

The application which is before you proposes minor changes to the form of the first phase of the development previously approved by your committee on this allocated site to the east of Woodstock, and must be considered in light of that permission.

The applicants remain committed to achieving the significant benefits offered by this high quality sustainable development of exceptional design, supplying much needed new homes and affordable housing to meet needs in the area, offering new infrastructure and improved connections to Woodstock, and securing funding to ensure the future of the World Heritage Site.

Through the detailed design process and discussion with Oxfordshire County Council Highways Officers and infrastructure providers to bring forward the approved development, it has however been necessary to make some small amendments in order to enable the delivery of the homes and the resulting associated benefits as addressed within your officer's full and comprehensive report.

These minor alterations do not alter the overall nature of the approved development or materially change the conclusions which were reached previously in granting permission. We have also worked closely with your officers to review the detail of the amendments in direct response to their comments and those of interested parties. This review has addressed all points raised, and we would highlight the lack of any statutory objection to the proposals.

While Woodstock Town Council have commented on access arrangements for the site, as is noted within the officer report, the application does not reopen consideration of the access arrangements which have been approved for the site, and updates made during the course of the application have addressed comments from Oxfordshire County Council Highways to their satisfaction. Levels of parking proposed on the site remain in accordance with the County Council's standards, and Thames Water have confirmed there is sufficient drainage capacity for the development.

The proposals must be considered in light of the extant permission for the site and your officer has confirmed that there are no matters that would warrant refusal. The application will enable the delivery of this important development and its benefits and is recommended for approval by officers, and we hope that you will endorse the recommendation.

**Notes for speaking at Uplands Planning Committee - 3 December 2018****Application no. 18/02387/FUL**

Officers say the proposal may **erode the gap** between Milton and Shipton - reference is made to the **Hoplands appeal decision**. However, the Hoplands site directly fronts onto Shipton Road and so is very prominent.

This site, on the other hand, is part of the **mixed commercial and residential site** of Milton Service Station.

The proposal is for one house on garden land set behind the **existing heavily developed site**. It won't be seen from anywhere, it won't extend development into the surrounding countryside, and (contrary to what para. 5.16 of the report says) the site does not perform any role in maintaining the existing east / west gaps alongside Shipton Road.

This sets the proposal apart from the Hoplands appeal decision.

**Neither Parish Council** believes the proposal would erode the gap between Shipton and Milton or lead to coalescence of the villages.

Also - the proposal **meets the tests of sustainability**. The applicant will be able to live and work on the same site so no need for commuting, enables the business to continue for the benefit of the local community, no visual or landscape harm, and no harm to the gap between the villages.

Para. 5.17 of the committee report says the officer recommendation is made "on balance". However, no reference is made in the report to the **social and economic benefits** of the proposal as set out in the planning application. When taken into account, these benefits should **tip the balance in favour of granting planning permission**.

Over to Trevor.

## Appendix C

I am objecting to this development due to the impact of plot 5 on living conditions at 28 The Slade.

This latest proposal is squashing the proposed development up against no 28 in order to fit in an extra house. It has been designed to provide privacy for the new houses, but at the expense of number 28. I would like the existing properties to be given at least the same consideration as the new properties.

The planning officer's report states:

"Plot 5 would have its gable elevation facing towards the existing properties to the north, with no principal first floor windows."

However this is not correct. It doesn't consider the windows on the side return.

Please note, plot 5 is a mirror image of plot 3, so we need to look at the first side elevation on the plans in a mirror to understand the impact on number 28. I have requested a plan of plot 5 and it is disappointing that this has not been forthcoming.

On the upper floor is a side-facing bedroom window which is directly opposite the main bedroom window of 28. It is just 11 metres from the garden of 28. It will overlook the entire garden leaving no private areas. It will look onto the French doors of the kitchen/diner from less than 25 metres. It will have a clear view into the conservatory from less than 20 metres.

Please note the conservatory of 28 is not shown on the plans.

On the lower floor of the side return is a set of bi-folding doors also looking directly towards 28. This view would be partly obscured by a proposed hedge. But there is still a risk to privacy, particularly if the hedge loses leaves in winter or is cut low. Number 28's existing boundary is just one metre high.

The planning application states that the layout of the development is, I quote: "enabling the retention of existing screening/landscaping to number 28 The Slade".

However this is not the case. There seems to be some confusion over the position of the existing trees.

As shown in the diagram I have circulated, the house at plot 5 is positioned on top of the existing trees. Loss of these trees will not only affect privacy of 28, it will impact on the landscape by making nearby houses much more visible. This has not been considered because the application suggests the trees will be retained.

The planning officer has proposed a condition requiring the whole of the hedge along the northern boundary to be retained. But as I have explained, this is not possible with plot 5 as currently drawn.

Plot 5 will also have a negative impact upon light and outlook at No 28. The Plot wraps around the garden, with the house 5 metres from the Southern boundary, and the garage built right on the Western boundary. There is already an outbuilding 2 metres from the eastern boundary. This leaves the garden of 28 with development on all sides at very close distances.

While this might be appropriate in a city centre it is not acceptable on the edge of a rural settlement.

The impact on 28 The Slade has not been properly considered and therefore I would ask the committee to refuse this application.

