

## **Appendix A**

Mr Shaw confirmed that the applicants were in a continued dialogue with the Parish Council and had invited members to visit a development constructed in a similar style at Fairford.

He confirmed that natural stone would be employed to the frontage of the site with properties set back from the boundary. Reconstituted stone and render would be confined to the inside of the site.

The Parish Council was now satisfied with the quality of the development and discussions were ongoing regarding materials.

There are a number of unusual aspects of this application which I wish to draw to your attention:

1. There have been no objections from any quarter which, for a crematorium proposal is very unusual.
2. The site has already been developed as a natural burial cemetery so that landscaping has already been implemented, and most of the necessary infrastructure is already in place, notably the access, drives, parking areas and buildings for administration, maintenance and reception as well as the Roundhouse which provides lavatories and a meeting/rest area.
3. We have established, through careful and thorough research, that a need exists for a crematorium to serve the local area. Importantly this has been acknowledged and agreed by your Officers.

The suggested reason for refusing the application is concerned with two factors:

1. The impact on the open character of the countryside.
2. An intensification of the use of the site

In relation to the first I would ask you to note that:

1. It is now an accepted principle that new crematoria will have to be built in the countryside. (The Cremation Act 1902 precludes locations in or near built up areas)
2. The appeal Inspector for the development of this site noted that it was not in a designated landscape and he concluded that its development would not be harmful to the visual qualities of the landscape.
3. There have been very many appeals where the need for a crematorium has been deemed to outweigh any harm to the landscape. This has included Green Belts and AONBs.

4. The proposed building is a modest addition of a similar design and scale to the Roundhouse and it would not cause harm sufficient to outweigh the need for the facility.

In relation to intensification of use I have perhaps failed to explain to your Officers, the proposed operation fully.

1. The figure of 5 cremations per day was a figure used to estimate the capacity of the facility and not as a measure of the intensity of use. It is very unlikely that it would operate at full capacity all the time.
2. The use of the facility at any given time would be for cremations OR natural burials, not both at the same time. ( Part of the recognised need is for a quality experience with no congestion or crowding).
3. The number of mourners for cremations would be no greater than for natural burials so the intensity of use of the facility would be no greater with a crematorium than is the potential at present. No limit was deemed necessary by the appeal Inspector on the number of burials per day.

In conclusion I would ask you to note that since new crematoria have to be provided in the countryside this must surely be the best site in the local area. It is established and most of the infrastructure already exists. Its use as a crematorium will save some other piece of countryside from being developed.

**Speaker representation in support of Outline Planning Application**

**17/03815 OUT Remove existing dwelling and erection of eleven dwellings to the rear of the property**

**58 Worton Road Middle Barton Chipping Norton Oxon.**

**Mr and Mrs Paul and Elizabeth Wilcox.**

On November 21<sup>st</sup> the outline application was submitted. WODC asked for an Ecological Report and a Tree Survey which was done.

On the 11<sup>th</sup> December the application was registered and included the statement

'Having had regard to the provision of these regulations the local planning authority have concluded that the above development will have no significant environmental effects in regards to its characteristics, nature, size and location and will therefore nor require an Environmental statement'

This includes Landscape and Visual aspects 1 and 2 .

This makes <sup>a</sup> reason for refusal 1 in the PO's report contradictory. <sup>within 3 days of submission.</sup>

An objection was received by the Parish Council with no material conditions given and there is nothing minuted re how the decision was made. It is not mentioned in the January Agenda.

A letter was received from the PO stating he had noted the Parish Council's Objection to the application and was going to refuse on this and the Landscape issue.

We should then

' Outline whether we would like the application to be determined as a refusal or whether we would like to withdraw the application.'<sup>17</sup>

We chose to come to Committee as stated in WODC guidelines concerning applications for 10 or more houses

The application complies with the following

WODC Local and emerging plan supports limited development to meet identified Housing needs in Middle Barton

It aims to respect improve the character and quality of the land and its surroundings

It complies with Policy H2 allowing delivery of new homes.

It follows NPPF guidelines concerning sustainable developments and could improve the vitality of the village community.

Concerning access we were unaware that the proposal was to be refused on this ground until the report was first seen on 29<sup>th</sup> December, so contacted OCC for clarification. We were told the PO should have informed us if this is the case.

