



## Supplement for

LOWLANDS AREA PLANNING SUB-COMMITTEE - MONDAY, 24TH APRIL, 2023

### Agenda No    Item

4.    **Applications for Development** (Pages 3 - 10)

**Purpose:**

To consider applications for development, details of which are set out in the attached schedule.

**Recommendation:**

That the applications be determined in accordance with the recommendations of the Business Manager – Development Management.

Page	Application No.	Address	Planning Officer
3	22/03370/FUL	Land West Of Colt House Aston Road, Bampton	David Ditchett
4-5	22/03539/FUL	Land (E) 429494 (N) 207689 Monahan Way, Carterton	David Ditchett
6	23/00120/FUL	17 Carmello Close Carterton	Clare Anscombe
7	23/00286/FUL	90 Raleigh Crescent Witney	Rebekah Orriss



**WEST OXFORDSHIRE DISTRICT COUNCIL**  
**LOWLANDS AREA PLANNING SUB-COMMITTEE**

**Date: 24<sup>th</sup> April 2023**

**Report of Additional Representations**



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**WEST OXFORDSHIRE  
DISTRICT COUNCIL**

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22/03539/FUL	Land (E) 429494 (N) 207689, Monahan Way, Carterton	4-5
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## Report of Additional Representations

Application Number	22/03370/FUL
Site Address	Land West Of Colt House Aston Road Bampton Oxfordshire
Date	21 <sup>st</sup> April 2023
Officer	David Ditchett
Officer Recommendations	Approve
Parish	Bampton Parish Council
Grid Reference	432174 E 203201 N
Committee Date	24th April 2023

### Additional Correspondence Received

Correspondence between the Council's Drainage Engineer and the Applicant's Drainage Engineer is online to view. This is available to view in the online case file

<https://publicaccess.westoxon.gov.uk/online-applications/>

The correspondence relates to the technical details regarding the surface water drainage scheme required by condition 4.

## Report of Additional Representations

Application Number	22/03539/FUL
Site Address	Land (E) 429494 (N) 207689 Monahan Way Carterton Oxfordshire
Date	21 <sup>st</sup> April 2023
Officer	David Ditchett
Officer Recommendations	Approve subject to Legal Agreement
Parish	Brize Norton Parish Council
Grid Reference	429494 E 207689 N
Committee Date	24th April 2023

### Additional Comments Received

An updated comment from Thames Water has been submitted. This is available to view in the online case file <https://publicaccess.westoxon.gov.uk/online-applications/> and is copied below:

#### Waste Comments

Thames Water would advise that with regard to SURFACE WATER network infrastructure capacity, we would not have any objection to the above planning application, based on the information provided.

Thames Water would advise that with regard to FOUL WATER sewerage network infrastructure capacity, we would not have any objection to the above planning application, based on the information provided.

#### Water Comments

There are water mains crossing or close to your development. Thames Water do NOT permit the building over or construction within 3m of water mains. If you're planning significant works near our mains (within 3m) we'll need to check that your development doesn't reduce capacity, limit repair or maintenance activities during and after construction, or inhibit the services we provide in any other way. The applicant is advised to read our guide working near or diverting our pipes.

<https://www.thameswater.co.uk/developers/larger-scale-developments/planning-yourdevelopment/working-near-our-pipes>

On the basis of information provided, Thames Water would advise that with regard to water network infrastructure capacity, we would not have any objection to the above planning application. Thames Water recommend the following informative be attached to this planning permission. Thames Water will aim to provide customers with a minimum pressure of 10m head (approx 1 bar) and a flow rate of 9 litres/minute at the point where it leaves Thames Waters pipes. The developer should take account of this minimum pressure in the design of the proposed development.

A clean water modelling study for this development was completed in August 2022 and shows there is sufficient capacity. The developer must adhere to the information in the modelling report. The developer must contact Thames Water if there are any changes to this development, as we would consider this a material change and would need to be reconsulted.

Waste: Based on the information provided on the drainage strategy on enquiry 22/03539/FUL we have no objections

### **Additional Plans and Images Received**

The applicant has submitted two additional drawings and three images. These are available to view in the online case file <https://publicaccess.westoxon.gov.uk/online-applications/>

They are the following:

- Colour presentation layout.
- A visual showing a view of the development from the proposed village green to the west.
- Photographs of completed houses on Phase 1 of the Brize Meadow development.

## Report of Additional Representations

Application Number	23/00120/FUL
Site Address	17 Carmello Close Carterton Oxfordshire OX18 1DJ
Date	21/04/2023
Officer	Clare Anscombe
Officer Recommendations	Approve subject to conditions
Parish	Carterton Parish Council
Grid Reference	427818 E 208305 N
Committee Date	24 <sup>th</sup> April 2023

### Additional Public Comments

1 additional objection comment has been submitted from the Town Council. This is available to view in the online case file: <https://publicaccess.westoxon.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=ROME9BRKIB900> and is summarised below:

- The Committee raised concerns about the impact of running a business in a residential area, particularly with regard to parking, electricity and water services.



## Report of Additional Representations

Application Number	23/00286/FUL
Site Address	90 Raleigh Crescent Witney Oxfordshire OX28 5FY
Date	12th April 2023
Officer	Rebekah Orriss
Officer Recommendations	Approve subject to conditions
Parish	Witney Parish Council
Grid Reference	433893 E 209691 N
Committee Date	24th April 2023

### Additional Consultee Comment

#### OCC Highways Officer

Oxfordshire County Council, as the Local Highways Authority, hereby notify the District Planning Authority that they **do not object** to the granting of planning permission

### Additional Public Comments

2 additional support comments have been submitted. These are available to view in the online case file <https://publicaccess.westoxon.gov.uk/online-applications/> and are summarised below:

- This is a detached property with adequate insulation noise is not a problem
- Many clients walk to the property
- The gym provides a more accessible space for physical exercise than public gyms

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