

Friday, 16 April 2021

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UPLANDS AREA PLANNING SUB-COMMITTEE

You are summoned to a meeting of the Uplands Area Planning Sub-Committee will be held remotely, via Cisco Webex on **Monday, 26 April 2021 at 2.00 pm.**



Giles Hughes
Chief Executive

To: Members of the Uplands Area Planning Sub-Committee

Councillors: Councillor Jeff Haine (Chairman), Councillor Geoff Saul (Vice-Chair), Councillor Andrew Beaney, Councillor Richard Bishop, Councillor Mike Cahill, Councillor Nigel Colston, Councillor Julian Cooper, Councillor Derek Cotterill, Councillor Marilyn Davies, Councillor David Jackson, Councillor Neil Owen and Councillor Alex Postan

Due to the current social distancing requirements and guidance relating to Coronavirus Regulations 2020 – Part 3 – Modification of meetings and public access requirements this meeting will be conducted remotely using Cisco Webex.

Members of the public will be able to follow the proceedings through a broadcast on [West Oxfordshire District Council Facebook account](#) (You do not need a Facebook account for this).

Recording of Proceedings – The law allows the public proceedings of Council, Cabinet, and Committee Meetings to be recorded, which includes filming as well as audio-recording. Photography is also permitted. By participating in this meeting, you are consenting to be filmed.

As a matter of courtesy, if you intend to record any part of the proceedings please let the Committee Administrator know prior to the start of the meeting.

AGENDA

1. **Minutes of Previous Meeting (Pages 3 - 8)**
To approve the minutes of the meeting held on 1st March 2021.
2. **Apologies for Absence and Temporary Appointments**
3. **Declarations of Interest**
To receive any declarations from Members of the Committee on any items to be considered at the meeting.
4. **Applications for Development (Pages 9 - 26)**
Purpose:
To consider applications for development, details of which are set out in the following pages.
Recommendation:
To determine the applications in accordance with the recommendations of the Strategic Director. The recommendations contained in the following pages are all subject to amendments in the light of observations received between the preparation of the reports etc and the date of the meeting.
5. **Applications Determined under Delegated Powers and any Withdrawn Applications and Appeal Decisions (Pages 27 - 62)**
Purpose
To inform the Sub-Committee of applications either determined under delegated powers or withdrawn, together with appeal decisions.
Recommendation
That the report be noted.

(END)

WEST OXFORDSHIRE DISTRICT COUNCIL

Minutes of the meeting of the **Uplands Area Planning Sub-Committee** held
via video conferencing at 2.00pm on **Monday 1 March 2021**

PRESENT

Councillors: Jeff Haine (Chairman), Geoff Saul (Vice-Chairman), Andrew Beaney, Richard Bishop, Mike Cahill, Nigel Colston, Julian Cooper, Derek Cotterill, Merilyn Davies, Ted Fenton (ex-officio, non-voting), David Jackson, Neil Owen and Alex Postan.

Officers: Phil Shaw (Business Manager Development Management, Planning and Strategic Housing), Stephanie Eldridge (Senior Planner), Joan Desmond (Principal Planner), James Nelson (Trainee Planner), Chloe Jacobs (Planner), Amy Bridgewater-Carnall (Senior Strategic Support Officer) and Adrienne Frazer (Strategic Support Officer).

49. MINUTES

RESOLVED: That the minutes of the meeting of the Sub-Committee held on 1 February 2021, copies of which had been circulated, be approved as a correct record and signed by the Chairman.

50. APOLOGIES FOR ABSENCE AND TEMPORARY APPOINTMENTS

There were no apologies for absence or temporary appointments notified.

51. DECLARATIONS OF INTEREST

Councillor Owen declared an interest in respect of application 20/02848/FUL, as the property neighboured his own property and his wife had written an objection letter in respect of the application. He advised that he had not contributed to the representation and would not take part in the discussion of the application.

Councillor Cooper declared an interest in respect of application 20/023367/HHD, as the property was opposite his own property.

Councillor Postan declared an interest in respect of application 29/03444/S73, as the applicant had been the best man at his wedding but he had not spoken or met the applicant for over 20 years since.

52. APPLICATIONS FOR DEVELOPMENT

The Sub-Committee received the report of the Business Manager – Development Management, giving details of applications for development, copies of which had been circulated.

RESOLVED: That the decisions on the following applications be as indicated, the reasons for refusal or conditions related to a permission to be as recommended in the report of the Business Manager – Development Management, subject to any amendments as detailed below:-

(i) **20/02830/FUL – Chevrons, Swan Lane, Burford**

The Senior Planning Officer, Chloe Jacobs, introduced the application.

