indeed, this matter is acknowledged by the Council's officer in response to the pre-application request.
- 3.8 In light of the above, the proposed accords with Policy H2 of the Adopted Local Plan and the general principles within OS2 of the emerging Local Plan.

Flood risk

- 3.9 A flood risk assessment is submitted alongside this letter. The report concludes that the site is at low risk of flooding from fluvial, overland flow, groundwater or local sewerage network sources. Additionally, the report outlines that the site would not give rise to any increase in flooding elsewhere.
- 3.10 On this basis, it is considered that the proposed development is acceptable and accords with the requirements of the NPPF.

Impact upon the Conservation Area and the setting of nearby Listed Buildings

- 3.11 The site is located within the Swinbrook Conservation Area. The Character Area Appraisal for Swinbrook notes its characteristic features as a dominance of vernacular buildings and the visual cohesion provided by the consistent drystone walls as boundary treatments. The views in and around Swinbrook are noted as being restricted and contained due to the nature of the surrounding topography.
- 3.12 With this in mind, the design and form of the building has been carefully considered to reflect the vernacular features exhibited in the existing built form. The building features a steeply pitched roof and narrow gable form and will be constructed of Cotswold stone and reclaimed Stonesfield slates. The proposed development is considered to be a significant improvement compared to the existing pre-fabricated building. Whilst it is likely to be marginally more visible in the street scene due to the increased height it will remain a secondary and subservient structure to the main dwelling. The improved design would make a positive contribution to the character of this part of the Conservation Area.
The neighbouring buildings to the north east of the site, Court Cottage East and Court Cottage West, are Grade II listed buildings.
- 3.13 The significance of the adjoining listed buildings lies principally in their historic form and material dating back to the 17th and 18th Century and directly relates to the character within the defined character of the Conservation Area. The proposed annex is sited approximately 13.5m from these buildings. Direct views of the proposed annex and the listed buildings are obstructed by a line of mature trees and the more recently constructed outbuilding located within the garden serving Court Cottage West.
- 3.14 The comments of the Council's officers regarding moving the proposed accommodation closer to the main property are noted however, this would result in the loss of a large proportion of the private curtilage of the property, would involve the loss of roadside hedging to enable the relation of the access to the site and would have a greater impact upon the character and setting of the locally Listed Building. On this basis, it was considered that replacing the existing garage was the most appropriate solution.
Having regard to the above, the proposed accords with BE5, BE8, NE3 and NE4 of the Adopted Local Plan and OS4 and EH1 of the emerging Local Plan.

Amenity of neighbouring properties

- 3.15 The only neighbours in close proximity to the proposal adjoin the northern boundary. This boundary is screened by a number of mature trees and a small outbuilding present within the garden of Court Cottage West.
Before the submission of this application, neighbours were consulted on a set of draft drawings and the plans were amended in order to address the concerns of the neighbour regarding overlooking. The comments regarding the small area to the rear (being used as a sitting out area) are noted, and whilst this is not considered to be harmful to the amenity of the neighbours, a fence along the boundary has been proposed. This area is only intended to be used by the applicants for storage.
- 3.16 The proposed development would not achieve any direct overlooking to the neighbours nor would it result in any harmful overbearing impact given the boundary planting.

- 3.17 In light of the above, the proposed will not have a harmful impact on the amenity of existing occupants and therefore accords with policies BE2 and H2 of the Adopted Local Plan and OS2 of the emerging Local Plan.

Highways/parking

- 3.18 The site will be accessed via the existing access from the unclassified road to the east. A car parking space will be provided within the new carport, with an additional 2-3 spaces located to the front of it. This provision creates a total of 3-4 parking spaces and therefore accords with the stated minimum requirement of the Oxfordshire Highways Parking Standards Guidance.
- 3.19 In light of the above, the proposal is deemed to accord with BE3 of the Adopted Local Plan and Policy T4 of the emerging Local Plan.

4 PLANNING POLICIES

BE5 Conservation Areas
BE2 General Development Standards
BE3 Provision for Movement and Parking
BE4 Open space within and adjoining settlements
NE4 Cotswolds Area of Outstanding Natural Beauty
OS2NEW Locating development in the right places
OS4NEW High quality design
H6NEW Existing housing
EH7NEW Historic Environment
EH1NEW Landscape character
BE8 Development affecting the Setting of a Listed Building
The National Planning Policy framework (NPPF) is also a material planning consideration.

5 PLANNING ASSESSMENT

Background Information

- 5.1 The application seeks planning approval for the erection of a 1.5 storey detached ancillary annex building, which would be located within an area of side garden curtilage associated with an existing two storey detached stone cottage. The property is located on the edge of Swinbrook, within the Conservation Area and within the Cotswolds AONB.
- 5.2 The application was deferred from the previous committee meeting held on 2nd October 2017 to allow for members to visit the site.
- 5.3 The building would be sited in the position of an existing modern single storey garage building, which is sited in the north east corner of the site, adjacent to an existing vehicular access.
- 5.4 The applicant's original plans have been amended, with a reduction of around 1 metre made in the overall height of the proposed building. The total height of the building to the roof ridge would be approximately 5.6 metres.

5.5 Taking into account planning policy, other material considerations and the representations of interested parties your officers are of the opinion that the key considerations of the application are:

- Principle of Development
- Impact on Conservation Area
- Impact on setting of existing heritage assets
- Access and highways
- Residential Amenity

Principle

5.6 Officers note that the building is proposed as a residential annex and would be occupied for purposes ancillary to the use to the host dwelling, The Retreat. The applicants have indicated that the building would be occupied by a live-in carer and have provided a supporting statement identifying the requirement for additional accommodation on this site. It is not proposed that the building would function as a separate dwelling. The construction of new residential dwellings within Swinbrook, which is a small settlement with low service provision, would not typically be supported in line with the provisions of Policy H4 of the Existing Local Plan; Policy OS2 of the Emerging Local Plan; and Paragraph 55 of the NPPF.

5.7 Policy H2 of the Existing Local Plan and Policy H2 of the Emerging Local Plan are however permissive of the principle of self-contained ancillary accommodation, including where justified the creation of self-contained units. As specified within Policy H2 of the Existing Local Plan and Policy H2 of the Emerging Local Plan, where this accommodation is proposed as a separate self-contained unit, within an area where new residential development would not be typically supported, the occupation of this accommodation should be restricted by way of a planning condition limiting the occupancy to a use which is ancillary to the host property. In this instance given the location of the site, officers consider that the imposition of a restrictive occupancy condition would be necessary to control future use of the dwelling.

5.8 It is noted that Policy H2 of the Existing Local Plan requires that the applicant demonstrate why the proposed accommodation cannot be provided by means other means, for example through an extension to the main dwelling or through the conversion of an existing building. In this instance the present garage would be clearly unsuitable for conversion. The applicant's agent has provided a supporting statement indicating why an extension to the existing dwelling would not be an appropriate.

5.9 The Retreat is a locally listed building of a reasonably modest scale, which has been previously extended to the rear at single storey level. In officers opinion there would be very limited opportunity to extend the dwelling further, at least to any sizeable degree to provide the required accommodation without potentially compromising the character of the existing cottage. In these circumstances a stand-alone annex building represents a preferable alternative which would better preserve the character of the existing locally listed cottage.

Siting, Design and Form, Heritage Considerations

5.10 The property is within the Swinbrook Conservation Area wherein the Council must have regard to section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 in respect of any development proposal either preserving or enhancing the character of Conservation Area.

Further the paragraphs of section 12 'Conserving and enhancing the historic environment ' of the NPPF are relevant to consideration of the application.

- 5.11 The existing property 'The Retreat' is unlisted, but is a vernacular property identified as being of heritage significance, exemplified within the buildings locally listed status. The proposed building lies adjacent to the Grade II listed Court Cottage East and West; therefore any development would be within the immediate setting of this listed building.
- 5.12 The proposed building would be of a vernacular design, which would be reflective of the general character of the immediate area, including the character of the host property and adjacent listed building. The overall height of the building has been reduced by approximately 1 metre, following concerns expressed by officers regarding the potential prominence of the building in the street scene, the impact of the development on the neighbouring properties and the subservience of the building in relation to the host dwelling. Officers are now satisfied that the building would read as adequately subservient to the host dwelling and would not appear unduly prominent within the immediate street scene. Whilst the existing garage is relatively low key in appearance, there would be some benefit from the removal of this structure given that its appearance is not sympathetic to the character of the immediate area.
- 5.13 The area of the site where the proposed annex would be located does not provide a substantial contribution to the Conservation Area beyond providing a visual break in the relatively dispersed built form along the existing lane. Given that there is an existing structure on the site and accounting for the relatively limited height and scale of the proposed building, officers consider that the proposed building as amended would not result in harm to the significance of the Swinbrook Conservation Area and that owing to the appropriateness of the design of the proposed building, the development would adequately preserve the character and appearance of the Conservation Area.
- 5.14 Officers note that there is reasonably significant separation between the proposed building and the adjacent Grade II listed Court Cottages. Owing to the reasonably modest scale of the proposed building and the existing separation distance, officers consider that the siting of the proposed building would not result in harm to the character and appearance of the adjacent Grade II listed building.

Highways

- 5.15 The proposed development would be accessed by an existing means of access serving the garage and parking area. The proposals would not result in the loss of existing parking provision and the single parking space within the existing garage would be retained within the car port of the new building. Officers note that no objections have been raised by OCC Highways Officers in relation to the proposed development.

Residential Amenities

- 5.16 Officers note that concerns have been raised by the occupants of Court Cottage West, the adjacent property to the north. There would be a separation distance of 14 metres between the proposed building and the side elevation of this property. This distance would be substantial and would ensure that the development would not result in loss of light or overshadowing of this particular property. Officers note that there would be no windows located on the north facing

elevation of the proposed annex; therefore the development would not result in a material increase in overlooking of the adjacent dwelling.

- 5.17 Officers note that the section of the building adjacent to the neighbouring boundary would be the single storey element, comprising of the car port, this would extend to a height of 4.9 metres to the roof ridge. The maximum height of the building would be 5.6 metres to the roof ridge and officers consider that the scale and siting of the building would not have an unduly overbearing impact upon the adjacent property to the north.
- 5.18 The concerns of the adjacent occupants in relation to potential noise disturbance are noted; however officers consider that the ancillary occupation of the building would be unlikely to significantly disruptive in terms of residential amenity.
- 5.19 Officers note that concerns have been raised regarding the impact of the proposed development on the trees within the adjacent property. Officers would note that should any damage be caused to these trees, this would be a civil rather than a planning matter.

Conclusion

- 5.20 The application relates to the erection of a car port and annex building within the Swinbrook Conservation Area, within the curtilage of a locally listed dwelling and within the immediate setting of a Grade II listed building. Officers consider that the building would be of an appropriate design, which would harmonise well with the appearance of the existing property and the general setting of the Conservation Area. Officers consider that the siting or scale would not result in harm to the setting of the Conservation Area or adjacent Grade II listed Court Cottage. Officers consider that the proposals would not result in demonstrable harm to the residential amenity of the occupants of the nearest adjacent property to the north of the site. Officers consider that the development as proposed would be acceptable and compliant with the relevant policy provisions of the Existing and Emerging Local Plans.

