

WEST OXFORDSHIRE DISTRICT COUNCIL

LANDS AREA PLANNING SUB-COMMITTEE

Date: 5th March 2018

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



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

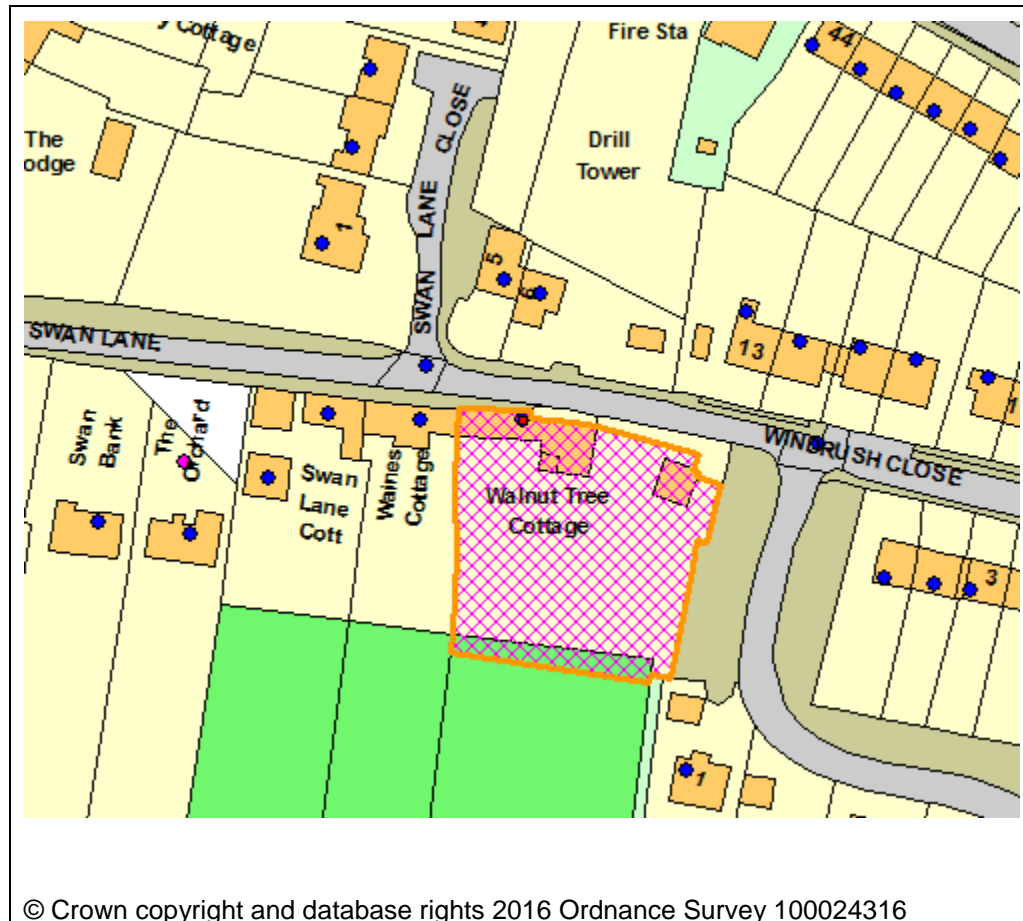
All documents, including forms, plans, consultations and representations on each application, but excluding any document, which in the opinion of the 'proper officer' discloses exempt information as defined in Section 1001 of the Local Government Act 1972.

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	17/03151/FUL
Site Address	Walnut Tree Cottage Swan Lane Burford Oxfordshire OX18 4SH
Date	21st February 2018
Officer	Joanna Lishman
Officer Recommendations	Provisional Approval
Parish	Burford Parish Council
Grid Reference	425339 E 212022 N
Committee Date	5th March 2018

Location Map



Application Details:

Subdivision and erection of two storey extensions to create two dwellings.

Applicant Details:
Mrs Nicola Ledingham
Walnut Tree Cottage
Swan Lane
Burford
Oxfordshire
OX18 4SH

I CONSULTATIONS

- I.1 WODC Landscape And Forestry Officer Details will be required showing how the proposed access is to be constructed without affecting existing trees to be retained. I think this information was submitted with the application for development at the rear of the property but it will need to be tied to this one and implementation will need to be in accordance with the report and conditioned accordingly should pp be granted.
- Similarly, the current proposals for additional parking should be informed by the tree report accompanying the previous application. This identified certain trees to be of higher value (such as the larch 27) and the aim should be to retain these and design a layout to avoid harm and future management and maintenance problems. Cars parked beneath larch trees can be particularly messy.
- Root protection zones can be calculated from the data in the tree report and this information should be shown on the drawings, together with measures for protection during the course of works.
- I.2 ERS Env Health - Uplands No objections and no conditions for this application.
- I.3 OCC Highways No objection subject to condition.
- I.4 Town Council Burford Town Council
1. There are objections to the clearing of so many trees.
 2. Velux window to the front of the property is unnecessary.
 3. Since this application is only the first stage of a much larger project the application should be considered in that context.
 4. We request and advise a site visit.
 5. The building to the rear of two houses - we are opposed to. It is overdevelopment of this piece of land and this infilling should be prevented before all our green spaces disappear. Parking will without doubt be an issue on this narrow lane, despite plans to address this.
- I.5 Biodiversity Officer Awaiting the submission of further information.

2 REPRESENTATIONS

- 2.1 One neighbour objection has been received on the following grounds:

1. Limited parking and would result in further restrictions for vehicular access along the road.
2. Further extensions would affect the character and appearance, resulting in a cramped development in the Conservation Area.
3. Includes further tree loss of the natural boundary between the site and Orchard Rise. Further tree loss in the town is to be avoided as they help to reduce the spillage of pollution from the A40 and High Street.

3 APPLICANT'S CASE

A Design and Access Statement and Tree Report were submitted in support of the application and are available to view online.

4 PLANNING POLICIES

BE2 General Development Standards
BE3 Provision for Movement and Parking
BE5 Conservation Areas
NE6 Retention of Trees, Woodlands and Hedgerows
T1 Traffic Generation
T2 Pedestrian and Cycle Facilities
H2 General residential development standards
H7 Service centres
H8 Sub-division of existing dwellings
NE4 Cotswolds Area of Outstanding Natural Beauty
OS2NEW Locating development in the right places
OS4NEW High quality design
EH1NEW Landscape character
EH7NEW Historic Environment
T4NEW Parking provision
H6NEW Existing housing
The National Planning Policy framework (NPPF) is also a material planning consideration.

5 PLANNING ASSESSMENT

- 5.1 The application seeks planning permission for the subdivision and erection of two storey extensions to create two dwellings.

Background Information

- 5.2 This application is to be heard before the Uplands Committee as the Town Council objects to the proposed development. It is noted that the Town Council refers to the infilling of the site with the development of 2 dwellings to the rear. The comments infer that the plans may not have been correctly interpreted prior to the consultation response.
- 5.3 The application site consists of an unlisted terraced cottage residential dwelling located within a large plot of land to the south of Swan Lane and to the west of Orchard Close in Burford. It is within the Conservation Area and Cotswold AONB.

5.4 An application for the erection of a four bed dwelling with associated works on land to the rear has been approved in July 2016 (ref: 16/01948/FUL).

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 the AONB
- Siting Design and Form
- Heritage
- Residential Amenities
- Highways
- Drainage
- Trees
- Ecology

Principle of development

5.6 In terms of five-year housing land supply, the Council's most recent position statement (May 2017) suggests the Council is able to demonstrate a five-year housing land supply with anticipated delivery of 5,258 new homes in the 5-year period 1st April 2017 - 31st March 2022.

5.7 The issue of five-year housing land supply was debated at length through the Local Plan examination hearings in 2017 and on 16 January 2018 the Local Plan Inspector wrote to the Council setting out his thoughts on the Local Plan. Importantly there is nothing in his letter to suggest that the Council is unable to demonstrate a five-year housing land supply. This is a key component of 'soundness' and if the Inspector had any concerns in this regard it is reasonable to suggest that he would have set those out.

5.8 On this basis it is considered that the Council is able to demonstrate a five year housing land supply albeit this cannot be confirmed with absolute certainty until the Local Plan Inspector's Final Report is received and the draft Local Plan 2031 is adopted.

5.9 Given the current position it is considered appropriate to continue to adopt a precautionary approach in relation to residential proposals and apply the 'tilted balance' set out in paragraph 14 of the NPPF whereby permission should be granted unless any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in the NPPF taken as a whole, or specific policies in this Framework indicate development should be restricted (SSSI, AONB etc.).

5.10 Depending on the timing of any application submission it may well be that the Council is more able to definitively demonstrate a five year supply at the point of determination and as such paragraph 14 of the NPPF would no longer be engaged.

5.11 Burford is classed a service centre for the purposes of the housing policies of the adopted and emerging Local Plan. Subdivision of existing dwellings within service centres are generally considered acceptable providing the resulting development will respect the character of the surrounding area and will not unacceptably affect the environment of people living in or visiting that area.

- 5.12 Based on both the adopted Local Plan Policy H8 and emerging Local Plan Policy H6, the principle of subdividing the existing dwelling in the location proposed is considered acceptable.

Impact on the AONB

- 5.13 The property is within the Cotswold AONB. Paragraph 115 of the NPPF has regard to the weight to be given to conserving the landscape and scenic beauty of the AONB. In this instance the proposal comprises two relatively modest extensions and a driveway to the rear of the properties. Officers are of the view that the proposal would not be harmful to the wider AONB when seen in the context of the existing residential area.

Siting, Design and Form

- 5.14 Both properties are proposed to have three bedrooms. The proposed pitch roof extensions to the rear of each of the dwellings are both two storey with materials to match. For cottage 1, the extension forms a dining room and staircase with the landing and bedroom 2 above. For Cottage 2, the extension forms a study with bedroom 3 above. In terms of scale, form and siting, whilst the original dwelling will increase significantly, the rear elements remain subservient and would not be harmful to the character and appearance of the original cottage in the formation of two separate dwellings.
- 5.15 The Town Council has objected to the proposal on the grounds of the conservation rooflight on the front elevation. The property is not listed and there are other examples in the streetscene of rooflights on front roofslopes. Officers do not consider that this feature would warrant refusal of the application.

Heritage

- 5.15 Within a Conservation Area, Officers are required to take account of section 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended which states that, with respect to buildings or other land in a conservation area, special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area. Further the paragraphs of section 12 'Conserving and enhancing the historic environment' of the NPPF are relevant to consideration of the application. In this regard the proposed extensions to the rear of the property would respect the special qualities and historic context of the Conservation Area and would maintain the appearance of the heritage asset given the nature of what is proposed and its location. As with the approved application, the Conservation Officer considers the driveway would not cause detrimental harm to the settlement pattern and character and appearance of the Conservation Area when seen in the context of the existing residential area. The proposals are therefore considered to preserve the character of the local area and the development would comply with policies BE2 and BE5 of the adopted Local Plan and EH7 and OS4 of the emerging Local Plan and relevant paragraphs of the NPPF.

Residential Amenities

- 5.16 The rear extension of Cottage 1 is located 5.8m from the neighbouring boundary at its closest point. There are no proposed windows facing the adjoining cottage. With a south facing rear elevation, officers consider that the proposed extensions would not be detrimental to the

residential amenity of the neighbouring occupants by way of loss of light, overlooking or appearing overbearing.

- 5.17 Each dwelling has sufficient provision of private amenity space. The proposals are therefore considered to comply with policies BE2 and H2 of the adopted plan and OS4 and H6 of the emerging plan.

Highways

- 5.18 The access to the rear parking area for two cars for each property, uses the access approved under the dwelling scheme permitted in July 2016. No further trees are required for removal along the access and car parking arrangement over and above those already approved for removal.
- 5.19 The Highway Officer is satisfied with the details proposed and would not be harmful to highway safety. Car parking for the site is in accordance with the maximum car parking standards and a number of conditions relating to the access are proposed. For the most part these replicate the conditions on the 2016 consent ref: 16/01948/FUL.

Trees

- 5.20 The Town Council expressed concerns regarding the removal of so many trees. The application has been amended and the car parking relocated to the southern side of the driveway to avoid removal of the larch and pine. In terms of trees to be removed, particularly along the eastern side of the access, these are predominantly Leylandii Cypress and three other trees which are of low quality and value, one moderate quality Norway Maple and a poor quality Sycamore. These trees were approved for removal as part of the July 2016 application. A Cherry tree and Japanese Maple are proposed to be removed in the vicinity of the extensions. Given their location close to the existing dwelling, they do not offer significant landscape value in the wider Conservation Area or AONB. The proposal are therefore considered to be in accordance with policies NE6 and EH1 of the adopted and emerging local plans.

Ecology

- 5.21 The Ecology survey carried out for the approved scheme incorporating the driveway has been requested and it is likely that the Ecologist will recommend a condition along the same lines as Condition 3 of the approved application ref: 16/01948/FUL. The recommendation is for provisional approval subject to this matter being resolved.

Conclusion

- 5.22 In light of these observations, having considered the relevant planning policies and all other material considerations, your officers consider that the proposed development is acceptable on its planning merits, subject to the outstanding ecology matters being resolved and therefore recommend provisional approval, or in the event the matter is not resolved prior to committee request delegated authority to approve.

