

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

**Date: 6<sup>th</sup> November**

**Report of Additional Representations**



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WEST OXFORDSHIRE  
DISTRICT COUNCIL

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## Report of Additional Representations

Application Number	I6/03803/FUL
Site Address	Soho Farmhouse Great Tew Chipping Norton Oxfordshire OX7 4JS
Date	3rd November 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

### 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

### Additional Representations

Members will note that in the response dated 21 March 2017 OCC Transport Development Control raised no objection to either application, subject to conditions and a Section 106 legal agreement to secure the following:

- A contribution is sought (discussions must be entered into with our OCC Infrastructure Development team for information on exact costings) for gateways at the entrances to Sandford St Martin, on the Manor Road and Ledwell Road. (Other parishes may want to enter into discussions about traffic calming measures, but this, as far as I am aware, has not happened).
- A financial contribution of £1240 towards monitoring of the Travel Plan would be needed.

However, since then OCC Transport Development Control have confirmed that Soho House Group have engaged with a number of local Parish Councils, has helped to fund various highways improvement measures, have paid for and installed black and white directional signage in accordance with the requirements of the Travel Plan and are securing a number of highways improvement works to Tracey Lane and Green Lane through the Section 278 agreement which has been agreed with OCC and is currently being processed by OCC's legal department. Therefore, asking for a

Section 106 agreement to secure highways improvement measures is now considered unjustified and unnecessary.

The required financial contribution of £1240 towards the monitoring of the approved Travel Plan will instead be secured through Soho House Group making a Unilateral Undertaking to commit to paying the contribution to OCC. This has been agreed by OCC and the Unilateral Undertaking is in the process of being drafted by OCCs Developer Funding Team so that if both or either of the applications are approved at the Committee meeting then the funds can be transferred.

In light of the above, the recommendation is amended slightly to approval subject to conditions and a legal agreement in the form of a unilateral undertaking made by Soho House Group to make a financial contribution of £1240 towards the monitoring of the approved travel plan.

**Enstone Parish Council comment as follows:**

The Parish Council has no issues with the actual planning application but is most concerned about the increase in traffic that this will generate, particularly at The Tew Crossroads, with this proposed traffic diversion.

Application Number	I6/04138/FUL
Site Address	Soho Farmhouse Great Tew Chipping Norton Oxfordshire OX7 4JS
Date	3rd November 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

### **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 and Great Tew Estate  
C/O Agent

### **Additional Representations**

Members will note that in the response dated 21 March 2017 OCC Transport Development Control raised no objection to either application, subject to conditions and a Section 106 legal agreement to secure the following:

- A contribution is sought (discussions must be entered into with our OCC Infrastructure Development team for information on exact costings) for gateways at the entrances to Sandford St Martin, on the Manor Road and Ledwell Road. (Other parishes may want to enter into discussions about traffic calming measures, but this, as far as I am aware, has not happened).
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However, since then OCC Transport Development Control have confirmed that Soho House Group have engaged with a number of local Parish Councils, has helped to fund various highways improvement measures, have paid for and installed black and white directional signage in accordance with the requirements of the Travel Plan and are securing a number of highways improvement works to Tracey Lane and Green Lane through the Section 278 agreement which has been agreed with OCC and is currently being processed by OCC's legal department. Therefore, asking for a Section 106 agreement to secure highways improvement measures is now considered unjustified and unnecessary.

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the processed of being drafted by OCCs Developer Funding Team so that if both or either of the applications are approved at the Committee meeting then the funds can be transferred.

In light of the above, the recommendation is amended slightly to approval subject to conditions and a legal agreement in the form of a unilateral undertaking made by Soho House Group to make a financial contribution of £1240 towards the monitoring of the approved travel plan.

**Enstone Parish Council comment as follows:**

The Parish Council has no issues with the actual planning application but is most concerned about the increase in traffic that this will generate, particularly at The Tew Crossroads, with this proposed traffic diversion.

**Westcote Barton Parish Meeting comment as follows:**

Westcote Barton Parish Meeting has previously expressed its concern about the impact of increased volumes of traffic on the village itself and on roads in the surrounding area, particularly those unclassified local roads, which are in the main unsuitable for heavy traffic use.

Our Clerk and I met with Soho Farmhouse and James Virgin at the end of September and had a constructive meeting regarding the issues and made some suggestions to attempt to manage the flows in a more appropriate manner.

Our key suggestions were as follows:

- 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 turn right onto 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 turn right onto the B4030.

Reason: To reduce the flow of traffic 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.

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

I can further report that, we have been advised by Soho Farmhouse, that these suggestions have been submitted and approved by OCC.

Given this spirit of co-operation and willingness to consider the views and work with the local Parishes we feel it would be appropriate to support the outlined development.

We would however ask that the 3 points above are added as conditions to the granting of permission and that signage should be erected before the new accommodation is occupied.

Application Number	I7/01939/FUL
Site Address	The Retreat Swinbrook Burford Oxfordshire OX18 4EE
Date	2nd November 2017
Officer	Michael Kemp
Officer Recommendations	Approve
Parish	Swinbrook Parish Council
Grid Reference	428149 E 212851 N
Committee Date	6th November 2017

### Application Details:

Erection of annexe and attached car port.

### Applicant Details:

Mr Bloor  
The Retreat  
Swinbrook  
Burford  
Oxfordshire  
OX18 4EE

### Additional Representations

Officers note the further representation received from Mr and Mrs Graham, the letter details a number of objections to the proposals, which are summarised below:

1. **Extending or building an annexe close to The Retreat has not been fully explored** - This is required by Council Policy; the conservation architect has not ruled these options out; I sent one of many examples of how an attached or close-by detached could be located (see footprint and site plan below); these examples are the same in size as an annexe approved in this District in 2016. Obviously design could be modified.
2. **Several, viable reasons for refusing the current siting are available** – Impact upon Conservation Area and AONB, in otherwise isolated and open rural setting (while options for building nearer to the Retreat haven't fully been explored); Precedent in Swinbrook and *across the District* for isolated annexes in open settings in small villages, thus detracting from and changing their character is against the thrust of Council policies on housing, design and annexe;
3. **Negative impact upon the residential amenities of Mr and Mrs Graham in Court Cottage West, and the setting of this Grade II listed property due to proximity, height and massing, would be intolerable** – Even moving by say 6 metres closer to The Retreat wouldn't harm the garden of that property but would assist in reducing unnecessary impact on the neighbour's living conditions.

Application Number	I7/02566/FUL
Site Address	Parrotts Church Street Wootton Woodstock Oxfordshire OX20 1DH
Date	2nd November 2017
Officer	Michael Kemp
Officer Recommendations	Approve
Parish	Wootton Parish Council
Grid Reference	443908 E 219799 N
Committee Date	6th November 2017

**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

**Additional Representations**

Officers would note that the applications referral to the Uplands Planning Committee was at the request of Councillor Cottrell-Dormer.

As a matter of clarification officers note that paragraph 5.14 of the committee report refers to the height of the previously consented annex building as being 0.5 metres lower than the previously consented building. Officers would note that this should read as 0.25 metres, in line with the figures stated within paragraph 5.10 of the committee report.