

## Uplands Committee Meeting 2<sup>nd</sup> July : Rear of 60 West Street, Chipping Norton : Objectors

Health & Safety has always been our primary objective - and if permission is to be granted - we implore you to make it an **absolute condition** - that all building work must be conducted on the site - does not over hang the site onto the lane - block the lane or prevent **emergency services accessing Bell Yard at all - or any time**. Please also make it a condition that the dry stone wall is not removed because it's the only part of the proposal that is still in keeping with the local neighbourhood.

Remember, the Parish Council recommended that the property be pushed back to reduce the effect of construction and delivery of materials in February - **and reconfirmed this again** in May on the planning portal.

Your site visit will have confirmed - that No 2 - will be overlooked and **over powered** by the new property – which starts right on top of the lane - and Maggie will **lose all of her privacy**.

You will have seen that it will be **impossible for No 60** to access their garage - because of the boundary wall of No 2 - and without crossing the private land owned by Bell Yard residents.

We have tested the turning circle required to access the garage - and it **can't be achieved** - partly due to the very steep gradient of the lane – which can't be altered because it will **negatively impact on the clay that the Grade II Listed building sits on** - and also the telegraph pole obstructing clear vision to a lane - where the residents are now trialling - a speed bump to slow down vehicles using it as a rat run.

The Planning Officers recommendation states “on balance, the scale and position of the dwelling is considered acceptable”.

However, the footprint is only 31% of the plot size – because it has been achieved by **excessive** garden grabbing.

The footprint is actually;

66% larger than Maggie's house at No 2.

155 % larger than the Cottsway House next door

And at least 150 % larger than the houses in West Street - that it over looks.

Although the rear of the design is now single story – when you **add in the angle of the slope** – it is still the equivalent of a **two-story dwelling**.

25% larger could be considered balanced - but **150% larger** – is not balanced.

This is an overdevelopment - of an already overdeveloped neighbourhood.

Is the design - **sustainable** - when it over looks No2 – a new window with clear glass has **now been** added - which overlooks the bedroom of No1 - the property overlooks No 58, 60, 60a and is itself – **massively overlooked** by the Cottsway Houses.

Is the garage of No 60 – **sustainable** - when it's under the **Master Bedroom of somebody else's house** - was 'originally' designed as a wood store - and obviously **never meant to be a garage** - because no one would design a garage – across the steep slope of a lane – and having to be entered on an angle that can't be changed.

We absolutely understand why it could make sense to build a '**sustainable**' property on this infill.

However, it is the design of this house – which is **fundamentally flawed** – it's a modern design that is not in keeping with surrounding properties.

**Surely** – a house still has to be designed in line with planning policy - to suit the neighbourhood that its being built in – and to be acceptable for current and future generations who live there - and not just designed to suit the applicant.

## Appendix B

Mr Llewellyn sought to respond to the concerns expressed by the previous speaker.

With regard to health and safety he stressed that his client did not wish to cause any issues and had been in discussion with the Fire Brigade over access during construction. Initial discussions had been positive and Mr Llewellyn indicated that the key factor was to keep the relevant authorities informed. He advised that he had a great deal of experience of construction on restricted sites; many tighter than this.

Mr Llewellyn acknowledged that access was tight but indicated that it was possible to build within the site. Concerns over the construction phase could be adequately addressed through the proposed conditions and the project would have to comply with the Building Regulations.