6 CONDITIONS

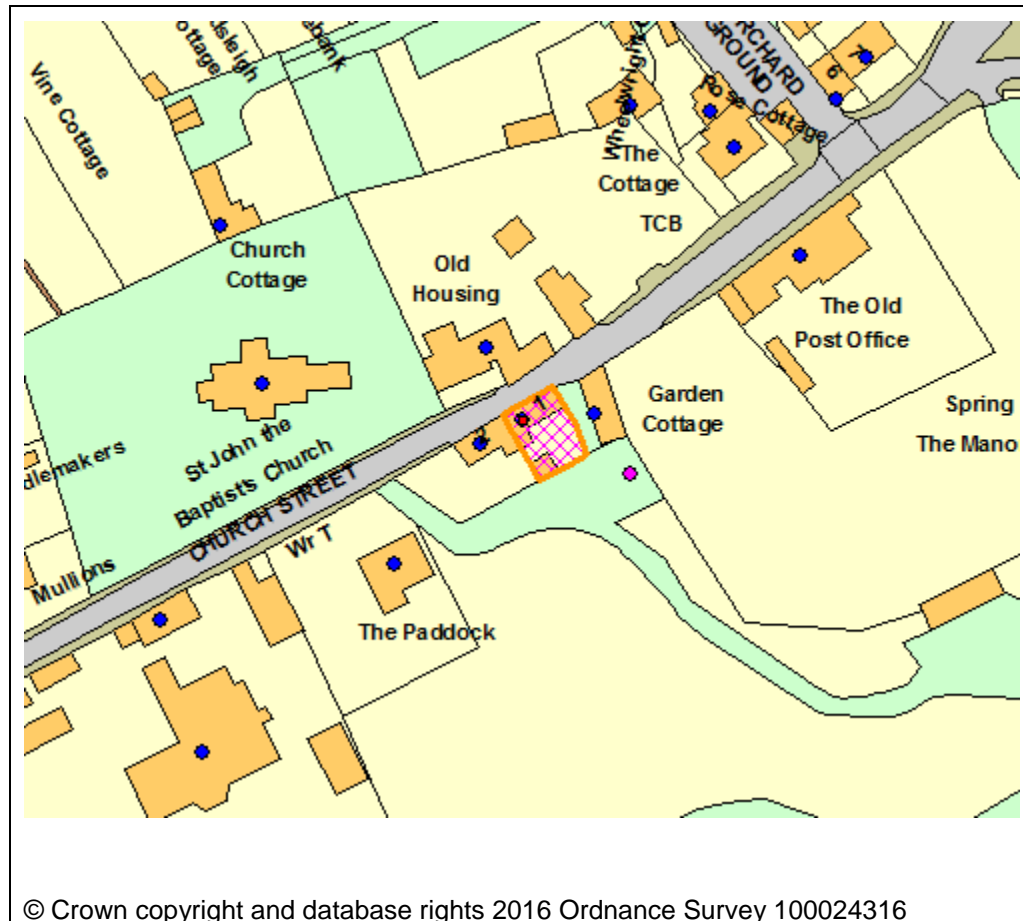
- 1 The development hereby permitted shall be begun before the expiration of three years from the date of this permission.
REASON: To comply with the requirements of Section 91 of the Town & Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act, 2004.
- 2 That 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 All of the development works must be carried out as per the recommendations in Section 9 of the Preliminary Ecological Appraisal (Landscape Planning Ltd July 15). All mitigation and enhancement works must be completed before the new dwelling and driveway are first brought into use and all enhancements must be permanently maintained thereafter.
REASON: To ensure that birds & bats and their roosts are protected in accordance with The Conservation of Habitats and Species Regulations 2010, the Wildlife and Countryside Act 1981 as amended, in line with the National Planning Policy Framework (in particular section 11), West Oxfordshire District Local Plan Policies including EH2 and saved policy NE13 and In order for the Council to comply with Part 3 of the Natural Environment and Rural Communities Act 2006.
- 4 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.
- 5 The means of access between the land and the highway shall be constructed, laid out, surfaced, lit and drained, with vision splays of 2.0 x 43m, 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.
- 6 No dwelling shall be occupied until the parking area and driveways have been surfaced and arrangements made for all surface water to be disposed of within the site curtilage in accordance with details that have been first submitted to and approved in writing by the Local Planning Authority.
REASON: To ensure loose materials and surface water do not encroach onto the adjacent highway to the detriment of road safety.
- 7 That, prior to the commencement of development, a full surface water drainage plan shall be submitted to and approved in writing by the Local Planning Authority. The plan 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. Three tests should be carried out for each soakage pit as per BRE 365, with the lowest infiltration rate (expressed in m/s) used for design., The development shall be carried out in accordance with the approved details prior to the first occupation of the development hereby approved. Development shall not take place until an exceedance flow routing plan for flows above the 1 in 100 year + 30% CC event has been submitted to and approved in writing by the Local Planning Authority.

REASON: To ensure the proper provision for surface water drainage and/ or to ensure flooding is not exacerbated in the locality (The West Oxfordshire Strategic Flood Risk Assessment, National Planning Policy Framework and Planning Policy Statement 25 Technical Guidance).

- 8 The development shall be constructed with the materials specified in the application.
REASON: To ensure that the development is in keeping with the locality and for the avoidance of doubt as to what is permitted.
- 9 Unless the Local Planning Authority gives written authority to any variation, all trees on the land not shown to be affected by building operations, shall be retained and any trees which die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of a similar species.
REASON: To ensure the retention of existing trees on the site which contribute to the amenities of the locality.
- 10 All planting, seeding or turfing comprised in the approved details of the landscaping shall be carried out in the first planting and seeding season following the occupation of the building or completion of the development, whichever is the sooner; and any trees or plants, which within a period of 5 years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, unless the Local Planning Authority gives written consent to any variation.
REASON: To ensure that the approved landscaping features are properly implemented.
- 11 No development, shall take place until a Construction Method Statement has been submitted to and approved in writing by the Local Planning Authority. The approved Statement shall be adhered to throughout the construction period and shall provide for:
- I The parking of vehicles for site operatives and visitors
 - II The loading and unloading of plant and materials
 - III The storage of plant and materials used in constructing the development
 - IV The erection and maintenance of security hoarding including decorative displays
 - V Wheel washing facilities
 - VI Measures to control the emission of dust and dirt during construction
 - VII A scheme for recycling/disposing of waste resulting from demolition and construction works.
- REASON: To safeguard the means to ensure that the character and appearance of the area, living conditions and road safety are in place before work starts.
- 12 The development shall be carried out in accordance with the Arboricultural Impact Assessment dated 17th July 2016 by Landscape Planning Ltd, including all recommended tree protection measures. The tree protection fencing shall be erected prior to the commencement of development and retained until the completion of the development unless otherwise agreed in writing by the Local Planning Authority.
REASON: To safeguard features that contribute to the character and appearance of the area.

Application Number	17/03775/HHD
Site Address	2 Church Street Fifield Chipping Norton Oxfordshire OX7 6HF
Date	21st February 2018
Officer	Joanna Lishman
Officer Recommendations	Provisional Approval
Parish	Fifield Parish Council
Grid Reference	423992 E 218748 N
Committee Date	5th March 2018

Location Map



Application Details:

Internal and external alterations and erection of single and two storey rear extension.

Applicant Details:

Miss Ana Morales
2, Church Street, FIFIELD, OX7 6HF

I CONSULTATIONS

- 1.1 WODC Drainage Engineers Request existing and proposed foul and surface water details prior to determination.
- 1.2 Parish Council No Comment Received.

2 REPRESENTATIONS

2.1 Five third party representations summarised as follows:

1. Overshadowing of dwelling opposite due to raised ridge height.
2. Overlooking to garden and door of Flora's Cottage outbuilding, used as a study, from the kitchen extension and first floor window.
3. Wider casement window to front elevation - loss of privacy.
4. Loss of light to kitchen and bedroom of dwelling opposite as a result of the two storey extension. Loss of light to adjacent Garden Cottage.
5. Impact on the AONB.
6. Impact on the setting of the Listed Buildings.
7. Impact on sewage pipes to Flora's Cottage and may upset springs under ground.
8. Impact of extension on adjoining dwelling, Flora's Cottage.
9. Noise, dust and traffic congestion during construction.
10. Raising the roof will ruin the layout of Church Street as all the roofs are in line going down the hill.
11. Extension will destroy the historic fabric of the 17th century cottage.
12. Plans show distruction of land not in applicants ownership (part of oil tank outbuilding).
13. Overdevelopment of the property.

3 APPLICANT'S CASE

As this is a householder application there are no supporting documents.

4 PLANNING POLICIES

BE2 General Development Standards

BE8 Development affecting the Setting of a Listed Building

NE4 Cotswolds Area of Outstanding Natural Beauty

H2 General residential development standards

DESGUI West Oxfordshire Design Guide

H6NEW Existing housing

OS2NEW Locating development in the right places

OS4NEW High quality design

EH1NEW Landscape character

EH7NEW Historic Environment

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 single and two storey rear extensions and two pitch roof dormer windows to the rear elevation of the existing dwelling. The basement has been removed from the application in amended plans by the Local Planning Authority on 21st February 2018.

Background Information

- 5.2 This application is to be heard before the Uplands Committee as Cllr Haine has requested it to come before Members due to potential neighbour impact issues.
- 5.3 The existing dwelling comprises an unlisted 17th Century semi-detached cottage. It is not located within a Conservation Area.
- 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 on the AONB
- Siting Design and Form
- Heritage
- Residential Amenities
- Highways
- Drainage

Impact on the AONB

- 5.5 The property is within the Cotswold AONB. Paragraph 115 of the NPPF has regard to the weight to be given to conserving the landscape and scenic beauty of the AONB. In this instance the proposal is a modest addition to a dwelling within a residential area and therefore it is not considered it would be harmful to the wider AONB.

Siting, Design and Form

- 5.6 The application site is located adjacent to the highway on Church Street and is therefore highly visible in the street scene. The proposal seeks to enlarge the property with additional extensions to the rear.
- 5.7 The proposal comprises a traditional pitch roof design and materials to match the existing dwelling. The initial plans submitted were considered to have some design issues and there were a number of concerns raised by officers, neighbouring properties and the Parish Council with regard to the scale of the development and raising the eaves and ridge of the existing roof. In order to address some of the concerns amended plans were provided. The applicant proposes no alterations to the front elevation other than a replacement three light window inwardly opening.
- 5.8 In terms of the overall scale, whilst the dwelling will increase significantly due to the addition of the first floor and rear extensions. The rear elements have been designed to be subservient to the main house with the extensions being set in at first floor level and down from the main ridge

to ensure that the massing is appropriate. Consideration is also given to the scale of the neighbouring properties and officers are of the opinion that the scale as shown on the amended plans is now acceptable and in accordance with policies BE2 and H2 of the Adopted Local Plan and OS4 and H6 of the Emerging Plan.

Heritage

- 5.9 In accordance with Section 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990, when considering whether to grant planning permission, special regard should be given to the desirability of preserving a listed building or its setting or any features of special architectural or historic interest which it possesses. Due to the design, scale and siting, located at the rear of the property with minimal visibility in the streetscene, the amended design would not impact on the setting of the Church or Old Housing opposite and is judged to have no harm in terms of paragraph 132 of the NPPF, thereby maintaining an appropriate relationship with the site and street scene.

Residential Amenities

- 5.10 As well as the first floor rear extension there is the rear single storey projecting elements proposed to the dwelling. The dwelling is set on higher land than the neighbouring bungalow, Garden Cottage. The rear extensions have been set in from the side elevations reducing the massing and it is noted that Garden Cottage's primary frontage is on the opposite side. The two storey element also remains subservient to the main ridge. Officers therefore consider that the proposed extension would not be detrimental to the residential amenity of the occupants of Garden Cottage.
- 5.11 The proposed extension will be set away from the boundary with the adjoining property. However, whilst the extension will be highly visible from the neighbouring properties, officers are of the opinion that given the combination of the separation distances, the single storey height of the majority of the extension, the proposal is not considered to be overbearing or cause unacceptable overshadowing. The adjoining neighbour has objected to the side facing windows at ground floor which would overlook the door to an outbuilding in which the occupant uses as a home office. It should be noted that the applicant could build a freestanding outbuilding under permitted development rights with windows in the same position. Moreover, the ground floor windows do not increase overlooking to the adjacent garden over and above the occupants standing in the existing private amenity space. Officers are therefore of the opinion that the proposal would not give rise to unacceptable levels of overlooking.
- 5.12 The rear dormer windows require planning permission, however, the window openings are already in situ and therefore no increase in overlooking would result.
- 5.13 Officers are of the opinion that sufficient private amenity space would remain for the occupants of the dwelling.

Highways

- 5.14 The proposal does not impact on the existing parking arrangement.
- 5.15 Objectors have referred to the narrowness of the road at the application site and it is recommended that a condition of the application be that the applicant provide a Construction

Method Statement prior to commencement of works on site so that the details of deliveries and parking of construction vehicles can be approved.

Drainage

- 5.16 An objection has been received from the neighbouring property with regard to the impact of the works to create the basement on neighbouring amenity in terms of drainage and sewerage. This element has been removed from the application however, the Drainage Officer has requested submission of existing and proposed foul and surface water drainage prior to determination due to the age of the building, the siting of the extension and foundations and the possibility that the existing foul and surface water drainage will require diversion.

Conclusion

- 5.17 In light of these observations, having considered the relevant planning policies and all other material considerations, your officers consider that, subject to drainage details being submitted and approved, the proposed development is acceptable on its planning merits and therefore should be approved.

