

WEST OXFORDSHIRE DISTRICT COUNCIL
UPLANDS AREA PLANNING SUB-COMMITTEE

Date: 5th February 2018

Report of Additional Representations



WEST OXFORDSHIRE
DISTRICT COUNCIL

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Report of Additional Representations

Application Number	17/03191/FUL
Site Address	Old Orchard Woodstock Road Stonesfield Witney Oxfordshire OX29 8QA
Date	30th January 2018
Officer	Michael Kemp
Officer Recommendations	Approve
Parish	Stonesfield Parish Council
Grid Reference	439512 E 217210 N
Committee Date	5th February 2018

Application Details:

Demolition of existing dormer bungalow and replace with new zero energy dwelling.

Applicant Details:

Mr David Rollinson
Old Orchard
Woodstock Road
STONESFIELD
OX29 8QA

Additional Representations

Following the previous committee meeting held on 8th January 2018 and prior to the site visit undertaken on Thursday 1st February, the applicants have made significant amendments to the design of the proposed scheme and officers are now recommending approval of the application.

The changes include amendments made to the design and form of the front extension, which has been amended from the previously proposed L shaped projection to a single storey projecting gable form. The proposals now include also include the addition of a single storey rear extension.

Officers are satisfied that the form of the front element of the dwelling, as amended is acceptable and a significant enhancement on the previously proposed scheme.

Following the receipt of the amended plans officers are seeking delegated authority to approve the application subject to re-consultation being carried out on the amended plans.

Application Number	17/03815/OUT
Site Address	58 Worton Road Middle Barton Chipping Norton Oxfordshire OX7 7EE
Date	30th January 2018
Officer	Michael Kemp
Officer Recommendations	Refuse
Parish	Steeple Barton Parish Council
Grid Reference	443427 E 226213 N
Committee Date	5th February 2018

Application Details:

Remove existing dwelling and erection of eleven dwellings.

Applicant Details:

Mr And Mrs Paul & Elizabeth Wilcox
58 Worton Road
Middle Barton
Chipping Norton
Oxfordshire
OX7 7EE

Additional Representations

Mr Fergus Campbell representing Oxfordshire Clinical Commissioning Group has objected to the proposals pending agreement of appropriate contributions to primary care infrastructure. He states:

OCCG would be seeking a developer contribution of £8,640 to support improvement of local primary care infrastructure if this development were to go ahead. The size of this development does not justify a new separate health centre or equivalent, so we would anticipate funds being used for enhancing existing primary care medical infrastructure to meet the needs of a growing population.

Mr Edgar objects to the planning application on the grounds of loss of privacy for no56 Worton Rd, traffic generation, noise and disturbance, out of character to the area and not in local development framework as stated in planning inspectors examination dated 16/1/18

Application Number	I7/03905/FUL
Site Address	Land North West Of 33 South Street Middle Barton Oxfordshire
Date	1st February 2018
Officer	Michael Kemp
Officer Recommendations	Approve
Parish	Steeple Barton Parish Council
Grid Reference	443655 E 225626 N
Committee Date	5th February 2018

Application Details:

Erection of new dwelling on land to the rear of no.33 South Street.

Applicant Details:

Mr & Mrs Bramley
33, South Street
MIDDLE BARTON
OX7 7BU

Additional Representations

Following the preparation of the officer's report to committee, photographs and information has been received from the applicant's agent which would appear to indicate that material commencement of development has occurred on the site namely the digging of a trench to form part of the foundations of the dwelling as approved under planning application I4/02275/FUL.

Section 56 (4) of the Town and Country Planning Act 1990 clarifies operations which may constitute material commencement of development, which includes the digging of a trench to form part of the foundations of a building. On the basis of the evidence submitted by the applicants it would appear that the extant planning consent (I4/02275/FUL) for a dwelling on the site has now been implemented, in part and consequently the aforementioned consent would remain in perpetuity.

Application Number	I7/03155/RES
Site Address	Land South East Of Pinsley Farm Main Road Long Hanborough Oxfordshire
Date	2nd February 2018
Officer	Catherine Tetlow
Officer Recommendations	Approve
Parish	Hanborough Parish Council
Grid Reference	443274 E 214093 N
Committee Date	5th February 2018

Application Details:

Reserved Matters Application for residential development of 120 dwellings (60 open market and 60 affordable homes). Appearance, landscaping, layout and scale.