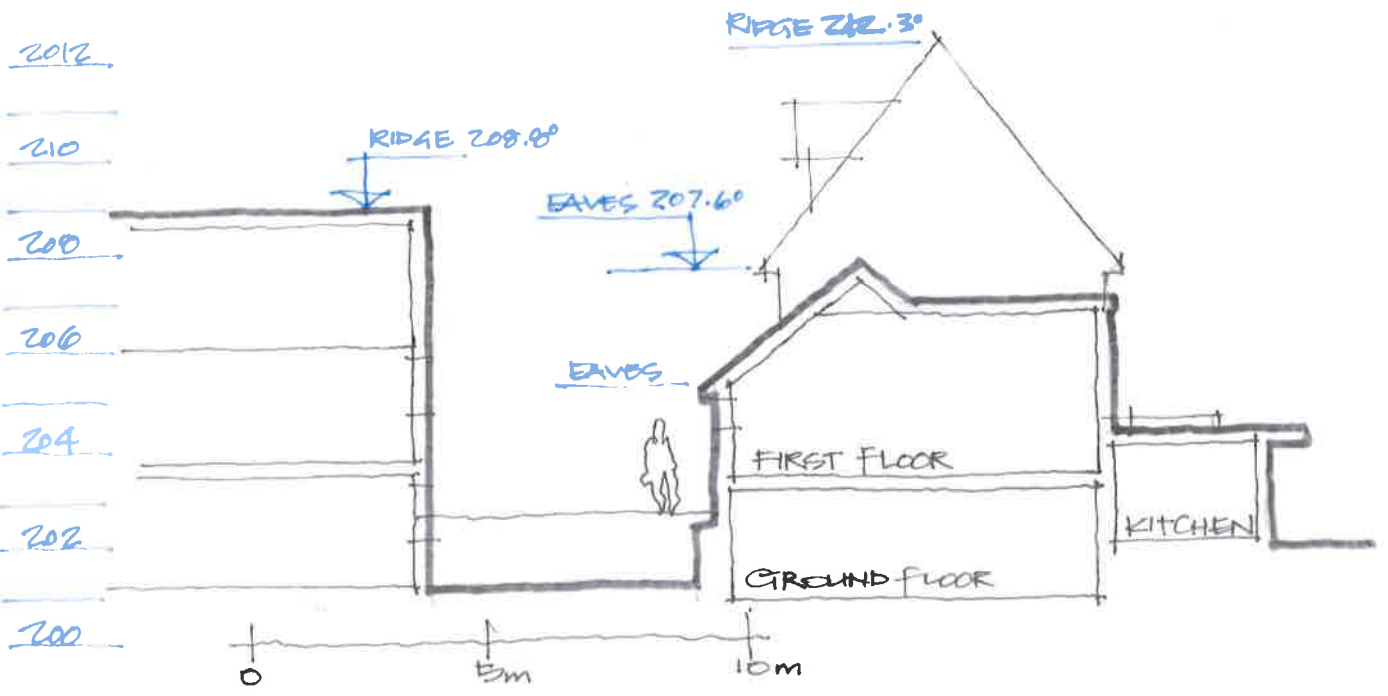
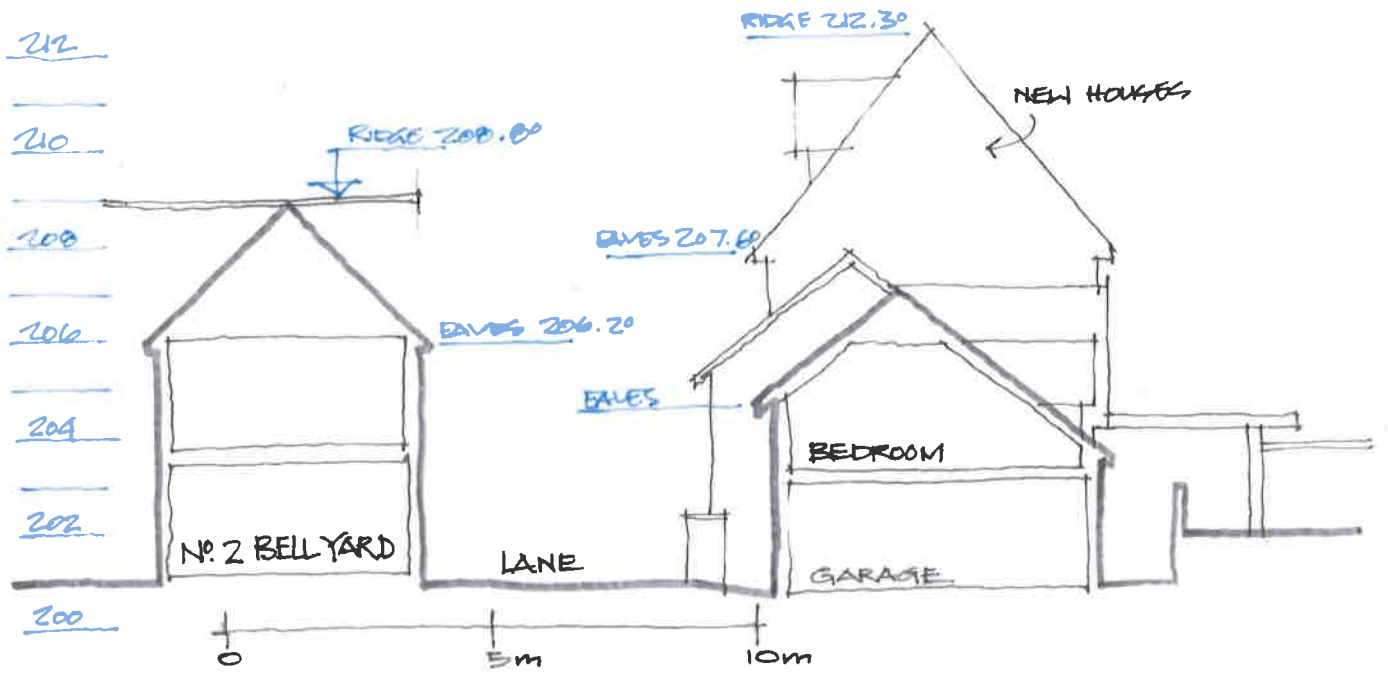
Mr Llewellyn reiterated that he had experience of working on tight sites in other parts of the Country including London and Bath.