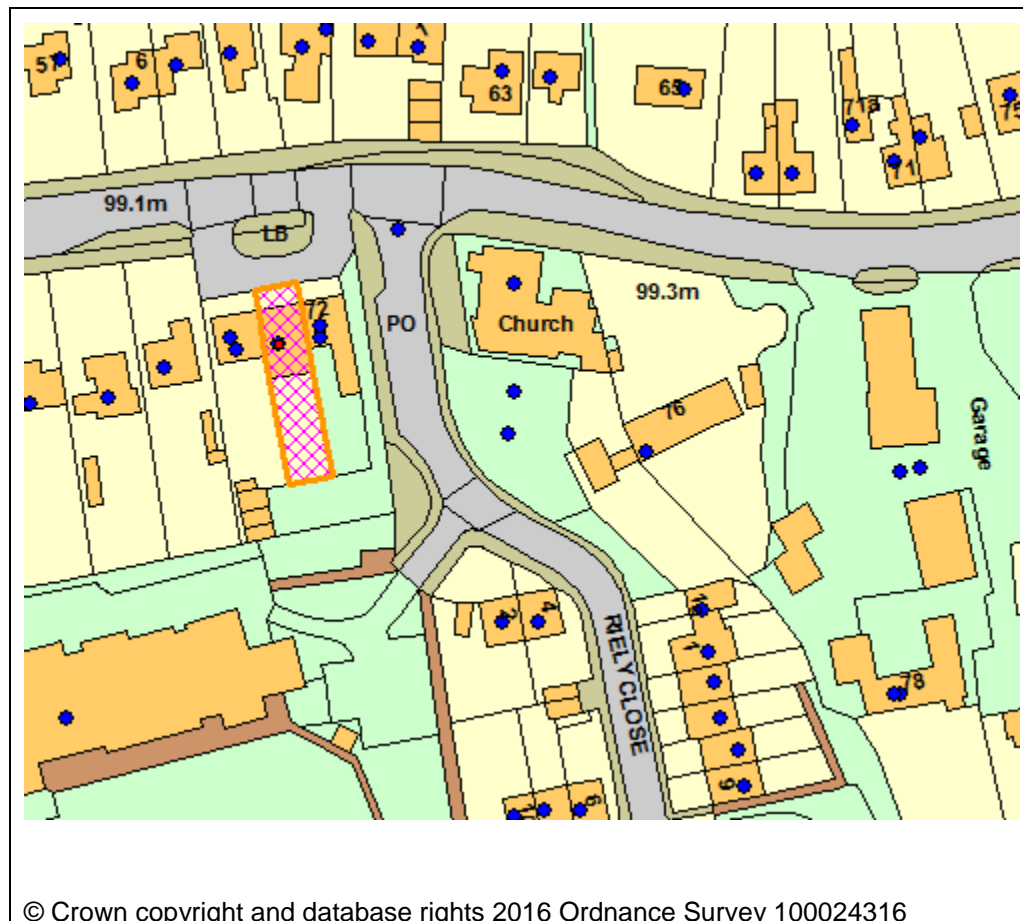
6 CONDITIONS

- 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 01.02.2018.
REASON: The application details have been amended by the submission of revised details.
- 3 The development shall be constructed with the materials specified in the application.
REASON: To ensure that the development is in keeping with the locality and for the avoidance of doubt as to what is permitted.
- 4 The external walls shall be constructed of natural stone of the same type, colour and texture and laid in the same manner as the stone used in the existing building.
REASON: To safeguard the character and appearance of the area.
- 5 The window and door frames shall be recessed from the face of the building to match windows and doors on the existing building.
REASON: To ensure the architectural detailing of the building reflects the established character of the existing building.
- 6 No development, including any works of demolition, shall take place until a Construction Method Statement has been submitted to and approved in writing by the Local Planning Authority. The approved Statement shall be adhered to throughout the construction period and shall provide for:
 - I The parking of vehicles for site operatives and visitors
 - II The loading and unloading of plant and materials
 - III The storage of plant and materials used in constructing the development

IV Measures to control the emission of dust and dirt during construction
REASON: To safeguard the means to ensure that the character and appearance of the area, living conditions and road safety are in place before work starts.

Application Number	17/04092/FUL
Site Address	70 Main Road Long Hanborough Witney Oxfordshire OX29 8BD
Date	21st February 2018
Officer	Helene Axford
Officer Recommendations	Approve
Parish	Hanborough Parish Council
Grid Reference	442091 E 214132 N
Committee Date	5th March 2018

Location Map



Application Details:

Change of use from hairdressers to enlarge existing dental practice.

- 3.3 The proposal creates no additional parking issues and vehicles and pedestrian access are existing. There are two vehicle parking areas on the drive to the rear of the property. Emergency services have easy access from the main driveway and road.
- 3.4 There would be no adverse affects from the proposal and with the proposed housing expansion in the village, provides a useful, appropriate, discreet addition to 70 Main Road, Long Hanborough.

4 PLANNING POLICIES

BE2 General Development Standards
BE3 Provision for Movement and Parking
SH5 Retention of Local Shops and/or Post Offices
E5NEW Local services and community facilities
OS2NEW Locating development in the right places
T4NEW Parking provision
The National Planning Policy framework (NPPF) is also a material planning consideration.

5 PLANNING ASSESSMENT

Background Information

- 5.1 This application seeks planning consent for the change of use from a hairdresser's salon (A1) to a dental practice (D1). This would require internal alterations only and no external works are proposed. The site is located within a small parade of shops prominently situated on Main Road (A4095). The adjoining premises are a Co-op (incorporating a Post Office) and fish and chip shop.
- 5.2 Previous to this application, permission was granted for change of use from the hairdressers to enlarge the existing dental practice under reference 13/0895/P/FP. This was not implemented and lapsed. The current application will be considered in the context of this previous permission.
- 5.3 This unit which was formerly occupied by the hairdressers is now empty. The expansion of the dental practice would serve to meet the growing population of Long Hanborough and provide a wider community benefit whilst improving the viability of an existing service.
- 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
 - Access and highways

Principle

- 5.5 The proposed use has previously been approved on this site. The permission expired in August 2016.

- 5.6 Policy SH5 of the adopted Local Plan seeks to avoid the loss of local shops and post offices, except where the existing use is not viable, or there is no demonstrable loss to the range of goods and services available within or adjoining the settlement. Emerging Policy E5 sets out a similar approach. In this context, the supporting statement suggests the hairdressers' has become redundant. The space could be used for any commercial use in Class A1, but the limited floorspace would affect potential viability. There are a number of other shops, and hairdressers, in Long Hanborough and the change of use would not represent a material loss of a local facility.
- 5.7 The dental surgery itself represents a community facility which supports the health and well-being of the local population. As a result of considerable housing growth over the next few years in this village, there will be increased demand for services such as this.
- 5.8 The change of use does not constitute a loss of a premises in the way that conversion to a house would. The unit would remain as a facility of benefit to the village.

Access and highways

- 5.9 The Parish Council has stated that it does not object to the proposal but has requested that a number of conditions are attached to any permission. These are set out in the consultation section above.
- 5.10 It is important to note that the premises benefits from its own parking to the rear, shown as 4 spaces on the submitted plans. The parking area to the front is public and shared with the other shops. The applicant has no control over the use of this parking. The changes to layout and other works suggested by the Parish are not capable of being delivered by the applicant, nor would such requirements be reasonable. It is not legitimate under planning regulation to require an applicant to remedy an existing situation or problem over which they have no control. The previous permission (13/0895/P/FP) imposed no such requirements and since then there have been no material changes in term of policy or on-site circumstances.
- 5.11 OCC Highways have not objected to the proposal nor recommended any conditions.

Conclusion

- 5.12 The proposal would not be detrimental in terms of an alternative use of this small A1 premises. It would not be reasonable to impose the conditions suggested by the Parish and the application is accordingly recommended for approval.

6 CONDITIONS

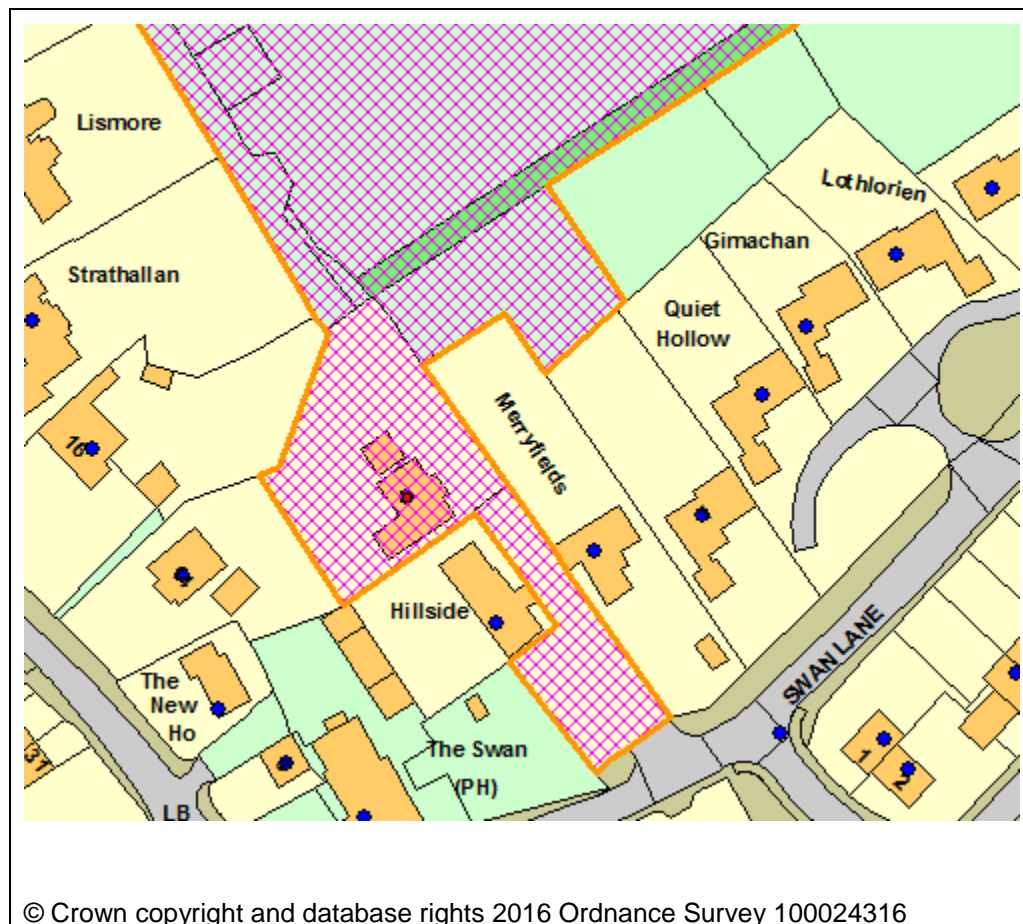
- 1 The development hereby permitted shall be begun before the expiration of three years from the date of this permission.
REASON: To comply with the requirements of Section 91 of the Town & Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act, 2004.
- 2 That 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 development shall be constructed with the materials specified in the application.
REASON: To ensure that the development is in keeping with the locality and for the avoidance of doubt as to what is permitted.

- 4 The premises shall be used for a dentist surgery only and for no other purpose (including any other purpose in Class D1 of the Schedule to The Town and Country Planning (Use Classes) Order 1987 or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order with or without modification).
REASON: An alternative use of the premises for D1 purposes (including a potentially more intensive use) would require further consideration in terms of its relationship with nearby uses and access and parking arrangements.

Application Number	I8/00038/FUL
Site Address	Willow View Swan Lane Long Hanborough Witney Oxfordshire OX29 8BT
Date	21st February 2018
Officer	Stephanie Eldridge
Officer Recommendations	Approve
Parish	Hanborough Parish Council
Grid Reference	441644 E 214440 N
Committee Date	5th March 2018

Location Map



Application Details:
Erection of barn.

Applicant Details:

Mr Martin Few
Willow View
Swan Lane
Long Hanborough
Witney
Oxfordshire
OX29 8BT

I CONSULTATIONS**I.1 Parish Council**

We object to this application, because its implementation (construction of an inauthentic barn) would result in an unnecessary blight on land where one of Hanborough's conservation areas meets an Area of Outstanding Natural Beauty, compromising views into and out of both of these areas. This harm is not offset by a public benefit and is therefore contrary to NPPF paragraph 116. Moreover, on the evidence of this application and previous versions, the need for the proposed barn (described as a tractor shed with adjoining closed and open storage spaces) has not been convincingly demonstrated.

A recent previous version (17/02345/FUL) linked the need for a barn with accommodating rare breed sheep. However, Kernon Countryside Consultants Ltd. made a forceful case to the contrary in their objection letter of 11th August 2017. Their assessment was that the applicant had failed to justify the need for a building in principle; not least because, in practice, the design of the building would not meet the purported need.

Kernon was adamant that the 2017 barn design could not be used for livestock, because the rooms at either end had inadequate ventilation. "Accordingly, whether the landowner was keeping sheep or cattle on the holding, the building could not meet any possible needs for housing such animals, even short term." The lockable garage section of the building "would not be big enough for farm machinery and would be too small for any meaningful amounts of winter fodder."

The sheep are not mentioned as a justification for a barn in Application No. 18/00038/FUL. No alternative explanation has been given in the published documents for why a barn is still needed; although there was allegedly pre-application advice from two officers: "Martin Kemp and Steph Aldridge" are said to have agreed "the location and principles" of the proposed barn. If correct, we find this surprising, as the positioning and design now before us resembles an earlier version that we understood one of the officers had advised against.

Whatever the precise details of this application's genesis, we see no reason for allowing a tractor shed at the end of a stretch of hardstanding, where non-agricultural commercial vehicles are parked,

beyond which there is a domestic driveway. It would compound the harm already allowed retrospectively by dint of "formalising" an intrusion into what was grassy AONB land, by adding a discordant permanent structure.

- 1.2 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.

2 REPRESENTATIONS

Three letters of objection have been received in respect of this application from Carter Jonas on behalf of Mr R Fraser at Strathallan, Millwood End, Ferax Planning on behalf of Mr and Mrs Felici at Quarry Villa, Millwood End, and Edgars Ltd on behalf of Mr and Mrs Mitchell of Lismore, Millwood End. Full versions of these letters are available on the Council's website. The points raised are summarised below.

- No detailed justification for the need and siting of the agricultural building has been provided
- the proposal would intrude into and extend the built form of the open countryside
- the building could be used for other purposes in the future
- the building will obscure views of the dry stone walling from within the AONB towards the conservation area
- the location of the building and increase in activity of the building and the track will have a detrimental impact on the amenities of occupiers of adjoining residential properties
- harmful to the conservation area
- harmful to AONB and significant views of the conservation area

3 APPLICANT'S CASE

- 3.1 A design and access statement has been provided by the applicant. A full version of this document can be viewed on the Council's website. A summary of the justification provided is as follows:
- 3.2 The proposal is to construct a single storey timber barn in the south-west corner of the existing field adjacent to the existing track. The barn will be used to store hay/straw, livestock, feed and agricultural machinery used for maintaining the field. Please refer to drawing SWAN.PD. 01 rev A showing the proposed location of the barn.
- 3.3 The proposal is justified on the grounds that a barn of this type is required to support the livestock currently using the field and the proposed structure will be in keeping with this type of agricultural use and setting.