6 CONDITIONS

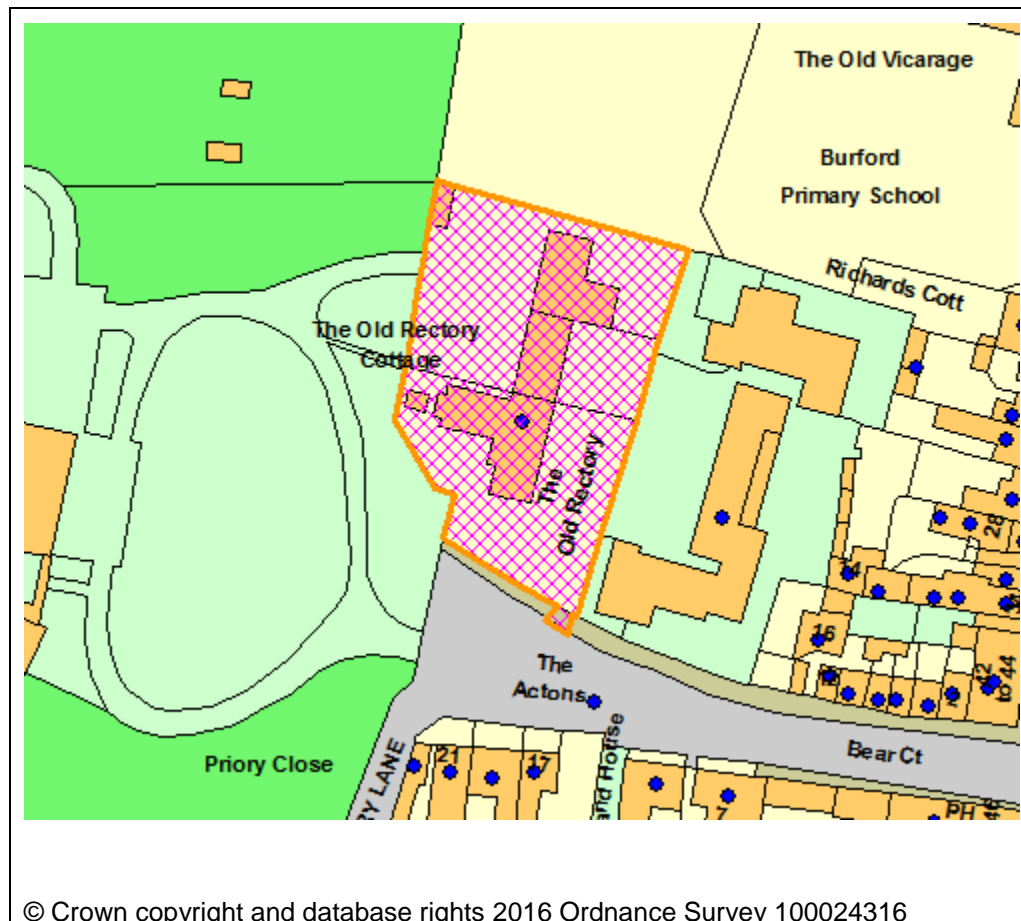
- 1 The development hereby permitted shall be begun before the expiration of three years from the date of this permission.
REASON: To comply with the requirements of Section 91 of the Town & Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act, 2004.
- 2 The development shall be carried out in accordance with the plan(s) accompanying the application as modified by the revised plan(s) deposited on 08/08/17;
REASON: The application details have been amended by the submission of revised details.
- 3 Before above ground building work commences, a schedule of materials (including samples) to be used in the elevations of the development shall be submitted to and approved in writing by the Local Planning Authority. The development shall be constructed in the approved materials.
REASON: To safeguard the character and appearance of the area.
- 4 The annex accommodation hereby permitted shall be used as accommodation ancillary to the existing dwelling on the site and shall not be occupied as a separate dwelling.
REASON: The site would represent an unsustainable location for an unfettered residential dwelling.

- 5 The car parking areas (including where appropriate the marking out of parking spaces) shown on the approved plans shall be constructed before occupation of the development and thereafter retained and used for no other purpose.

REASON: To ensure that adequate car parking facilities are provided in the interests of road safety.

Application Number	17/02414/HHD
Site Address	The Old Rectory Priory Lane Burford Oxfordshire OX18 4SG
Date	25th October 2017
Officer	Michael Kemp
Officer Recommendations	Approve
Parish	Burford Town Council
Grid Reference	425080 E 212372 N
Committee Date	6th November 2017

Location Map



Application Details:

Widening of an existing pedestrian opening to create a vehicular access.

Applicant Details:

Mr M Freud

C/o Agent

I CONSULTATIONS

- 1.1 OCC Highways The previous application for a proposed access situated to the west of this present location (16/01717/FUL) was refused for reasons including the loss of the coach parking/drop off spaces that would result to enable the proposed access to be used.

This present application seeks a proposed access adjacent to the location of that refused but clear of the coach parking bays. However the proposal, if permitted, will result in the loss of two car parking spaces in Priory Lane. I cannot demonstrate that the loss of these two car parking spaces would cause such severe harm required by the NPPF to warrant the refusal of an application for reasons of highway safety and convenience.

The proposal, if permitted, will not have a significant detrimental effect on the use of the adjacent bus stop.

I note the proximity of the proposed access to the school but do not consider the proposal represents severe harm to pedestrians (children/parents) at drop off/pick up times.

The proposal, if permitted, will not have a significant detrimental impact (in terms of highway safety and convenience) on the adjacent highway network.

No objection subject to

- G11 access specification

Note - the white line parking space markings will need to be removed/painted over and I would recommend the carriageway be marked with white line access protection.

- 1.2 Town Council Are vehemently opposed to this application; please refer to our previous comments on 29th June 2016. The previous application was turned down.

2 REPRESENTATIONS

- 2.1 A total of 22 letters of objection have been received in relation to this application, each of these objections refer to:

- The reduction in parking spaces would be detrimental to the safety of pedestrians, particularly due to the relationship with the adjacent school use.

- The development would result in a loss of parking spaces which are already limited in Burford.

2.2 WODC Parking services manager made the following comments in relation to the planning application:

OCC are responsible for all aspects of highway except WODC enforce the parking restrictions. This area is where the coaches park and is adjacent to a busy primary school. I think this change could be very controversial as the new opening will impact greatly on an already busy corner of the road. I believe this change will have a detrimental impact on the parking and traffic flow in Burford. This change will reduce the number of coaches able to park in an appropriate parking place in Burford. The result of which will be the coaches will park, stop in other places to let their passengers out causing traffic flow issues.

3 APPLICANT'S CASE

3.1 The proposed development is considered to be in accordance with all the relevant national and local planning policy guidance and results in no significant adverse impact on the street scene along Priory Lane. The proposal therefore sustains and conserves the significance of the heritage assets, whilst incorporating modern day servicing requirements in that the development will ensure The Old Rectory will have a dedicated and more direct access arrangement.

3.2 The simple detailing of the gates has been designed to be, and appear, subsidiary to the main entrance to the west and furthermore, to reflect the appearance of the existing pedestrian entrance. The proposal follows the historic and established line of the existing wall and will retain the sense of enclosure along Priory Lane. Given the wall is already interrupted at this point by an existing opening; the new, enlarged opening will not appear out of place.

3.3 The proposal secures the retention of an un-restricted car parking bay whilst also ensuring the existing coach parking bays are kept intact.

3.4 The application is also supported by a Technical Note from Mode Consultants which concludes as follows:

The drawings of the proposed vehicular access to The Old Rectory, indicate that a residential crossover access can be achieved in accordance with principles of Manual for Streets. This design presents an alternative access arrangement to a previous planning application which was refused due to impact on coach parking provision.

A site visit undertaken with a County Council Officer in March 2017, resulted in an in-principle agreement to cite the access in the location proposed and to remove/relocate two existing on-street parking bays. An opportunity has since been identified based on measurements taken on-street to relocate one space to the east by extending an unmarked section of carriageway along the northern side of the Priory Lane carriageway.

This Technical Note provides a detailed and technical summary for the provision of a vehicular access to serve a singular dwelling and builds upon the principle that has been agreed at the pre-application stage with the County Council as Highway Authority.

- 3.5 To summarise, the proposed access will not create any residual cumulative impacts that are considered severe and therefore in accordance with the NPPF government guidance, and should be considered acceptable in transport terms.

4 PLANNING POLICIES

BE2 General Development Standards
BE3 Provision for Movement and Parking
BE5 Conservation Areas
BE7 Alterations and Extensions to Listed Buildings
BE8 Development affecting the Setting of a Listed Building
H2 General residential development standards
OS2NEW Locating development in the right places
OS4NEW High quality design
H6NEW Existing housing
EH7NEW Historic Environment
T1 Traffic Generation
T6 Traffic Management
T1NEW Sustainable transport
T4NEW Parking provision
The National Planning Policy framework (NPPF) is also a material planning consideration.

5 PLANNING ASSESSMENT

Background Information

- 5.1 The application seeks planning approval for works relating to the formation of a vehicular means of access to serve a residential dwelling known as The Old Rectory, which is a Grade II* listed property located in the centre of Burford. The proposals would involve the removal of a section of the existing stone boundary wall which fronts Priory Lane.
- 5.2 Access to the property is currently attained via a shared access gate which also serves the Grade I listed Burford Priory. The site is located adjacent to Burford Primary School. Presently there are a row of coach parking spaces to the front of the site and two existing parking spaces located in a position immediately adjacent to the site of the proposed access. The area to the front of the Primary School is presently subject of parking restrictions, which are controlled by double yellow lines. The applicants have proposed that the two car parking spaces to the front of the access would be removed, one of which would be relocated. The proposed coach parking spaces would remain in their present position.
- 5.3 A previous planning application (16/01717/FUL) similarly relating to the formation of an enlarged means of access was refused on the basis that:
- I. The development as proposed would result in the loss of a single coach parking space, within an area where there would be a notable deficiency in coach and bus parking. The development would compromise the safe movement of vehicles along Priory Lane due to an increased likelihood that vehicles would obstruct the highway as a result of large vehicles manoeuvring and parking in unacceptable locations in the immediate vicinity. The development would be contrary to Policy BE3 of the Existing West Oxfordshire Local Plan and Policies OS2 and E4 of the Emerging West Oxfordshire Local Plan 2031 as well as Paragraph 32 of the NPPF.

2. The loss of well used visitor parking, in a location where there is an identified deficiency in the provision of such facilities would be detrimental to the economy and vitality of the Town Centre in Burford which is highly dependent on tourist traffic and as such would be contrary to the provisions of Policies E6 and BCI of the Emerging West Oxfordshire Local Plan 2031 and Paragraphs 23 and 28 of the NPPF.

A linked listed building consent application 16/01718/LBC, which related to the enlargement of the gates and removal of a section of the stone boundary wall, was approved on the basis that the development would not have resulted in harm to the significance of the Grade II* listed building.

- 5.4 Taking into account planning policy, other material considerations and the representations of interested parties your officers are of the opinion that the key considerations of the application are:
- Highways Impacts
 - Impact of the development on the Conservation Area setting
 - Impact of the development on the character of the Grade II* listed building.

Principle

- 5.5 The principle of forming an additional vehicular access to serve the existing property is considered acceptable in principle, subject to the developments compliance with wider applicable planning policy.

Impact on Conservation Area and Heritage Assets

- 5.6 In accordance with the Planning (Listed Buildings and Conservation Areas) Act 1990, when considering whether to grant listed building consent, special regard should be given to the desirability of preserving a listed building or any features of special architectural or historic interest which it possesses. Paragraph 132 of the National Planning Policy Framework (the Framework) states that when considering the impact of new development on the significance of a listed building, great weight should be given to its conservation. It continues that significance can be harmed or lost through alteration.
- 5.7 The site is within the Burford Conservation Area wherein the Council must have regard to section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 in respect of any development proposal either preserving or enhancing the character of Conservation Area. Further the paragraphs of section 12 'Conserving and enhancing the historic environment ' of the NPPF are relevant to consideration of the application.
- 5.8 As previously noted listed building consent was granted in 2016 for the widening of the access under listed building consent reference 16/01718/LBC, though the associated planning application was refused.
The proposals involve alterations to the listed wall namely the removal of a small section of the wall adjacent to the existing pedestrian access and the installation of a wider access gate. A degree of enclosure would be retained and officers consider that the development would not result in demonstrable harm to either the character and significance of the Conservation Area or the significance of the Grade II* listed building.

Highways

- 5.9 The previously proposed planning application (16/01717/FUL) would have resulted in the loss of one of the four existing coach parking spaces to the front of the site which are used mainly by private coach companies, notably tourist coaches. There is an identified deficiency in the number of coach parking spaces available in the town and a reduction in one of the few available parking spaces would be both harmful to highway safety and amenity and would also potentially impact on the local economy, by reason of the loss of potential visitors should sufficient coach parking not be available.
- 5.10 In order to overcome officers concerns specifically in relation to the loss of the coach parking bay, the applicants have now proposed that the access would be widened in an alternative position with the development consequently resulting in the loss of two car parking spaces, which would be necessitated by the requirement to maintain a clear means of access to the dwelling. In order to offset the loss of one of the parking spaces an alternative on street parking space is proposed to the east of the proposed access and Primary School, the new space would be provided through the removal of parking restrictions (double yellow lines) along Priory Lane, which would be achieved by way of a Section 278 agreement between the applicants and OCC Highways. Officers would request details of any agreement by way of a planning condition, in order to ensure that the loss of the existing parking provision is at least in part mitigated.
- 5.11 The application is accompanied by a supporting Transport Technical Note, which includes a swept path analysis, indicating that access to the site is achievable, whilst also retaining the adjacent coach parking bay. OCC Highways Officers have concurred with the opinion of the applicants transport consultant that manoeuvring into the proposed access would be achievable.
- 5.12 Officers have consulted the Parking Services Manager at WODC and she has expressed significant reservations regarding the loss of the parking spaces and the impact on highway safety and amenity; however OCC Highways as statutory consultee on Highways matters have raised no objection within their consultation response. Within the consultation response the Highways Officer has advised that the development and associated loss of parking spaces would not result in a severe cumulative residual impact on highway amenity and as such would not directly contravene the provisions of Paragraph 32 of the NPPF.
- 5.13 It is noted that parking provision in Burford is limited, however equally officers consider on balance that the loss of a single parking bay would not constitute refusal on the basis of the test of severity outlined under Paragraph 32 of the NPPF.