Councillor Cotterill as the local Member was invited to address the Committee. Councillor Cotterill advised that the Town Council objected to the application, as the new aperture would rob two parking spaces, which were regularly used by the nearby art gallery. He reported that the renovation of the property was welcome, though he questioned the proposed glass extension and the reasoning behind why an additional parking space was required for the addition of a garden room. He added that the existing wall did need repointing but that it was complete. Councillor Cotterill continued that the public benefit arising from the proposals was debatable and that he considered the application was non-compliant with the NPPF, paragraph 182 and that he considered Officers should remove the second aperture and retain the existing two parking spaces. He concluded that the Committee should refuse or defer the application.

In response to various questions from Members, Officers reported that the resulting parking loss from the application if approved would be one on-street parking space, but that the application would create two off-street spaces. Officers highlighted that the Highway Officers had raised no objection to the application and that the glass extension and the issue of heat was not a material planning consideration. Members were also informed that Officers considered that the application did have a heritage benefit.

Councillor Postan questioned the location of the proposed oil tank and if Officers could confirm the location.

Councillor Beaney commented that he had no concerns regarding the proposed works to the house, but with the proposals regarding the extra ancillary accommodation. He also commented that the Council should not be seen to be allowing properties to become run-down to then enable applications to be presented to renovate them. He also highlighted that he considered the application was in contrary to policies OS2, OS4, EC1, AH10 and NPPF paragraph 182. Councillor Beaney then proposed that the application be refused.

Councillor Cotterill seconded the proposal by Councillor Beaney.

Councillor Jackson questioned why a second entrance was required for the site. In response, Officers explained this had been proposed by the application and no concerns had been raised by Officers during pre-application advice.

Various Members supported the proposal to refuse the application on what they considered were solid reasons.

Mr Shaw advised that if Members should be minded to refuse the application, stronger reasons would be in relation to the second entrance and not on highways grounds, given Highway Officers had raised no objection.

Councillor Cotterill agreed with Mr. Shaw's comments and that he considered the application should instead be deferred to enable Officers to negotiate with the application regarding the removal of the second application.

The Officer recommendation of approval was then put to the vote and was carried.

Approved, subject to Officers negotiating with the applicant regarding the removal of the proposed second entrance.

Note: the location of a replacement oil tank to be clarified by Officers before the application is granted approval.

(ii) 20/02831/LBC – Chevrons, Swan Lane, Burford

Members and Officers had no questions or comments on this application, in addition to those made under the previous application.

Councillor Cotterill proposed that the application be refused.

Councillor Beaney seconded the proposal by Councillor Cotterill.

The Officer recommendation of approval was then put to the vote and was carried.

Approved, subject to Officers negotiating with the applicant regarding the removal of the proposed second entrance.

Note: the location of a replacement oil tank to be clarified by Officers before the application is granted approval.

(iii) 20/02635/S73 – High Thatch, Park Lane, Long Hanborough

The Case Officer introduced the application.

Councillor Davies commented that she was concerned that the application was being based on previously approved plans and questioned why the plans now needed to be amended. In response, Officers explained that if the application had been submitted as a new application, Officers would still have recommended approval as it was not considered the proposals would have a detrimental impact on the wider area.

Councillor Saul proposed that the application be approved.

The proposal was econded by Councillor Bishop.

Councillor Bishop commented that he considered there were no substantial arguments, which supported refusal of the application.

In response to a question from Councillor Coterill, the Case Officer confirmed the separation distance between the outside staircase and neighbouring properties was considered sufficient and that there was no risk of overlooking.

Councillor Beaney questioned Condition 2 and why the top of the garage could not be used and if this could be amended to state for the use of vehicles. The Case Officer confirmed she would amend the wording of the condition to state that the ground floor of the garage was for the parking of vehicles and that the garage would remain ancillary to the main dwelling.

The Officer recommendation of approval was then put to the vote and was carried.

Approved, subject to Condition 2 being amended to include 'ground floor area of the garage must be retained for the parking of vehicles' and that an additional condition be added to ensure that the garage remain ancillary to the main building.

(iv) 20/02848/FUL – Fardon House, Frog Lane, Milton under Wychwood

The Case Officer introduced the application.

The Strategic Support Officer then read out comments on behalf of an Objector, Mr and Mrs Walker. The comments stated that the paddock was previously a preserved wild flower meadow which had already been converted into a closely cut grassed area of a domestic appearance and that the paddock as it existed, bared no resemblance to what it looked like before the building of the new Fardon House. Mr and Mrs Walker commented that the

paddock, in its present state, had no agricultural character to retain as a visual amenity and was previously mown once or twice a year. They continued that the land formed part of a wildlife corridor, which extended from the Shipton Road alongside the watercourse and they considered that constricting the corridor to a 5-metre-wide strip would result in a massive reduction of biodiversity and could set a precedent for the other land in this corridor with negative consequences for wildlife. They urged the Committee to refuse the application.

