

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

**Date: 4<sup>th</sup> June 2018**

**Report of Additional Representations**



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**WEST OXFORDSHIRE**  
**DISTRICT COUNCIL**

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## Agenda Index

Please note that if you are viewing this document electronically, the agenda items below have been set up as links to the relevant application for your convenience.

17/03745/OUT	The Driving Centre, Enstone Airfield, Enstone	3
17/04153/FUL	60 West Street, Chipping Norton	4

## Report of Additional Representations

Application Number	17/03745/OUT
Site Address	The Driving Centre Enstone Airfield Enstone Oxfordshire OX7 4DR
Date	31 <sup>st</sup> May 2018
Officer	Kim Smith & Phil Shaw
Officer Recommendations	Defer
Parish	Great Tew Parish Council
Grid Reference	440202 E 226047N
Committee Date	04 <sup>th</sup> June 2018

**The report on the above application has been withdrawn from the agenda and no consideration of the application will take place.**

Application Number	17/04153/FUL
Site Address	60 West Street Chipping Norton Oxfordshire OX7 5ER
Date	31 <sup>st</sup> May 2018
Officer	Sarah De La Coze
Officer Recommendations	Approve
Parish	Chipping Norton Town Council
Grid Reference	431248 E 226781N
Committee Date	04 <sup>th</sup> June 2018

### **Application Details:**

Erection of detached dwelling and associated works, removal of log cabin (amended plans).

### **Applicant Details:**

Mr & Mrs Smith  
60 West Street  
Chipping Norton  
Oxfordshire  
OX7 5ER

### **Additional Representations**

Additional letters of representation have been received.

### **The Town Council states:**

The Town Council object to this planning application and re-iterate the previous comments that the proposed building needs to be pushed back on the site. Provision of car parking at the site is an absolute essential.

### **Mr Laidler from 1 Bell yard states:**

The WODC Planning Report States;

5.15 The two closest listed buildings are 1 Bell Yard and 54 West Street which are both grade II listed. 1 Bell Yard is located on the corner of the Lane. In accordance with Section 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990, 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. Paragraph 132 of the National Planning Policy Framework 54 (the Framework) states that when considering the impact of new development on the significance of a listed building, great weight should be given to its conservation. Officers are of the opinion that given the separation distance and the existing development in the vicinity, the dwelling would not have a harmful impact to the setting of the listed buildings.

However;

1) When we purchased No 1 Bell Yard in June 2016 we had a Listed Buildings Survey Report written by Dr Duncan Philips MSc, MPhil, PhD, CEnv, MRICS, IHBC, Chartered Building Surveyor, Chartered Environmentalist, Historic Buildings Advisor, Institute of Historic Building Conservation, RICS No.0080429, RICS Certified Historic Buildings Professional. Drainage on the site was a concern to us due to the fact that No 1 Bell Yard is at the bottom of the lane and we asked specifically; "Can you see any issues with heavy rainfall in the lane resulting in water accumulating outside the front door?" The written response from Dr Philips was "It look fine. No evidence of any water penetration, the marks on the tarmac seemed to indicate that rain is able to run down the slope easily"

2) However, since the Cottsway Housing Development was completed we have started to experience surface water drainage flooding due to the increased accumulation of water from the Cottsway Development that was not experienced prior to the development despite the fact that this issue was supposed to be covered by the Planning Permission (13/1141/P/FP 6th August 2013) granted by WODC.

You are welcome to view a Youtube clip taken on Friday 25th May 2018 showing how water directly coming from the Cottsway Housing Development is now travelling down the lane and encroaching on the front door of No 1 Bell Yard and running along the external wall of the property.

It is impossible to believe that the proposed development at the rear of No. 60 West Street will not further increase water surface and drainage issues, negatively impacting on No 1 Bell Yard and therefore contravening the Planning (Listed Buildings and Conservation Areas) Act 1990. You can view the Youtube clip at; <https://youtu.be/hafnQvRPq4o>

3) Please note that we have reported this flooding issue in relation to failure to comply with the Cottsway Housing planning permission obligations and the negative impact that it is having on our listed building to the WODC planning department under complaint ref: W/18/01545/Drain.

We believe this development if permitted will have a harmful impact on our listed building.

**Miss Brown from 60A West Street states:**

My objections still stand and I certainly am very much against the proposed property being moved back as it would effectively be being built in our back garden. I am happy to invite a member of the planning and parish council to view how detrimental this proposal would be to not only my home and enjoyment of a private garden; but that of all surrounding neighbours .To provide a single family home of this size is in my view over development of this site and unnecessary.