Residential Amenities

- 5.14 The proposed development would have no adverse implications with regards to the residential amenity of any adjacent properties.

Conclusion

- 5.15 Officers consider that the formation of the proposed access would not result in harm or less than substantial harm to the character and appearance of the Conservation Area and Grade II* listed Old Rectory.

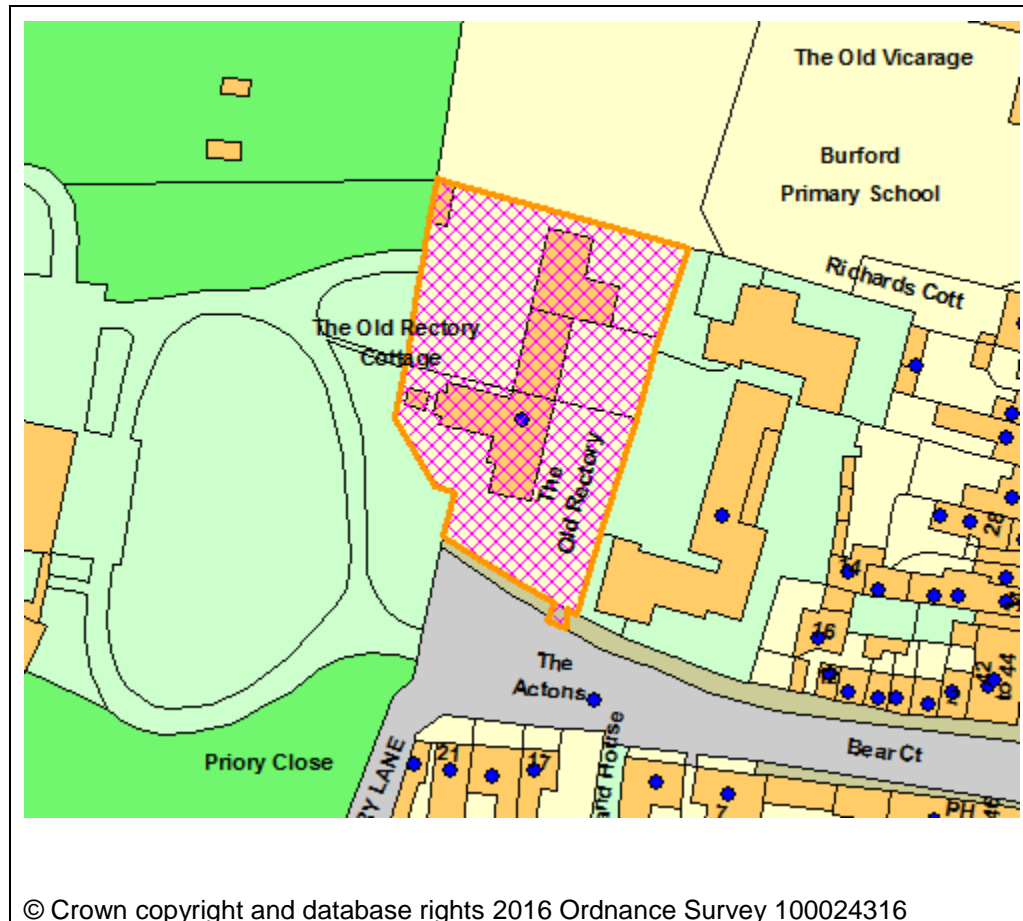
- 5.16 In relation to the highway amenity impacts officers consider that the proposed development and resulting cumulative residual impact on the adjacent road network arising from the loss of a single parking space would not, on balance result in severe harm and as such would not amount to refusal under the relevant provisions of Paragraph 32 of the NPPF.
- 5.17 Subsequently officers consider that the development, as proposed would be acceptable and compliant with the relevant provisions of the Adopted and Emerging Local Plans and the relevant paragraphs of the NPPF.

6 CONDITIONS

- 1 The development hereby permitted shall be begun before the expiration of three years from the date of this permission.
REASON: To comply with the requirements of Section 91 of the Town & Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act, 2004.
- 2 That the development be carried out in accordance with the approved plans listed below.
REASON: For the avoidance of doubt as to what is permitted.
- 3 The means of access between the land and the highway shall be constructed, laid out, surfaced, lit and drained in accordance with details that have first been submitted to and approved in writing by the Local Planning Authority and all ancillary works therein specified shall be undertaken in accordance with the said specification before first occupation of the dwellings hereby approved.
REASON: To ensure a safe and adequate access.
- 4 Details of a design specification of the proposed access gate shall be provided prior to the commencement of development.
REASON: To ensure that the design of the access gates harmonise with the character and appearance of the Conservation Area and Grade II* listed building.
- 5 Prior to the commencement of development details indicating the location of a re-located parking space(s) shall be submitted and approved in writing by the Local Planning Authority.
REASON: To mitigation the loss of the existing parking provision in the interests of highway amenity.

Application Number	17/02415/LBC
Site Address	The Old Rectory Priory Lane Burford Oxfordshire OX18 4SG
Date	25th October 2017
Officer	Michael Kemp
Officer Recommendations	Approve
Parish	Burford Town Council
Grid Reference	425080 E 212372 N
Committee Date	6th November 2017

Location Map



Application Details:

Widening of an existing pedestrian opening to create a vehicular access.

Applicant Details:

Mr M Freud, C/o Agent

I CONSULTATIONS

- 1.1 WODC Architect Context: A Grade II listed boundary wall of a Grade II* listed building, prominently located in the heart of the Conservation Area.
- Opinion: The proposal would result in the loss of some plain fabric, although as the new opening would not be that wide, and as the masonry gatepost would be retained and slightly relocated, I don't think that the character would be hugely affected. And from the aesthetic point of view, the loss of parking space here would be a benefit, giving a much cleaner and clearer view of the listed wall.
- Recommendations: Give consents, with: condition E17 for matching works; condition E12 for demolition only where shown; an ad hoc condition for a details of the gates, with an elevation at min. 1:20 scale, with sections of each component at min. 1:5 scale and with details of the proposed materials and the proposed treatment.
- Reasons: Appears compliant with policies BE2, BE5 and BE7.
- 1.2 Town Council Are vehemently opposed to this application; please refer to our previous comments on 29th June 2016. The previous application was turned down.

2 REPRESENTATIONS

A total of 22 letters of objection have been received in relation to this application, each of these objections refer to:

- The reduction in parking spaces would be detrimental to the safety of pedestrians, particularly due to the relationship with the adjacent school use.
- The development would result in a loss of parking spaces which are already limited in Burford.

3 APPLICANT'S CASE

- 3.1 The proposed development is considered to be in accordance with all the relevant national and local planning policy guidance and results in no significant adverse impact on the street scene along Priory Lane. The proposal therefore sustains and conserves the significance of the heritage assets, whilst incorporating modern day servicing requirements in that the development will ensure The Old Rectory will have a dedicated and more direct access arrangement.
- 3.2 The simple detailing of the gates has been designed to be, and appear, subsidiary to the main entrance to the west and furthermore, to reflect the appearance of the existing pedestrian entrance. The proposal follows the historic and established line of the existing wall and will retain the sense of enclosure along Priory Lane. Given the wall is already interrupted at this point by an existing opening; the new, enlarged opening will not appear out of place.
- 3.3 The proposal secures the retention of an un-restricted car parking bay whilst also ensuring the existing coach parking bays are kept intact.

4 PLANNING POLICIES

BE7 Alterations and Extensions to Listed Buildings

EH7NEW Historic Environment

The National Planning Policy framework (NPPF) is also a material planning consideration.

5 PLANNING ASSESSMENT

Background Information

- 5.1 The application seeks listed building consent approval for works relating to the formation of a vehicular means of access to serve a residential dwelling known as The Old Rectory, which is a Grade II* listed property located in the centre of Burford. The proposals would involve the removal of a section of the existing stone boundary wall, which fronts Priory Lane. This listed building consent application is associated with a related planning application (16/01717/FUL) relating to the widening of the vehicular access to the property.
- 5.2 Access to the property is currently attained via a shared access gate which also serves the Grade I listed Burford Priory. The site is located adjacent to Burford Primary School. Presently there are a row of coach parking spaces to the front of the site and two existing parking spaces located in a position immediately adjacent to the site of the proposed access. The area to the front of the Primary School is presently subject of parking restrictions, which are controlled by double yellow lines. The applicants have proposed that the two car parking spaces to the front of the access would be removed, one of which would be relocated. The proposed coach parking spaces would remain in their present position.
- 5.3 Listed building consent (16/0178/LBC) was previously granted for works to enlarge the vehicular access to The Old Rectory, which similar to the present proposals, involved a removal of small section of the wall, adjacent to the pedestrian access gate, though this would have been on the opposite side of the gate. An associated planning application (16/01717/FUL) was refused on highway amenity grounds.
- 5.4 Taking into account planning policy, other material considerations and the representations of interested parties your officers are of the opinion that the key considerations of the application are:
- Impact of the development of the character and significance of the Grade II* listed building.

Heritage Considerations and Impact on Listed Building

- 5.5 In accordance with the Planning (Listed Buildings and Conservation Areas) Act 1990, when considering whether to grant listed building consent, special regard should be given to the desirability of preserving a listed building or any features of special architectural or historic interest which it possesses. Paragraph 132 of the National Planning Policy Framework (the Framework) states that when considering the impact of new development on the significance of a listed building, great weight should be given to its conservation. It continues that significance can be harmed or lost through alteration.

- 5.6 The site is within the Burford Conservation Area wherein the Council must have regard to section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 in respect of any development proposal either preserving or enhancing the character of Conservation Area. Further the paragraphs of section 12 'Conserving and enhancing the historic environment ' of the NPPF are relevant to consideration of the application.
- 5.7 As previously noted listed building consent was granted in 2016 for the widening of the access under listed building consent reference 16/01718/LBC, though the associated planning application was refused.
The proposals involve alterations to the listed wall namely the removal of a small section of the wall adjacent to the existing pedestrian access and the installation of a wider access gate. A degree of enclosure would be retained and officers consider that the development would not result in demonstrable harm to either the character and significance of the Conservation Area or the significance of the Grade II* listed building.

