



Supplement for

DEVELOPMENT MANAGEMENT SUB-COMMITTEE - MONDAY, 7TH SEPTEMBER, 2026

| Agenda No | Item |
|-----------|------|
|-----------|------|

- |    |                                                    |
|----|----------------------------------------------------|
| 4. | <u>Applications for Development</u> (Pages 5 - 12) |
|----|----------------------------------------------------|

Purpose:

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

Recommendation:

That the application be determined with the recommendations of the Head of Planning.

| <u>Pages</u> | <u>Application No.</u> | <u>Address</u>                       | <u>Planning Officer</u> |
|--------------|------------------------|--------------------------------------|-------------------------|
| 19-60        | 25/01897/OUT           | Land West Of Combe Road              | Mike Cassidy            |
| 61-75        | 25/02635/FUL           | 53 Swinbrook Road Carterton          | Clare Anscombe          |
| 76-88        | 25/02765/FUL           | Land South Of Glebe Cottage Lew Road | Fern Lynch              |
| 89-106       | 26/00428/OUT           | The Wood Store Shilton               | Clare Anscombe          |
| 107-112      | 26/01592/FUL           | 80 Eton Close Witney                 | Ella Charles            |



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## WEST OXFORDSHIRE DISTRICT COUNCIL

### DEVELOPMENT MANAGEMENT SUB-COMMITTEE

Date: 7<sup>th</sup> September 2026

#### Report of Additional Representations



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| 25/01897/OUT | Land West of Combe Road                                 |
| 25/02635/FUL | 53 Swinbrook Road, Carterton, Oxfordshire, OX18 IDY     |
| 25/02765/FUL | Land South Of Glebe Cottage, Lew Road, Curbridge.       |
| 26/00428/OUT | The Wood Store, Shilton, Burford, Oxfordshire, OX18 4AP |

## Report of Additional Representations Item 1

|                         |                                                          |
|-------------------------|----------------------------------------------------------|
| Application Number      | 25/01897/OUT                                             |
| Site Address            | Land West Of<br>Combe Road<br>Stonesfield<br>Oxfordshire |
| Date                    | 4 <sup>th</sup> September 2026                           |
| Officer                 | Mike Cassidy                                             |
| Officer Recommendations | Approve subject to Legal Agreement                       |
| Parish                  | Stonesfield Parish Council                               |
| Grid Reference          | 439596 E 217043 N                                        |
| Committee Date          | 7 <sup>th</sup> September 2026                           |

### Application Details:

Outline planning application with some matters reserved for erection of 20 dwellings within a nature enhancement scheme.

### Applicant Details:

C/o Agent – Mr Graham Soame (G. Soame Planning & Development Ltd)

### Amendments to Report

The following amendments are made to the report:

- Page 53, Condition 3 (Approved Plans), fifth line – replace '*PCD714 / 001 Rev A - Proposed Site Layout & Highway Works*' with '*PCD714 / 001 Rev B - Proposed Site Layout & Highway Works*'.
- Page 54, Condition 6 (Travel Plan), 'REASON', last line – replace '*(2024)*' with '*(2026)*'.
- Page 55, Condition 10 (Cycle Parking), 'REASON', last line – replace '*(2024)*' with '*(2026)*'.
- Page 58, Condition 21 (Biodiversity Enhancement Plan), 'REASON', first two lines – replace '*paragraphs 187, 192 and 193 of the National Planning Policy Framework (2024)*,' with '*policies N2(2) and N6(2) of the National Planning Policy Framework (2026)*'.

### Additional Representations

#### Consultations

##### Stonesfield Parish Council

The Parish Council have made the following additional comments:

- The emerging Neighbourhood Plan should be treated as a material consideration under NPPF paragraph 49, with weight given according to its stage of preparation, extent of unresolved objections, and consistency with the Framework.
- The site should be assessed as "major development" for the purposes of NPPF paragraphs 189–190, given its scale relative to the village and its landscape impact, engaging the exceptional circumstances/public interest test.
- Reliance on Homeseeker data alone is not considered a valid basis for demonstrating housing need; the Neighbourhood Plan's Housing Needs Assessment is said to show no need for market housing and only limited affordable housing need.
- The Leaffield appeal decision (APP/D3125/W/25/3363971) is considered a more comparable precedent than the Charlbury appeal cited in the report, given greater similarity in settlement size and site context, and its finding of harm to landscape character and the setting of a conservation area.
- Objection that a case example concerning a waste recycling centre in Norfolk was relied upon to inform the "major development" assessment without noting its different context.
- Objection that references to the applicant's proposed 10% profit payment to a non-registered housing provider (Stonesfield Community Trust) are not a material planning consideration and should not have featured in the report.