The Strategic Support Officer then read out comments on behalf of a second objector, Mr and Mrs Laverack. The comments stated that two separate areas of the paddock had already been converted to a garden and that they objected to any further conversion. They continued that approval of the application would be a breach of several Local Plan policies and would not support the landscape of the adjacent public footpath to the rear of the paddock, which was used regularly by dog walkers. Mr and Mrs Laverack commented that the conversion would also result in a larger area than any other gardens in Frog Lane being converted and concluded that the proposed change was unnecessary and would be obtrusive.

In response to a question from Councillor Beaney, Officer responded that it would be difficult to manage and enforce that no chemicals be used on the lawn.

The Chairman highlighted to Members that the current permission meant that the site could only be allowed to be used for 28 days per year unless for agricultural use.

Councillor Colston commented that he considered the five-metre biodiversity corridor was too narrow and that this should be increased.

Various Members expressed support for Councillor Colston's comments and highlighted that minimum width recommended by DEFRA was six metres.

Councillor Saul proposed that the application be approved, subject to confirmation of the size of the biodiversity strip and that Officers increase the width in consultation with the applicant.

The proposal was seconded by Councillor Beaney.

The Officer recommendation of approval was then put to the vote and was carried.

Approved, subject to an agreement that the boundary on the southern side of the site be increased significantly, at the Biodiversity Officers' discretion with DEFRA's requirements as a minimum.

Councillors Colston and Davies did not support the proposal.

Note: Councillors requested that it be recorded that a minimum width of the biodiversity strip of 10 metres was being sought.

(v) 20/03444/S73 – 5-12 Chipping Norton Road, Chadlington

The Principal Planner introduced the application.

Councillor Owen as the local Member was invited to address the Committee. He commented that the application had caused much consternation in the community and that a previous condition that sought to protect nearby shops and cafes had now been removed. He urged the Committee to refuse the application.

Councillor Saul commented that he considered the existing radius of 30 miles was too wide and could not be considered in the immediate vicinity and commented that he considered the radius should be reduced to 15 miles.

Councillor Beaney added that if the distance was extended to 16 miles, this would cover the entire West Oxfordshire District.

Councillor Postan commented that he considered the application would increase footfall to nearby villages and business and should therefore be supported.

Councillor Beaney proposed that the application be approved, subject to a reduction to a 16-mile radius.

The proposal was seconded by Councillor Saul,

The Officer recommendation of approval was then put to the vote and was carried.

Approved, subject to a reduction to a 16-mile radius.

Councillor Owen did not support the proposal.

53. PROGRESS ON ENFORCEMENT CASES

The report giving details of current situation and progress in respect of enforcement investigations, was received and noted.

54. APPLICATIONS DETERMINED UNDER DELEGATED POWERS, APPLICATIONS WITHDRAWN, AND APPEAL DECISIONS

The report giving details of (i) applications determined under delegated powers or withdrawn; and (ii) appeal decisions, was received and noted.

The meeting closed at 4.16pm

CHAIRMAN

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WEST OXFORDSHIRE DISTRICT COUNCIL

UPLANDS AREA PLANNING SUB-COMMITTEE

Date: 26th April 2021

REPORT OF THE BUSINESS MANAGER-DEVELOPMENT MANAGEMENT



Purpose:

To consider applications for development details of which are set out in the following pages.

Recommendations:

To determine the applications in accordance with the recommendations of the Strategic Director. The recommendations contained in the following pages are all subject to amendments in the light of observations received between the preparation of the reports etc and the date of the meeting.

List of Background Papers

All documents, including forms, plans, consultations and representations on each application, but excluding any document, which in the opinion of the 'proper officer' discloses exempt information as defined in Section 1001 of the Local Government Act 1972.