As this is an Outline application the engineer's recommendations could be attached as PO's conditions and recommendations and become part of the reserved matters stage.

Prior to commencement of the development full details shall be submitted with the full planning application from the developer.

~~In conclusion~~ We are aware of objections from two of our four neighbours and would expect the developer to work with them to resolve issues raised.

We are also aware of some other concerns and would expect these to be considered by the relevant authorities.

In conclusion

This small outline application complies with the NPPF statement in favour of sustainable development that is the basis for every plan and every decision.

It could also be seen as a windfall development for WODC. The emerging Local Plan for the Chipping Norton relies upon windfall sites to provide 25 houses per year.

It would not require development out of the parish boundary thus encroaching on additional land in green areas.

The land and house can be available immediately.

**We do not see this application as harming or influencing any other matter within the village.**

**We respectfully ask the planning Committee to approve this application.**

## Appendix D

Good afternoon, my name is Tim Pearce: I am the owner, applicant and will be the builder.

The facts: This application has

No PC objections

No neighbourly objections

And the principle of conversion has already been established and approved.

**However:** You should reject this application if you see it as a domestic extension to a Cotswold stone barn, because that view fundamentally misunderstands the design and our intent.

You should approve this application if you understand that we aim to tell the story of the history of this farm, by rebuilding what was once there, based on the physical site evidence and the two photographs submitted. It will be in a modest pallet of vernacular materials, corrugated iron and rough sawn timber boarding and take the form of its predecessor: a low cart shed.

You should approve this application if you want to see a conversion that reads as a coherent farm yard form within the curtilage of the listed barns. These listed Barns were not isolated field barns but part of a complex of interdependent buildings at Westhall Hill.

Our existing permission has a rather arbitrary length that has all the scale of a domestic UPVC extension and as such does not speak a coherent architectural language.

By approving the rebuilding of the original footprint you will help bring the East morning sun into a otherwise North facing building, and everyone here, whether architect, planner or worst of all builder appreciates the importance of daylight in a home.

Your support and vision today will create a unobtrusive, sensitively designed home that fits its site, all within walking distance of Burford.

Please vote to approve this application.

## Appendix E

Mr Turner stressed that no objections had been received to the application.

He indicated that the site was unusual and constituted previously developed land. The Site wrapped around the existing petrol station and was served from an historic rear gated access off the A3400. Mr Turner stated that there was a retail outlet 1km from the site and a bus stop outside the frontage of Jordans providing public transport links.

With regard to concerns over the impact upon the rural character of the area he indicated that the site was not visible from the street as it was screened from the Filling Station by a line of leylandii. In addition, a dense planted screen followed the line of the highway.

The application was for a single dwelling and turning area, the impact of which would be negligible. The new dwelling would be seen as part of the existing development which reflected the similar cluster of development to be found on the junction leading to Chipping Norton.

Whilst the proposed dwelling would add to the existing cluster, it would not affect the pattern of development and was designed so as to respond to the local vernacular.



We would have submitted our objection to these works three years ago, but for the fact that we were completely unaware of that application until after its grant. This due to the coincident cessation of WODC proactively mailing all neighbouring properties, and the *somewhat discrete physical* posting of the Application. Annabel and I had little chance of seeing this notice in late December 2014, as we live on North Street. Reliant on somebody mentioning it to us, our neighbours inexplicably failed to do so.

Appealing the original Grant, a letter received from Giles Hughes states that the development does not in any case border our property, and therefore we did not need to be informed. However, in contradiction to the previously and resubmitted boundary plans, the proposed garden plans are shown clearly abutting our property. If adjoining us, we believe this should have necessitated a formal 'Flood Assessment' to be carried out. We question why there is material difference in what has been applied for, and what is clearly intended.

