



## Supplement for

LOWLANDS AREA PLANNING SUB-COMMITTEE - MONDAY, 5TH FEBRUARY, 2024

### Agenda No    Item

4.    **Applications for Development** (Pages 3 - 12)

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
65-79	23/002297/FUL	Land Adjoining Dunlaoghaire, Primrose Lane	Elloise Street
80-88	23/02872/FUL	Barclay House, 11 Burford Rd	Esther Hill
89-108	23/02917/FUL	Land South of Ramsden, Akeman Street	Joan Desmond
109-117	23/02930/FUL	111 Manor Road, Witney	Clare Anscombe



WEST OXFORDSHIRE DISTRICT COUNCIL  
LOWLANDS AREA PLANNING SUB-COMMITTEE

Date: 5<sup>th</sup> February 2024

Report of Additional Representations



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WEST OXFORDSHIRE  
DISTRICT COUNCIL

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23/02930/FUL	111 Manor Road Witney Oxfordshire OX28 3UF	109-117

## Report of Additional Representations

Application Number	23/02297/FUL
Site Address	Land Adjoining Dunlaoghaire Primrose Lane Weald Bampton Oxfordshire
Date	24 <sup>th</sup> January 2024
Officer	Elloise Street
Officer Recommendations	Approve
Parish	Bampton Parish Council
Grid Reference	431307 E 202792 N
Committee Date	5 <sup>th</sup> February 2024

### Application Details

Proposed new dwelling to replace redundant stables and store, to create holiday let (amended plans)

### Applicant Details

Mr A Smart | Primrose Cottage Primrose Lane Weald Bampton OX18 2JA

### Additional Comments Received

A comment received from Third Party Consultee has been submitted. This is available to view in the online case file <https://publicaccess.westoxon.gov.uk/online-applications/> and is copied below:

“I am writing to say that I support the above planning application.  
My husband and I live in Primrose Lane, we have looked at the revised plans, we like the design and layout which will fit in with the other properties in the area. We see no reason why this should not be approved”

Application Number	23/02872/FUL
Site Address	Barclay House 11 Burford Road Carterton Oxfordshire
Date	24th January 2024
Officer	Esther Hill
Officer Recommendations	Approve
Parish	Carterton Parish Council
Grid Reference	427994 E 206860 N
Committee Date	5th February 2024

**Application Details:**

Proposed infill of undercroft to provide 1 bedroom ground floor flat

**Applicant Details:**

Mr Daniel McCarthy 10 Woodlark Glade Camberley GU15 4LW

**Additional Representations:**

**Agent Supporting Statement**

The agent has submitted the following statement in response to the Parish Council objection:

*“Council object to the application on the grounds that tenant parking will have a negative impact on local businesses. Council ask that resident parking be in the private car park to the rear”*

*The committee we be aware that OCC Highways have no objection to the proposal in front of them today, the town centre location along with the type and mix of property along with the demographic within the already built and occupied Barclay House development is such that the vast majority of occupiers do not have cars.*

*In reality we have with the benefit of the now completed and occupied development been able to observe the parking habits of the residents and have noticed that a total of two or maybe three occupiers have cars and occasionally park on site and that there is a distinct lack of appetite for parking by occupiers on the apron of the Burford Road shops (ie in front of the Costa parade).*

*With the development having a pedestrian gate leading directly to the closer Alvescot Road Public Free Car Park it is far more assessable and convenient for residents to use these facilities especially in bad weather.*

*When asked, occupiers have stated in consideration that the trade coming and goings along the Burford Road parade is in fact a reason for them “not” to park there for fear of potential damage to cars purely down the the volume of movements along with heavy goods vehicles as well as the lack of marked/designated spaces.*

*We have found that the Alvescot site always has capacity and can offer residents the opportunity to park with comfort, safety and with the piece of mind that potential damage to vehicles is significantly less, Alvescot Car Park is well lit, spaces are always available, spaces are clearly marked and the site is protected by CCTV.*

*Finally this town centre development has enhanced the footfall and spend opportunities available to local businesses and that town centre living is essential to their survival and success.*

*To summarise we concur with OCC having no objection to the development and would ask the committee to grant planning permission.*

