

Thank you

The case for the proposed flats is well set out in the officer report.

What the report doesn't show is how well we were persuaded, and we now see rightly so, that our original scheme for 9 flats should be reduced to 7.

The reduced scheme is improved in quality, the new building housing 4 of the flats not 6 as before. This reduces the height and the visual impact, so that the new building will now look like a pair of traditional, natural stone cottages.

The site is now more open, with 25 square metres amenity space on average per flat. This is a higher level of green space for one bed flats, than any other similar scheme, in this District, that we are aware of.

Greater space enabled us to provide parking to the Highway Officer's requirements.

Also, it has allowed us the opportunity to achieve a level of natural, bio-diversity gain, such as hedges, trees, a small meadow area and a small nature conservation pond, that we have NOT seen provided, on any other comparable site.

Local estate agents, and contact with housing associations to date, confirms a greater demand for smaller homes like these, simply because they are more affordable, whether it be to buy or to rent, whether it be for first timers, downsizers or others wanting to live more modestly.

And so we URGE you to support the officers, and the other professionals who have advised them, plus those supporters who have shown faith in these proposals, and ASK YOU TO grant planning permission subject to all necessary conditions.

Thank you Chair and Members of the Planning Committee for allowing me the time to speak in favour of this planning application.

My name's Hugh Yarrow and I'm the Executive Chairman of The Oak Investment Partnership, which was originally founded by my father in 1992 in the basement of our family home in Chipping Norton. I worked with my father to put the company into employee-ownership in 2014, and it is now majority owned by a trust whose beneficiaries are the company's employees (or partners as we call each other) – it's a very similar structure to the John Lewis Partnership.

The partnership is the parent company of three wholly owned subsidiaries which we refer to as 'partner companies'. These are Evenlode Investment Management, Wise Funds and Wise Investment. All three are financial services companies that are in the business of looking after people's savings, and our aim is to build, good, deep relationships with these clients over the very long-term by providing a consistently high-quality service. We have grown over the years and now employ 52 partners across the partnership, and look after approximately £4 billion pounds of client money. Our clients are predominately UK individuals, as well as charities and educational institutions.

We also aim to have a positive impact on our staff, the local community, and the national and global economy in which we exist. This aim includes an ambition to raise more than £1 million over the next ten years for charities and the local community, and we have built many links with local not-for-profit organisations.

Our partner companies are all entirely based on the Chalford Park Barns site, where we have a leasehold on the three converted barns, including The Long Barn.

The Long Barn provides accommodation for Evenlode Investment Management. The accommodation, however, does not currently have capacity for essential breakout space.

The Evenlode investment team is a close-knit team that works in a collegiate fashion for which open plan office space is important. Investment markets can move rapidly and it is in the best interests of our clients that we are able to convene regular, informal meetings in which investment decisions are made collegiately. The current lack of breakout space is hindering the ability of the company to form these meetings and make these decisions in a fluid, timely way that does not disrupt the working day for the team.

Acknowledging that the building is listed several options have been explored. However, the only real practical and functional option we have found is to provide a small reversible addition to the rear of the building. This addition will provide a space which will be available at all times for staff to undertake these meetings.

It's considered that the proposals deliver a sensitive extension to the building that will enable Evenlode Investment to become more efficient and remain at this location in the longer term. The extension is designed to be reversible and could be taken down if it is no longer required. The support to our local business would be greatly welcomed and we humbly request you approve the application before you.



West Oxfordshire Uplands Planning Committee – 1st July 2019

Chairman, Members, good afternoon and thank you for the opportunity to speak to you today which I do on behalf of the applicant, Derek Hobbs. Naturally, we support the recommendation of your officer and so I will try to keep my comments brief.

Your officer is fully satisfied that the principle of creating a holiday let in this location accords with local and national planning policies and that the resulting development will not cause harm to the amenities of the surrounding area or neighbouring properties.

Holiday lets have been approved by the Council throughout the local area, including at the adjacent property, Skyfall, only a few weeks ago. A precedent has therefore already been set.

While the Parish Council has raised concerns regarding access to the site via the existing driveway, the County Council Highway Authority does not share these concerns and has raised no objections with regard to highway safety or convenience on the adjacent highway network.

The Council's Drainage Engineer has commented on the size of the soakaway that was installed to deal with surface water drainage from the existing garage. We have liaised with the Council's Building Control on this matter, who have confirmed that the soakaway is satisfactory and that it is unnecessary to enlarge it. Despite this, the applicant has purchased and installed two rainwater harvesting barrels (or water butts) as per the recommendation of the Council's Drainage Engineer. These barrels provide an additional means of managing surface water and address the drainage comments that have been made.

We are happy with the draft planning conditions that have been recommended by your officer, including the fourth condition that limits the holiday tenancies to no more than 8 weeks for each stay. We note that these conditions are identical to those that were attached to the holiday let consent at Skyfall in May this year.

On the basis of the above, it is considered that the proposed development is acceptable against the relevant planning policies. We hope that you will endorse your officer's recommendation and approve the application. Thank you Chair.