4 PLANNING POLICIES

BE2 General Development Standards
BE5 Conservation Areas
NE4 Cotswolds Area of Outstanding Natural Beauty
OS2NEW Locating development in the right places

EH7NEW Historic Environment

EH1NEW Landscape character

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 a timber agricultural building. The applicant who resides in Willow View owns the agricultural field, the subject of this application, which sits on the edge of the Millwood End Conservation area and within the Cotswold Area of Outstanding Natural Beauty. The field is used for the grazing, breeding and keeping of livestock; more specifically rare breed sheep. The proposal is to construct a single storey timber building in the South West corner of the existing field which will be used for storing hay/straw, livestock, feed, and machinery for maintaining the field. Access to the field, and the proposed building, is via an existing private driveway which serves Willow View and the historic farm track which links the two.
- 5.2 Members will recall that in October 2017 a part retrospective application was considered for the erection of an agricultural building, construction of hardstanding and erection of 1.5m high dry stone walling with timber gates at the site (Ref: 17/02345/FUL). Following a site visit Members were concerned with the proposed location of the building. Therefore this element of the application was deleted and the hardstanding, walling and gates approved. This application proposes a smaller building which has been reduced by approximately 4m in length, rotated 90 degrees and repositioned as per Members advice.
- 5.3 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
 - Heritage
 - Landscape
 - Residential Amenity

Principle

- 5.4 The principle of providing an agricultural building to store hay/straw, livestock, feed and machinery to serve the livestock kept on agricultural land is considered to be appropriate and acceptable subject to the below considerations.

Heritage

- 5.5 Within a Conservation Area, Officers are required to take account of section 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended which states that, with respect to buildings or other land in a conservation area, special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area. In this regard, whilst the proposed building sits just along of the Conservation area boundary, given the semi-rural, agricultural context of the site, and by virtue of its use, siting, design, materials and scale the proposed development is considered to preserve the setting of the conservation area. Therefore, the application is considered to be acceptable in these terms.

Landscape

- 5.6 In terms of the impact on the Cotswold AONB, 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. The proposed agricultural building will sit where the residential boundaries meet the rural expanse behind the built up residential area along Milwood End and Swan Lane. Whilst there may be glimpsed views of the building from the access onto the private driveway serving the field, given the agricultural land use the addition of a small agricultural building sited at the front of the field is considered to be wholly appropriate in this setting. Therefore, the building is unlikely to have any significant visual presence beyond its immediate setting. It is therefore considered that there would be no material harm to the AONB in this location.

Residential Amenities

- 5.7 In terms of neighbouring amenity, the proposed building is single storey with an eaves height of 2.3m and ridge height of 4m. The side elevation facing neighbouring properties, Lismore and Strathallan, is 5m wide. The building sits a significant distance away from these residential properties at approximately 27m from the nearest point of Lismore, and around 38m from the nearest point of Strathallan. Therefore, the building is not considered to be overbearing or result in any loss of light or privacy. Further, given the established agricultural use of the land gaining access and use of the building isn't considered to be inappropriate or cause any adverse noise or disturbance to the detriment of nearby residential properties. Whilst the occupants of these properties would be able to see the building a private view is not a material planning consideration. As such, the application is considered to be acceptable in these terms.

Conclusion

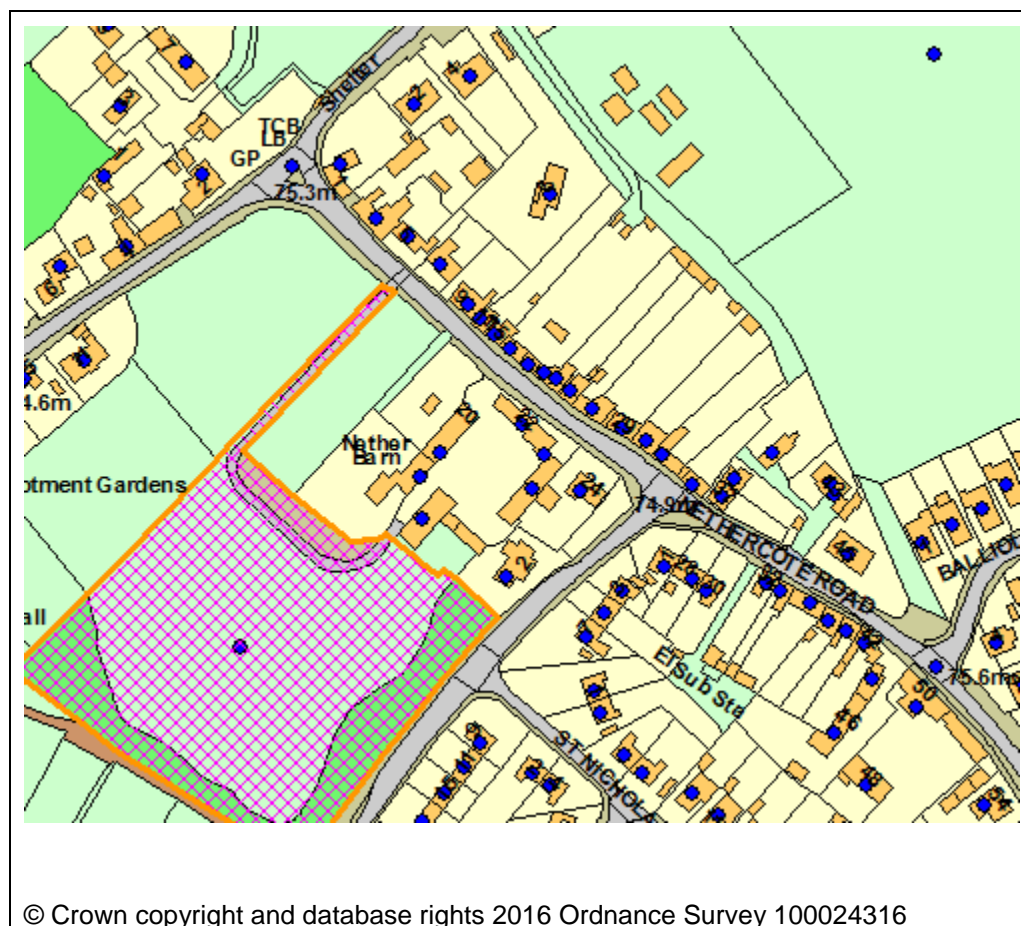
- 5.8 In light of the above, the application is considered to be acceptable and compliant with policies BE2, BE5, and NE4 of the adopted West Oxfordshire Local Plan 2011, OS2, EH7 and EH1 of the emerging West Oxfordshire Local Plan 2031, and relevant paragraphs of the NPPF.

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 external walls of the agricultural building shall be constructed with timber cladding, a sample of which shall be submitted to and approved in writing by the Local Planning Authority before development commences.
REASON: To safeguard the character and appearance of the area.
- 4 The roof of the agricultural building shall be covered with materials, a sample of which shall be submitted to and approved in writing by the Local Planning Authority before any roofing commences.
REASON: To safeguard the character and appearance of the area.

Application Number	17/04114/RES
Site Address	Street Farm 22 Nethercote Road Tackley Kidlington Oxfordshire OX5 3AW
Date	21st February 2018
Officer	Catherine Tetlow
Officer Recommendations	Provisional Approval
Parish	Tackley Parish Council
Grid Reference	448184 E 220761 N
Committee Date	5th March 2018

Location Map



Application Details:

Residential development, creation of a new vehicular access, landscaping and associated works.

Applicant Details:

Deanfield Homes Ltd. C/O Agent

I CONSULTATIONS

- I.1 Parish Council
- Reserved Matters Application 17/04114/RES Street Farm Tackley
- On receipt of this application, the Parish Council exhibited all the drawings and documents in the Village Hall Coffee Shop and invited parishioners to view the proposals and submit comments. In addition the application was discussed at the January PC meeting (8th Jan 18) which is an open meeting and those parishioners who attended were able to participate.
- Whilst the original (outline) application attracted a significant response, there is now a general acceptance of the general arrangement, house types etc. as currently proposed. Those matters of continuing concern and comment are as follows :-
- North East boundary: residents are anxious that this area remains open and any perimeter boundary treatment is restricted to native hedging/planting
- South West boundary: the PC would like to initiate some further discussion on the number of retained trees on this boundary. The original proposal submitted to the PC in February 2015 indicated a greater removal of trees similar to that proposed on the South East (St Johns Rd) boundary. This would be a more reasonable treatment given the proximity of the trees to the primary school, their condition, and possible adverse effect on the rear gardens to plots 4-7. These boundary trees are relatively 'new' (30-40 years) and their growth has been uncontrolled over that time. The PC has had preliminary discussion with the developer regarding a possible transfer of unallocated land direct to them, rather than a maintenance company, and it would be necessary for all parties to be comfortable with the ongoing responsibilities. Notwithstanding the above, the PC wish to retain a section of this woodland sufficient to give access to the primary school for external study and are anticipating that some new tree planting, of more appropriate scale, would take place.
- The Proposed Footway/Cycleway: the junction of this access route with Nethercote Rd. will require detailed consideration in terms of road safety.
- Construction Traffic Management Plan: This is the subject of considerable concern given the restricted access to the immediate surroundings and possible wider village problems. The PC will expect this plan to define acceptable routes and delivery timetables.
- Conditions: There will be a number of Conditions attached to an approval which the PC consider it is necessary to be consulted on. These include the Traffic Management Plan and Foul Drainage Plan.
- I.2 Major Planning Applications Team
- Highways - There was initial concern about pedestrian and cycle connection but this matter has now been resolved.
- Surface Drainage - This matter requires further consideration but in any event is subject to condition 13 of the outline permission.
- Archaeology - No objection. The outline permission includes archaeological conditions.
- I.3 Biodiversity Officer
- No Comment Received.

I.4	WODC Housing Enabler	No Comment Received.
I.5	Historic England	Do not wish to offer any comments.
I.6	Thames Water	<p>Waste Comments</p> <p>Thames Water would advise that with regard to sewerage infrastructure capacity, we would not have any objection to the above planning application.</p> <p>'We would expect the developer to demonstrate what measures he will undertake to minimise groundwater discharges into the public sewer. Groundwater discharges typically result from construction site dewatering, deep excavations, basement infiltration, borehole installation, testing and site remediation. Any discharge made without a permit is deemed illegal and may result in prosecution under the provisions of the Water Industry Act 1991. Should the Local Planning Authority be minded to approve the planning application, Thames Water would like the following informative attached to the planning permission:"A Groundwater Risk Management Permit from Thames Water will be required for discharging groundwater into a public sewer. Any discharge made without a permit is deemed illegal and may result in prosecution under the provisions of the Water Industry Act 1991. We would expect the developer to demonstrate what measures he will undertake to minimise groundwater discharges into the public sewer. Permit enquiries should be directed to Thames Water's Risk Management Team by telephoning 02035779483 or by emailing wwqriskmanagement@thameswater.co.uk. Application forms should be completed on line via www.thameswater.co.uk/wastewaterquality."</p> <p>Water Comments</p> <p>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.</p>

2 REPRESENTATIONS

Objection has been received from one local resident referring to the following matters:

- In advance of commencement of construction we would ask that a sensitive and considered construction traffic management plan be put in place to mitigate the risks to other road users, pedestrians, children accessing the school, playing fields and playground and members of public using the shop and village hall. The gradient, sharp corner, narrow road, limited visibility and adverse camber along Medcroft Road heading from the church along with the narrowing by the Green and busy junction by the school, playground and shop car park combined with the S4 bus route entering the village from Rousham has the potential to cause significant congestion and risk to all

road users during peak times and a solution to this might be to require all construction traffic to access the site from the Rousham end of the village only. This will limit construction traffic flow through the main part of the village thus minimising potential risk, congestion and damage to verges, kerbs and pavements thus delivering benefit to all.

3 APPLICANT'S CASE

A Design and Access statement has been provided which sets out the approach to the design, layout and landscaping of the reserved matters application.

4 PLANNING POLICIES

BE1 Environmental and Community Infrastructure.
BE2 General Development Standards
BE3 Provision for Movement and Parking
H2 General residential development standards
H11 Affordable housing on allocated and previously unidentified sites
T2 Pedestrian and Cycle Facilities
T3 Public Transport Infrastructure
NE13 Biodiversity Conservation
OS2NEW Locating development in the right places
H2NEW Delivery of new homes
EH2NEW Biodiversity
DESGUI West Oxfordshire Design Guide
The National Planning Policy framework (NPPF) is also a material planning consideration.

5 PLANNING ASSESSMENT

- 5.1 The proposal is a reserved matters application for the erection of 26 dwellings and associated works on land within the village of Tackley. This is pursuant to an outline application for residential development - 15/00561/OUT. The principle of the development has therefore already been established, and matters such as transport, drainage and infrastructure have been considered. The consideration of the current application relates only to: appearance; landscaping; layout; and scale (the reserved matters). A range of supporting information and detailed drawings have been provided. The approved vehicular access is from St John's Road.
- 5.2 The site is agricultural land located between the village hall/allotments to the north west and St John.s Road to the south east. The village primary school lies to the south.
- 5.3 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:
- Siting, design and form
 - Trees, landscaping and ecology
 - Heritage

Siting, design and form

- 5.4 The layout plans generally reflect the intentions at the outline stage and in your Officers' opinion are a suitable basis on which to proceed.
- 5.5 The scheme shows that 26 dwellings can readily be accommodated on the site, whilst leaving significant areas for landscaping. There would be no need to seek to reduce the number of units. Making the best use of land is important in reducing the pressure to release further sites.
- 5.6 All units would be 2 storey which is in keeping with other existing development nearby.
- 5.7 A footpath link to Nethercote Road would be provided via an existing drive to the buildings formerly associated with Street Farm. A link would also be provided to the existing right of way between St John's Road and the village hall/Medcroft Road.
- 5.8 The built form would be of comparable density to existing modern housing in the village, with each plot having a suitable amenity space. There is a mix of 1 bedroom flats, and 2, 3 and 4 bed houses.
- 5.9 The designs reflect vernacular forms and a variety of house types is proposed which will add interest.
- 5.10 The distance between the proposed dwellings fronting St John's Road and existing dwellings in this road would be 25m at the closest point. This takes account of the greater set-back required between two storey and bungalows. The closest property to the north east is side-on to the development and approximately 24m away which is also acceptable. There would be no unacceptable overlooking and no loss of light.
- 5.11 A materials plan has been submitted which shows an intention to use artificial Cotswold stone as the facing material for all dwellings, and timber cladding to garages. The roofing material would be a concrete tile with a similar finish and colour to weathered Cotswold stone roof slates. This approach is acceptable. Existing properties in St John's Road are constructed in artificial stone or brick. In any event a sample panel of walling would be required to be approved by condition.