Mr Llewellyn made reference to the images he had circulated (appended hereto) which formed part of the application. In terms of scale and dominance, he noted that the existing property further up the hill was somewhat overbearing and its gable disproportionate. He recognised the site lay within a Conservation Area and wished to do something positive to enhance what was an unused site and considered that proposed location of the dwelling to be the most appropriate.

The principle of development had been established through pre-application discussion and the input provided by the Council's Officers had been welcome.

In conclusion, Mr Llewellyn invited Members to approve the Officer recommendation, indicating that the design was carefully considered and would benefit the area.





Ladies and gentlemen, I am not a developer. Everything I have done since I purchased New Chalford Farm has been for the good of the farm and my family who help run it. I am passionate about the wild life who share it with us. I am a member of the higher level stewardship scheme but even before that existed, environmental and habitat improvement was a high priority. Since 1985 we have planted several thousand metres of new hedging, all of which I have since layed and trimmed. We planted over 20 acres of new woodland in 1989, all native deciduous trees.

I personally have made 100 bird and bat boxes, each one numbered so that results could be recorded. There are 2 owl boxes in the farm building complex, one used and one not.

I pride myself in knowing just what is at home on the farm and where. This includes foxes, badgers, roe and muntjac deer as well as numerous birds, many of which are on the 'red' list and of course two or three specie of bats. I'm sorry I didn't have an expert before conversion to tell me neither owls nor bats inhabited the building. I knew they didn't. There are however four house martin nests in use under the eaves and jackdaws and starlings nesting in the retained pigeon holes.

I realise I have fallen foul of the required planning procedures and I'm sorry I must put myself in your hands as to what to do next. Mrs Smith has recommended refusal which will, if you uphold, put paid to my plans. It is my wish to put the building in trust for my great granddaughter Alysa, who has Down Syndrome, and to let it out until she needs it. It is clear, she is going to need help. She is kind and affectionate and tries desperately hard to communicate. I want to do the very best I can for her.

I have not converted the building in secret. It is obvious to all those who walk the footpath and I have only had complimentary comments. Mrs Smith speaks of quality living for the inhabitants, I believe the building now offers this. It is light and airy with nice views. It is so truly within an agricultural environment but within a clean, tidy and safe one. I would dearly like you all to see it for yourselves to make an assessment. I think it fits in perfectly within the

surrounding buildings and I honestly feel has enhanced the area rather than otherwise.

I am hoping the decision can 'reflect' personal opinion and interpretation of the planning guidelines and that something pleasing to the eye, matching the surroundings and fulfilling a need will be allowed.

Whatever you decide, thank you for listening to me.

*Uplands Area Planning Sub-Committee 2 July 2018*

Statement by Dr John Jones 30 Manor Road Bladon on behalf of individual Bladon resident objectors to 18/01532/FUL, 41 Manor Road Bladon.  
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My name is John Jones. I live with my wife Pat Jones facing 41 Manor Road, but I speak on behalf of the many individual Bladon residents who have independently made written objections for a variety of reasons.

We welcome the Officers' detailed Report, and thank them for their thoroughness.

While some of us differ somewhat over detail and emphasis, we are not going to quibble, because we completely agree with the overall conclusion of the Officers (quoting from their penultimate paragraph 5.24): "that the proposed development would in fact be less acceptable than the already refused scheme". "More objectionable" rather than "less acceptable" would probably have been our choice of words, but that's quibbling, so never mind.

The summarized reasons for refusal of this Application which are set out in the Officers' Report final paragraph 6 are absolutely identical with those clearly set out in the official Notice of Decision dated 9 April 2018 refusing the previous very similar Application [17/04127/FUL].

We therefore urge the Committee to follow the Officers' recommendation, and reject the present Application, in consistency with their previous decision.

 2/7/2018

## **Appendix E**

Mr Hanbridge stated that he and the Parish Council were in total agreement with the Council's decision to refuse the previous application and thanked Members for their support for the views of local residents.