Conclusion

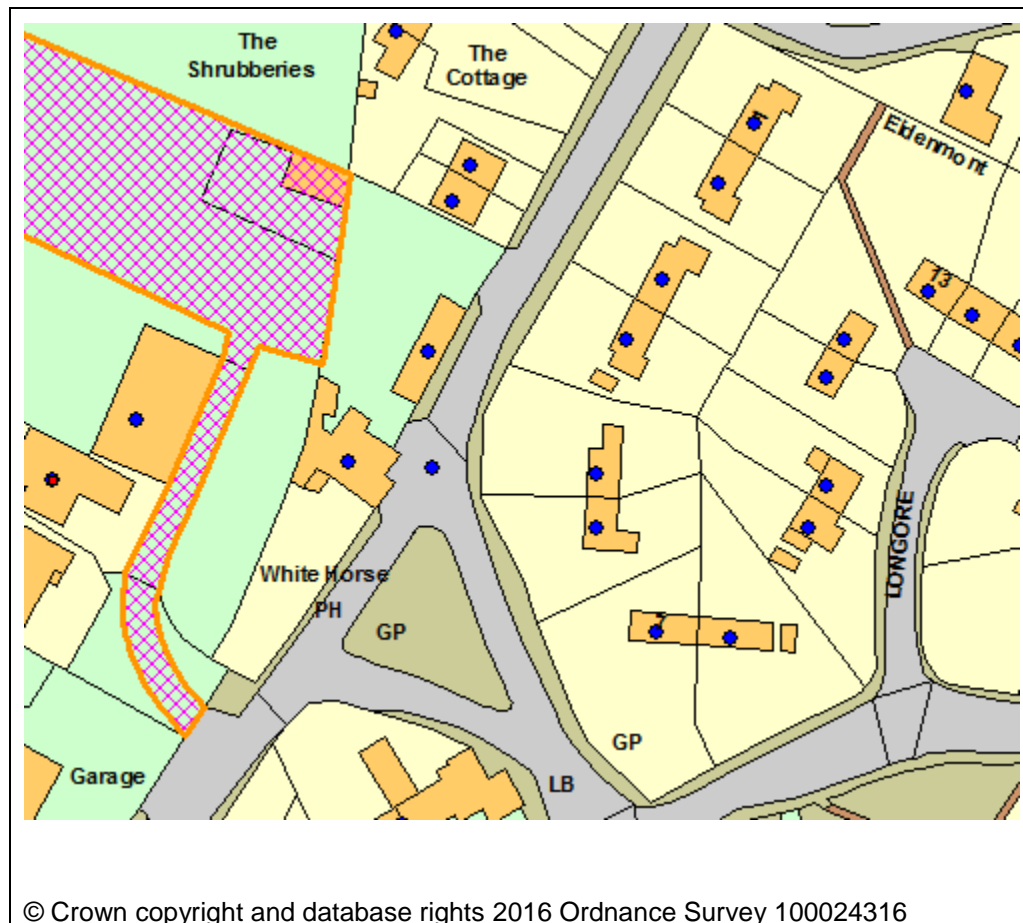
- 5.8 Officers consider that the formation of the proposed access would not result in harm or less than substantial harm to the historic character of the Grade II* listed Old Rectory and as such the development would not detrimentally affect the significance of this heritage asset. As such officers recommend that listed building consent should be granted.

6 CONDITIONS

- 1 The works must be begun not later than the expiration of three years beginning with the date of this consent.
REASON: To comply with the requirements of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Planning and Compulsory Purchase Act 2004.
- 2 That the development be carried out in accordance with the approved plans listed below.
REASON: For the avoidance of doubt as to what is permitted.
- 3 Details of a design specification of the proposed access gate shall be provided prior to the commencement of development.
REASON: To ensure that the design of the access gates harmonise with the character and appearance of the Conservation Area and Grade II* listed building.
- 4 No demolitions, stripping out, removal of structural elements, replacement of original joinery or fittings and finishes shall be carried out except where shown and noted on the approved drawings.
REASON: To preserve internal features of the Listed Building.
- 5 All new works and works of making good shall be carried out in materials, and detailed, to match the adjoining original fabric except where shown otherwise on the approved drawings.
REASON: To preserve the architectural integrity of the Listed Building.

Application Number	I7/02458/FUL
Site Address	Springwell The Ridings Stonesfield Witney Oxfordshire OX29 8EA
Date	25th October 2017
Officer	Joanna Lishman
Officer Recommendations	Refuse
Parish	Stonesfield Parish Council
Grid Reference	439265 E 217571 N
Committee Date	6th November 2017

Location Map



Application Details:
Erection of 2 detached dwellings.

Applicant Details:

Mr Robert Ransley
Springwell
The Ridings
Stonesfield
Oxon OX29 8EA

I CONSULTATIONS

- | | | |
|-----|-----------------------------|--|
| I.1 | OCC Highways | The proposal, if permitted, will not have a significant detrimental impact (in terms of highway safety and convenience) on the adjacent highway network.

No objection subject to conditions |
| I.2 | WODC Drainage Engineers | Condition. |
| I.3 | Thames Water | No Comment Received. |
| I.4 | ERS Env Health - Uplands | No objection. |
| I.5 | ERS Env. Consultation Sites | While I have no major concerns in relation to contaminated land, part of the development site appears to house an agricultural building with other items stored on the site. Given the former agricultural use of the site and the proposed residential end use please consider adding (the following) condition to any grant of permission. |
| I.6 | Parish Council | No objection. |

2 REPRESENTATIONS

2.1 Eleven letters of objection summarised as follows:

- i. Poor access.
- ii. Lack of car parking and highway safety.
- iii. Impact on water supply from Thames Water.
- iv. Impact during construction.
- v. Development in AONB.
- vi. The site (then No 264) was last considered in the 'site allocation' process in 2008-2014 as preparation of the draft Local Plan. Other sustainable sites were chosen for allocation.
- vii. The Appeal Inspectors views were that development of the site would be harmful.
- viii. Potential for further development behind The Ridings.

2.2 Seven letters of support summarised as follows:

- We did a similar build - Good to see another young couple born and raised here doing the same.
- Affordable family homes for applicants daughters and to support elderly parents.

- A recent house upgrade done by one the families who would live in one of the houses was done recently very tastefully and to a good standard.
- Development would improve a scruffy area of land.
- No parking issues near The Ridings. Parking available on site.
- minimal impact on neighbouring dwellings

3 APPLICANT'S CASE

- 3.1 The proposal would make efficient use of the land in a sustainable manner, where the erection of two dwellings for residential use would be entirely appropriate for the reasons detailed above. The design of the building and layout of the development would make for a much enhanced scheme and provide a good living environment for future occupiers.
- 3.2 The proposed development has been carefully formulated to ensure the overall design of the scheme would be appropriate to the external appearance of the building and its surroundings.
- 3.3 The development would provide safe and convenient access to and from the public highway and an appropriate level of car parking is provided.
- 3.4 It is considered that the development would be in accordance the development plan and up to date national guidance. Given this, the presumption should be in favour of planning permission being granted.
- 3.5 For these reasons it is hoped the Council will support the application.

4 PLANNING POLICIES

BE2 General Development Standards
 BE3 Provision for Movement and Parking
 BE4 Open space within and adjoining settlements
 H2 General residential development standards
 NE3 Local Landscape Character
 NE4 Cotswolds Area of Outstanding Natural Beauty
 OS2NEW Locating development in the right places
 NE15 Protected Species
 OS4NEW High quality design
 H2NEW Delivery of new homes
 EH1NEW Landscape character
 EH6NEW Environmental protection
 EH7NEW Historic Environment
 BE5 Conservation Areas
 The National Planning Policy framework (NPPF) is also a material planning consideration.

5 PLANNING ASSESSMENT

- 5.1 The application seeks planning permission for the erection of 2 dwellings on the land adjacent to Springwell, Stonesfield. Access would be taken from the existing residential access serving the properties Springwell, Windy Ridge and the applicant's light industrial unit.

- 5.2 The application site is located adjacent to a former barn now occupied by a light engineering business (B1c) which is owned and operated by the applicant who lives in the nearest dwelling, Springwell. The land is described in the Ecology Report as being amenity grassland with a fruit orchard. The extent of the lawful domestic curtilage to Springwell is unclear but is unlikely to include the land to the rear of the industrial building. Beyond this are agricultural fields which fall into a minor valley as identified in the West Oxfordshire Landscape Assessment and then rise again to a ridge along which there is a public footpath.
- 5.3 The site is within the Cotswold AONB but lies outside the Conservation Area.

Background Information

- 5.4 The site has a varied history whereby in 1990 and 1994, residential development for 4 and 11 dwellings covering a larger site area, were both dismissed at appeal for the harm to the character of the countryside. The Inspector in 1994 in considering the smaller development, did not dismiss the appeal based on harm to setting of the Conservation Area.
- 5.5 In 2012 an extension to the workshop to create a garage was permitted on the footprint of the proposed dwellings.
- 5.6 The Council's SHELAA (December 2016) concluded that the site was suitable in part - continuation of existing employment use only, and that development would result in harm to landscape, poor access and village roads and would not be suitable for a material increase in traffic.
- 5.7 Preapplication advice was sought in 2016 for a scheme which included the removal of the industrial building and the erection of three dwellings. Officers advised that the loss of the industrial use would have to be justified. Local Plan policy (adopted and emerging) seeks to retain existing employment uses unless it can be demonstrated that the building is not capable of reuse for employment purposes or the site or premises are considered unsuitable on amenity, environmental or highway grounds for employment uses. Furthermore Officers stated that whether or not the site could form a logical complement without harm to the Conservation Area and landscape setting would be key considerations.
- 5.8 Taking into account planning policy, other material considerations and the representations of interested parties your officers are of the opinion that the key considerations of the application are:

Principle

Design, scale and form and impact on the Cotswold AONB

Ecology

Highways

Residential Amenity

Principle

- 5.9 In terms of the current Local Plan position, following the first sessions of the Examination of the emerging Local Plan 2031 in November 2015, the Council undertook further work on housing land supply matters, including a call for additional sites to be considered in a review of the SHLAA. In October 2016 the Council published an updated Housing Land Supply Position

Statement and modifications to the Plan. The 5 year requirement is now based on the 660pa midpoint identified in the SHMA. This gives rise to a requirement over the plan period of 13,200 dwellings. Added to this will be WODC's apportionment of Oxford City's unmet need 2,750 dwellings, and the accumulated shortfall since the year 2011, currently 1,978 dwellings, plus a further 5% 'buffer' in accordance with national policy.

- 5.10 In accordance with a common assumed start date of 2021, the Council is proposing through the Local Plan that Oxford's unmet need will be dealt with after the year 2021 to take account of lead-in times on large, strategic sites. Furthermore, in order to maintain an annual requirement that is realistically achievable the Council is proposing that the accumulated shortfall will be spread over the remaining plan period to 2031 using the "Liverpool" calculation rather than addressing it in the next 5 years under the alternative "Sedgefield" calculation .
The Council's assumed supply of deliverable housing sites includes existing large and small commitments, draft local plan allocations and anticipated 'windfall' which total 5,258 dwellings (as referred to in the May 2017 Position Statement). This gives rise to a 5.85 year supply using the Liverpool calculation and a 5% buffer. Using a 20% buffer the supply is 5.12 years.
- 5.11 The Council has been making great efforts to boost the supply of housing by making further Plan allocations, identifying suitable sites in the SHELAA 2016, and approving, and resolving to approve, a large number of housing proposals. The Council will be making a strong case for the "Liverpool" calculation and is confident that its approach is appropriate to address housing needs in the District in a realistic and sustainable manner over the plan period.
- 5.12 Following consultation on the modifications to the Plan, it has been submitted unaltered to the Planning Inspectorate and the Examination resumed on 9th May 2017, with further sessions taking place in July 2017. Although the Council's approach has yet to be endorsed by the Local Plan Inspector, the direction of travel and commitment to boost the supply of new housing in the District is clear.
- 5.13 Officers are therefore of the view that increasing weight should be attached to the emerging plan given its progression to the next stage of examination. Nevertheless, whilst there is still some uncertainty as to the housing land supply position, it remains appropriate to proceed with a precautionary approach and assess proposals applying the provisions of the second bullet of "decision taking" under paragraph 14 of the NPPF. When weighing up the benefits of the proposed development against the harms, it is not considered the benefits associated with the provision of two dwellings would outweigh the harms set out below.

Siting, Design and Form

- 5.14 The site is within the Cotswold AONB wherein paragraph 115 of the NPPF has regard to the weight to be given to conserving the landscape and scenic beauty of the AONB.
- 5.15 The applicant states that the form and massing, plot depths and distances between dwellings have been modelled on that of Springwell and Windy Ridge. However, the proposed 4-bed dwellings would be separated from Springwell dwelling by the large light industrial building and it is clear that the plot depth is much larger than the existing dwellings and extend out into the open field and down towards the valley. Your officers consider that by reason of the scale, form and siting and cramped positioning of the dwellings the proposal will represent an overdevelopment of the eastern portion of the site and would fail to respect the existing pattern of development. Furthermore, the extent of the domestic curtilage into the Cotswold

AONB countryside, would result in unacceptable encroachment into a largely unspoilt part of the Lower Evenlode minor valley. The development and extensive domestic curtilage would be highly prominent from the public footpath to the west.

- 5.16 Consequently, your officers consider that the development would appear incongruous and urbanising, failing to either conserve and enhance the natural beauty of the Cotswolds Area of Outstanding Natural Beauty. The benefits arising from the delivery of two new dwellings are outweighed by the adverse impacts that would result from the development. The development would subsequently fail to comply with the provisions of Policies BE2, BE4, H2, NE3, NE4 of the existing West Oxfordshire Local Plan 2011, policies OS2, OS4, H2, EH1 of the emerging West Oxfordshire Local Plan 2031; The West Oxfordshire Landscape Assessment and the provisions of the NPPF in particular paragraphs 17, 58, 64, 109 and 115.