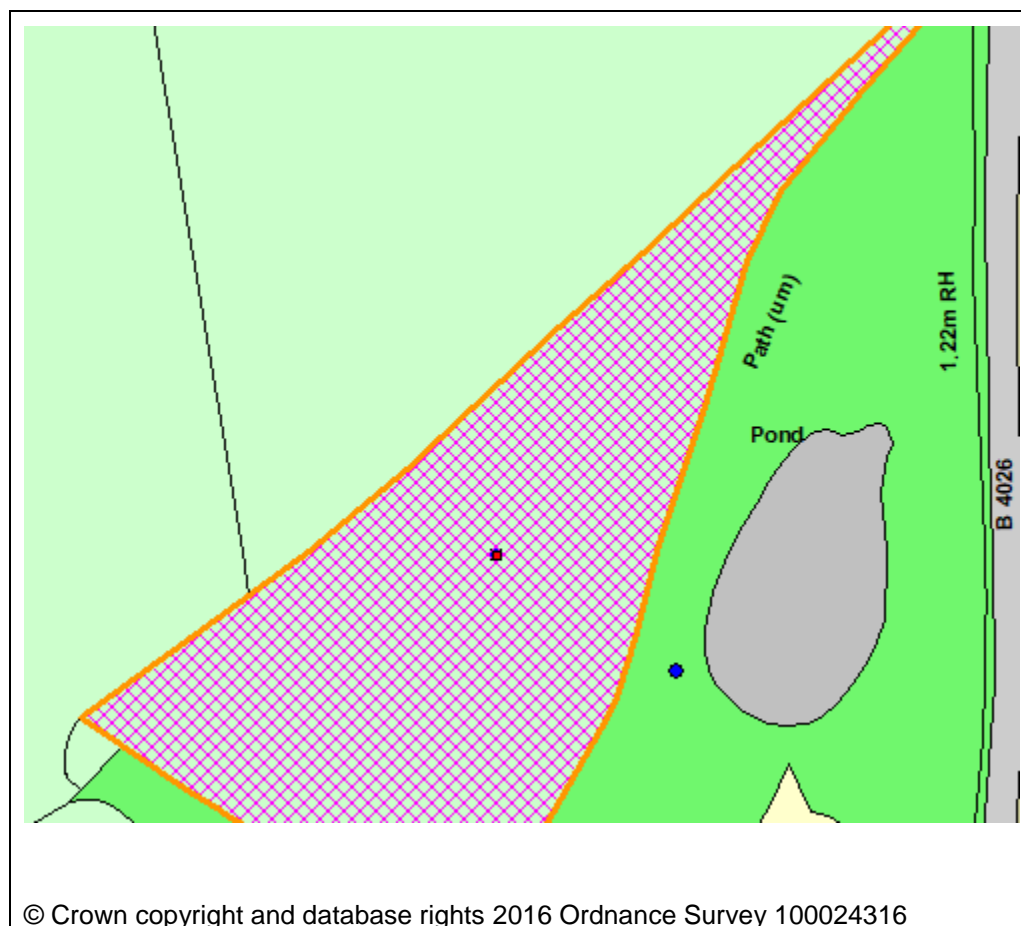
Please note that:

- I. Observations received after the reports in this schedule were prepared will be summarised in a document which will be published late on the last working day before the meeting and available at the meeting or from www.westoxon.gov.uk/meetings

Item	Application Number	Address
	21/00801/FUL	Land North West Of 66 Over Norton Road

Application Number	21/00801/FUL
Site Address	Land North West Of 66 Over Norton Road Chipping Norton Oxfordshire
Date	14th April 2021
Officer	Kim Smith
Officer Recommendations	Refuse
Parish	Over Norton Parish Council
Grid Reference	431430 E 227999 N
Committee Date	26th April 2021

Location Map



Application Details:

Change of use of land to use as a residential caravan site for four gypsy/travellers families, including the laying of hard standing, construction of access driveway and associated earthworks (part retrospective)

Applicant Details:

Mr Tyson Shepherd
Land North West Of 66
Over Norton Road
Chipping Norton
Oxfordshire

I CONSULTATIONS

Adjacent Parish Council	Response awaited. This will be reported verbally if received by the date of the meeting.
Cotswolds Conservation Board	<p>The above planning application, which is for a development that would be located within the Cotswolds National Landscape, has been brought to the attention of the Cotswolds Conservation Board.</p> <p>In reaching its planning decision, the local planning authority (LPA) has a statutory duty to have regard to the purpose of conserving and enhancing the natural beauty of the National Landscape. The Board recommends that, in fulfilling this 'duty of regard', the LPA should: (i) ensure that planning decisions are consistent with relevant national and local planning policy and guidance; and (ii) take into account the following Board publications:</p> <p>Cotswolds Area of Outstanding Natural Beauty (AONB) Management Plan 2018-2023;</p> <p>Cotswolds AONB Landscape Character Assessment particularly, in this instance, with regards to Landscape Character Type (LCT) 12 (Dip-Slope Lowland Valley), which the site is located within, and LCT 7 (High Wold) which the site is adjacent to;</p> <p>Cotswolds AONB Landscape Strategy and Guidelines particularly, in this instance, with regards to LCT 12 including Section 12.13, and LCT 7 including Section 7.19;</p> <p>Cotswolds AONB Local Distinctiveness and Landscape Change;</p> <p>Cotswolds Conservation Board Position Statements particularly, in this instance, with regards to Housing and Development.</p> <p>The Board will not be providing a more comprehensive response on this occasion. This does not imply either support for, or an objection to, the proposed development.</p>
WODC Drainage Engineers	No Comment Received.

