



Supplement for

UPLANDS AREA PLANNING SUB-COMMITTEE - TUESDAY, 25TH APRIL, 2023

Agenda No Item

4. **Applications for Development** (Pages 5 - 8)

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.

Application No.	Address	Planning Officer
22/02785/HHD	Cartref 21 Witney Street, Burford	Sarah Hegerty
22/02786/LBC	Cartref 21 Witney Street, Burford	Sarah Hegerty
22/03356/FUL	Land East Of Wroslyn Road, Freeland	Joan Desmond
23/00165/S73	Land North Of Gas Lane And Ascott Road, Shipton under Wychwood.	James Nelson

WEST OXFORDSHIRE DISTRICT COUNCIL

UPLANDS AREA PLANNING SUB-COMMITTEE

Date: 25th April 2023

Report of Additional Representations



**WEST OXFORDSHIRE
DISTRICT COUNCIL**

Agenda Index

22/02785/HHD & 22/02786/LBC	Cartref, 21 Witney Street, Burford, Oxfordshire, OX18 4RX
22/03356/FUL	Land East Of Wroslyn Road, Freeland, Oxfordshire
23/00165/S73	Land North Of Gas Lane And Ascott Road, Shipton Under Wychwood, Oxfordshire

Report of Additional Representations

Application Number	22/02785/HHD & 22/02786/LBC
Site Address	Cartref 21 Witney Street Burford Oxfordshire OX18 4RX
Date	21 st April 2023
Officer	Sarah Hegerty
Officer Recommendations	Approval
Parish	Burford
Grid Reference	425256 E 212175 N
Committee Date	25 th April 2023

Application Details

22/02785/HHD- Erection of single storey in-fill extension to enclose existing courtyard and conversion of existing stone outbuilding to create new kitchen and cloakroom and first floor extension (amended)

22/02786/LBC- Internal and external alterations to include changes to internal layout and demolition of existing kitchen, bathroom and greenhouse. Erection of single storey in-fill extension to enclose existing courtyard and conversion of existing stone outbuilding to create new kitchen and cloakroom.

Additional Representations

The applicant has withdrawn both applications 22/02785/HHD & 22/02786/LBC.

Application Number	22/03356/FUL
Site Address	Land East Of Wroslyn Road Freeland Oxfordshire
Date	21 st April 2023
Officer	Joan Desmond
Officer Recommendations	Refuse
Parish	Freeland Parish Council
Grid Reference	441652 E 212575 N
Committee Date	25th April 2023

Application Details

Development of 80 residential dwellings (Use Class C3), community shop/cafe (Use Class E), allotments and site access, plus open space, drainage, landscaping and associated engineering works.

Additional Representations

Officers would like to make a correction to paragraph 5.21 which states that 'A pumping station is located in the north western corner of the site which will dispose of the foul water on site.' This should state 'north eastern'.

Application Number	23/00165/S73
Site Address	Land North Of Gas Lane And Ascott Road Shipton Under Wychwood Oxfordshire
Date	21st April 2023
Officer	James Nelson
Officer Recommendations	Refuse
Parish	Shipton Under Wychwood Parish Council
Grid Reference	427959 E 217796 N
Committee Date	25 th April 2023

Application Details

Variation of condition 2 of planning permission 20/00991/FUL to allow design changes to Plot 1 including replacement of approved garage door with a window and erection of a single storey garage extension.

Additional Representations

Since writing the officer's report, two support comments and one further objection have been received.

Support comments

Mr Douglas Fisher writes:

"I write on behalf of a family member, that lives very close to the site. We have watched the progress of this site over the last 18 months, the quality of the 2 houses and landscaping is exceptional and a great addition to the village. The creation of a single garage to Plot 1 will not affect the character of the site and is still substantially setback from the road, sum 8.3m . The proposed garage is set approximately 1.2 m lower than the road with the additional hedge and tree planting that has now taken place The impact will be minimal. My opinion is this site has only enhance the AONB, and I would like to fully support this application."

Mr Andrew Timms writes:

"I live on Ascott Road, just across from the site. I have examined the plans and I see no problem with the alterations and the addition of a new garage. I support this application."

Objection comment

Mrs Heather Smith states:

"Yet again another drip feed to enlarge the footprint of Plot 1. This has already been increased once since planning permission was granted, which was for a smaller footprint than originally applied for. The application for the 'hip style' garage has already been refused, so I don't understand why a larger scale garage would be acceptable."