Trees and Landscaping

- 5.12 The site currently has a number of trees to its periphery, although a significant number of trees on the St John's Road frontage envisaged to be removed under the outline scheme, have now been taken out. Discussions as to the extent of retention of other trees are on-going between the Parish and the applicant, since the Parish would wish to take over management of the trees/undeveloped area that lies outside plots on the south western edge of the site.
- 5.13 A full landscaping scheme has been provided and this shows that additional trees would be planted of varying species and size, as well as hedgerow and shrubs.

Heritage

- 5.14 The site lies within the Tackley Conservation Area, and a number of houses in the village are Listed. In this context Officers have had regard to the provisions of the Planning (Listed

Buildings and Conservation Areas) Act 1990, specifically sections 66(1) and 72. As regards Listed Buildings, S66(1) states that the local planning authority "shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses". S72 requires in relation to Conservation Areas that "special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area".

- 5.15 There are some listed buildings fronting Medcroft Road to the north and others at Nethercote Road to the east. However these are approximately 60m and 80m away from the site with intervening land between. They would not share boundaries with the development and it is considered that their significance and setting would not be materially affected.
- 5.16 The site has modern development on two sides and is set well back from the historic street frontages in the village. Although the site is clearly a substantial area of open space in the middle of the village, it was considered at the outline stage that it didn't make such an important contribution to the character and appearance of the Conservation Area as to warrant refusal.
- 5.17 The layout and scale now proposed does not depart significantly from the form of development envisaged under the outline proposal.
- 5.18 The harm to the Conservation Area is considered less than substantial and the contribution to housing land supply, and provision of affordable housing, would outweigh the limited harm identified.
- 5.19 The OCC Archaeologist has no objection.

Other Matters

- 5.20 The objector has referred to the desirability of agreeing a construction traffic management plan. OCC recommend such a condition.

Conclusion

- 5.21 The applicant is seeking reserved matters approval for appearance, landscaping, layout, and scale. All matters of principle, including means of access, were addressed at the outline stage.
- 5.22 The layout and design are acceptable, but the walling material would be subject to conditional approval. There would be no unacceptable impact on residential amenity arising from the scale, layout and design proposed.
- 5.23 Foul and surface drainage are dealt with in existing conditions attached to the outline approval.
- 5.24 The proposed 26 dwellings can be comfortably accommodated on the site without significant detriment to the character and appearance of the area, or substantial harm to the significance and setting of heritage assets. The less than substantial harm in heritage terms is outweighed by the benefits of delivering new housing (including affordable housing) and the economic and social benefits that are associated with new development and an increased resident population.

- 5.25 The proposal is considered acceptable and is accordingly recommended for approval. However, it is suggested that approval is delegated to Officers so that the outstanding question of the management of the retained trees/open space is resolved prior to decision.

6 CONDITIONS

- 1 The development shall be commenced within either five years from the date of the outline permission granted under reference 15/00561/OUT or two years from the date of this approval, or where there are details yet to be approved, within two years from the final approval of those matters.
REASON: To comply with the requirements of Section 91 of the Town and Country Planning Act 1990 as amended.
- 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 Notwithstanding the submitted External materials plan P21, before above ground building work commences, a schedule of materials (including samples) to be used in the elevations and roofs of the development shall be submitted to and approved in writing by the Local Planning Authority. In addition, prior to commencement of above ground building work, a sample panel of walling shall be erected on site and approved in writing by the Local Planning Authority. The development shall be constructed in the approved materials. The sample panel shall be retained on site until the development is completed.
REASON: To ensure that the materials and mix and colour of mortar are satisfactory and to safeguard the character and appearance of the area.
- 4 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.
- 5 Before first occupation of the dwellings hereby permitted all bathroom/WC windows shall be fitted with obscure glazing and shall be retained in that condition thereafter.
REASON: To safeguard privacy in neighbouring properties.
- 6 Travel Information Packs, the details of which are to be submitted to and approved in writing by the Local Planning Authority prior to first occupation, shall be provided to every resident on first occupation.
REASON: In the interests of sustainability and to comply with Government guidance contained within the National Planning Policy Framework.
- 7 Prior to commencement of the development hereby approved, a Construction Traffic Management Plan (CTMP) shall be submitted to and approved in writing by the Local Planning Authority. The CTMP will include a commitment to deliveries and/or HGVs only arriving at or leaving the site between 0930 and 1430. Thereafter, the approved CTMP shall be implemented and operated in accordance with the approved details.

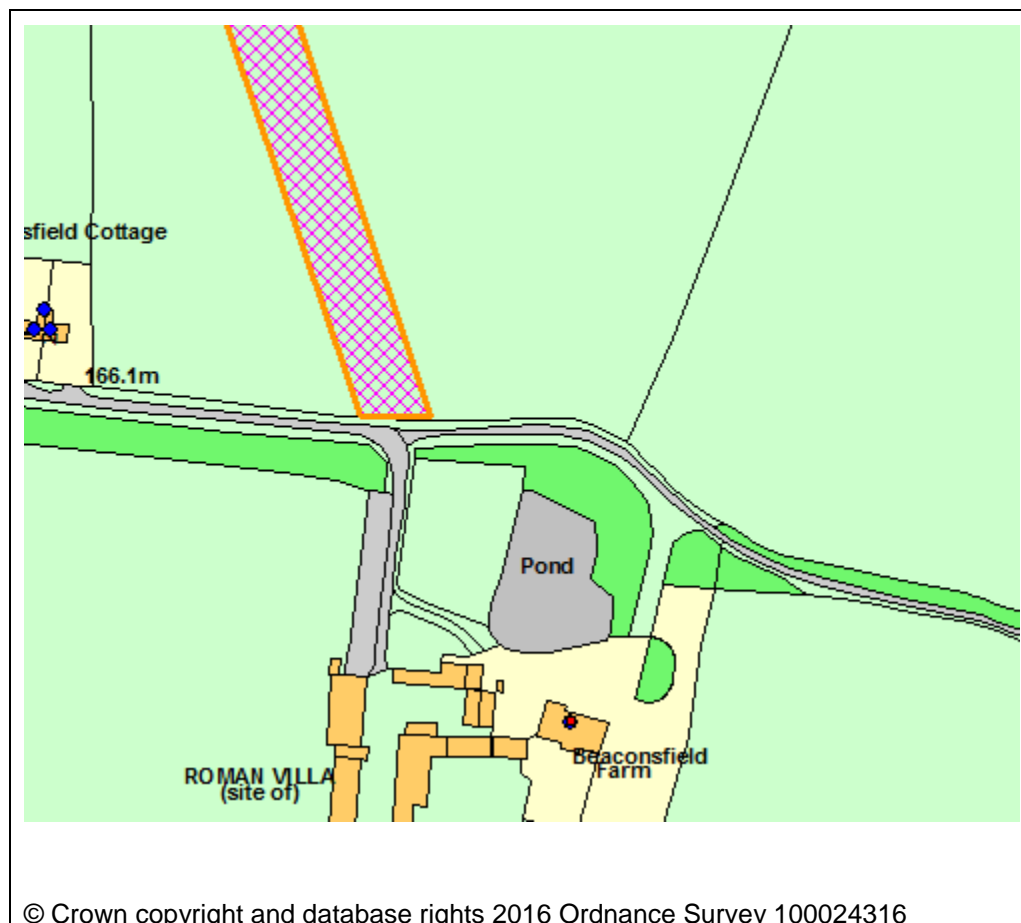
REASON: In the interests of highway safety and the residential amenities of neighbouring occupiers.

NOTES TO APPLICANTS

- 1 For the avoidance of doubt the applicant is advised that unless specifically referred to in this decision notice or separate conditions compliance decisions, details required by conditions imposed on 15/00561/OUT are not approved.
- 2 Please note the Advance Payments Code (APC), Sections 219 -225 of the Highways Act, is in force in the county to ensure financial security from the developer to off-set the frontage owners' liability for private street works, typically in the form of a cash deposit or bond. Should a developer wish for a street or estate to remain private then to secure exemption from the APC procedure a 'Private Road Agreement' must be entered into with the County Council to protect the interests of prospective frontage owners. For guidance and information on road adoptions etc. please contact the County's Road Agreements Team on 01865 815700 or email roadagreements@oxfordshire.gov.uk

Application Number	17/04161/FUL
Site Address	Beaconsfield Farm Great Tew Chipping Norton Oxfordshire OX7 4JR
Date	21st February 2018
Officer	Stephanie Eldridge
Officer Recommendations	Refuse
Parish	Great Tew Parish Council
Grid Reference	440662 E 227492 N
Committee Date	5th March 2018

Location Map



Application Details:

Construction of an agricultural access track on land North of Beaconsfield Farm (Retrospective).

Applicant Details:

GTBE LLP
c/o Agent

I CONSULTATIONS

- I.1 The Gardens Trust No Comment Received.
- I.2 Parish Council No Comment Received.
- I.3 OCC Highways
This retrospective application seeks approval for the construction of an agricultural access track on land north of Beaconsfield Farm. Should permission be granted slow moving large agricultural machinery and delivery vehicles may access Beaconsfield Farm and the surrounding farm land without the need to travel along Tracey Lane - a single track lane with passing places.
- In my opinion the hazard associated with an additional access to the public highway is outweighed by the safety benefit resulting from the removal of agricultural traffic from Tracey Lane.
- The proposal, if permitted, will not have a significant detrimental impact (in terms of highway safety and convenience) on the adjacent highway network.
- The work, including access over the public highway verge, has been constructed in hardcore/crushed stone. The section of track over the highway verge and to a distance of 10m from the carriageway should be constructed and surfaced with tarmac to prevent loose material from being tracked out into the highway.
- No objection subject to
- Prior to first use the section of track over the public highway verge and to a distance of 10m from the public highway carriageway shall be reconstructed in accordance with a scheme to be submitted and approved in writing.
- NB Prior to the commencement of development, a separate consent must be obtained from Oxfordshire County Council's Road Agreements Team for the proposed access and off site works under Section 278 of the Highway Act 1980. For guidance and information please contact the County Council's Road Agreements Team.
- I.4 OCC Archaeological Services
The construction works appear to have been completed. As such there is no longer an opportunity to undertake any monitoring and recording during the construction works. We do however have significant concerns relating to the current situation.
- The planning statement submitted by the agents on behalf applicant states that the scheduled villa is located to the south west of the development and "It is considered that the access road does not

impact upon these heritage assets".

This assumes that the only heritage assets are those that are scheduled monuments. It ignores all other non-designated heritage assets or that other heritage assets may be present. The NPPF is clear that other heritage assets should be considered and under Paragraph 128 that the historic environment record should have been consulted. If this had been done it would have identified that the new trackway passes through a Romano British field system. If a planning application had been made, we would have required monitoring and recording to be undertaken along the route of the track during groundworks. Field systems can often provide important information about the environment at that time along with information about the local economy, diet and the land use of the villa estate. All this greatly enhances our understanding of the historic environment. It is also possible that other discreet archaeological features may have been present, for instance burials and that pre-Romano British features may also have been revealed. The agents acting on behalf of the applicant have also ignored Paragraphs 135 and 139 of the NPPF.

Whilst it is now too late to undertake any monitoring and recording we would strongly urge that in future the applicant and their agents adhere to the requirements of the NPPF and treat the historic environment with due respect that is required by that document.

In the event of the application being refused and remedial works being required that will involve the land being returned to its previous state we would recommend that a programme of archaeological monitoring and recording (watching brief) is undertaken. This can be achieved by the attachment of the following conditions.

- 1) The applicant, or their agents or successors in title, shall be responsible for organising and implementing an archaeological watching brief, to be maintained during the period of construction/during any groundworks taking place on the site. The watching brief shall be carried out by a professional archaeological organisation in accordance with a Written Scheme of Investigation that has first been approved in writing by the Local Planning Authority.
Reason - To safeguard the recording of archaeological matters within the site in accordance with the NPPF (2012)
- 2) Following the approval of the Written Scheme of Investigation referred to in condition 1, no development shall commence on site without the appointed archaeologist being present. Once the watching brief has been completed its findings shall be reported to the Local Planning Authority, as agreed in the Written Scheme of Investigation, including all processing, research and analysis necessary to produce an accessible and useable archive and a full report for

publication.

Reason - To safeguard the recording of archaeological matters within the site in accordance with the NPPF (2012)

If the applicant contacts us we shall be pleased to outline the procedures involved, and provide a brief upon which a costed specification can be based.

2 REPRESENTATIONS

Twenty letters of objection have been received in respect of this application. Full versions of these representations are available on the Council's website. These letters raise the following points:

- There is no justification for an addition road serving the farm
- The development results in a loss of productive farm land
- The track results in negative ecological impacts
- The track has a harmful impact on the archaeological assets; in particular the Roman Villa
- The track has a harmful impact on the landscape and transforms the open countryside
- The track will create more risk for highways safety
- The existing access is sufficient

3 APPLICANT'S CASE

- 3.1 A full version of the Planning Statement is available on the Council's website. The document is concluded as follows:
- 3.2 This Planning Statement has been prepared to explain the rationale and merits of a new access track serving Beaconsfield Farm, Great Tew.
- 3.3 The preceding report has demonstrated that the proposed development would constitute agricultural permitted development should the scheme have been subject to the prior notification procedure.
- 3.4 Notwithstanding this there are no policies within the local plans or NPPF which would specifically exclude this form of development. Furthermore, it is argued that the provision of the track, to enable the safe operation of the farm supports the rural economy in line with the guidance of the NPPF.
- 3.5 There are local views of the track however, wider views are limited. Where views can be achieved they are of an agricultural track which would reasonably be expected in a rural location such as this.
- 3.6 The proposed development has retained hedgerow in order to preserve biodiversity and additional planting could be provided to enhance the biodiversity offer in the area.
- 3.7 The scheme enables the safe and convenient movement of vehicles associated with Soho Farmhouse and the agricultural operation ensuring that potential conflicts are avoided. Appropriate visibility can be achieved from the access in both directions.

