

WEST OXFORDSHIRE DISTRICT COUNCIL
UPLANDS AREA PLANNING SUB-COMMITTEE

Date: 3rd September 2018

Report of Additional Representations



WEST OXFORDSHIRE
DISTRICT COUNCIL

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Report of Additional Representations

Application Number	18/00398/FUL
Site Address	Land East Of Worton Road Middle Barton Oxfordshire
Date	21st August 2018
Officer	Catherine Tetlow
Officer Recommendations	Refuse
Parish	Steeple Barton Parish Council
Grid Reference	443454 E 226266 N
Committee Date	3rd September 2018

Application Details:

Residential development to erect 22 dwellings (including 11 affordable dwellings), new vehicular and pedestrian access to Worton Road. Formation of a SuDs attenuation basin, perimeter planting and ancillary works.

Applicant Details:

The Taylor Family
C/O Framptons

Additional Representations

Objection from Mrs Wilcox of No.58 Worton Road summarised as follows (see website for full text):

1) Drainage proposals –

There is a high risk of pollutants damaging our land through the proposed Headwall Outfall on our boundary, which would run directly on to our land as there is no ditch or watercourse.

The increased size of the Suds Attenuation Basin and the Headwall Outlet will also increase significantly the development of a wet, damp and boggy area on our boundary where the land is at present dry.

The substantial increase in size of this Attenuation Basin raises further concerns about improper siting/poor design and encroaching on another owner's land and potentially causing damage due to incorrect survey material being provided to the Planning Officer.

The maintenance of this expanded Suds Attenuation Area is very vague. It is claimed a Management Company will deal with it but who will this be and how will it be carried out? How is it to be financed?

2) Foul Water (Sewage) Pump Station -

15 metres radius easement area not in existence on the plan. No habitable buildings may be located within the 15 metre radius easement area which has serious implications for nearby residents.

The plans for this pumping station give few details of its appearance and make up, stating that there will be more details at the detailed design stage.

Implications for appeal relating to No.58 Worton Road and the potential long term use of the land.

Should there be a failure of the foul sewage pump it would have catastrophic effects on our organic land if there was a leak.

There is no indication whether the Foul Water (Sewage) Pump Station will have equipment above or below ground or both or how secure it will be. Will it have to be fenced?

There is no indication whether there will need to be a communications mast installed to enable Thames Water to monitor and control assets within the sewerage network from a remote location.

There could be an impact of possible odour, noise and disturbance each time the chamber needs emptying and the most unfortunate impact should the pump fail would be sewage overflowing on to the surrounding land.

The developer can locate the pumping station anywhere on its own land so that the exclusion Zone is entirely its responsibility.

WODC Biodiversity Officer (see website for full text) –

In light of further information with regard to ground nesting birds and dormice and having given the proposal further consideration, the recommendation is:

“I recommend that the application contains insufficient information on biodiversity and does not meet the requirements of legislation, as well as local and national planning policies. There is a lack of information on the ecological value of the application site and a lack of detail about mitigation and compensation measures for European protected species and UK priority species. The application therefore does not comply with policy NE15 of the adopted Local Plan and policy EH2 of the emerging Local Plan, and the NPPF Chapter 15”.

Ecological reason for refusal -

“Insufficient assessment and mitigation details have been submitted to enable the Local Planning Authority to fully assess the extent to which the Hazel dormouse, which is protected under the Wildlife and Countryside Act 1981 (as amended) and The Conservation of Habitats and Species Regulations 2017 and listed as a species of Principal Importance in Section 41 of the Natural Environment and Rural Communities Act 2006, priority habitat (hedgerow) and important hedgerow protected by the Hedgerow Regulations 1997, are likely to be affected. The Local Planning Authority is therefore unable to fully assess the development in respect of the requirements of the National Planning Policy Framework (in particular Chapter 15); Planning Practice Guidance; West Oxfordshire District Local Plan policies NE13 and NE15, and ODPM Circular 06/2005. The Local

Planning Authority is also unable to fully assess the proposals in the light of the three derogation tests, as described in the ODPM Circular 06/2005 and The Conservation of Species and Habitats Regulations 2017. Without sufficient information the Local Planning Authority may be unable to meet its statutory duty under the Natural Environment and Rural Communities Act 2006 to “have regard, ..., to the purpose of conserving biodiversity”.

Given the lack of detailed mitigation and compensation measures, there is insufficient information to enable the Local Planning Authority to fully assess and be satisfied whether a development of up to 22 dwellings can be accommodated on the site without a detrimental impact on these species and habitats.

Application Number	18/02225/FUL
Site Address	Stable To The Rear Of Valhalla Church Street Stonesfield Oxfordshire
Date	21st August 2018
Officer	Declan Jermy
Officer Recommendations	Approve
Parish	Stonesfield Parish Council
Grid Reference	439470 E 216874 N
Committee Date	3rd September 2018

Application Details:

Retrospective application for the change of use of a stable building into basic residential accommodation for a temporary period of 18 months (until the end of December 2019) in connection with the construction works at Valhalla (ref. 15/01198/FUL).

Applicant Details:

Mr Derek Hobbs
c/o Agent

Stonesfield Parish Council

Re Planning Application 18/02225/FUL for Stable to the Rear of Valhalla, Church Street, Stonesfield

Retrospective application for the change of use of a stable building into basic residential accommodation for a temporary period of 18 months (until the end of December 2019) in connection with the construction works at Valhalla (ref 15/01198/FUL).

Stonesfield Parish Council wishes to make the strongest possible objection to this application based on the following facts and observations:

There is an Enforcement History of nine previous applications on this site as follows:

18/00005/PENF - Alleged unauthorised residential occupation of stables

12/0118 - Unauthorised change of use of stable building

09/0190 - Alleged unauthorised change of use of agricultural land to garden

07/0014 - Field shelter

05/0160 - Unauthorised change of use from stable to music studio

04/0173 - Formation of hardstanding at entrance, use of land for parking of vehicles, use of land as garden (siting of caravan)

04/0075 - Construction of access

03/0026 - Erection of outbuildings and change of use of land to residential gardens

03/0008/P/- Unauthorised parking of vehicles

Stonesfield Parish Council was assured by WODC Planners that this site would never receive permission to be used as a residence.

The applicant seems to make a habit of applying for retrospective planning permission.

To approve this application would make a mockery of the planning application system.