### Representations

Two additional representations have been received raising the following concerns:

- The Neighbourhood Plan examiner has confirmed Manor Field meets Local Green Space (LGS) designation criteria in its entirety; this is a material change not addressed in the original June committee report, and no "very exceptional circumstances" have been demonstrated to justify departure from Policy SEL4.
- The LGS designation reflects landscape value and setting; frontage development would screen the retained field from public view, undermining this.
- Developer's public access/nature enhancement offer should not be treated as sufficient to outweigh loss of part of the LGS area; deliverability also questioned, and Section 106 obligations cannot guarantee permanent protection as they may be varied or discharged after five years.
- The Neighbourhood Plan Housing Needs Assessment indicates no need for market housing and only limited unmet affordable housing need, contrary to reliance on Homeseeker data.
- The proposal should be assessed as "major development," engaging the NPPF exceptional circumstances/public interest test.
- Harm to the Conservation Area is assessed at the more significant end of the "less than substantial" range and should weigh more heavily against approval.
- Policy S3 of the NPPF (2026) requires a sequential approach directing development to settlements before countryside expansion.
- Policy S5 (general housing supply presumption) of the NPPF (2026) is stated not to apply to Green Belt or Local Green Space, which have their own more restrictive policies; it is contended that this has been used inappropriately to justify outweighing the loss of part of the LGS-designated area.
- Concern that the Committee report's summary of the Neighbourhood Plan examiner's findings understates his conclusion, which is said to have assessed the field holistically as a single asset rather than only the developed part, relevant to the weight that should be attached to the LGS designation.

- Evidence of vacant affordable/housing association properties in the village and approximately 100 new dwellings delivered since 2011 is cited as further reason to question the evidenced housing need relied upon.
- The Cotswolds National Landscape Board's consultation response is said not to have resulted from a properly notified consultation, and its comments are considered to have been mischaracterised as "not an objection" rather than as neutral, and should therefore carry less weight.

## Report of Additional Representations Item 2

|                         |                                                     |
|-------------------------|-----------------------------------------------------|
| Application Number      | 25/02635/FUL                                        |
| Site Address            | 53 Swinbrook Road, Carterton, Oxfordshire, OX18 1DY |
| Date                    | 4 <sup>th</sup> September 2026                      |
| Officer                 | Clare Anscombe                                      |
| Officer Recommendations | Provisional Approval                                |
| Parish                  | Carterton Town Council                              |
| Grid Reference          | 427665 E 208304 N                                   |
| Committee Date          | 7 <sup>th</sup> September 2026                      |

### Application Details:

Extension and conversion of the existing bungalow to create two dwellings, the sub-division of the residential garden, and the erection of two semi-detached dwellings with access and associated landscaping.

### Applicant Details:

H & H Oxford Property Developers  
3 Warneford Road  
OX4 1LT

### Additional Representations

- I. Additional comments have been received from the District Ecologist dated 27<sup>th</sup> August 2026. In summary, the recommendation is that the proposed development is acceptable subject to conditions and informatives.

Full details can be found on the online case file: <https://publicaccess.westoxon.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=T4SCI PRKJ9F00>

### Report of Additional Representations Item 3

|                         |                                                                               |
|-------------------------|-------------------------------------------------------------------------------|
| Application Number      | 25/02765/FUL                                                                  |
| Site Address            | Land South Of Glebe Cottage<br>Lew Road<br>Curbridge<br>Witney<br>Oxfordshire |
| Date                    | 25th August 2026                                                              |
| Officer                 | Fern Lynch                                                                    |
| Officer Recommendations | Approve                                                                       |
| Parish                  | Curbridge Parish Council                                                      |
| Grid Reference          | 432953 E 207835 N                                                             |
| Committee Date          | 7th September 2026                                                            |

#### Application Details:

Erection of single dwelling with garage and associated ancillary development.

#### Applicant Details:

Mr Robert Clifton  
Glebe Cottage  
Lew Road  
Curbridge  
Witney  
Oxfordshire

#### Additional Representations

The applicant's agent made officers aware of some typos within the report which highlighted the need for some further points of clarification. The agent's email can be viewed on public access.

#### Amendments to Report

The replaced paragraphs for consideration have been inserted below with key amends shown in red, please strike out and supersede the previous iterations of these sections of the report and replace with the following paragraph wording:

5.3 The application site lies at the southern **end** of the village of Curbridge. It is outside of the main built-up area of the village on open paddock land. The site is largely unrestricted and does not fall within any areas of special designation. However, the Grade II Listed Building 'Duttons Farm Barns' is located 140m to the south of the site.