3.8 It has therefore been demonstrated that the scheme complies with the relevant policies of the Local Plan and that there are no material considerations which indicate that development should not be supported. On this basis it is requested that the scheme is approved without delay in accordance with paragraph 14 of the NPPF.

4 PLANNING POLICIES

BE2 General Development Standards

BE8 Development affecting the Setting of a Listed Building

BE11 Historic Parks and Gardens

BE12 Archaeological Monuments

NE1 Safeguarding the Countryside

OS2NEW Locating development in the right places

EH7NEW Historic Environment

EH1NEW Landscape character

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

5 PLANNING ASSESSMENT

5.1 This application seeks retrospective consent for the construction of an agricultural access track on land North of Beaconsfield Farm. The track provides access between Ledwell Road and Beaconsfield Farm to be used in association with the agricultural operation which is part of the wider Great Tew Estate. Beaconsfield Farm benefits from an existing access which joins Tracey Lane and gives direct access onto Ledwell Lane. The track, the subject of this application, is approximately 4 meters wide and 1 kilometre long with occasional passing places constructed with hardcore. The site sits immediately south of Grade II listed Great Tew Park and Gardens and Beaconsfield Farm itself comprises of a series of Grade II listed buildings. Further, Beaconsfield Farm Roman Villa is a scheduled ancient monument which sits South West of the application site area.

5.2 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
- Landscape
- Heritage

Highways

5.3 The Highway Authority has been consulted on the application and has raised no objections to the retrospective development subject to the section of track over the highway verge and to a distance of 10m from the carriageway being constructed and surfaced with tarmac to prevent loose material from being tracked out into the highway. However, Officers are concerned that the County Council don't appear to mention explicitly the impact of the new track cutting across the existing bridleway and taking access into Beaconsfield Farm and the implications this may have on the safety of users of the bridleway. Therefore, Officers are undertaking re-consultation with the Highways Authority to confirm that consideration has been given to this aspect. Officers will update Members in the additional representations report.

Landscape

- 5.4 In terms of the impact on the landscape, whilst part of the track follows a historic field boundary, a significant section of the retrospective development cuts through the open countryside; a significant section of the track is highly visible from the public right of way. The West Oxfordshire Landscape Assessment identifies this site as falling within the Ironstone Valleys and Ridges sub area. This landscape is characterised by its complex landform and intricate patchwork of fields, hedges and woodland to create a rich pattern of landscape. This site is identified as estate farmland which is made up of large scale patterns of fields which are typically bounded by large belts of woodland or line of mature trees. By reason of its scale, siting and materials the track and associated fence is considered to have an urbanising and transformative impact on the open countryside and cuts through the defined agricultural fields and as such appears as an alien feature in the landscape. Therefore, the application is considered to be unacceptable in these terms and fails to comply with policies NE1 of the adopted WOLP 2011 and OS2 and EH1 of the emerging WOLP 2031.

Heritage

- 5.5 The application site area is book ended by heritage assets. Grade II Listed Great Tew Park and Gardens sits immediately north of the track, and a range of Grade II Listed buildings alongside the scheduled ancient monument, Beaconsfield Farm Roman Villa, sits to the south of the track. Officers are required to take account of section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended which states that in considering whether to grant planning permission for development which affects a listed building or its setting, the local planning authority or, as the case may be, the Secretary of State shall have special regard to the desirability of preserving the building or its setting or of any features of special architectural or historic interest which it possesses.
- 5.6 In this case the transformative and urbanising effect of the retrospective track is considered to result in less than substantial harm to the setting of both the Grade II listed Great Tew Park and Gardens and the range of Grade II listed buildings forming Beaconsfield Farm. Paragraph 134 of the National Planning Policy Framework states that where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal, including securing its optimum viable use. Whilst both the applicant, and the Highway Authority, have suggested that re-directing agricultural traffic from Tracy Lane to the track the subject of this application may have some benefits to the safety of those road users utilising Tracy Lane to access Soho Farmhouse, the applications for Soho Farmhouse were approved and considered in light of the unrestricted agricultural traffic associated with Beaconsfield Farm using Tracy Lane and the existing access track. Therefore, this benefit is not considered to be great enough to outweigh the identified harm to the heritage assets.
- 5.7 Further, the Local Planning Authority have a duty to consider the impact the development has on the scheduled ancient monument, Beaconsfield Farm Roman Villa, and all other non-designated heritage assets. Oxfordshire County Council's Archaeology team have been consulted on the application and have identified that the new track passes through a Romano British field system. If a planning application had been made prior to the works being carried out, the archaeology team would have required monitoring and recording to be undertaken along the route of the track during groundworks as field systems can often provide important

information about the environment at that time along with information about the local economy, diet and the land use of the villa estate. All this greatly enhances our understanding of the historic environment. The retrospective development fails to comply with paragraphs 128, 135 and 139 of the NPPF. In the event of the application being refused and remedial works being required then a programme of archaeological monitoring and recording should be undertaken to ensure further damage is avoided.

- 5.8 In light of the above, the application is considered to be unacceptable in these terms.

Conclusion

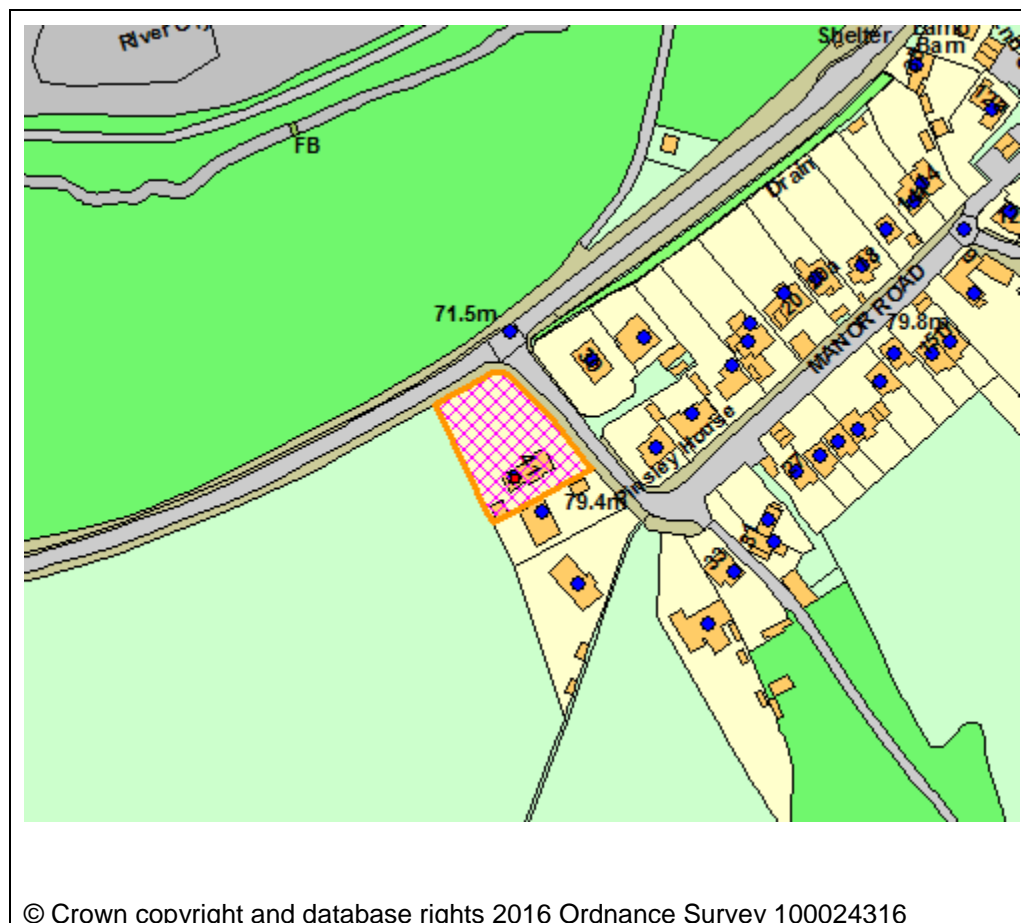
- 5.9 In light of the above considerations, the application is considered to be unacceptable and contrary to policies BE2, BE8, BE11, BE12 and NE1 of the adopted West Oxfordshire Local Plan 2011, OS2, EH7 and EH1 of the emerging West Oxfordshire Local Plan 2031, and relevant paragraphs of the NPPF; in particular paragraphs 128, 134, 135, and 139.

6 REASONS FOR REFUSAL

- 1 By reason of its scale, materials and sensitive open countryside location, the new access track and fence results in an unacceptable urbanisation of the land which appears an alien feature to the detriment of the local landscape character and could set an unwanted precedent for further development. As such the application is contrary to policies BE2 and NE1 of the adopted West Oxfordshire Local Plan 2011, OS2 and EH1 of the emerging West Oxfordshire Local Plan 2031 and relevant paragraphs of the National Planning Policy Framework.
- 2 By reason of its scale, materials and location, the new access track and fence which results in an unacceptable urbanisation of the land transforms the setting of the nearby heritage assets including Grade II Listed Great Tew Park and Gardens, the range of Grade II Listed buildings at Beaconsfield Farm, and scheduled ancient monument, Beaconsfield Farm Roman Villa. Consequently the development results in less than substantial harm to the significance of the heritage assets, which could not be outweighed by the limited public benefits of the proposals. As such the development is contrary to policies BE2 and BE8 of the adopted West Oxfordshire Local Plan 2011, OS2 and EH7 of the emerging West Oxfordshire Local Plan 2031 and relevant provisions of the National Planning Policy Framework, in particular Paragraph 134.
- 3 It has not been demonstrated to the satisfaction of the Local Planning Authority that the works that have been carried out to construct the track did not result in the destruction of any archaeological features, including the Romano British field system, which the new track passes through. As such the development is contrary to policies BE12 of the adopted West Oxfordshire Local Plan 2011, EH7 of the emerging West Oxfordshire Local Plan 2031 and the provisions in the National Planning Policy Framework, in particular paragraphs 128, 135 and 139.

Application Number	17/04127/FUL
Site Address	41 Manor Road Bladon Woodstock Oxfordshire OX20 1RY
Date	21st February 2018
Officer	Michael Kemp
Officer Recommendations	Approve
Parish	Bladon Parish Council
Grid Reference	444646 E 214516 N
Committee Date	5th March 2018

Location Map



Application Details:

Demolition of existing dwelling and erection of three detached dwellings with associated works.

Applicant Details:
Mr David Dunphy
122, Woodstock Road
Witney
Oxon
OX28 1DY

I CONSULTATIONS

- I.1 OCC Highways Reviewing the submitted documents in support of this application, OCC (as Highway Authority) do not wish to object to the proposals subject to the below conditions. It is observed that the development if permitted, would not have a significant detrimental impact on highway safety and/or traffic movement.
- Conditions
- G28 parking as plan
 - G11 access specification - to include vision splays 2.4 x 17m to the south and 2.4 x 14m to the north
 - G25 drive etc specification
 - G35 SUDS sustainable surface water drainage details - no surface water to discharge to the public highway
 - Maximum gradient of drive not to exceed 8%
 - Cycle parking in accordance with a scheme to be submitted and approved
 - No occupation until the provision of the footway as shown in accordance with a scheme to be submitted and approved
- I.2 WODC Drainage Engineers No objection subject to conditions
- I.3 Conservation Officer No Comment Received.
- I.4 Biodiversity Officer The Ecological Assessment and Bat Mitigation Strategy report dated 25th September 2017 prepared by Windrush Ecology is the main report to be considered with this application, as it effectively updates and replaces the Preliminary Ecological Appraisal dated 28th July 2017. The recommendations in Section 5 of the September 2017 report must be implemented as a condition of planning consent to ensure that all the ecological mitigation measures are secured, including the replacement bat roosts (full details of which are still required).
- Ideally, the replacement bat roost details should be submitted for approval before determination of the application, but I would be willing to accept a pre-commencement condition in this instance if necessary.
- A bat low impact class licence will be required from Natural England once planning consent is granted before the demolition of the existing

dwelling can proceed. I recommend an informative that highlights this requirement should be attached to planning consent.

A landscaping scheme should also be submitted for approval, as this would need to incorporate some of the recommendations from the ecological assessment report, including hedgerow enhancement on the western and southern boundaries, grassland turf translocation (e.g. the most species-rich areas and pyramidal orchids), pond creation and wildlife-friendly garden planting (where appropriate).

Details of external lighting will also be required to be submitted for approval to ensure that the western boundary remains as dark as possible for commuting and roosting bats.

Details of bird and bat boxes to be integrated into the new dwellings, as biodiversity enhancements should also be submitted for approval.

I.5 Parish Council

1. We refer to our previous letter of 26th September 2017 (copy attached) setting out our objections to the first application for planning permission to build four houses to replace the current one at the above location. Our concerns therein remain in respect of the current application; in particular as to the density of the proposed development which is not ameliorated by the reduction to three new houses given the spacing of units 1, 2 and 3 (which appear from the site layout plan to be situated in exactly the same places and with the same distances between them as previously); the resultant overlooking and loss of privacy of numbers 39 (the proposed neighbouring property would be significantly closer to it than the existing one and rear upstairs windows would look directly into its back garden) and 40 Manor Road; and as to the failure of the proposed development to protect or enhance the conservation area in which it sits. Our original concerns regarding traffic management and parking are not assuaged by the reduction of dwellings planned by one, the increase from one to three dwellings still presenting the same problems and risks caused by additional cars belonging to the property owners, their visitors, refuse collectors, delivery vans etc as in the previous application. The site is still too cramped to allow for proper turning circles.
2. We have additional concerns as to the open space which now appears to the right of unit 3 running down to the main road. We would like clarification of the proposed use of this land, nothing being indicated on the site layout plan. Why have the three new houses proposed not been spread evenly over the whole site? Why are the existing trees in that area not shown on the plan? We are concerned that this area may yet form the subject of a future planning application for the erection of

a further building.