Ecology

- 5.17 The Ecology report confirms that no further surveys are recommended. A native hedgerow is recommended to be planted along the northern boundary. This has not been shown on the plans but can be included as part of a condition relating to a detailed Landscaping Scheme.

Highways

- 5.18 Objectors have raised concerns about the intensification of the access and proximity of the junctions. The Highway Officer does not consider the development would be detrimental to highway safety. The Officer has also confirmed highways and access was not a reason for appeal dismissal.

Residential Amenities

- 5.19 Garden areas to the rear would be provided for both new dwellings, and general amenity space would therefore be catered for. The space between dwellings in the vicinity, the topography of the site and the aspect of existing properties is such that there would be no unacceptable loss of light to properties adjacent to the site. In relation to privacy, the north facing first floor dormer of plot two may introduce perceived overlooking for The Shrubberies. However, the separation distance is 18m to the boundary and 22m to the closest elevation. It is considered that this is an acceptable distance. Loss of a private view or reduction in property values are not material planning considerations.
- 5.20 The response of the Environmental Health Officers are noted as are the applicants comments relating to BI(c) uses being acceptable in residential areas. However, the issue here is proximity, leading the access past the unit. Your officers consider that the development would have an adverse impact on the amenity of the future occupants of the dwellings by reason of noise and disruption associated with the use and associated vehicular movements. The conclusions of the SHELAA are highlighted and again officers consider the introduction of open market dwellings would not be appropriate despite the current owner of the building living at Springwell.

Conclusion

- 5.21 Your officers consider that by reason of the scale, form, siting and extent of domestic curtilage into the Cotswold AONB countryside, the development as proposed would encroach

unacceptably into a largely unspoilt part of the Lower Evenlode minor valley. Being separated from the existing residential development by the light industrial building, which in itself introduces residential amenity issues to future occupants, the proposed dwellings would fail to complement the existing pattern of development and consequently would appear incongruous, eroding the character and appearance of the wider countryside.

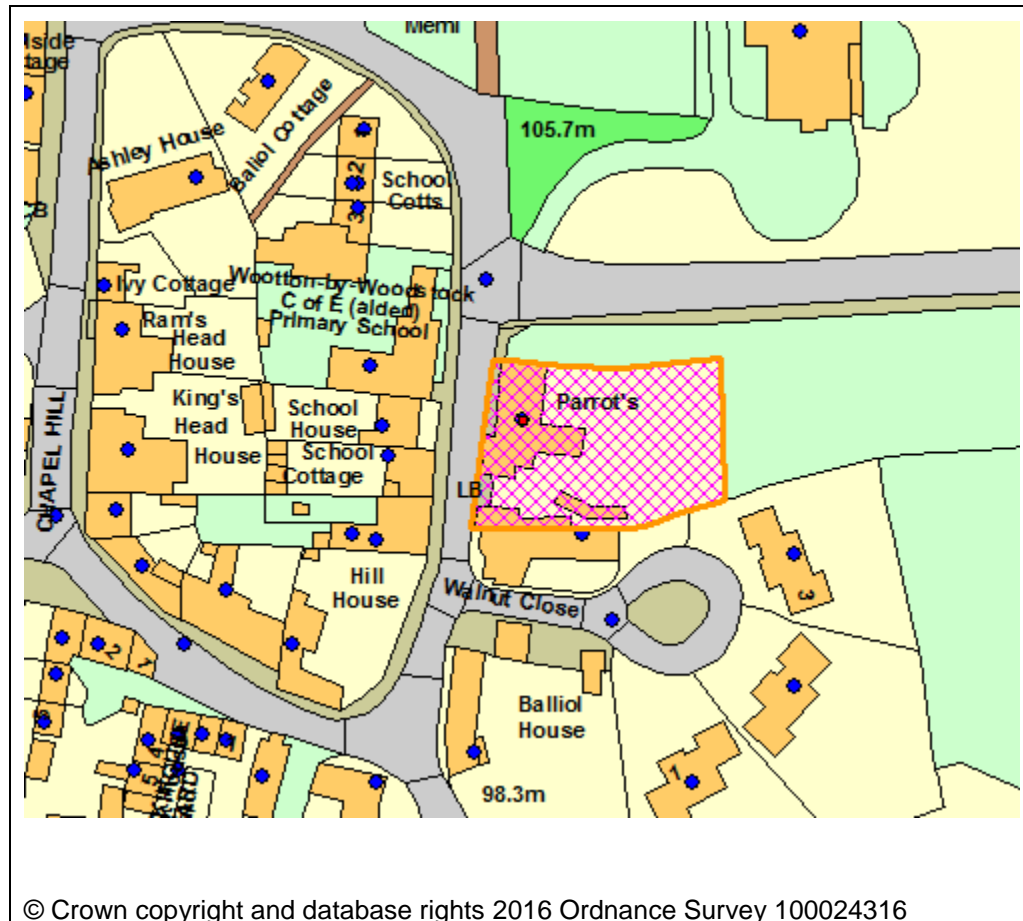
- 5.22 The development and extensive domestic curtilage would be highly prominent from the public footpath to the west. In addition, with siting of the dwellings, access and available land in the applicants ownership immediately adjacent to the site, it is likely the development would set an undesirable precedent for further development in this area. The benefits arising from the delivery of two new dwellings are outweighed by the adverse impacts that would result from the development. The development would subsequently fail to comply with the provisions of Policies BE2, BE4, BE19, H2, NE3, NE4 of the existing West Oxfordshire Local Plan 2011, policies OS2, OS4, H2, EH1, EH6 of the emerging West Oxfordshire Local Plan 2031; The West Oxfordshire Landscape Assessment and the provisions of the NPPF in particular paragraphs 17, 58, 64, 109 and 115. For these reasons officers recommend the application be refused.

6 REASONS FOR REFUSAL

- 1 The site is located in the countryside beyond the existing settlement edge of the village of Stonesfield. By reason of the scale, form, siting and extent of domestic curtilage into the Cotswold AONB countryside, the development as proposed would encroach unacceptably into a largely unspoilt part of the Lower Evenlode minor valley. Being separated from the existing residential development by the light industrial building, the proposed dwellings would fail to complement the existing pattern of development and consequently would appear incongruous, eroding the character and appearance of the wider countryside. The development and extensive domestic curtilage would be highly prominent from the public footpath to the west. In addition, with siting of the dwellings, access and available land in the applicants ownership immediately adjacent to the site, it is likely the development would set an undesirable precedent for further development in this area. The benefits arising from the delivery of two new dwellings are outweighed by the adverse impacts that would result from the development. The development would subsequently fail to comply with the provisions of Policies BE2, BE4, H2, NE3, NE4 of the existing West Oxfordshire Local Plan 2011, policies OS2, OS4, H2, EH1 of the emerging West Oxfordshire Local Plan 2031; The West Oxfordshire Landscape Assessment and the provisions of the NPPF in particular paragraphs 17, 58, 64, 109 and 115.
- 2 By reason of the proximity and access past the existing light industrial unit, the development would have an adverse impact on the amenity of the future occupants by reason of noise and disruption associated with the use and associated vehicular movements. The development would consequently fail to comply with the provisions of Policies BE2, BE19 and H2 of the Existing West Oxfordshire Local Plan 2011; Policies OS2, H2 and EH6 of the Emerging West Oxfordshire Local Plan 2031; in addition to the relevant provisions of the NPPF, in particular Paragraphs 17, 64 and 109.

Application Number	17/02566/FUL
Site Address	Parrotts Church Street Wootton Woodstock Oxfordshire OX20 1DH
Date	25th October 2017
Officer	Michael Kemp
Officer Recommendations	Approve
Parish	Wootton Parish Council
Grid Reference	443908 E 219799 N
Committee Date	6th November 2017

Location Map



Application Details:

Erection of staff cottage with integral double car port.

Applicant Details:
Mr M Eccles-Williams
Parrotts
Church Street
Wootton
Woodstock
Oxfordshire
OX20 1DH

I CONSULTATIONS

- I.1 WODC Architect Context: A Grade II listed building, prominently located in the heart of the Conservation Area.
- Opinion: Removal of the existing dilapidated garage and the oil tank is to be welcomed, and the proposed replacement structure would not represent a huge increase in volume. The proposed design is also fairly neat and not too assertive. I think that the curious roof feature should be omitted, but otherwise this is supportable, from our point of view.
- Recommendations: Give consents, with: condition D124 for a sample of the roof tiles; an ad hoc condition for a sample of the proposed timber cladding, with the proposed treatment; condition D23 for recessed window and door frames (min 75 mm); condition D21 for external door and window details (including details of the rooflights), with elevations of each assembly at min. 1:20 scale, with sections of each component at min. 1:5 scale and with details of the proposed materials and the proposed treatment.
- Reasons: Appears compliant with policies BE2, BE5 and BE7.
- I.2 ERS Env Health - Uplands No objection.
- I.3 OCC Highways The proposal, if permitted, will not have a significant detrimental impact (in terms of highway safety and convenience) on the adjacent highway network
- No objection
- I.4 WODC Drainage Engineers A drainage plan must be submitted showing all components of the proposed surface water drainage system. In addition, sizing of the components will need to be shown.
- We require clarification on the proposed hard standing.
- An exceedance plan must be submitted, showing the route At which surface water will take, if the proposed surface water drainage system/s were to over capacitate and surcharge, with all

exceedance flows being directed towards the highway and not towards private property or land. This plan must include existing/proposed CL, FF/slab levels.

1.5 Parish Council No Comment Received.

2 REPRESENTATIONS

A total of nine letters of objection have been received in relation to this planning application which are summarised below:

- The application for a two storey staff quarters was refused.
- The development would be in effect a second dwelling with associated traffic.
- The proposals would enlarge the previously approved structure.
- The development would be visible from the main road and would not enhance the setting of the Grade II listed building.
- The scale of the building would be overbearing and the design alien.
- There are concerns regarding the safety of the existing access.
- The proposed use of timber materials would not be appropriate.

3 APPLICANT'S CASE

3.1 The proposal is to demolish the existing concrete block garage and timber building attached to the rear, which abuts the high wall on the south boundary, both areas in a dilapidated condition which have been neglected for many years. The proposal is to build a double carport in its place with staff accommodation to the rear and within the roof space, strictly ancillary to the main house. This is an amendment to the one bedroom cottage approved by WODC, application number 17/02652/FUL.

3.2 The cottage is designed in a simple rectangular footprint finished with stained timber walls with a plain tiled roof positioned 1.2 metres away from a 3 metre high stone wall which forms the side boundary of the property. The ridge height of the cottage will be identical to that of the building which had already been approved.

4 PLANNING POLICIES

BE2 General Development Standards
BE3 Provision for Movement and Parking
BE5 Conservation Areas
BE7 Alterations and Extensions to Listed Buildings
H2 General residential development standards
OS2NEW Locating development in the right places
OS4NEW High quality design
H6NEW Existing housing
The National Planning Policy framework (NPPF) is also a material planning consideration.

5 PLANNING ASSESSMENT

Background Information

- 5.1 The application seeks planning approval for the erection of an outbuilding to be used as ancillary staff accommodation for a large detached property known as Parrotts. Parrotts is a Grade II listed property, which is prominently sited in Wootton, within the designated Conservation Area.
- 5.2 The proposed building would comprise of 1.5 storeys and would feature an open car port to the front (west) facing elevation, the remainder of the building would consist of a small kitchen/dining area at ground floor level and bedroom accommodation in the first floor. The building would be constructed from timber cladding and would feature a pitched slate roof.
- 5.3 Consent was recently granted in 2017 for extensions to the main dwelling and consent was granted (17/01652/FUL) for a single storey ancillary 'cottage' building in the position of the proposed building, which likewise would serve as staff accommodation for Parrotts.
- 5.4 Taking into account planning policy, other material considerations and the representations of interested parties your officers are of the opinion that the key considerations of the application are:
- Principle of development
 - Design, scale and siting
 - Residential Amenity
 - Highway amenity

Principle

- 5.5 Policy H2 of the Existing Local Plan and Policy H2 of the Emerging Local Plan are permissive of the principle of annex accommodation, where this would serve as a function ancillary to the host property.
- 5.6 It is generally advised that this additional ancillary accommodation should where practically possible be provided as an extension to the existing property, however officers would accept that in this instance the provision of additional accommodation in the form of a small scale separate annex building would be preferable to any sizeable further extensions to the Grade II listed building, which would more than likely be transformative of both the form and character of the building.
- 5.7 The extent of the ancillary accommodation would be relatively minimal, accounting for the fact that a significant portion of the ground floor area of the building would comprise of two car port bays.