OCC Rights Of Way Field Officer	No reply at the time of writing
Environment Agency	No response at the time of writing
Parish Council	This application was discussed at the last Over Norton Parish Council meeting. The Parish Council resolved to object to the application on heritage, landscape, ecology and highways grounds. The application is considered to be contrary to policy H7 (travelling community) of the adopted West Oxfordshire Local Plan, specifically due to the impact upon the Conservation Area and Cotswold Area of Outstanding Natural Beauty. However, the Parish Council recognise that the harm associated with the development needs to be balanced against the needs of the gypsy and traveller community, and West Oxfordshire District Council are best placed to make that assessment.
OCC Highways	<p>Access visibility and geometry is adequate to serve the development. The access gradient is a little steep, however, not sufficient to warrant the refusal of the application.</p> <p>Records show there to be no accidents on the adjacent highway for the recent 5 year period.</p> <p>The proposal, if permitted, will not have a significant detrimental impact (in terms of highway safety and convenience) on the adjacent highway network</p> <p>Recommendation:</p> <p>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.</p>
Biodiversity Officer	No response at the time of writing

2 REPRESENTATIONS

2.1 Letters of representation have been received both supporting and objecting to the application.

At the time of writing there have been 17 representations of support. The supporting comments are summarised and grouped under the following headings:

Impact on Neighbours

This would not cause obstruction to the neighbours;

Impact on Highway Safety

Some people are concerned about the impact of extra traffic on the Over Norton road of these 4 families but what about the 18 new homes being built by Over Norton Village Hall.

Need for the site

The family deserve a chance;

The applicants are an honest and hardworking family trying to find a friendly safe environment for their children;

The family is just looking to relocate a close knit family together in a warm hospitable village to provide an extended family situation to raise their children and grandchildren in peace and harmony;

The caravan site is home to four families who attend local schools and work locally in the community;

Some or all of these families or their parents and grandparents have more than 65 years of residential history in Chipping Norton;

The family just want to settle down and give their children the best chance of a good education and a settled life;

Other

When completed the unit will be very pleasant;

The family are always willing to help anyone who needs help and would be an asset to the community;

I hope that you allow these families to settle on their own land so they can get on with their lives;

The plans have been well drawn up and the public footpath will be retained;

Thousands of homes are currently being built in Chipping Norton accommodating families from all over;

In this unprecedented time surely a little goodwill wouldn't be a bad thing;

I know this lovely family, they have lived in Chipping Norton all their life so I fully support one hundred percent.

At the time of writing 8 representations of objection have been received together with a letter from 'Zerum Planning Limited' writing on behalf of a number of local residents. The objections to the application are summarised and grouped under the following headings:

Planning Policy

The change of use is not within the development plan for Chipping Norton;

The development is contrary to policy H7 of the West Oxfordshire Local Plan Travelling Communities;

The development is contrary to the general principles of 'Locating development in the right places' contained within the West Oxfordshire Local Plan

Highways Impact

The entrance to the site is in a hidden dip where traffic speeds down the slope:

Access to the site is on a dangerous section of road between Over Norton and Chipping Norton, meaning vehicles exiting the site are vulnerable to collision from traffic travelling on the road;

There is a concern for the family's safety exiting the site as the access is in a dip where it is common for speed limits not being adhered to;

This is an unsuitable location for multiple vehicles to exit a site. It has limited visibility as do drivers along the road. On foot, there is limited visibility, as well as no pedestrian pathway. With 4 families, parents and both younger and older adult children working or going to school, that is perhaps 26 daily journeys in out of the site. As a traveller Gypsy community, larger vehicles would potentially be being moved onto or off site as a danger and also not geographically positioned to the 'Local Plan' where convenient Highway access is key;

Given that the access junction would appear to have poor visibility due to the dip in this part of the road and it is on a stretch of road that is 40mph, it is unclear whether safe access could be provided.

Neighbour Amenity

Privacy - because my property has to have a very low level fence at the front of the house enforced by the council, it means I only had a small area at the rear of the house which had privacy. That is completely taken away now with four households overlooking us. I have also lost privacy in my bedroom, daughter's bedroom, family bathroom and family living room. My property has lost all privacy internally and externally. In addition there has been an increased level of noise and disturbance;

In this instance, the proposed development would have a detrimental impact on the amenity of neighbouring properties due to the topography of the land. As shown on the proposed layout the caravans are sited in such a way that it would be possible to view the occupiers of neighbouring properties and we believe there would be overlooking and privacy issues for existing residents. Planning permission should therefore be refused on this basis.

The proposal would also result in increased noise issues due to the increased activity on the site and this cannot be suitably mitigated against. As such planning permission should also be refused on this basis.

Landscape Impact

The development fills a distinct gap between Over Norton and Chipping Norton and looks like an extension of Chipping Norton into Over Norton:

The change in landscape profile and associated hardstanding is not in keeping with the AONB;

The proposed development would clearly not conserve or enhance the setting of the AONB. In addition to the caravan pitches, the proposal would also create extensive areas of hard standing for parking as well as the new access road. All these works would negatively impact on the setting of the AONB.