3. We still have serious concerns about the extent of tree removal overall in a conservation area which appears inappropriately harsh and poses a significant risk to the wildlife habitat. Furthermore it is by no means clear that the existing bank fronting Manor Road would in fact remain intact; the existing entrance to the site is very narrow and the site layout plan shows a bicycle rack which may require the removal of a section of the bank. This would adversely affect the area; the bank is covered all over in primroses each spring and in wild flowers at other times. Clarification of this is needed. Additionally, we understand that the banking may not in fact form part of the land owned by the Applicant, but, as with the remaining verges of Manor Road, be owned by OCC. Again clarification is required, including as to whether (if applicable) OCC has given permission for the removal of all or any part of it?
4. The boundary hedging and trees between numbers 39 and 41 appear at risk of being adversely affected and we would again seek clarification of that.
5. Neither the Ecological Appraisal of July 2017 nor the Tree Survey Report of September 2017 have been updated since the last application was made and the outstanding issues raised by the Parish Council are not therefore addressed. Indeed since they were both based on the assumption of four not three houses it is not possible to refer meaningfully to them in the current application. A new tree report is required.
6. A new Design and Access Statement has been submitted. We would make the following observations on this following the numbering therein:
 - 1.2 The site lies within, not at the edge of, the conservation area. The description of the scheme as "making the most of the landscape" is disputed; simply renovating the existing house without erecting more would be more likely to achieve this. The description "removing one house and adding two giving a total of three" which runs through this document is misleading. The proposal would be more accurately described as "for the existing house to be demolished and replaced with three new houses".
 - 2.2 The site is not located "on the edge" of the conservation area. The Applicant has an obligation to

preserve and enhance the area, not simply "to minimise the impact".

- 2.3 Hanborough railway station does not link to Oxford Parkway.
- 2.4 There is no village shop in Bladon. There is one public house.
- 3.0 The Parish Council does not agree that the scheme makes the most of the landscape. On the contrary it is overcrowded and will destroy much of the existing garden. Figure 2 does not show the front view; this is the rear, approaching from Long Hanborough. It confusingly includes a drawing of no 39 Manor Road.
- 3.2 There is no supporting information regarding the construction implications of the proposed lower sitting of the houses; we have concerns as to potential piling, drainage and flooding problems, and the lack of any plans showing the levels.
- 3.3 We disagree; with three houses on a small site, in very close proximity to each other safety issues remain of concern.
- 3.4 We do not understand why a new footpath is necessary? Vehicular access to the properties from Manor Road would be necessary in any event unless all parking was on Manor Road!
- 3.5 We are not persuaded that the scheme has taken into account "the many sensitivities in the area" (which are not described more particularly); we do not understand the relevance of the "type" of property developer to an application, nor can we comment on the self-description given by the Applicant.

Such limited up to date documentation as is filed with this application does not support the statement that "the scheme is keeping the majority of trees and hedges on the site" nor that the bank will be "untouched". Apart from this, on a purely practical basis the existing entrance appears too narrow to allow some of the construction vehicles likely to be required to access the site without either widening or damaging the bank.

No updated environmental report having been filed we cannot comment meaningfully on the bat

suggestion.

We are pleased to note current building regulations will be met.

- 4.0 The materials proposed may look attractive but the Parish Council's primary concern remains the overbearing aspect of the proposals; the dwellings are too big, there are too many and they are too close together to blend in to the local area, and would neither preserve nor enhance it.
- 4.2 The proposal fails to respect the neighbouring properties' siting or massing scale. It does not respect their privacy. The statements made under "Delivering housing" are irrelevant self-descriptions and matters of opinion which the Parish Council does not share. The development would add to traffic in the area.
- 5.0 The Planning Policy Framework and Planning Practice Guidance are matters within the Planning Officer's expertise and we do not comment in detail thereon. We would note however that we see no evidence to substantiate the claim that this proposal would "contribute to conserving or enhancing the natural environment and reducing pollution", or result in "the fullest possible use of public transport, walking and cycling", it being equally arguable that public transport is as likely accessed via car as on foot or bicycle. (5.6). We do not accept that the proposal would contribute positively to the natural environment as required by the PPF (5.14). Similarly we do not accept the criterion set out in the PPG (5.16) would be met; particularly as to the requirement for adjacent buildings to relate to each other and for spaces to complement each other.
- 6.2 We fundamentally disagree that the proposed development would achieve any of the outcomes claimed in this paragraph.
- 7.1 We disagree that the evidence supports this.
- 7.2 & 7.3 As the Tree Survey Report relates to the previous application for four houses it is impossible to assess the validity of the statement regarding the impact on the environment of the "minimal loss of trees". Similarly there is insufficient evidence to support the claim that "the" (unspecified) "main areas which provide biodiversity opportunities will be retained

and enhanced". We wish to see further concrete evidence on both fronts.

- 7.5 We disagree that the three proposed new buildings would provide "visual improvements" as suggested; and would question for whose benefit the alleged "better use" is made of the plot.

Many of these objections may be more readily appreciated on site and we would therefore urge the Planning Officer to make a site visit before reaching any decision on the application.

7. There is still no affordable housing shown on the application.
8. There is no additional report dealing with the potential flooding risk inherent in the proposal and the Parish Council would wish to see one prior to any permission being given. There is no drainage plan as called for in the report by Leigh Travers dated 15 September 2017. There is insufficient information provided as to the levels which vary hugely over the site which is on a steep slope; there are none shown on the plans. We would wish to see detailed information on this; will piling be required? There is no construction management plan with the application.
9. There is no reference in the plans to the presence of the power, lighting and telegraph pole approximately five metres from the site entrance. Clarification is requested as to the impact of that on the proposed works.
10. The new footpath leading to the A4095 remains pointless; it leads only to the banked verge of the main road along which there is no existing (or feasible) footpath. We would like to see documentation regarding "OCC's requirement" for this.
11. The applicant states that he has sought pre-application advice from "Hanna (sic) Wiseman" on 30/03/2017, but he has apparently not sought any for the current application. He has also given the site address details as 112 Woodstock Road Witney which is given as his contact address at the start of the application.

In summary, the Parish Council remains of the view that the current proposed development would remain overbearing, result in a loss of privacy to other residences, is out of keeping with the character of the immediate area, would not preserve or enhance the conservation area in which it falls, would create significant adverse traffic risks and parking difficulties, fails to address the potential difficulties caused by the topography of the area, poses a flood risk, ignores the environmental issues, and fails to provide any affordable housing. We

therefore strongly oppose the granting of any permission for the proposed development.

We have now had the opportunity to consider the Construction Management Plan published on 1st February 2018. There is nothing in it which addresses the various concerns set out in our response of 30th January.

However we do have a number of observations.

1. Under point 6 (Site) the development proposals for which the CMP applies are described as the full modernisation of the current property throughout, offering great scope to renovate or extend; in contrast to that in the following point 7 (Construction works) as the demolition of it and the construction of three new houses.
2. The plan showing the nearest potential receptors highlights just how close no 39 Manor Road is to the site; the impact of the works, which are later given as lasting for 18 months, is readily appreciated. However the impact on the other nearby residences - 30 and 28 Manor Road - appears diminished by virtue of their barely featuring on the plan. In fact they would be considerably affected since as well as number 30 directly overlooking the grounds, the drive to both is almost opposite the existing site entrance. If as is said at the end of the CMP the site entrance is extended to accommodate access by larger construction vehicles it would be directly opposite it. The disturbance would be even greater. Noise, dust, fumes, lighting etc would also impact the other houses shown on the plan and those on the bend of Manor Road which are not shown. Working hours are given as 8am to 5pm Monday to Friday and 8.30am to 1pm on Saturdays affording little respite to all especially given the confines of the location.
3. The Traffic Routing provisions are inadequate. The site delivery times/school drop off point is irrelevant given the location of the School. All the vehicles are to go up/down Manor Road by the site itself from/to the A4095. This is narrow at that point, and on a steep incline. There will be a significant impact on the traffic travelling in both directions on the A4095 as well as into Manor Road particularly during rush hours. The 18 month duration is relevant. Further, the site plans do not show sufficient space for vehicles to turn on site, raising the risk of their reversing onto Manor Road. The site entrance is narrow; even if they were able to turn first vehicles would have to cross to the opposite side of the road to travel down to the main road. The scenario poses clear dangers to pedestrians, cyclists and children as well as cars on both roads. On-site parking of all contractors' vehicles

appears unrealistic given the size of the plot. Cleaning soil from Manor Road could be required daily especially during the winter months, when the road becomes notoriously icy and slippery. The Applicant appears to have underestimated the practical issues presented.

4. There is no mention of how the Applicant proposes to deal with the extensive soil removal arising from the levelling required.
5. The CMP jumps from point 2 to point 6: is it complete?

2 REPRESENTATIONS

A total of 14 letters of objection have been received in relation to this application, the main point of objections are summarised below:

- The scale of development would be overbearing.
- The development ignores the importance of views from the Conservation Area. The views into and out of the Conservation Area would be blocked.
- The development would have an adverse impact on local landscape character.
- The proposed type, density and scale of development would neither preserve or enhance the character of the area.
- The site is an important open space within the Conservation Area.
- The proposals would see the removal of the bank, which forms a distinctive and characterful feature of the area.
- The bank adjacent to the site is not under the ownership of the applicant.
- The proposed density and layout allows insufficient room for vehicles to turn.
- The development would result in an increase in parking on an already crowded road.
- The development would lead to an increase in vehicular use of Manor Road, which would be detrimental to highway safety and amenity.
- The proposals would be an overdevelopment of the site.
- Criticism is made of aspects of the construction traffic management plan.
- It is suggested that the existing house could be modernised or extended, which would protect the ecology of the site and would not impact on the village.
- Access to the site would be unsafe.
- The bedrooms to proposed plots 2 and 3 would create unacceptable overlooking issues with 30 Manor Road.
- There are privacy issues with respect to overlooking of No.30 Manor Road.
- The tree survey report was prepared for the previous application and its recommendations are no longer appropriate.
- Visitors, delivery and emergency vehicles would end up parking on what is a narrow road.
- There would be a mutual loss of privacy between 39 and building 1 of the proposed development.
- The proposals would not be consistent with the existing pattern of development.

3 APPLICANT'S CASE

- 3.1 The scheme proposal is for a 'scheme that makes the most of the landscape removing one house and adding two giving a total of three' on the land at 41 Manor road, Bladon.
- 3.2 The report considers the proposed development against its context and highlights that the scheme provides an appropriate density, design and form and scale of development, which sits comfortably in relation to the immediate context of the site. The proposed development would not be prominent in wider views and would preserve the character and appearance of the area.
- 3.3 The scheme is served by adequate access with appropriate vision. The scheme has adequate opportunities for turning in the site and each property is served by adequate off-street parking.
- 3.4 There will be minimal trees lost as part of the development to minimise the impact of the environment as much as possible.
- 3.5 In terms of ecology, the main areas which provide biodiversity opportunities will be retained and enhanced. The existing properties will remain unaffected by development protecting the roosting opportunities. Any additional planting and bat boxes recommended for the site will ensure that the offer of the site is enhanced when compared to the existing lawn garden areas
- 3.6 Taking into consideration the specific site and its location, best use has been made of the dwelling designs with views across open agricultural land to the south of the site.
- 3.7 It is suggested that the proposed units, will clearly demonstrate how the completed scheme will relate satisfactorily to the neighbouring surroundings providing visual improvements and also making better use of the existing plot.

4 PLANNING POLICIES

EW1NEW Blenheim World Heritage Site
BE2 General Development Standards
BE3 Provision for Movement and Parking
BE4 Open space within and adjoining settlements
BE5 Conservation Areas
NE1 Safeguarding the Countryside
H2 General residential development standards
H5 Villages
OS2NEW Locating development in the right places
OS4NEW High quality design
H2NEW Delivery of new homes
EH1NEW Landscape character
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 planning approval for the demolition of an existing 1.5 storey dwelling and the erection of three detached dwellings. The application site comprises of the existing residential property and an undeveloped area of domestic garden curtilage, which lies to the side (west) elevation of the property. The properties would front Manor Road, with a single means of access proposed onto Manor Road in a position to the north east of the three dwellings. The application site is located within the Bladon Conservation Area and lies within the setting of the Blenheim World Heritage Site. The site, along with the wider settlement of Bladon is located within the Oxford Green Belt.
- 5.2 A planning application made in 2017 for four dwellings on the site (17/02753/FUL) was withdrawn.
- 5.3 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
 - Impact on Residential Amenity
 - Impact on Conservation Area Setting
 - Impact on Blenheim World Heritage Site
 - Highways and Access
 - Impact on Oxford Green Belt

Principle

- 5.4 Members will be aware that on 16/01/18 the initial views of the Local Plan Inspector were received as regards to the likely soundness of the emerging plan and, in that to be sound a plan must be able to demonstrate an adequate 5 year housing land supply, the likelihood that the Council is now able to demonstrate a 5 year housing land supply. Clearly this could have potential implications for the application or otherwise of the so called 'tilted balance' set out in paragraph 14 of the NPPF and the weight to be given to adopted and emerging policies. At the time of agenda preparation Officers are in the process of securing legal advice as to how the planning balancing exercise will be affected and a full update will be given as part of the additional representations report.
- 5.5 In light of this, an assessment of the proposal against the emerging draft housing supply related policies has been made alongside other relevant policies (adopted and emerging) as well as guidance set out in the NPPF.
- 5.6 Furthermore, whilst the 'tilted balance' of paragraph 14 of the NPPF has not been applied, in accordance with good planning principles, an assessment has been made of the likely benefits of the proposal against the likely harms in reaching an overall conclusion on the acceptability of the scheme.

- 5.7 The application site is located on the edge of Bladon, which is listed as a village under the provisions of Policy H5 of the Existing Local Plan 2011 and Policy H2 of the Emerging Local Plan 2031. Policy H2 of the Emerging Local Plan is permissive in principle of the residential development of undeveloped sites within an existing settlement or within land adjoining the settlement area, where this is necessary to meet an identified need and where the development is considered to be compliant with the general provisions of Policy OS2 of the Emerging Local Plan.
- 5.8 In this instance an expected requirement would be that the development should form a logical complement to the existing pattern of development in terms of its siting. In terms of its locational siting, the proposals would see the removal of an existing dwelling, which is located in a linear position in relation to the two adjacent properties located to the south east of the site. The development proposes the erection of three dwellings in a similarly linear position, running parallel to Manor Road. In terms of locational siting officers consider that the development would broadly form a logical complement to the existing pattern of development and would be compliant in principle with the provisions of Policies H2 and OS2 of the Emerging Local Plan. Officers consider that the site would represent a reasonably sustainable location for residential development in terms of its proximity to existing services and facilities in Bladon.