### **Landscaping Plan**

A landscaping plan has been submitted. Your officers consider the plan to be supportable as it is in line with the landscaping plan previously approved as part of application 21/01795/CND. Your officers have therefore amended Condition 7 to the following 'in accordance with' condition:

*The hard and soft landscaping of the site shall be completed in accordance with plan ref-372\_01 submitted to the LPA as part of this application on 1<sup>st</sup> February 2024 and the planting schedule drawing ref-372\_02 submitted and approved under application ref: 21/01795/CND.*

*The scheme shall be implemented as approved within 12 months of the commencement of the approved development or as otherwise agreed in writing by the Local Planning Authority and thereafter be maintained in accordance with the approved scheme. The scheme shall shall be completed in accordance with the approved details and retained thereafter. In the event of any of the trees or shrubs so planted dying or being seriously damaged or destroyed within 5 years of the completion of the development, a new tree or shrub of equivalent number and species, shall be planted as a replacement and thereafter properly maintained.*

*REASON: To safeguard the character and appearance of the area, and improve opportunities for biodiversity.*

Application Number	23/02917/FUL
Site Address	Land South Of Ramsden Akeman Street Ramsden Oxfordshire
Date	24th January 2024
Officer	Joan Desmond
Officer Recommendations	Refuse
Parish	Ramsden Parish Council
Grid Reference	435274 E 214587 N
Committee Date	5th February 2024

### Application Details

Installation of a ground mounted solar PV, energy storage system together with associated infrastructure; security fencing, CCTV, access track, cable route, landscaping and onsite biodiversity net gain.

### Applicant Details

BSR Energy Limited 35 and 35A The Maltings Lower Charlton Trading Estate Shepton Mallet BA4 5QE

### Additional Representations

**Letter from agent** - Request an extension of time to respond to officer comments and to agree as much common ground between the parties prior to the application being reported to the Lowlands Area Planning Sub-Committee. Further letter received advising that a revised Evaluation Report has been sent to the County Archaeological Officer for comment and that the ecology issues raised have either been addressed or can be dealt with via condition. It is furthermore, contended that if the scheme is refused and the applicant chooses to appeal the decision there will also be grounds for costs associated with these matters. **Officer comments** – Many of the concerns have been previously raised and have failed to be addressed within the statutory time period for the determination of the application. In accordance with the Council’s adopted protocol, the application would be refused without further negotiation, particularly given that it is unlikely that further negotiation would make the development acceptable. If this decision is appealed the appellant would be able to address these matters during the appeal process.

**Hailey Parish** councillors voted unanimously to object to the application based on the following.

The application shares the same area and layout as the previous scheme (21/ 02473/FUL), and therefore proposes the same risk floods, landscape and visual impacts, and risks for the access road.

As the latest application only offers minor changes to the original proposals, Hailey Parish Council believes the Local Plan policy based grounds for refusal remain applicable to this application.

Specifics concerns are as follows.

#### Landscape and Visual Impact

The proposals will have a significant impact on the current landscape and represents the



industrialisation of a rural environment. This will dramatically change the landscape view and changes the scenery and character for residents and visitors whom pass by.

Hailey PC also agree with the same comment Ramsden PC has made, that the far reaching views from Akeman Street towards the Ridgeway and the Berkshire Downs will be obscured by screen planting and extensive deer fencing.

The relationship between Singe Wood and the adjacent agricultural land will be lost by screen planting and the service track running parallel to St John's Lane (a Saxon road). The tranquillity of this bridleway will be adversely impacted.

The proposed access arrangements off the B4022 / Akeman Street immediately adjoin the boundary of the Cotswold AONB. The introduction of urban street materials will have an adverse impact on the views into and out of the AONB. Furthermore, the removal of hedging for visibility splays and the new wide tarmacadamed bell mouth junction will significantly change the character of the area.

### Access

The proposed access is onto the B4022. This is a well known notoriously dangerous road, with many accidents occurring in recent years. The most recent incident occurred in November 2023 involving a rear shunt whilst waiting to turn into Akeman Street. The proposed site deliveries using numerous 16m articulated and 10m rigid HGVs will increase the risk to local residents from our parish and commuters who regularly use this route. It will also create increased traffic flow through Hailey village.