The latest application was no improvement and had nothing to commend it. In one respect it was thought to be worse in that it proposed the removal of a large party of the bank.

Mr Hambridge advised that the Parish Council and local residents supported the previous decision and the recommendation before Members today and requested that the Sub-Committee refuse the application.



**PLANNING COMMITTEE MEETING 2/7/2018**

**41 MANOR ROAD BLADON OX20 1RY**

I AM A SMALL LOCAL DEVELOPER LIVING IN WITNEY FOR 30 YEARS.

**MAIN OBJECTIONS**

**OVER DEVELOPMENT**

OF THE 16 NEAREST PROPERTIES TO NUMBER 41, 11 ARE THE SAME SIZE PLOT OR SMALLER THAN THE PROPOSED HOUSES

**TRAFFIC**

OCC HIGHWAYS HAVE NO OBJECTIONS AND THEY ARE THE EXPERTS WORKING ON BEHALF OF US ALL SO WE SHOULD TRUST THEM.

**OVERLOOKING NEIGHBOURS**

NUMBER 39 HOUSE BEGINS 1 METER FROM MY BOUNDARY THE PROPOSED NEW PROPERTIES WILL START 2 METERS FROM THE BOUNDARY AT THE NEAREST POINT.

NUMBER 30 WILL BE 100 FEET AWAY FROM THE NEW HOUSES. WITH FRONTAGES TREES, BANKS AND A ROAD BETWEEN THE PROPERTIES.

**WORLD HERITAGE SITE**

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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.

LESS THAN SUBSTANTIAL HARM HAS BEEN ESTABLISHED PREVIOUSLY.

I HAVE OFFERED £20K TOWARDS FUTURE COMMUNITY PROJECTS AS A BENEFIT.

AND 3 NEW PROPERTIES WILL SECURE THE OPTIMUM VIABLE USE.

**TREE SCREENING**

NO TREES ARE SUBJECT TO A T.P.O. WE WILL REMOVE SOME FIR AND FRUIT TREES , BUT WE WILL PLANT MANY MORE TO FORM EXTENSIVE EXTRA SCREENING.

**BOUNDARY BANK**

CURRENTLY THE BOUNDARY BANK IS 40 LINEAR METERS LONG.

POST DEVELOPMENT IT WILL BE 36 METERS.

**BLADON PARISH**

IT IS FAIR TO SAY THAT THIS SITE WILL HAVE SOME FORM OF DEVELOPMENT.

WITNEY	2000
LONG HANBOROUGH	340
WOODSTOCK	306 + 500
STONESFIELD	57
COOMBE	3

IS IT FAIR THAT OTHER WARDS AND PARISH'S SUFFER  
LARGE DEVELOPMENTS WHILST BLADON APPEARS TO BE  
IMMUNE TO EVEN AN EXTRA 2.

I REALISE THIS IS A SENSITIVE SITE.

MY TRADESMEN AND I LIVE WITHIN 10 MILES OF BLADON  
WE ARE PART OF THE COMMUNITY WE WANT TO  
ENHANCE THE AREA BY BUILDING HOUSES THAT  
COMPLIMENT THE SURROUNDINGS AND WILL LAST FOR  
GENERATIONS TO COME.

## **LAW OF UNINTENDED CONSEQUENCE**

IF ACHIEVING PLANNING CONSENT PROVES TO DIFFICULT FOR THIS SMALL LOCAL DEVELOPER I WILL SELL THE SITE TO A MEDIUM SIZE DEVELOPER WHO WILL FLOOD IT WITH PROPERTY CONSULTANTS AND LAWYERS AND A YEAR TO 18 MONTHS WILL GET PERMISSION FOR 4 HOUSES.

THEY WILL BRING IN OUTSIDE CONTRACTORS WITH NO ASSOCIATION TO OUR COMMUNITY.

PROBABLY SHABBILY CONSTRUCTED AND DISAPPEAR.

THIS WOULD BE THE WORST OUTCOME FOR THE BLADON COMMUNITY.

OUR TEMPLATE ARE THE HOUSES BUILT BY BLENHEIM AT HOME FARM BLADON WHICH I BELIEVE ARE A CREDIT TO THE TRADESMEN MANY OF WHOM ALSO WORK FOR ME.

THE COMMITTEE CAN SEND A POSITIVE MESSAGE TO SMALL LOCAL DEVELOPERS LIKE ME THAT THERE IS A PLACE IN OUR COMMUNITY FOR US TO WORK TOGETHER.