Green Belt

- 5.9 The application site, alongside the rest of Bladon is located within the Oxford Green Belt. Policy NE5 of the Existing Local Plan is however permissive in principle of limited infill residential development within the settlement of Bladon. This provision is considered to be in line with the provisions of Paragraph 89 of the NPPF, which allows for limited infilling in villages, including the redevelopment of previously developed land where development would not impact on the openness of the Green Belt. Officers consider that the development, as proposed would be in line with these provisions and would not, on balance adversely impact on the openness of the green belt and consequently the development is considered to be in accordance with the provisions of Policy NE5 of the Existing Local Plan and Paragraph 89 of the NPPF.

Siting, Design and Form

- 5.10 The proposed locational siting of the dwellings would replicate the linear form of the existing dwellings along Manor Road. The existing property on the site and the existing dwellings in the immediate area consist predominantly of 20th Century reconstituted stone properties. The proposed dwellings would be of a neo-vernacular appearance and would be constructed from natural stone. Officers consider that the design of the dwellings would be appropriate.

Impact on Conservation Area

- 5.11 Within a Conservation Area, decision makers are required to take account of section 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended which states that, with respect to buildings or other land in a conservation area, special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area. Further the paragraphs of section 12 'Conserving and enhancing the historic environment' of the NPPF are relevant to consideration of the application.
- 5.12 In accordance with the provisions of Paragraph 132 of the NPPF an assessment must be made as to the sites significance and specific contribution to the character and appearance of the

Conservation Area. Officers consider that the sites specific contribution to the Conservation Area would be as an area of open space which provides an open aspect, particularly in views from the A4095. The existing property is considered to be of no architectural merit and the contribution of this building to the Conservation Area is considered to be at best neutral, officers consider that the removal of the building would not be detrimental to the Conservation Area.

- 5.13 The proposals would retain an area of open space fronting the A4095, which would be landscaped and a legal agreement would be sought to ensure that this space is retained as an undeveloped open, landscaped space. The three proposed dwellings would be set back from the main street scene in Manor Road and the siting of Plot 3 would also be set back from the A4095. Whilst the proposed dwellings would be visible in public views officers consider that the set-back position of the dwellings helps to retain a degree of openness as experienced within the context of the immediate area, which would assist to a degree in preserving the character of the Conservation Area.
- 5.14 There are important views of the site from the North West on approach to the village, though officers note that the three dwellings would be set against a backdrop of the existing dwellings on the settlement edge. There would also be the opportunity to provide landscaping along the north western boundary of the site, which would help to lessen the impact of the siting of the dwellings when viewed within the public realm.
- 5.15 Notwithstanding the provision of additional landscaping, the proposed dwellings would be visible in the public realm and the development would impact to a minor extent on the degree of openness experienced within the immediate street scene in Manor Road and from the A4095. Accounting for the proposed set-back position of the dwellings and the proposed positioning of the dwellings which would be set against a backdrop of the existing built form, officers consider that when assessing the proposals in line with the provisions of Paragraph 132 of the NPPF, the level of harm would be to the lower end of less than substantial.
- 5.16 In accordance with the provisions of Paragraph 134 of the NPPF and having special attention to the sites contribution to the character of the Conservation Area, giving great to the need to preserve the character of the Conservation Area. The level of harm must be assessed in relation to the public benefits of the proposed development, which in this instance would principally be the development of two additional dwellings, alongside the retention of a landscaped area to the front of the site, which would be achieved by way of a legal agreement. Whilst the Council are confident that they can demonstrate a five year supply of housing, this is not conclusive at the present time and even within a context where the Council can demonstrate a five year housing land supply there would still be a requirement for the provision of windfall housing development on suitable sites. Officers consider that in this instance, on balance the public benefits of the proposed development, including the provision of a protected area of landscaping and the provision of two additional dwellings would outweigh the less than substantial harm to the Conservation Area.

Impact on Blenheim World Heritage Site and Historic Park and Garden

- 5.17 The boundary of the Blenheim World Heritage Site and Historic Park and Garden extends up to a position to the north of the site on the opposite side of the A4095. The application site would therefore be within the setting of the setting of the Blenheim World Heritage Site. When assessing the development in accordance with the provisions of Paragraph 132 of the NPPF,

officers consider that the level of harm in relation to the World Heritage Site would be towards the lower end of less than substantial, which when assessed against the public benefits of the proposed development officers consider that the proposals would be acceptable on balance.

Highways

- 5.18 The proposed development would be served by a single means of access from Manor Road. Officers consider that the proposed positioning of the means of access would be appropriate and would not compromise highway safety or amenity. Officers note that no objections have been raised to the proposed development by OCC Highways Officers.

Residential Amenities

- 5.19 Proposed dwelling I would be located to the north west of an existing property 39 Manor Road and Plots 1-3 would be located to the west of No.30 Manor Road. In relation to the potential impact on No.39, officers note that the positioning of the dwelling would be located alongside No.39, with the majority of the building being in-line with the side elevation of No.39. Whilst the design of Plot 1 includes projecting front and rear gables, officers consider that the siting of the gables would not result in undue overshadowing or loss of light to the front or rear windows of No.39. Whilst the proposed dwelling would be larger in terms of height than the existing property, officers consider that the impact of the development on this property would not be overbearing. The proposed front and rear windows would not result in direct overlooking of this property, officers note that there would be two first floor side facing windows on the south east elevation of proposed dwelling I, which serve bathrooms and could be conditioned as being obscure glazed. The proposed plans have been amended to exclude a previously proposed side facing window on dwelling I, in favour of a roof light, in order to protect the privacy of the occupants of the adjacent property.
- 5.20 In relation to the existing property to the north east, No.30 Manor Road officers note that there would be a separation distance of between 27 and 20 metres between the front elevation windows of the proposed dwellings and the rear garden area of No.30 and approximately 27 metres between the front elevation windows of the proposed dwelling and the side facing windows of No.30 Manor Road. Officers consider that the proposed development would not therefore result in an undue loss of privacy to the occupants of this property.

Impact on Trees

- 5.21 The proposals would result in the removal of a number of trees on the site, which are of poor or moderate value, officers consider that the removal of the trees would not have a significant adverse impact on the character of the area, providing an acceptable landscaping scheme is provided, which would be required by way of condition. The proposals include the retention of the existing boundary hedges, with the exception of where removal of the hedgerow would be required to necessitate means of access to the site. The retention of the boundary hedges would be controlled by way of planning condition.

Ecology

- 5.22 The application is accompanied by an ecological assessment and bat mitigation strategy. The proposals have been subject of consultation with the Councils Ecologist, who has raised no objections to the development, subject to conditions.

Conclusion

- 5.23 The proposed development would include the removal of an existing property, which is of no architectural merit and the provision of three dwellings which are considered to be of an appropriate design and scale. Officers acknowledge the sensitivities of the site and its overall contribution to the Conservation Area, principally as an area of open space. Officers consider that the scale of harm would be towards the lower end of less than substantial and officers consider that the public benefits of the proposed development would on balance outweigh this harm. Officers consider that the development would not have a significant adverse impact on the residential amenity of existing occupants or highway safety or amenity. On balance officers consider that the proposed development would be acceptable and compliant with the provisions of the Existing and Emerging Local Plan.

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 20/02/2018;
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 external walls shall be constructed of natural local stone in accordance with a sample panel which shall be erected on site and approved in writing by the local Planning Authority before any external walls are commenced and thereafter be retained until the development is completed.
REASON: To safeguard the character and appearance of the area.
- 5 A scheme of hard and soft landscaping of the site shall be submitted to and approved in writing by the Local Planning Authority before any above ground development commences. The scheme shall include and 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.
- 6 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.

- 7 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.
- 8 No dwelling shall be occupied until the parking area and driveways have been surfaced and arrangements made for all surface water to be disposed of within the site curtilage in accordance with details that have been first submitted to and approved in writing by the Local Planning Authority.
REASON: To ensure loose materials and surface water do not encroach onto the adjacent highway to the detriment of road safety.
- 9 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. Where appropriate the details shall include a management plan setting out the maintenance of the drainage asset. The Surface Water Drainage scheme should, where possible, incorporate Sustainable Drainage Techniques in order to ensure compliance with the Flood and Water Management Act 2010.
The development shall be carried out in accordance with the approved details prior to the first occupation of the development hereby approved and shall be maintained in accordance with the management plan thereafter.
REASON: To ensure the proper provision for surface water drainage and/ or to ensure flooding is not exacerbated in the locality.
- 10 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.
- 11 Prior to the first occupation of the dwellings hereby approved, details showing cycle parking provision shall be submitted to and approved in writing by the Local Planning Authority, the development shall be carried out in accordance with the approved details.
REASON: In the interests of promoting sustainable means of transport
- 12 The proposed pedestrian footpath shall be provided in accordance with the details submitted to the local planning authority prior to the commencement of development.
REASON: In the interests of pedestrian safety and amenity
- 13 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking and re-enacting that Order with or without modification), no development permitted under Schedule 2, Part I, Classes A, B, C, D, E, and G, shall be carried out other than that expressly authorised by this permission.
REASON: In the interests of protecting the visual amenity of the area.

- 14 The maximum gradient of the driveway accesses should not exceed 8%
REASON: In the interests of highway amenity
- 15 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.
- 16 No development shall take place until plans of the site showing the existing and proposed ground levels and finished floor levels of all proposed buildings have been submitted to and approved in writing by the Local Planning Authority. These levels shall be shown in relation to a fixed and known datum point. The development shall then be carried out in accordance with the approved details.
REASON: To safeguard the character and appearance of the area and living/working conditions in nearby properties.
- 17 The development shall be completed in accordance with the recommendations in Section 5 of the Ecological Assessment and Bat Mitigation Strategy report dated 28th September 2017 prepared by Windrush Ecology Ltd. All the recommendations shall be implemented in full according to the specified timescales, as modified by a relevant European Protected Species Licence, unless otherwise agreed in writing by the local planning authority, and thereafter permanently retained.
REASON: To ensure that roosting brown long-eared bats, commuting/foraging bats, reptiles, nesting birds, hedgerows and trees are protected in accordance with The Conservation of Habitats and Species Regulations 2017, 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, policy EH2 of the emerging Local Plan 2031 and in order for the Council to comply with Part 3 of the Natural Environment and Rural Communities Act 2006.
- 18 No development shall take place until a landscaping scheme has been submitted and approved in writing by the Local Planning Authority, including reinforcement/infill planting of the existing western and southern boundary hedgerows to enhance their species diversity and structure using native species of local provenance, the creation of a new pond (if possible), the positions for translocated grassland turves to be re-used on site, wildlife-friendly planting, and a 5-year maintenance plan.
- c) The entire landscaping scheme shall be completed by the end of the first planting season following the first occupation of the development hereby approved.
- d) 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.
- REASON: To enhance the site for biodiversity in accordance with paragraph 118 of the National Planning Policy Framework, policy NE13 of the West Oxfordshire District Local Plan 2011,

policy EH2 of the emerging Local Plan 2031 and in order for the Council to comply with Section 40 of the Natural Environment and Rural Communities Act 2006

- 19 Before development takes place, details of the provision of bat roosting feature(s) and nesting opportunities for house sparrows, starlings, and swifts into the new buildings and boxes in trees shall be submitted to the local planning authority for approval, including a drawing showing the location(s), position(s) and type(s) of feature(s). The approved details shall be implemented before the dwellings hereby approved are first occupied, and thereafter permanently retained. REASON: 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, policy EH2 of the emerging Local Plan 2031 and Section 40 of the Natural Environment and Rural Communities Act 2006.
- 20 No development shall take place until a Grassland Translocation Method Statement in line with the recommendations in the Ecological Assessment and Bat Mitigation Strategy report dated 25th September 2017 by Windrush Ecology Ltd has been submitted to and approved in writing by the Local Planning Authority. The approved Method Statement shall be implemented in full unless otherwise agreed in writing by the LPA. REASON: To ensure that species-rich grassland turves are translocated appropriately to retain pyramidal orchid and neutral grassland species on site, as a biodiversity enhancement in accordance with the National Planning Policy Framework paragraph 118, policy NE13 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.
- 21 Prior to occupation, details of external lighting shall be submitted to and approved in writing by the local planning authority. The details shall show how and where external lighting will be installed (including the type of lighting), so that it can be clearly demonstrated that areas to be lit will not disturb or prevent bat species using their territory or having access to any roosts, and to maintain the western boundary hedgerow as a dark corridor. All external lighting shall be installed in accordance with the specifications and locations set out in the approved details, and these shall be maintained thereafter in accordance with these details. Under no circumstances should any other external lighting be installed without prior consent from the local planning authority. REASON: To protect roosting, foraging and commuting bats, particularly along the western boundary, in accordance with the Conservation of Habitats and Species Regulations 2017, the Wildlife and Countryside Act 1981 (as amended), Circular 06/2005, the National Planning Policy Framework (in particular section 11), policy NE15 of the West Oxfordshire District Local Plan 2011, policy EH2 of the emerging Local Plan 2031 and in order for the Council to comply with Part 3 of the Natural Environment and Rural Communities Act 2006.

NOTES TO APPLICANT

- 1 A S278 Agreement under the Highways Act 1980 will be required to permit the developer to construct the proposed work on the highway. Early contact is advisable with OCC's Road Agreements Team at RoadAgreements@oxfordshire.gov.uk.
- 2 A Bat Low Impact Class Licence from Natural England is required before the demolition of the existing dwelling can proceed. This is a site registration process that does not take as much time to consider as standard licences. A Registered Consultant would apply to Natural England based on the bat mitigation strategy submitted with this application to ensure that bats are not harmed

during demolition and replacement roosts are provided. The applicant is therefore reminded of their legal obligations with regard to roosting bats under The Conservation of Habitats and Species Regulations 2017. This planning consent does not override the legal protection afforded to roosting bats, nesting birds, reptiles or other protected species.