Siting, Design and Form and Impact on setting of Grade II listed building and Conservation Area

- 5.8 Parrotts is a Grade II listed property and the proposed building lies within the setting of another Grade II listed property School Cottage. In accordance with the Planning (Listed Buildings and Conservation Areas) Act 1990 special regard should be given to the desirability of preserving a listed building or any features of special architectural or historic interest which it possesses. Paragraph 132 of the National Planning Policy Framework (the Framework) states that when considering the impact of new development on the significance of a listed building, great weight should be given to its conservation. It continues that significance can be harmed or lost through alteration.

- 5.9 The property is also within the Wootton Conservation Area wherein the Council must have regard to section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 in respect of any development proposal either preserving or enhancing the character of Conservation Area. Further the paragraphs of section 12 'Conserving and enhancing the historic environment' of the NPPF are relevant to consideration of the application.
- 5.10 The proposed building would extend to a total height of 5.5 metres to the roof ridge and would measure 9.2 metres in length. The scale of the proposed building would not be dissimilar to that of the previously consented staff building. The previously approved building would have extended to a height of 5.25 metres to the roof ridge (0.25 metres lower than the presently proposed building), though the approved building would have been 11 metres in length, 1.8 metres more than the presently proposed building, which would measure 9.2 metres in length. Owing to the relatively limited scale of the proposed garage, officers consider that the building would read as visually ancillary to the host property and would not compete with the scale of the Grade II listed Parrotts.
- 5.11 Similar to the recently approved cottage, the proposed building would be of a simple linear form, with a traditional pitched roof. Officers consider that the use of materials would be appropriate within the context of the site. The proposed building would replace an unsightly single storey blockwork garage. Officers note that the previously proposed dovecot on the roof of the building has been excluded on the advice of the Councils Conservation Officer.
- 5.12 Officers consider that owing to the appropriateness of the design of the building and the relatively modest scale of the building, the development would not result in harm to the setting of the Grade II listed property. In a similar vein and owing to its set back position in the site, whilst also accounting for the removal of the existing garage, officers consider that the proposed development would adequately preserve the setting of the Wootton Conservation Area. Views of the building would be relatively limited in the immediate street scene and officers consider that the siting of the building would not result in harm or less than substantial harm to the significance of the Conservation Area.

Highways

- 5.13 It is noted that the building would be used as ancillary staff accommodation and any subsequent increase in the use of the existing access as a result of the proposed development would likely be relatively low. Officers would note that approval was recently granted to allow for improvements to the existing access including its widening under application reference 17/01725/HHD. Whilst it is accepted that the existing access is restricted in terms of width and visibility, OCC Highways Officers have previously stated that the intended use of the building as staff accommodation would not have a detrimental impact on highway safety or amenity. As such officers have no objections on grounds of highway safety.

Residential Amenities

- 5.14 Officers adjudged that the previously consented annex, which was 0.5 metres lower in height compared with the proposed building, would not result in undue harm to the residential amenity of any neighbouring properties.

- 5.15 The proposed annex would be sited adjacent to the side wall of a neighbouring property, a converted barn to the south of the site. The north elevation of this property is windowless and the annex would be sited adjacent to a stone boundary wall and a blank side elevation of this property. Accounting for these factors, in addition to the siting of the Existing garage, officers consider that the siting and scale of the proposed annex would not result in adverse harm to the residential amenity of this property by reason of overbearingness or loss of light.

Conclusion

- 5.16 The application proposes the erection of a detached ancillary building, which would function as staff accommodation for the host property, which is a Grade II listed building. Consent was recently approved (17/01652/FUL) for a building of a similar scale, which similarly would function as ancillary staff accommodation. The scale of the proposed building would not be significantly in excess of the recently approved structure and similarly would comprise of a simple linear form, with a traditional pitched roof.
- 5.17 Officers consider that the design and scale of the building would not result in harm or less than substantial harm to either the setting of the Grade II listed Parrotts or the setting of the Wootton Conservation Area. The scale and siting of the building would also not be of detriment to highway safety and/or amenity. Consequently officers consider that the proposed development would be acceptable and compliant with the provisions of Policies BE2, BE3, BE5, BE8 and H2 of the adopted West Oxfordshire Local Plan 2011.

6 CONDITIONS

- 1 The development hereby permitted shall be begun before the expiration of three years from the date of this permission.
REASON: To comply with the requirements of Section 91 of the Town & Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act, 2004.
- 2 The development shall be carried out in accordance with the plan(s) accompanying the application as modified by the revised plan(s) deposited on 20/10/17;.
REASON: The application details have been amended by the submission of revised details.
- 3 The car parking areas (including where appropriate the marking out of parking spaces) shown on the approved plans shall be constructed before occupation of the development and thereafter retained and used for no other purpose.
REASON: To ensure that adequate car parking facilities are provided in the interests of road safety.
- 4 Before above ground building work commences, a schedule of materials (including samples) to be used in the elevations of the development shall be submitted to and approved in writing by the Local Planning Authority. The development shall be constructed in the approved materials.
REASON: To safeguard the character and appearance of the area.
- 5 Notwithstanding details contained in the application, detailed specifications and drawings of all external windows and doors to include elevations of each complete assembly at a minimum 1:20 scale and sections of each component at a minimum 1:5 scale and including details of all materials, finishes and colours shall be submitted to and approved in writing by the Local

Planning Authority before that architectural feature is commissioned/erected on site. The development shall be carried out in accordance with the approved details.

REASON: To ensure the architectural detailing of the buildings reflects the established character of the area.

- 6 The living accommodation hereby permitted shall only be occupied by members of staff employed at the dwelling house known as 'Parrotts'.

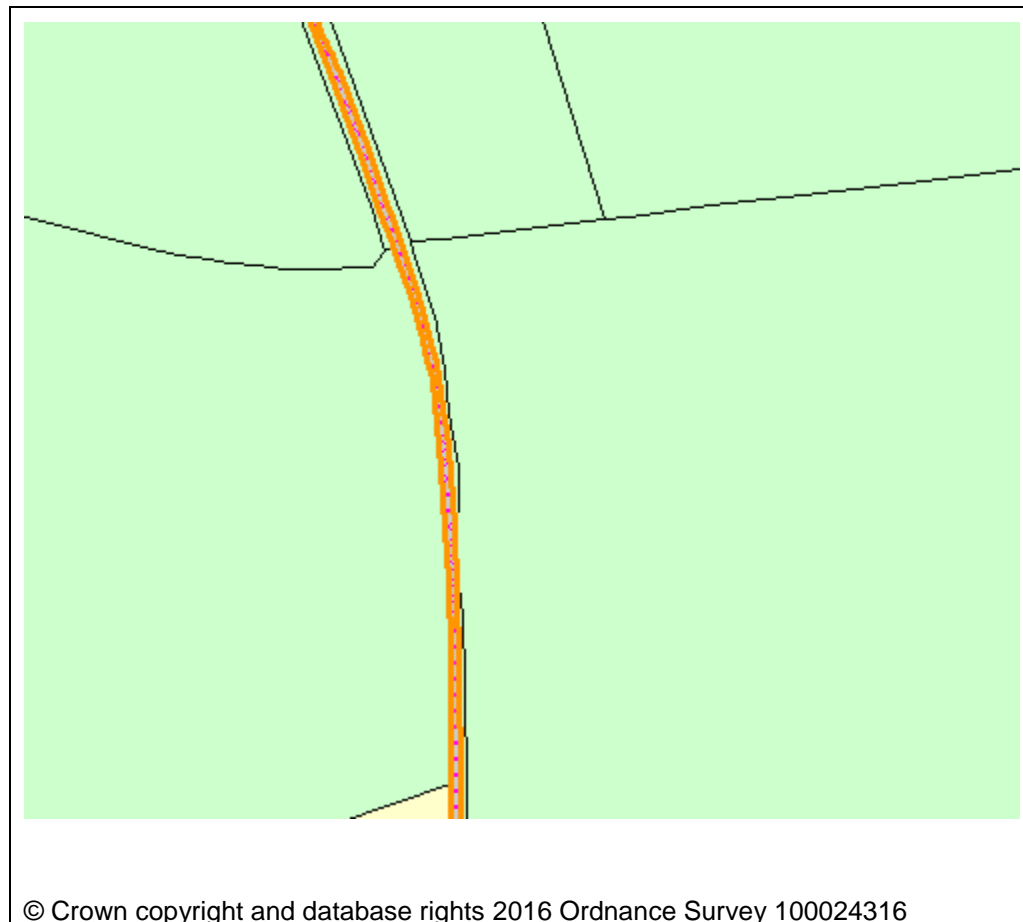
REASON: To preclude the establishment of a separate residential unit on the site having regard to Policies BE2, BE3, BE5 and BE8.

- 7 That, prior to the commencement of development, a full surface water drainage scheme shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall include details of the size, position and construction of the drainage scheme and results of soakage tests carried out at the site to demonstrate the infiltration rate. The Surface Water Drainage scheme should, where possible, incorporate Sustainable Drainage Techniques. The development shall be carried out in accordance with the approved details prior to the first occupation of the development hereby approved.

REASON: To ensure the proper provision for surface water drainage and/ or to ensure flooding is not exacerbated in the locality.

Application Number	17/02732/HHD
Site Address	The Stable Wood Farm Fox Hill Tackley Kidlington Oxfordshire OX5 3EN
Date	25th October 2017
Officer	Michael Kemp
Officer Recommendations	Refuse
Parish	Tackley Parish Council
Grid Reference	447357 E 221404 N
Committee Date	6th November 2017

Location Map



Application Details:

Erection of single storey extension to East elevation.

Applicant Details:

Mr & Mrs Laughton
The Stable Wood Farm, Fox Hill
TACKLEY
OX5 3EN

I CONSULTATIONS

- 1.1 WODC Architect This isn't the most exemplary agricultural building, and it has already been somewhat compromised. However, this proposed extension would be truly transformative - reaching from one gable end to the other, and of a fairly uncomfortable and uncharacteristic low-pitched form. To be honest, this wouldn't be acceptable as an extension to any sort of traditional building, let alone a converted agricultural structure.
- 1.2 Parish Council The Parish Council have no objection to the proposal.

2 REPRESENTATIONS

No third party comments have been received in relation to this application

3 APPLICANT'S CASE

- 3.1 Due to the layout of the existing building there is only one side of the property that is able to be extended. Both gable ends of the property form the boundary, one gable is attached to a building and the other is the boundary to the neighbour's property and the rear of the building is sitting directly on its boundary with my clients owning no land beyond that side of the property. With the above in mind the only area that can be extended is the East elevation.
- 3.2 There are two different thought processes in creating an extension on a rural style property such as this, either the extension needs to be of a completely different style to the existing building, this usually is interpreted as a contemporary, modern structure using materials that would be different from the existing, and varies from the existing to make sure that it appears as a very clear and obvious extension.
The alternative approach is to design a scheme that feels more in keeping with the existing building. In this particular case I believe a design scheme that is in keeping is the right design theory, this is based on all the surrounding buildings and the style of them, and is also governed by my client's restricted budget. I'm afraid that a modern, contemporary building is always a more expensive option than traditional building.
- 3.3 Having come to the conclusion that the traditional design is the right approach, I set about creating a concept design based on my experience with rural agricultural style buildings. I designed a single-storey extension to give the appearance of an open fronted lean-to cart shed; this is the style of building that would when it was an agricultural building have been undertaken if the farmer needed the extra space. Stone farm buildings such as this would have changed in use over the years; the farmer using the buildings would simply have adapted the building to suit his particular requirements. With this in mind, a lean-to extension could easily have been constructed on this property. I designed the extension to sit directly over the top of the patio area with a mono-pitched roof joining back into the existing wall. The side of the construction

are very simple traditional stone walls, these are to be constructed using stone carefully sourced to match the existing building.

- 3.4 The entire East elevation of the extension is designed to be a three bay open fronted cart shed, this is supported using traditional oak beams and posts and would be constructed exactly as it looks with the posts being formed on the outside and acting as the supporting structure. To give the appearance that the building has been converted from an existing structure, I designed a wall sitting back behind the oak posts leaving the posts in the prominent position on the wall in a subservient position slightly overshadowed by the oak beam over the front opening. This recess wall has been designed to be subservient and to look as if it's an infill structure.
- 3.5 We believe this proposed scheme is the best way of extending the property and achieving the client's requirements. Care has been taken with the design and the detail of this extension so that it is in keeping with the surrounding buildings, and to look as if it was a structure that had been constructed by farmer as an evolution of the farm complex at some point in the past.
- 3.6 I believe once constructed and finished it be hard to distinguish between the original structure and the proposed extension. Materials have been carefully chosen, the drawing has been prepared in detail with thought and care to create a proposal that we believe to be an acceptable addition to this existing dwelling.