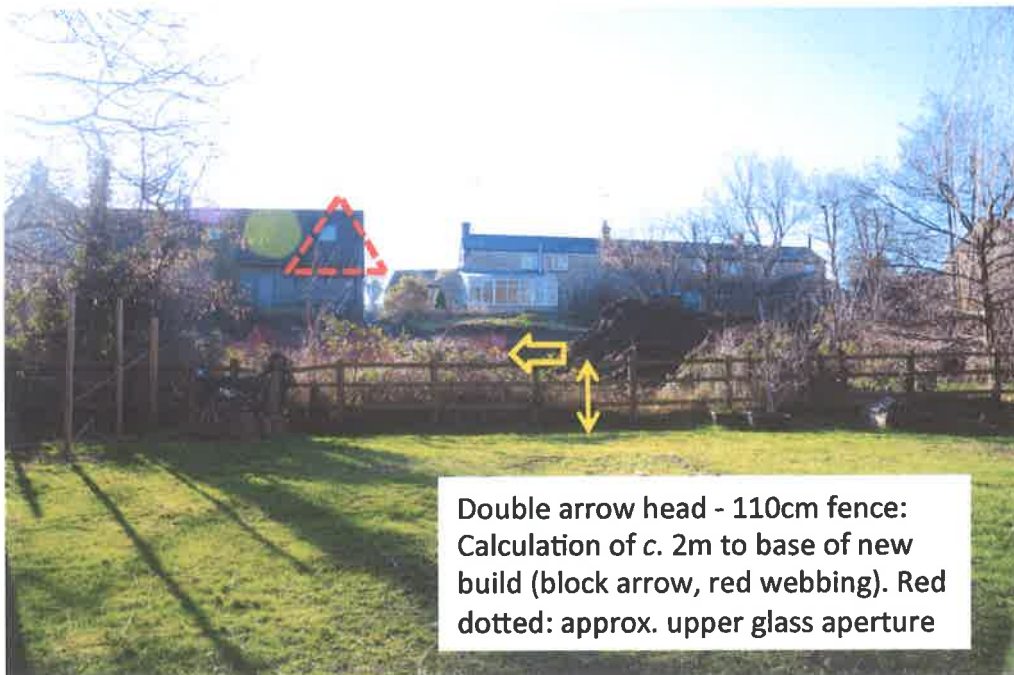
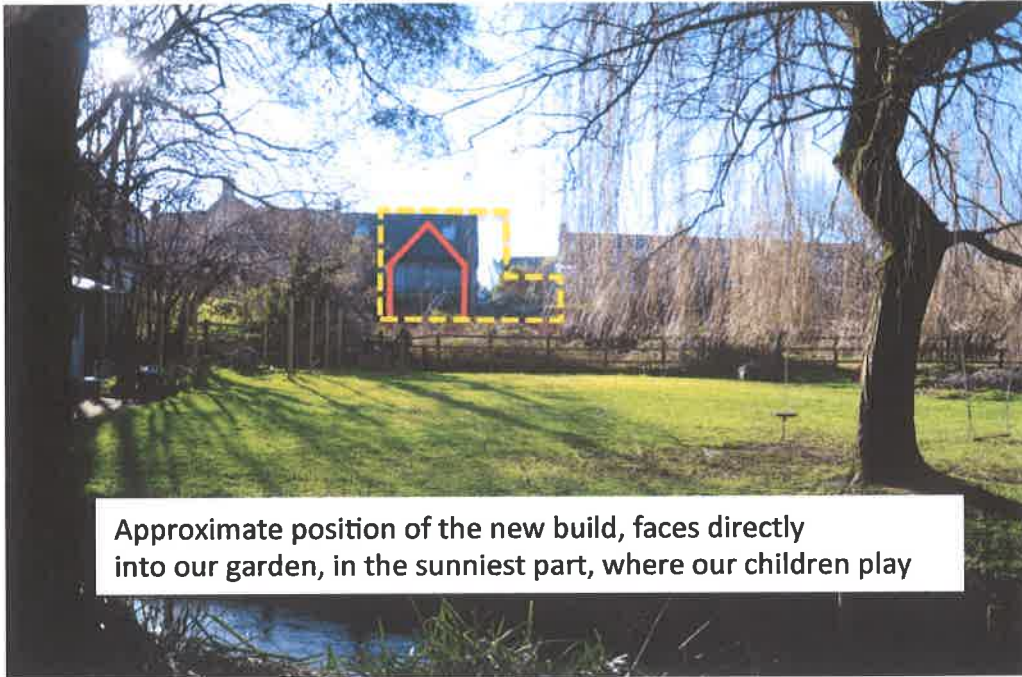
**Most significantly**, the proposed development sits in an elevated position with an almost entirely glass aperture facing in a northerly direction. Notwithstanding the uncertainty about where the boundary of this development will actually lie, the glass frontage is probably slightly more than 12.8m from our boundary, but as the development sits on an incline of 9°, the floor-to-roofline windows that form the upper glass aperture will put our young children under routine observation when they play in what is currently the sunniest part of our garden, and where we can keep them safely in view. The glass is, my calculations, about 2m higher than if it were on built at ground level with our boundary fence, but the likely intrusion is best appreciated by standing in our garden and I invite the Committee to please visit in person before granting unconditional extension of the previous permissions, which I remind you, we knew nothing about. We question whether this amount of glass aperture is in any case in keeping with the *Cotswold Vernacular* that this building purports to comply with, and we request that the Committee considers a compromise that better satisfies both that vernacular, and respects our privacy.