As set out above, Policy EHI only provides limited opportunity for new development within the AONB, and we do not believe that the proposed development would meet the criteria identified in the policy. As such, we believe that planning permission can also be refused based on the proposal failing to comply with the requirements of Policy EHI.

Impact on Footpath

The objection to this site is that it has had severe impact upon the safety of the public footpath which has now become extremely treacherous and inaccessible to those who have restricted mobility. The recent changes to the landscape prior to planning permission being given, have already increased flooding in the area which was not known previously, making the path extremely slippery.

The new road that has been created means the Public footpath is going to become a danger zone with cars, vans and lorry's driving up and down the public footpath. It would be impossible for the site to be serviced properly with a single track lane that is more footpath than road and is widely used by all the local community and tourists as a public footpath. Families with children and pets use this path on a daily basis.

There may be a conflict with pedestrians wanting to access to Public Right of Way ("PROW") which runs adjacent to the access. The PROW should be maintained in its current form and the width of the footpath should not be affected by the proposed access. From reviewing the proposed layout drawing, it appears that pedestrians will be required to pass along the access road therefore giving rise to potential conflict between pedestrians and vehicles.

As such, we believe the proposal would also fail to meet the requirements of Policy OS2 which states proposals should "Be provided with safe vehicular access and safe and convenient pedestrian access to supporting services and facilities".

The proposal provides two parking spaces for each plot and eight spaces in total. The LPA therefore need to ensure that appropriate car parking is provided and that there would not be a requirement for additional areas of hardstanding in the future given the negative impact this would have on the AONB. The LPA therefore need to ensure that the proposal complies with the requirement of Policy T4 of the Local Plan.

Ecology Impact

The stream runs all the way through chipping Norton and is a huge danger to the ecology;

The changes that have already taken place have had a negative effect on ecology as well as daily human activity impacting on wildlife;

The impact to the local ecology is already clear - the cleared site immediately created waterlogging issues at the bottom of the field, public pathway and wildlife access to the stream and lake just below the field. Decimating the site of its plant life can only have had a negative effect on available natural wildlife habitat and biodiversity.

Drainage Impact

Without proper drainage the stream will get polluted;

66 over Norton has experienced significantly flooding over the years and also more recently. This caused the lake, stream and entire garden to flood. There is a huge concern that the site will cause contamination and additional flooding;

The increased risk of localised flooding will potentially affect the water quality of the pool and stream adjacent to the site and the water course downstream;

This area and the road alongside it is an area of considerable and frequent surface water flooding. The site, by its existence and removal of natural site drainage, increases this flood risk. This is already a risk to safety on the road, for both car users and pedestrians going through deep flooding or around it at speed or negotiating with oncoming traffic;

Whilst the application forms state that foul and surface water drainage will be dealt with through a sustainable drainage system and a package treatment plant, no further details have been provided. The LPA should request this information prior to the application being determined to ensure that suitable provision can be made.

This is of relevance to the package treatment plant and the location of this should be identified to ensure there is no detrimental impact on the amenity of residents. The servicing arrangements for the package treatment plant should also be established as it is unclear whether large vehicles could safely access the site as well as increasing the risk of conflict with pedestrians using the PROW.

In terms of flood risk, it is understood that there are already flooding issues from this field into neighbouring properties. Any increase in water to the stream which runs through the site is likely to have a negative impact on neighbouring fields and this will be exacerbated by the creation of areas of hard standing and development. Drainage connections are also provided within adjoining properties and the LPA should therefore also establish that agreements are in place for any necessary connections to public sewers.

In view of the above, it is therefore considered that the proposal also fails to comply with Policy OS2 in this regard, with the policy stating that proposals should not be at risk of flooding or increase the risk of flooding elsewhere.

Need

The applicants case indicates that suitable sites are needed in the locality. However, it does not mean that any site occupied or that a planning application is made for is suitable.

On the basis of an existing provision for 14 additional plots and pitches in the District which exceeds the minimum requirement identified in Policy H7 we do not believe that there is a requirement for the proposed development to be approved. If however it is considered that there is a need for additional capacity the application clearly does not meet the preferred location for additional sites;

Heritage

The proposed site/location negates the Local Plan's requirement to minimise impact upon Conservation Areas

Other

It's hardly solving the need for residential space;

There are no Services provided to the site;

The degree of incline and removal of trees and vegetation has served to damage the footpath and right of way along the side of the site making it impassable for members of the public with any disabilities;

Retrospective planning should not be considered especially when Stop Notices were ignored causing harm to the landscape character, material harm to the intrinsic character, beauty and openness of the countryside - not to forget the land is Greenbelt and AONB;

The permission sought does not appear to be clear about if it is 4 caravans as drawn or 4 families as written;

The site has been subject to significant and detrimental unauthorised works and should be re-worked to be re-instated to its previous usages;

The design and layout does not follow the 'Good Practise Guide', This also brings in the Health and Safety aspect for the families and children in particular.