**Statement delivered by Peter Kenrick at the WODC Uplands Area Planning Sub-Committee  
on Monday 3 December 2018 on behalf of the Charlbury Town Council  
relating to application 18/02738/FUL – Land east of 26 The Slade, Charlbury.**

I am here today as chairman of Charlbury Town Council to underline our objections to and concerns with this application.

Firstly, the newly adopted Local Plan, at paragraph 5.39 states that “within the Cotswolds AONB, windfall housing on undeveloped land adjoining the built up area ... will only be supported where there is convincing evidence of a specific local housing need”. This development does not reflect local housing need which is overwhelmingly for genuinely affordable housing as stated in the town council’s position statement of April 2017 and evidenced in Charlbury’s emerging Neighbourhood Plan. Paragraph 9.6.5 of the Local Plan also acknowledges housing affordability as a key issue in Charlbury.

Secondly, this application must be viewed in the context of the approved application (17/00832/FUL) for 4 homes which it seeks to extend. The earlier application was approved subject to a condition (number 5) removing permitted development rights for the reason, and I quote: “Control is needed to protect the residential amenity of the occupants of the adjacent properties as well as the visual amenity of the area”. This reflects the reasons for rejection (upheld on appeal) of a previous application for 5 homes and the subsequent reduction to 4 homes. The current application seeks to reverse this reduction but concerns of neighbourliness and visual amenity remain. We believe this proposal will impact on the privacy of adjacent dwellings and urge members to take careful note of neighbours’ concerns. If, nevertheless, you are minded to approve, then surely a condition equivalent to the one applied to the earlier application should be attached in this case.

Last but certainly not least, we remain extremely concerned about the safety of the narrow unadopted access to The Slade which will now serve 12 homes. The access emerges onto the busy B4022 close to the primary school. In our 2016 town survey, 80% of respondents identified this location as a danger area for road safety – the second highest figure for any location in the town. This has been recognised by the Town Council in its recently adopted Infrastructure Delivery Plan which includes work to improve safety in this location as a priority for future infrastructure spend. Also, OCC Highways, in its response to the earlier approved application, considered that improvements to highway safety here (such as “build out” markings) would be appropriate. So it is clear that road safety in this location IS recognised as a serious issue and we ask you to consider it carefully in coming to your decision today. If you are still minded to approve, then we suggest it would be entirely appropriate to seek a contribution from the applicant towards the implementation of highway safety improvements on The Slade.

In conclusion, we ask you to refuse this application but if you are minded to approve, we ask you to seek:

- A condition to remove permitted development rights as per the earlier application;
- A contribution towards improving pedestrian and traffic safety on The Slade.

Thanks for your attention.

**Cllr Peter Kenrick – Chairman, Charlbury Town Council**

# EDGARS

Dear Councillors,

Thank for the opportunity to be able to address you today

## **Principle of housing development in the AONB**

The current application is for three dwellings. Of these only one dwelling is additional and two will replace existing dwellings already consented. Two additional dwellings are under construction adjoining the site.

The site for the three dwellings lies between new dwellings under-construction and those at 40 Ticknell Piece such that it is within the built up area and does not extend into the countryside. As such the proposal complies with Policy H2 which permits new dwellings within the built up area of Charlbury – notwithstanding the AONB designation.

## **Access and highway concerns**

A number of comments have noted the access. OCC Highways have consistently raised no objection including to the recent application for 3 dwellings on the same site. The current application is no different to that application in this regard.

## **Amenity impact concerns**

Concerns have been raised with regard to the impact on the amenity of adjoining residents, including the relationship between Plot 5 and 28 The Slade to the north of the application site.

Plot 5 has its side gable elevation facing towards 28 The Slade to the north. There is a rear gable projection to Plot 5 with a bedroom window at the upper floor facing toward no 28. This window is in excess of 24m from the upper floor bedroom windows of number 28 and we consider around 21m from its conservatory.

In between 28 The Slade and Plot 5 is an existing group of young, low quality category C trees. Whilst some of these trees will need to be removed, a landscape buffer (comprising trees and hedging) of 5-6m is proposed to be retained and enhanced between Plot 5 and 28 The Slade, providing screening between these two properties.

If the north facing upperfloor window if of concern, the applicant is would be content that this window is conditioned to be obscured as it is not the only window serving the bedroom.

Further details of the landscaping can also be secured as a condition.

## **Landscape and Heritage Impacts**

Some representations raised concern with regard the visual impact to the Cotswolds AONB and the Charlbury Conservation Area and setting of listed buildings.

The siting of development has had regard to these issues being contained to the upper part of the site adjoining existing development.

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It has been established in a previous appeal that development on this part of the field would not be prominent from vantage points, would be seen against a backdrop of development such that development would not harm the character and appearance of the Conservation Area or AONB.

The site has been extended across the field by approximately 15m – not a significant amount and continues to have a backdrop of existing modern development.

This backdrop of existing modern development is a key element of the setting of the AONB and existing heritage assets. These assets include nearby listed buildings of Blenheim Farmhouse, Blenheim Cottage and Thatched Cottage which are located in the valley bottom some 140 m from the site. These buildings may have once been an isolated cluster in an agricultural setting. The town has since expanded and their setting is now more developed.

The proposed dwellings are of one and a half storey in height constructed of sympathetic materials – they reflect the existing backdrop of development and do not represent a significant change to the setting and is considered to preserve the character of the AONB, Conservation Area and setting of listed buildings.

Thanks you for your time. I hope you can support the application in accordance with you officers recommendation.

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