The Applicants previously objected to and were granted protection of *their* garden's privacy during the residential conversion of the Methodist Chapel in Middle Barton. Consequently, the small windows of that conversion are obscured glass and fixed closed. We request the same respect to our privacy is accommodated as a Condition, reducing the extensive glazing of the upper floor to be a small, cottage-style window, in keeping with the Vernacular.

Should this modification be a condition of re-issue, we believe we can screen the lower floor glazing without either ourselves or the Applicants resorting to planting an overly high vegetation or other screen. Such a screen would cast our south-facing garden in shadow, which we would again object to strongly.

Please, do visit before simply re-issuing the previous grant.

## 33 South Street 17/03905/FUL North Elevation



Two straight edges, a long spirit level, the submitted plans and basic schoolboy trigonometry allow calculation of the rise from front to rear of 4m and therefore c. 2m at the footings of the new build. The overall slope is c. 9°

Brian McKeown 5<sup>th</sup> Feb 2017

Good afternoon,

I'd like to address points made in the consultations and representations.

With respect to the consultations, I can confirm that Steeple Barton Parish Council's objection, has been formally withdrawn. (Supporting paperwork – also emailed to Mr. Cracknell.)

With respect to general representations. I am in correspondence with Dr McKeown's wife (most recently this morning) to discuss both the immediate and long term landscaping options along our joint boundary. I have continuously undertaken to work collaboratively with the McKeown family – as I do with the other four neighbouring landowners adjoining our property. This is to create an appropriate and enjoyable landscape for all our neighbours, and a "forever home" for my family. This is indicated in our extremely detailed - and previously approved - plans for the landscaping.

With respect to representation item **2.2 – "loss of privacy/use of garden"**: the proposed traditionally-built dwelling does not directly face or overlook the dwelling of 32A North Street, which is separated from our dwelling by two strips of land and the River Dorn. The WODC's own planning policies recognise that the separation distance between the rear windows of the proposed development and the adjacent boundary, is acceptable to preserve privacy of adjacent occupants, in this case.

With respect to item **2.3 – "strip of land retained by the applicant"**. The entire plot is under our ownership. The strip indicated is not a ransom strip. It defines the point on the plan, beyond which building is not possible since it is on the former "mill race". This is borne out by the extensive land surveys and a flood risk assessment we voluntarily undertook at pre-planning stage.

Regarding the requests to ***“modify and rotate the building through 90 degrees, restrict transfer of legal title, and obscure and permanently fix shut all north facing windows”***. We shall not consider these requests as they are not necessary to make the development acceptable.

This is an identical re-submission of an extant planning permission for a dwelling on this site. The reason for re-submission is the time it has taken to work with Thames Water on the significant and challenging drainage issues that we shall have to address during construction. These concern the existing ancient sewerage pipes of neighbouring properties traversing our land, not those of the proposed new dwelling.

We have, in fact, now made a material commencement of development pursuant to the original Planning Permission, following the discharge of all pre-commencement conditions.

We do still seek a determination of this application by this Committee.

Hence I respectfully ask the Committee to conclude that the matters raised by the previous speaker do not amount to sound and clear cut objections to the development, and grant Planning Permission as recommended by your professional Planning Officer.

Thank you