3 APPLICANT'S CASE

3.1 The applicant has submitted a design and access statement which is summarised as follows:

The proposed development involves the change of use of land to use as a residential caravan site for 4 gypsy families, each one with one caravan: intended to be a twin-unit mobile home. The development also includes the construction of an access driveway and the laying of hardstanding.

The application site slopes and the proposed development would involve cutting the caravan pitches into the slope of the ground. The proposed development would include provision of on-site vehicle turning facilities and parking for two vehicles per pitch.

A highway assessment has been submitted with the application which confirms that the site access is safe and would not result in any undue conflict with users of the adjacent PROW.

Planning Considerations

The application site is located within the AONB. 'Planning policy for traveller sites' does not preclude the location of gypsy sites within the AONB.

The development of a small, 4 pitch gypsy site is not major development and only has localised consequences.

Paragraph 172 of the NPPF makes clear that great weight should be given to conserving and enhancing landscape and scenic beauty in AONB's it does not seek to prevent all development.

Local Plan policy H7 requires that new traveller sites should meet the following criteria:

Be well located to the highway and public transport network and have safe access to local services and facilities.

Be of appropriate location and scale not to have an adverse impact on environmental or heritage assets and the character and appearance of the surrounding area.

Not to conflict with the objectives of the Green Belt or AONB designation .

Be designed in accordance with Government Good Practice guidance.

Sustainability

The application site is clearly a sustainable location for a traveller site and although in the countryside, is not far from settlements for the purpose of 'Planning policy and traveller sites'.(PPTS)

In this case the proposed development would provide an opportunity to promote peaceful and integrated co-existence between the site residents and the local community.

The provision of a settled base would allow the site residents to access appropriate health and education facilities and reduce the need for long range or frequent travelling.

There can be no suggestion that the occupants of the site would be subject to any adverse environmental effects, such as noise or poor air quality; they would not place undue pressure on local infrastructure and services and the site is not located in an area at high risk of flooding. The site is sustainable economically, socially and environmentally.

Effect on the Countryside

PPTS continues to suggest that suitable site may be located in rural areas. Traveller sites have a number of characteristic features which can be atypical in the countryside such as caravans, hardstandings, utility buildings, lighting etc. As a result some degree of visual impact must be accepted and, if an adequate supply of gypsy sites is to be provided, some degree of visual harm must be acceptable.

In this case the site is set back from the Over Norton Road and is not prominent or obtrusive in the wider landscape. It is well screened in all directions. The only public views of the site are at short range from the public footpath which runs along the eastern edge of the applicants land. These views are contained within the woodland envelope surrounding the applicant's field and, the proposed landscaping to be carried out on land between the footpath and the access driveway, would in the longer term screen the site and soften the visual impact.

It is accepted that conservation of the natural beauty and landscape must be given great weight in development decisions in the AONB, however there is a balance to be achieved between conserving the landscape and meeting the objectives of Policy H7 and the PPTS to meet the likely permanent accommodation needs of travellers in West Oxfordshire.

Need for sites

Not only is there a considerable unmet need for gypsy sites in West Oxfordshire, a call for sites undertaken for the preparation of the Local Plan failed to identify any potential sites. The Local Plan does not allocate any land for gypsy sites and the only new pitches have been approved at The Paddocks, Bampton at the opposite end of the District from Chipping Norton.

Personal Accommodation Needs and Circumstances

The caravan site is intended for occupation by an extended Romany gypsy family who have been born and bred in the Chipping Norton Area. There are four families three of which have children under the age of 9 years.

The family still travel for work during the summer months are considered to fall within the definition of gypsy and travellers as set out in Annex I of the PPTS.

The Applicants family have lived on The Beeches all of their lives and are registered with doctors in Chipping Norton. The school age children attend school in Chadlington and some of the younger children attend nursery school in Chipping Norton.

According to the GTAA, The Beeches contains 20 pitches but it is massively overcrowded such that there is insufficient space for the growing family and, for various reasons, it is no longer safe for the family to continue to reside on the site.

The family need a site in the Chipping Norton area where they can maintain their connections to friends, relatives and the community services and facilities upon which they rely. One of the future occupants of the site needs to live close to Over Norton as she is the main carer for her elderly father who lives in Over Norton.

Approving this application would provide a permanent settled base, thereby delivering the children the best opportunity of a safe and secure family life, safe play and access to education. In contrast refusal of this application would force the extended family onto the roadside with unpredictable living conditions and would very likely be deleterious to the health and social outcomes for the family group as a whole.