4 PLANNING POLICIES

BE2 General Development Standards
BE10 Conversion of Unlisted Vernacular Buildings
H2 General residential development standards
H10 Conversion of existing buildings to residential use in the countryside and
The National Planning Policy framework (NPPF) is also a material planning consideration.

5 PLANNING ASSESSMENT

Background Information

- 5.1 The application seeks planning approval for the erection of a single storey front extension to the east elevation of a former agricultural stone barn. The former barn was converted to a dwelling in 2014 under the prior approval procedure (14/1078/P/PD). The conversion of the building involved minimal external alterations to the building, with the exception of the insertion of external doors, windows and roof lights. The attached single storey barn was granted consent in 2016 (16/03352/FUL) for conversion to a single dwelling. The building forms part of a cluster of buildings associated with Wood Farm and is sited in a relatively remote location approximately 0.5 miles to the north west of Tackley.
- 5.2 The application proposes a lean-to extension, which would project 4 metres beyond the existing east elevation of the barn. The extension would be constructed from natural stone with timber cladding.
- 5.3 The application has been brought before members at the request of the local ward member.

5.4 Taking into account planning policy, other material considerations and the representations of interested parties your officers are of the opinion that the key considerations of the application are:

- Design, scale and siting
- Residential Amenities

Siting, Design and Form

5.5 Policy BE10 of the Adopted Local Plan 2011 and Policy H10 of the Adopted Local Plan relate to development which relates to the conversion of existing agricultural buildings. Policy BE10 also requires that the conversion of unlisted vernacular buildings should not:

- a) Extensively alter the existing structure or remove features of interest:
- b) Include extensions or an accumulation of extensions, which would obscure the original form of the building.

5.6 In a similar vein Policy H10 of the adopted Local Plan requires that the building is of substantial construction and capable of accommodating residential use without major reconstruction or significant enlargement.

5.7 Officers note that the building was converted under the prior approval process and therefore the acceptability of the building for conversion was not assessed in relation to the above policy considerations and was instead assessed against the prior approval criteria relating to the change of use from agricultural to residential as listed under Class MB of the General Permitted Development Order 1995. Notwithstanding this, the provisions of Class MB of the GPDO 1995, in addition to the superseding Class Q of the GPDO 2015, do not allow for extensions to agricultural buildings as part of the change of use procedure.

5.8 The building is a vernacular agricultural barn, which typical of traditional agricultural buildings has a simple, uninterrupted linear form, comprising of a larger section, which is subject of this application and a secondary single storey wing, which has extant consent for conversion, without any extensions to the building (16/03352/FUL). Maintaining the simplicity of the form of the building is crucial in preserving the vernacular appearance of the barn and any extension projecting forward of either elevation would in officers opinion be of detriment to the historic agricultural character of the building. Officers note that the lean-to form of the extension is designed in a manner which is intended to replicate the form of a 'cart shed' addition which may commonly be found on agricultural buildings. Notwithstanding this, there is no substantive evidence of any previous additions to the barn projecting forwards of this elevation and there appears to be no precedent for any further additions to this building.

5.9 Officers consider that the proposed extension, which at 4 metres in length is a substantive addition to the building would be wholly disruptive of the agricultural form of the building and would be harmful to the buildings traditional character. The extension would break forward of the present simple, uninterrupted frontage of the building and would obscure characteristic features of the building such as the large door opening. In the context of Policy BE10, officers consider that the extension would both obscure the original form of the building and would remove features of visual interest contrary to the relevant policy provisions.

- 5.10 The building is functional in its present form as a small residential unit; therefore officers consider that there would be no substantive justification to extend the building, which would override the harm caused to the architectural character of the building.

Highways

- 5.11 The proposed extension would not generate any additional requirement for parking provision and officers consider that the development would have no adverse implications, with regard to highway safety or amenity.

Residential Amenities

- 5.12 The proposed extension would result in loss of light to one of the windows of the adjacent building, which as noted has consent for conversion to a dwelling. This particular window, closest to the side elevation of the extension would serve a kitchen/sitting area in the consented scheme. Officers however note that this would not be the solitary window serving this room and there are several other windows also serving this room.
- 5.13 Officers consider that the scale of the extension, which is single storey would be unlikely to appear significantly overbearing in relation to this property. Officers consider that the dwelling would not have a significantly adverse amenity impact on potential future occupants of this property, whereby the proposals would warrant refusal on the grounds of residential amenity.

Conclusion

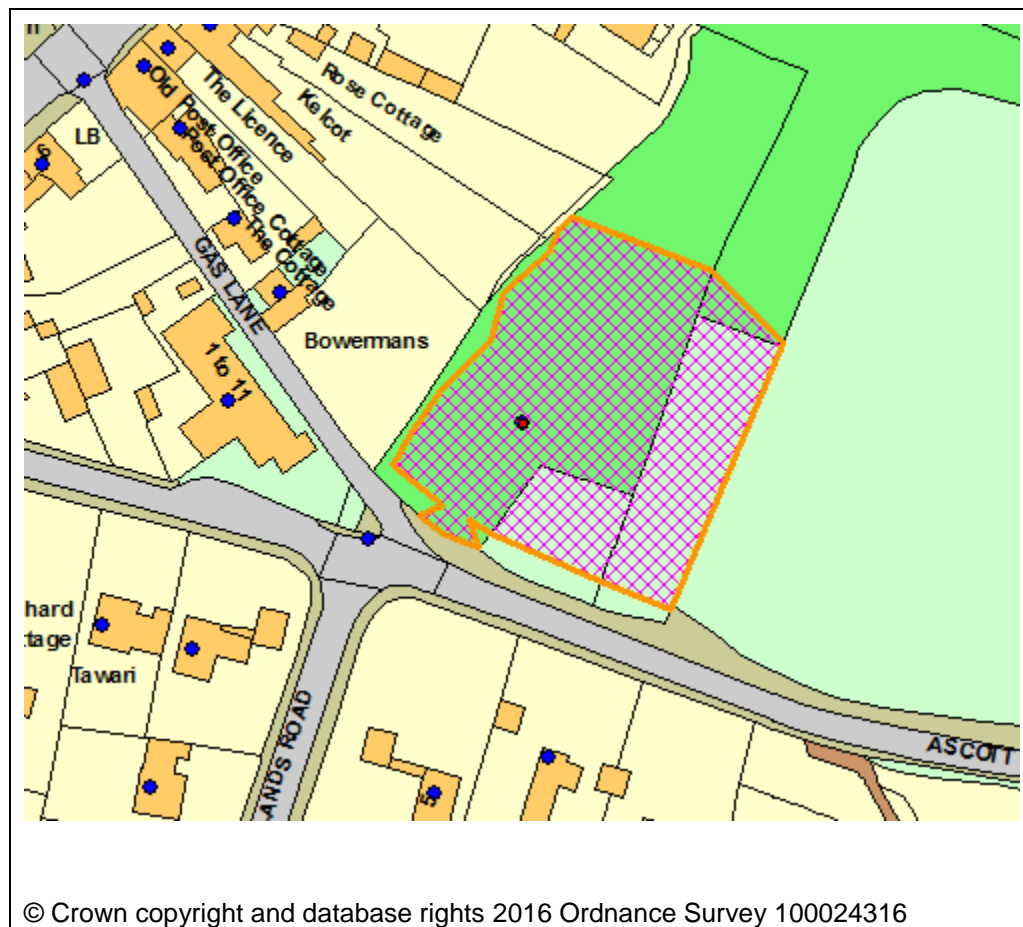
- 5.5 The proposed extension would project forwards of the front elevation of a recently converted traditional agricultural barn, which has a distinctive, characteristic linear form, reflective of its former agricultural use. The proposed extension would obscure the simple vernacular form and character of the building and would erode characteristic features of interest.
- 5.14 Consequently officers consider that the extension would be contrary to the provisions of Policies BE2, BE10, H2 and H10 of the Existing Local Plan; Policies OS4 and H6 of the Emerging Local Plan; and the relevant provisions of the NPPF.

6 REASON FOR REFUSAL

- I By reason of the uncharacteristic scale and form, the proposed extension would obscure the simple vernacular agricultural form and character of the building and would erode distinctive, characteristic features of architectural interest. Consequently the proposals would be contrary to the provisions of Policies BE2, BE10, H2 and H10 of the Adopted West Oxfordshire Local Plan 2011; Policies OS4 and H6 of the Emerging West Oxfordshire Local Plan 2031; and the relevant provisions of the NPPF, in particular Paragraphs 17 and 64.

Application Number	17/03057/FUL
Site Address	Land North Of Gas Lane And Ascott Road Shipton Under Wychwood Oxfordshire
Date	25th October 2017
Officer	Joanna Lishman
Officer Recommendations	Provisional Approval
Parish	Shipton Under Wychwood Parish Council
Grid Reference	427959 E 217796 N
Committee Date	6th November 2017

Location Map



Application Details:

Erection of two detached dwellings with associated access and landscaping

Applicant Details:

Mr Vince O'Brien
C/O Agent

I CONSULTATIONS

- I.1 Parish Council The Parish Council commented on 17 June 2016 on a previous application-16/01566/FUL which was granted subject to conditions on 4 August 2016. The permission is still extant and has not been withdrawn.
- In its comments the Parish Council objected strongly to the choice of materials which it believed were incongruous and fitted very poorly into the general street scene and expressed a preference for Cotswold stone.
- The current application repeats this use of unsuitable wooded cladding and the Parish Council wishes to restate its previous objection.
- I.2 OCC Highways The proposal, if permitted, will not have a significant detrimental impact (in terms of highway safety and convenience) on the adjacent highway network.
No objection subject to conditions.
- I.3 WODC Drainage Engineers No objection subject to all comments above being taken on board and pre-commencement surface water condition being adhered to.
- I.4 Thames Water No response at time of agenda preparation. Consultation expires 31st October.
- I.5 WODC Architect No response at time of agenda preparation. Consultation expires 31st October.
- I.6 Biodiversity Officer No response at time of agenda preparation. Consultation expires 31st October.

2 REPRESENTATIONS

- 2.1 Four letters of objection at the time of writing, the key points are summarised as follows:
- a) Visual amenity impact
 - b) Permitted development for single dwelling has been acceptable based on the limited extent of development, limit visual intrusion, didn't extend beyond previous till yard and the rest of the site would be left wild and undisturbed.
 - c) The proposed area to be taken up by the second house will lead to around two thirds of the site being used and the visual amenity from the west virtually destroyed.
 - d) The proposed area will be very far away from any former till yard location.
 - e) No mention of visual amenity impact to nearby dwellings and occupants to the west.
 - f) No public consultation by applicant.
 - g) Flood risk - recently much clay has been brought in from other sites and compacted close to the stream where gunera has traditionally grown in damp conditions. This must have increased the danger of run off.
 - h) Foul sewerage disposal - Not known.

- i) Is the land known to be contaminated? Answer given - No. However there is video evidence of the applicant's workmen or contractors deliberately knocking down mature Greater Hogweed plants (video available on request). As a result there has been a serious outbreak for this very dangerous plant and this is likely to continue.
- j) In summary, this application, for a second house, completely disregards the arguments made for the permitted application for a single house. It does not consider the visual amenity argument from the Western side which has led to the rejection of all previously failed applications. It is a merely an attempt to squeeze extra revenue from the site and in this way will destroy the character and visual amenity of this precious piece of the Shipton Conservation Area. It is an unsuitable house too far and should be rejected.
- k) No public bus service - withdrawn in 2016.
- l) Shed-like appearance is out of keeping.
- m) Non-compliance with conditions regarding soil dumping and tree protection.

3 APPLICANT'S CASE

- 3.1 This proposal has been prepared with the benefit of Officer's views and comments, given during various discussion following the earlier approval for a single residential unit.
- 3.2 In preparing the revised scheme, we have endeavoured to produce a scheme that is modest and appropriate in scale, for this site responds to local character and vernacular, in terms of design detail and proposed materials, in order to fit successfully into this part of the Conservation Area, with no adverse effect on neighbours.
- 3.3 Taking the above into account, with due regard to the position regarding housing supply and the opportunity to add a positive contribution to the street scene, we believe that this proposal on this site should be worthy of positive consideration.