5.11 Curbridge is identified as a village within the settlement hierarchy of the West Oxfordshire Local Plan 2031 and therefore constitutes a settlement for the purposes of the NPPF 2026. Whilst the Local Plan does not define settlement boundaries, officers consider that the application site comprises an area of open paddock land which performs an important transitional function between the built form of the village and the surrounding countryside. As such, the site is considered to lie beyond the established settlement edge **but abuts it and** is properly assessed as a location outside the settlement for the purposes of Policy S5 of the NPPF 2026 and **within Local Plan Policy H2**.

5.12 The applicant contends that the site lies within the village envelope and represents an appropriate infill opportunity. Officers do not agree with this assessment. Additionally, whilst the planning history on this site is noted, officers would still consider it undeveloped land outside of a settlement. However as the site **adjoins an** existing and approved residential development, the paddock land currently contributes to the visual transition between the built form of Curbridge and the surrounding countryside. **Consequently, the site cannot reasonably be regarded as an infill plot.**

5.24 The overall form of the development is proportionate to the plot size and reflects the scale and character of adjacent properties. The arrangement is considered to ensure a coherent relationship with the established street scene of the lane.

5.25 The proposal meets the requirements of OS2 by being located within the built-up area and forming a logical complement to the existing development pattern. It satisfies OS4 through high-quality design that respects local character and uses traditional materials. **Delete last line of paragraph.**

5.28 Turning to residential amenity for surrounding properties, the proposed dwelling has been designed and positioned to avoid any adverse impacts. The front elevation would be located approximately **>20m** from Glebe Cottage, and the west side elevation would be approx **20 metres** from the front elevations of Glebe House. These separation distances exceed minimum standards and ensure there will be no unacceptable overlooking, loss of light, or overbearing impact. The 45-degree line has also been demonstrated from the front elevation of the new dwelling and the front of glebe house. **This will not be impacted. Furthermore, the proposed ridge height of the new dwelling will be lower than that of Glebe House (the property it is closest to), but it will be higher than Glebe Cottage, as shown on the section drawings (included on the Proposed Site Plan – drawing ref: 2443-MEB-XX-XX-DR-A-3-102 P01).** As such, the proposal is considered acceptable in terms of neighbouring amenity.

5.29 The site is accessed via a private road shared with neighbouring properties, which is tarmac for the first portion, closest to the junction with Lew Road, then gravel. **The new dwelling location is set >20m away from Glebe Cottage.**

## Report of Additional Representations Item 4

|                         |                                                         |
|-------------------------|---------------------------------------------------------|
| Application Number      | 26/00428/OUT                                            |
| Site Address            | The Wood Store, Shilton, Burford, Oxfordshire, OX18 4AP |
| Date                    | 4 <sup>th</sup> September 2026                          |
| Officer                 | Clare Anscombe                                          |
| Officer Recommendations | Provisional Approval                                    |
| Parish                  | Shilton Parish Council                                  |
| Grid Reference          | 425564 E 207661 N                                       |
| Committee Date          | 7 <sup>th</sup> September 2026                          |

### Application Details:

Outline application for the erection of buildings to form datacentres with some matters reserved

### Applicant Details:

Leach  
J J Leach Firewood Ltd  
The Wood Store  
Shilton  
Farringdon  
Oxford  
OX18 4AP

### Additional Representations

- Additional comments have been received from Kevin Batchelor (Transport Development Management Officer) on 26<sup>th</sup> August 2026 on behalf of OCC Transport which state:  
  
*"I note the NPPF now includes the reference to construction traffic in the section relating to highway safety. If you are approving please include a condition requesting a Construction Traffic Management Plan."*
- Two additional third party representations have been received. One is from Ms. Hinton of Little Acre, Manor Dairy Farm, Shilton. In summary, the representation raises concern that the ownership certificate that was completed for the application may be incorrect.

The other representation is from Mr and Mrs Cox of Ivy Nook, Kencot. The representation raises concern about impact on ecology, landscape and neighbourliness. It states:

*"This is an unsuitable location for a data centre. Close to historic villages and the loss of agricultural land. It is very close to the Kencot parish boundary and the existing solar farm. Also concerned that there will be future expansion of the data centre. The impact on wildlife with the noise and heat emissions is another concern."*

Full details can be found on the online case file: <https://publicaccess.westoxon.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=TAPLLVRKL2V00>

## Amendments to Report

- Condition 13 – amend to *'Prior to the commencement of development, a noise impact assessment (including an acoustic survey) undertaken by a suitably qualified person using BS4142-2014 (as amended) shall be submitted to and approved in writing by the Local Planning Authority. The datacentres shall not be operated until the approved scheme has been fully implemented and thereafter the development shall be carried out in accordance with the approved scheme.  
REASON: To safeguard living/working conditions in nearby properties.'*