

Monday, 18 July 2022

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## **SUPPLEMENT FOR**

### **LOWLANDS AREA PLANNING SUB-COMMITTEE**

### **18 JULY 2022**

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WEST OXFORDSHIRE DISTRICT COUNCIL  
LOWLANDS AREA PLANNING SUB-COMMITTEE

Date: 18<sup>th</sup> July 2022

Report of Additional Representations



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WEST OXFORDSHIRE  
DISTRICT COUNCIL

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## Report of Additional Representations

Application Number	22/00764/FUL
Site Address	26 Milestone Road Carterton Oxfordshire OX18 3RF
Date	14/07/22
Officer	David Ditchett
Officer Recommendations	Approve
Parish	Carterton
Grid Reference	(E) 427944 (N) 206251
Committee Date	18/07/22

Following the publication of the Committee Report, the LPA received correspondence from a neighbour that the existing dwelling 26 Milestone Road was being demolished. The Case Officer contacted the Applicant who confirmed that the building had been demolished.

The Applicant subsequently supplied a 'dismantling procedure' document and an 'asbestos disposal certificate' covering the demolition of the building and the disposal of asbestos. These documents are available in the online case file to view.

ERS did not raise any objections during the application process, and did not suggest any conditions relating to the demolition process. While the demolition was completed without express permission/without completing the demolition prior approval process, the LPA had no objections to the demolition and no conditions relating to the demolition process were suggested in the Committee Report.

For clarity, officers have no objections to the demolition of the existing dwelling 26 Milestone Road and this does not alter the recommendation to approve.

## Report of Additional Representations

Application Number	22/00947/FUL
Site Address	Brooklyn Nurseries 65 Shilton Road Carterton Oxfordshire OX18 1EN
Date	14/07/22
Officer	Sarah Hegerty
Officer Recommendations	Refuse
Parish	Carterton
Grid Reference	(E) 427495 (N) 207992
Committee Date	18/07/22

Further consultation response received 06.07.22

### Conservation Officer

*My previous comments still stand. In summary, it is regrettable that the existing building should be lost, and that the open quality of the site should be lost. And the proposed houses remain bulky and the layout dense. I suggest that they retain the existing house, and look at less new development on the rest of the site.*

### Other Matters

Application 22/01651/DEM has subsequently been determined (confirming that in line with the criteria set out in the General Permitted Development Order the existing dwelling could be demolished at any time) and a fall-back position has been established for its removal. Officers consider that the retention and renovation of the existing property is still preferable over its total removal, however on balance, given that it could be demolished at any time this element of the refusal reason has been removed (see below).

### Amended Reason for refusal

The proposed scheme by reason of its siting, design, massing and scale would create an uncharacteristic form of development that fails to form a logical compliment to the existing scale and pattern of development. The proposal is therefore considered contrary to Policies OS2 and OS4 of the West Oxfordshire Local Plan 2031, the relevant advice in the NPPF and the West Oxfordshire Design Guide.