4 PLANNING POLICIES

OS4NEW High quality design
H2NEW Delivery of new homes
H2 General residential development standards
H6 Medium-sized villages
BE2 General Development Standards
BE3 Provision for Movement and Parking
BE5 Conservation Areas
NE4 Cotswolds Area of Outstanding Natural Beauty
NE15 Protected Species
EH1NEW Landscape character
EH2NEW Biodiversity
EH7NEW Historic Environment
T1 Traffic Generation
T4NEW Parking provision
OS2NEW Locating development in the right places
The National Planning Policy framework (NPPF) is also a material planning consideration.

5 PLANNING ASSESSMENT

- 5.1 The proposal relates to a 0.175ha parcel of land to the north of Ascott Road, Shipton-Under-Wychwood.
- 5.2 The site is currently being cleared ready for redevelopment of the site having obtained planning permission in August 2016 for a single dwelling (ref: 16/01566/FUL).
- 5.3 The application site is located towards the east of the village centre, facing onto Ascott Road. To the south of the site, on the opposite side of Ascott Road, lies residential development at Courtlands Road and Sinnels Field. To the west are the rear gardens of the properties in Church Fields and Gas Lane. To the north east are a number of larger residential properties sited within large plots, including the Grade II Listed Old Vicarage.
- 5.4 The site is within the Cotswolds AONB and is within Shipton-Under-Wychwood Conservation Area.
- 5.5 The submitted scheme seeks to provide an additional 2/3-bed dwelling and two parking spaces behind the approved dwelling.
- 5.6 The application has been brought to Committee as a result of the previous Committee referral. Officers seek delegated authority for the application subject to the favourable responses of the formal consultees, as publicity expires on 9th November and the eight week date is 20th November.

Background Information

- 5.7 As referred to above the recent approval is a material consideration. However there has been substantial planning history associated with the application site, detailed below:
- i. A planning application was submitted in December 2014 for the proposed erection of a single detached dwelling with an associated garage. This application was subsequently withdrawn on the 26th January 2015 following comments received from the Council's Conservation Officer and the Parish Council.
 - ii. A revised application was prepared to address the concerns regarding the original scheme and this was submitted in February 2016, but subsequently withdrawn in order for further design amendments to be made.
 - iii. These recent applications follow on from a number of historical applications, the most recent of which was determined over 14 years ago in 2002 (W2002/1788). The application was refused and appealed with the reasons for refusal detailed below. Whilst policy has developed in relation to the first reason (discussed further below), the Inspector concurred with the second reason for refusal and the assessment of this scheme is now whether this particular proposal is deemed acceptable in terms of the impact on the visual amenity and Conservation Area.

Refusal Reason 1. The proposal would not compromise acceptable rounding off, in that the development would not form a logical complement to the existing pattern of development. As such the proposal would be contrary to Policy H6 of the West Oxfordshire Local Plan.

Refusal Reason 2. The proposal would erode the character and harm of the visual amenity of an important area of open space which contributes to the wider character and appearance of this part of the Shipton under Wychwood Conservation Area, and would be likely to set an undesirable precedent for other similar sites where the cumulative resultant scale of development would erode the character and environment of the area.

- 5.8 Taking into account planning policy, other material considerations and the representations of interested parties your officers are of the opinion that the key considerations of the application are:

Principle

Design, layout and impact on the character of the area

Residential amenities

Highways

cology

Drainage

Principle

- 5.9 The principle for redevelopment of the site has been established with the 2016 approval for a single dwelling. The settlement is deemed sustainable having regard to adopted and emerging national and local planning policy and guidance.
- 5.10 In terms of the current Local Plan position, following the first sessions of the Examination of the emerging Local Plan 2031 in November 2015, the Council undertook further work on housing land supply matters, including a call for additional sites to be considered in a review of the SHLAA. In October 2016 the Council published an updated Housing Land Supply Position Statement and modifications to the Plan. The 5 year requirement is now based on the 660pa midpoint identified in the SHMA. This gives rise to a requirement over the plan period of 13,200 dwellings. Added to this will be WODC's apportionment of Oxford City's unmet need 2,750 dwellings, and the accumulated shortfall since the year 2011, currently 1,978 dwellings, plus a further 5% 'buffer' in accordance with national policy.
- 5.11 In accordance with a common assumed start date of 2021, the Council is proposing through the Local Plan that Oxford's unmet need will be dealt with after the year 2021 to take account of lead-in times on large, strategic sites. Furthermore, in order to maintain an annual requirement that is realistically achievable the Council is proposing that the accumulated shortfall will be spread over the remaining plan period to 2031 using the "Liverpool" calculation rather than addressing it in the next 5 years under the alternative "Sedgefield" calculation .
The Council's assumed supply of deliverable housing sites includes existing large and small commitments, draft local plan allocations and anticipated 'windfall' which total 5,258 dwellings (as referred to in the May 2017 Position Statement). This gives rise to a 5.85 year supply using the Liverpool calculation and a 5% buffer. Using a 20% buffer the supply is 5.12 years.
- 5.12 The Council has been making great efforts to boost the supply of housing by making further Plan allocations, identifying suitable sites in the SHLAA 2016, and approving, and resolving to approve, a large number of housing proposals. The Council will be making a strong case for the "Liverpool" calculation and is confident that its approach is appropriate to address housing needs in the District in a realistic and sustainable manner over the plan period.

- 5.13 Following consultation on the modifications to the Plan, it has been submitted unaltered to the Planning Inspectorate and the Examination resumed on 9th May 2017, with further sessions taking place in July 2017. Although the Council's approach has yet to be endorsed by the Local Plan Inspector, the direction of travel and commitment to boost the supply of new housing in the District is clear.
- 5.14 Officers are therefore of the view that increasing weight should be attached to the emerging plan given its progression to the next stage of examination. Nevertheless, whilst there is still some uncertainty as to the housing land supply position, it remains appropriate to proceed with a precautionary approach and assess proposals applying the provisions of the second bullet of "decision taking" under paragraph 14 of the NPPF.
- 5.15 The consideration now, with the principle of new development on the site established, is whether or not the proposal for a second dwelling in a subservient, annexe style, would erode the character and harm of the visual amenity of an important area of open space which contributes to the wider character and appearance of this part of the Shipton under Wychwood Conservation Area. Would it be likely to set an undesirable precedent for other similar sites where the cumulative resultant scale of development would erode the character and environment of the area?

Design and Layout and Impact on the Character of the Area

- 5.16 The site lies within the Shipton-Under-Wychwood Conservation Area. Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires that "special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area".
- 5.17 In the consideration of the site for the approved development, the site was acknowledged as being sensitive, on the edge of the settlement. The site's relationship with the existing urban edge had a bearing on its suitability for development. The assessment considered the function and importance of the site in terms it being a gap and as open space. On balance, given its history, being located opposite existing dwellings, its overgrown appearance and the low-key character and appearance of the development proposed, approved by officers was recommended at Committee.
- 5.18 The approved detached dwelling featured an inward facing, single storey workshop form. The proposed additional dwelling is again low-key in design, scale and form, replicating the workshop character of the approved scheme but with the appearance of an outbuilding/annexe.
- 5.19 The site is located within the Cotswolds AONB and so is sensitive in its very nature. It is within an area designated for its high landscape quality however this is not considered necessarily to be an impediment in principle to development in this locality. The provisions of paragraph 115 of the NPPF are acknowledged as regards the weight to be given to conserving the landscape and scenic beauty in the AONB. This particular site is within a built-up area and therefore the impact of the two dwellings on the wider AONB landscape is minimal. In particular, the layout has been designed to ensure minimal visual intrusion from Ascott Road by orientating the additional dwelling with an east facing gable in natural stone with a blue slate roof. The finished floor levels also show that the second dwelling will be set down lower into the site, adding to the subservient outbuilding appearance.

- 5.20 Although the development of the site for two dwellings would represent significant change, this is not necessarily the same as harm. Given the characteristics of the site and its relationship with the existing urban edge to the north, west and opposite to the south, it is considered that the development would not be materially harmful to the setting of the Conservation Area and its character would be preserved.
- 5.21 In the terms of NPPF paragraph 134, the benefits of the scheme in delivering a further dwelling on a site in a sustainable location, whilst retaining the rear-most third of the site in an undisturbed state for ecological value, would outweigh any less than substantial harm arising from the scheme.
- 5.22 The proposal is considered to comply with WOLP Policies BE2, BE5, NE4, and H2, as well as emerging plan policies OS2, H2, EH1 and EH7 and officers consider the new scheme comprising an additional modest dwelling overcomes the previous reasons for refusal with regard to impact on visual amenity and character and appearance of the Conservation Area.

Residential Amenities

- 5.23 Appropriate garden areas would be provided for both new dwellings, and general amenity space would therefore be catered for. The space between dwellings in the vicinity and the aspect of existing properties is such that there would be no unacceptable loss of light to properties within or adjoining the site. Loss of a private view or reduction in property values are not material planning considerations.

Highways

- 5.24 The proposal is for vehicular and pedestrian access to be taken via a single access point from Gas Lane. Parking is provided for two spaces for each property, which is within maximum parking standards and a garage.
- 5.25 The County as Highway Authority have confirmed that there is no demonstration of severe harm that would warrant the refusal of the planning application for reasons of highway safety and convenience. The proposal, if permitted, will not have a significant detrimental effect (in terms of highway safety and convenience) on the local road network.

Landscaping and Ecology

- 5.28 The supporting statement states that the remaining site area to the rear of the site will be retained in separate private ownership and will be managed so as to minimise impact on the new property or other neighbours, acting as an area of natural habitat for wildlife and ecology.
- 5.29 The submitted ecology report Phase One Habitat Survey (Windrush Ecology 2014) identified enhancements for biodiversity that could be achieved by planting of a native hedgerow and trees along the southern and eastern boundary and the provision of bat and bird boxes.
- 5.29 If all the recommended mitigations are implemented by way of condition, the development would not cause any harm to bats, reptiles or birds, and therefore the proposal would comply with WOLP Policies NE13 and NE15 and emerging Local Plan Policy EH2, as well as the NPPF.

Drainage

- 5.30 The site is in Flood Zone 1 and at low risk of flooding. The site is not deemed susceptible to surface or groundwater flooding and the WODC Drainage Officer confirmed for the previous scheme that SUDS are feasible and to be secured by condition (Drainage response to be confirmed at Committee).
- 5.31 Whilst the concerns of residents regarding surface water drainage and impact on the stream are noted, a sustainable drainage system should lead to no greater impact as regards run-off or groundwater contamination compared to existing conditions.

Precedent

- 5.32 The 2002 second reason for refusal refers the proposed dwelling being likely to set an undesirable precedent for other similar sites where the cumulative resultant scale of development would erode the character and environment of the area. It is not considered that allowing the second dwelling to the rear of the approved dwelling would set an undesirable precedent which erodes the character and environment of the area to such an extent that would be considered harmful and that outweighs the benefits of the scheme. Each application is considered on its own merits.

Other Matters

- 5.33 Residents have raised issues relating to site clearance and dumping of soil in certain areas and non-compliance of conditions. The applicant's agent has been advised that site levelling and removal of the vegetation is a breach of Conditions 14 and 15.

Conclusion

- 5.33 The adopted Local Plan is time expired and the Council is now moving forward with a revised plan up to the year 2031. The proposal is consistent with the need to deliver windfall housing on suitably located sites within the Burford-Charlbury sub-area and the scheme follows the guidance set out in paragraph 14 of the NPPF.
- 5.34 The layout and access for the proposed dwelling is considered acceptable with reference to the constraints of the AONB and the need to avoid undue harm to the character and appearance of the Conservation Area.
- 5.35 The layout proposed would result in no material impact on privacy, light or general amenity in relation to neighbouring properties.
- 5.36 The proposed dwelling would not have an unacceptable impact on the operation of the highway network in this location or on highway safety generally.
- 5.37 Retention and protection of trees, appropriate landscaping, and suitable mitigation and enhancements for wildlife can be secured by condition.
- 5.38 Officers seek delegated authority to determine the application once the publicity period has expired, subject to no new and substantive issues being raised.

6 RECOMMENDATION

Proposed conditions to cover:

Time limit

Materials

Architectural details

Ecology

Highways

Drainage

Landscaping, trees and boundary treatment

PD rights

Broadband