



## Supplement for

LOWLANDS AREA PLANNING SUB-COMMITTEE - MONDAY, 6TH NOVEMBER, 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.

Item	Application Number	Address	Officer
Pg. 11–59	23/00179/FUL	Land South East of B4022 Oxford Road.	David Ditchett
Pg. 60–69	23/02217/FUL	19 Arlington Close, Carterton.	Esther Hill
Pg. 70–80	23/02420/FUL	Carterton Leisure Centre, Broadshires Way.	Peter Morgan



## Report of Additional Representations

Application Number	23/00179/FUL
Site Address	Land South East of B4022 Oxford Road Witney Oxfordshire
Date	3 November 2023
Officer	David Ditchett
Officer Recommendations	Refuse
Parish	South Leigh Parish Council
Grid Reference	438045 E 209571 N
Committee Date	6 November 2023

### Additional Consultee Comments Received

Additional consultee comments were received. These are available to view in the online case file <https://publicaccess.westoxon.gov.uk/online-applications/> and are summarised below:

#### Oxfordshire County Council Highways

Objection for the following reasons:

- The applicant is not agreeing to a condition to cap the annual or daily tonnage. Market conditions could significantly increase demand leading to a greater traffic impact; and
- Swept path analysis has not used the correct vehicle and raises concerns about the geometry of South Leigh Road

#### Oxfordshire County Council Lead Local Flood Authority

No objection subject to the following conditions:

1. Construction shall not begin until/prior to the approval of; a detailed surface water drainage scheme for the site, has been submitted to and approved in writing by the Local Planning Authority. The scheme shall be subsequently be implemented in accordance with the approved details before the development is completed. The scheme shall include:
  - A compliance report to demonstrate how the scheme complies with the “Local Standards and Guidance for Surface Water Drainage on Major Development in Oxfordshire”;
  - Full drainage calculations for all events up to and including the 1 in 100 year plus 40% climate change;
  - A Flood Exceedance Conveyance Plan;
  - Comprehensive infiltration testing across the site to BRE DG 365 (if applicable);
  - Detailed design drainage layout drawings of the SuDS proposals including cross-section details;
  - Detailed maintenance management plan in accordance with Section 32 of CIRIA C753 including maintenance schedules for each drainage element, and;
  - Details of how water quality will be managed during construction and post development in perpetuity;
  - Confirmation of any outfall details.
  - Consent for any connections into third party drainage systems

2. Prior to first occupation, a record of the installed SuDS and site wide drainage scheme shall be submitted to and approved in writing by the Local Planning Authority for deposit with the Lead Local Flood Authority Asset Register. The details shall include:
  - a) As built plans in both .pdf and .shp file format;
  - b) Photographs to document each key stage of the drainage system when installed on site;
  - c) Photographs to document the completed installation of the drainage structures on site;
  - d) The name and contact details of any appointed management company information.

### **Additional Third Party Comment Received**

One further third party objection was received. This is available to view in the online case file <https://publicaccess.westoxon.gov.uk/online-applications/> and is summarised below:

Objects in relation to:

Safety in light the explosion at the Anaerobic Digester, Cassington Plant;  
Ability/experience of Acorn Bioenergy to run the proposed plant;  
The proximity of residents in High Cogges to the proposed site; and  
Impact to eco-system.

### **Additional Documents Received**

A revised landscape strategy is submitted by the applicant. This is available to view in the online case file <https://publicaccess.westoxon.gov.uk/online-applications/>

A revised Transport Technical Note (TTN3) is submitted by the applicant. This is available to view in the online case file <https://publicaccess.westoxon.gov.uk/online-applications/> (OCC Highways are yet to comment on the revised Transport Technical Note).

A proposed planning obligation (heads of terms) is submitted by the applicant. This is available to view in the online case file <https://publicaccess.westoxon.gov.uk/online-applications/> (This has not been reviewed by OCC or WODC Legal Teams).

### **Additions to the Committee Report**

#### Summary of Principle

Paragraph 34. (Page 46 of the Agenda Reports Pack) reads 'While Local Plan Policies E2, OS2 and OS3, South Leigh Neighbourhood Plan Policy SLD6 and the NPPF, does offer some support for the proposed development, further assessment is required, and this is completed below.'

Paragraph 34. Should read 'While Local Plan Policies EH6, E2, OS2 and OS3, South Leigh Neighbourhood Plan Policy SLD6 and the NPPF, does offer some support for the proposed development, further assessment is required, and this is completed below.'

#### Conclusion and Planning Balance

Employment created through the construction of the development and once running is a benefit that should be included in the planning balance. The Planning, Design and Access Statement states

'The AD facility would generate approximately 100 FTE jobs spread over the construction period and five FTE jobs during operation'. Officers consider that moderate weight is afforded to this benefit in the balance.

For clarity, this additional benefit does not affect the recommendation to refuse planning permission.

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## Report of Additional Representations

Application Number	23/02217/FUL
Site Address	19 Arlington Close Carterton Oxfordshire OX18 3HH
Date	3 November 2023
Officer	Esther Hill
Officer Recommendations	Approve
Parish	Carterton Parish Council
Grid Reference	428236 E 206768 N
Committee Date	6 November 2023

### Response to Carterton Town Council Objection Received

The applicant has submitted the below points in response to the objection from Carterton Town Council:

1. Suggestion that the building is too high - the proposed outbuilding is not as tall as the neighbour's extension, it does not affect the right to light to the neighbour's house, the existing trees on the rear boundary to both properties are double the height of the proposed outbuilding;
2. Suggestion that the outbuilding is too close to the boundary - the proposed building is nearly 2m distance away from the boundary fence with the neighbour, at its closest point to their house;
3. Suggestion that parking space is insufficient - the parking in the no-through road is unrestricted and generous; the applicant is able to have a visitor parking in the same way that her neighbour is able to have a visitor parking nearby; Emma has a photo to illustrate the generous amount of space available for turning, despite her own car parked in her allocated space plus a visitor parked alongside her house; as noted in the Planning Statement, there will only be one visitor at a time; OCC Highways have not objected to the proposals; and
4. Suggestion that the opening hours to 8pm is too late. Due to the unobtrusive nature of the activities, this is the equivalent of restricting a householder to no visitors after 8pm; the applicant is likely to have visitors until 4pm on 2 days, and until 8pm on only 2 evenings, between Mondays and Thursdays. Note that the treatment room will not be open on Fridays, Saturdays and Sundays, and that there will be gaps between visitors.

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## Report of Additional Representations

Application Number	23/02420/FUL
Site Address	Carterton Leisure Centre Broadshires Way Carterton Oxfordshire OX18 1AA
Date	6 <sup>th</sup> October 2023
Officer	Peter Morgan
Officer Recommendations	Approve
Parish	Carterton
Grid Reference	
Committee Date	6 <sup>th</sup> October 2023

### Consultee Comment Received

One further comment has been received. This is available to view in the online case file <https://publicaccess.westoxon.gov.uk/online-applications/> and is included in full below:

Thank you for consulting our team, I have looked at the application in relation to contaminated land and potential risk to human health.

I have no objection in relation to land contamination and human health risks from this proposed development and will not be requesting planning conditions.

Jackie McLaren  
Senior Officer - Remediation

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