Hailey Parish Council note that OCC Highways object to the current access provisions.

### Flooding

Hailey Parish however find the most concerning and alarming issue to be with the provisions to flooding and drainage and the impact it has on on Hailey Village. The flood risk and drainage assessment in particular, the applicant has rightly stated that the planned development will produce additional run-off. They have also rightly stated that there have been issues with previous flooding in and on to surrounding areas for which Hailey Parish Council can share documented proof as recently as Jan-2024, as well as Jul-07 and Dec-20 (we have dated videos and pictures) including to/through Singe Wood (Wychwood Forest Trust), St John's Lane, and then continuing downstream, flooding Delly End (including properties multiple times) and to the B4022 main road (damaging vehicles and resulting in the road being impassable). The applicant has rightly therefore proposed that a series of flood management structures and measures would need to be incorporated. Hailey Parish Council does not agree that the proposals in this regard address the flood risk sufficiently. The measures proposed do not correctly consider the topography of the land. Furthermore, the proposed new pond, swales, and flow control devices are all sub-optimal in design, and they do not consider the wider (downstream) situation adequately. There would remain a significant flood risk to Singe Wood which was significantly flooded in all of the dates mentioned above by direct outpour from the site which has previously actually guided water more rapidly downhill (through poor ploughing of the field, with the slope rather than attenuating it by ploughing across it). Importantly, there would also remain a very significant and potentially disastrous flood risk to downstream Delly End which has flooded, including into several homes, several times in recent years. Indeed, these really are not 100-year events as suggested, they are much more frequent and this is likely to worsen further due to ongoing climate change. The proposed flood alleviation approach is wholly insufficient, shows no consideration of lessons learned from (very) recent experiences, and does not correctly consider the wider flood risk picture to which it would considerably add.

Finally, we would also like to note that we are working closely with Ruth Allington who has recently submitted a much more detailed report and documentation with which we wholly agree.

In addition, Hailey PC are concerned that if the application is approved in its current form the precedent it may set for future applications in the local area.

**Further letter from SPAG (Solar Park Acton Group) - Object to the application for the following primary reasons:**

- Impact on views of the area as well as the setting of the nearby AONB;
- Impact on ecology;
- Impact on the local highway network;
- Impact on nearby statutory heritage assets in the Ramsden Conservation Area
- Impact on archaeological values of the site

**4 further letters of objection** raising similar grounds as already detailed with additional concerns as follows:

- No local public good
- The mitigations in the plan, including LVIA and flooding and the practical elements of biodiversity net gain actually conflict with one another, and / or are undeliverable or unsustainable.
- Cumulative effect of multiple applications for solar PV energy generation in West Oxfordshire
- The impact of Botley West Solar Farm
- Connection into the Grid
- Battery Energy Storage Systems (“BESS”)
- Flooding concerns

**Letter querying omissions** in report and representations received:

- Appendices resent and uploaded – Shows that development will continue to cause or exacerbate offsite flooding but also demonstrates flaws in the runoff management proposals so significant that they could not be remedied without a complete redesign of the layout of the panels and access roads within the site, and the layout and nature of proposed attenuation features and storm runoff discharge arrangements. This goes far beyond “Flooding concerns” and “Technical reasons including misleading information” as listed in the reasons for objection on page; it challenges the deliverability of the scheme in accordance with the planning application.

**Cotswold National Landscape Board** – Detailed comments can be viewed on the website. Summary - As this application is a major solar farm development adjacent to the boundary of the National Landscape, I would request that our standard advice contained within this response be taken into consideration when determining this application.

Application Number	23/02930/FUL
Site Address	111 Manor Road Witney Oxfordshire OX28 3UF
Date	2 <sup>nd</sup> February 2024
Officer	Clare Anscombe
Officer Recommendations	Refuse
Parish	Witney
Grid Reference	436578 E 209125N
Committee Date	5 <sup>th</sup> February 2024

**Application Details:**

Erection of 1 bed dwelling with associated parking, bin and bike stores

**Applicant Details:**

Mr J Pickering C/o Agent

**Additional Representations**

The application has been withdrawn and so has been removed from the Agenda.

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