Applicant Details:

Mr Chris Shaw
Western House
Furrowfield Park
Tewkesbury
GL20 8UR

Additional Representations

Further response from Hanborough Parish Council as follows:

Hanborough Parish Council, after having discussed the plans with Bloor Homes and seen the two Bloor Homes sites at Fairford, would like to make the following further comments to WODC:

1. We are still concerned about the safety of the access to and exit from the site. Although still in a 30mph zone, vehicles travelling east do increase their speed as they come down the hill from Park Lane, and visibility of cars coming over the humped-back bridge is limited, especially from the north side of the A4095.
2. The only pavement is on the north side of the A4095, so pedestrians have to cross to/from the entrance on the south side. We do not think that 'an unofficial crossing' with a ghost island on the A4095 to the right of the entrance can in any way provide the required safety for pedestrians crossing the road, and that a Pelican/Toucan light-controlled pedestrian crossing should be installed here.
3. The curve of the main arterial road from the entrance to the SW corner (nearest to Pinsley Wood) and the two arms off it are likely to encourage vehicles to speed, and we would like speed tables to be placed at frequent intervals along the whole length of the roads to reduce vehicle speed. This is particularly necessary since dwellings 36-37, 69-78, 79-80, and 81-84 give directly onto the roads.
4. Many of the roofs shown in the plans have artificial dark grey smooth Marley tiles that resemble Welsh slates. Black or grey Welsh slates and their Marley tile composites would be inappropriate and unsuitable for this area. They have a smooth, gleaming, and intense appearance, and their repeated use for landmark houses and elsewhere would create large areas of unmodified flat surfaces that would be very prominent on the roofscape. Such 'slates' are not commonly found around here and would be particularly conspicuous in a location that is on a promontory. Limestone

Stonesfield slates, and their composites, are the vernacular material and colour of roofing in the Cotswolds, particularly in and around Hanborough. We would like locally sourced materials and concrete tiles that weather to be used for the roofing.

5. We would like all paths, except those edging roads, to be non-tarmac and of the sand/gravel composite that has been used in the Bloor Homes Fairford North Scheme.

6. We are unable to comment on the landscaping because we have not yet been sent copies of the landscaping plans. As soon as they reach us, we shall comment on them promptly to you since the setting and prominent location of the scheme clearly require a considerable amount of greenery in the form of landscaping, trees, shrubs and plants.

7. We are not convinced that 1m high robust post and rail fencing provides adequate safety protection around the attenuation ponds – children can easily climb over them – and that a better protection would be provided by the metal railings that enclosed the allotment area at Fairford North.

8. We would like several life-belts to be provided at each attenuation pond. We thought that in an emergency the provision of only one, and quite distant from the centre of the pond, as found at Bloor Homes Fairford South, did not offer the requisite help.

Application Number	I7/02996/RES
Site Address	Land Between Wychwood House And Malvern Villas Witney Road Freeland Oxfordshire
Date	2nd February 2018
Officer	Catherine Tetlow
Officer Recommendations	Approve
Parish	Freeland Parish Council
Grid Reference	440709 E 213779 N
Committee Date	5th February 2018

Application Details:

Residential development comprising of 41 dwellings together with associated works.

Applicant Details:

Mears New Homes With Sovereign Housing Associates
C/o Agent

Additional Representations

Mr Steele - I note that the recent updated layout and landscape of the development lacks evidence of a promised landscape buffer on the eastern side. And I would remind you of 'Design Development' 3.3 Design Evolution in the Developers Planning Statement which states "... Potential exists to create a limited landscape buffer to improve screening and privacy to rear gardens of existing Wroslyn Road residents"

Miss Waring - I have been looking at the developers updated plans but I am still unable to see any fencing/screening or buffer between the existing properties on Wroslyn Road and the development. We must not be expected to pay for screening and fencing. This is the responsibility of the developer. In the developer's planning statement in point 10 on page 22, it is stated "potential exists to still create a limited landscape buffer to improve screening and privacy to rear gardens of existing Wroslyn Rd. residents."

Mrs Midgely - We are disappointed to note that the recent submission of the updated layout and landscape of the development is still showing the new properties directly overlooking our property with no landscape buffer. The loss of privacy due to direct overlooking is something we have discussed directly with the developer during the consultation period. We have also made a previous objection on this application regarding this issue. It is interesting to note that the new houses on the western edge of the site are all side on to the perimeter of the field. Therefore not overlooking it however the western edge is not directly adjacent to any existing houses. The original application showed a landscape buffer along the eastern edge and we did not object to that application however we feel this layout is extremely unsympathetic to some of the existing low level properties. If this layout, without any form of landscape buffer is approved we, as existing long term residents, will have to provide at great cost to us, our own buffer to ensure we maintain a reasonable level of privacy.