Balance of Considerations

On balance the great weight to be given to the harm to the AONB is outweighed by the general need for sites in West Oxfordshire, the Family's need for a site in the locality, the absence of an alternative site for the family and the needs of the family to access health and education services. The proposed development would facilitate the economic and social wellbeing of the AONB and its communities, including the provision of adequate housing to meet an identified local need. The proposed development would not therefore harm the objectives of the AONB designation and would fully comply with Local Plan Policy H7.

4 PLANNING POLICIES

OS2NEW Locating development in the right places

EH1 Cotswolds AONB

EH9 Historic environment

EH10 Conservation Areas

H7NEW Travelling communities

T1NEW Sustainable transport

EH2 Landscape character

EH3 Biodiversity and Geodiversity

EH7 Flood risk

T4NEW Parking provision

The National Planning Policy framework (NPPF) is also a material planning consideration.

5 PLANNING ASSESSMENT

Background Information

5.1 This planning application has been submitted following the commencement of engineering works, the construction of an access track, the remodelling of an existing access onto the highway and siting of four mobile caravans on the land. The caravans are presently occupied by an extended family of gypsy/travellers with children who previously occupied a plot/plots at 'The Beeches'. In light of the fact that some of the works that form part of the application together with occupation of the site has already taken place, the application has been described and advertised as 'part retrospective' as opposed to prospective.

5.2 The Site is located on rising land that forms a relatively short but distinct gap between Chipping Norton town and the neighbouring village of Over Norton. The road dips down beyond the site before rising to meet the entrance to the village. To the east is the parkland landscape of Over Norton Park. It is also in close proximity to the Over Norton Conservation Area.

5.3 Given the sensitivity of the site in terms of its AONB status and the considered harm to the setting of the Over Norton Conservation Area that has arisen from the unauthorised engineering works and occupation of the land, formal enforcement action in respect of the breaches of planning control has already been initiated by the issue of an Enforcement Notice and Stop Notice. If Members are minded to approve this planning application having considered all of the material considerations then both the Enforcement Notice and Stop Notice can be withdrawn.

5.4 Taking into account planning policy, other material considerations and the representations of interested parties your officers are of the opinion that the key considerations of the application are:

Principle

5.5 The key Local Plan policy in this regard is policy H7 which refers to travelling communities. Members are advised to read this in full before the meeting but in essence the policy states that West Oxfordshire will provide at least 5 pitches and 5 plots to meet the needs of Gypsies and Travellers and Travelling Showpeople from 2016-2031. Further, it states that to help achieve a five year housing supply additional provision will be made through expansion and or intensification of existing sites along with an allocation at Cuckooood Farm. The new sites have a series of criteria that must be met including inter alia no conflict with AONB designation, not causing adverse environmental or heritage asset harms etc. In

respect of this policy at least 4 additional pitches have been provided within the plan period and officers are in negotiation on proposals to expand other existing sites. Officers are therefore confident that the quantum will be met within the plan period. Furthermore and as assessed in more detail below there are concerns regarding the environmental/landscape/heritage impacts.

Impact on the Cotswold AONB

5.6 The Site is located on rising land that forms a relatively short but distinct gap between Chipping Norton town and the neighbouring village of Over Norton. The road dips down beyond the Site before rising to meet the entrance to the village. To the east is the parkland landscape of Over Norton Park. The tree-lined and undulating nature of the land and the presence of the parkland landscape were all described as key parts of the landscape to the north of Chipping Norton within the West Oxfordshire Landscape Assessment (1998). Given the short distance between the two settlements the sensitivity of the rural landscape in between is heightened and the importance of the landscape to the setting of both settlements is noted in the West Oxfordshire Landscape Assessment. The area is attractive in its own right as a result of the topography, vegetation and park land association; it adds to the scenic beauty of the AONB; and plays an important role in the setting of both settlements.

5.7 When set against the context described above, the siting of the four large caravans and the associated works that have been undertaken on rising land clearly visible from both the highway and a number of public footpaths in the vicinity of the site appear as extremely unsympathetic and incongruous features within the landscape. In addition the visual prominence of the caravans and track in an elevated position on the hillside results in a harmful visual coalescence of both Chipping Norton Town and Over Norton village to the detriment of the landscape setting of both settlements.

5.8 Viewed in the policy context, the impact of the unauthorised development is considered contrary to the aims of policy EH1 of the West Oxfordshire Local Plan (2031) with regard to the conservation and enhancement of the special character of the AONB and is also considered contrary to the aims of paragraph 172 of the National Planning Policy Framework (the NPPF) which confirms that great weight should be given to conserving the landscape and scenic beauty in AONBs.

Impact on the Setting of the Over Norton Conservation Area

5.9 In this case, the caravans and access track are situated some limited distance from the boundary of the Over Norton Conservation Area and do not directly affect the fabric of any buildings within it. The village would be retained in its present form but the ability to appreciate that village in its historic setting is considered to be diminished. That is not to understate the effect of the unauthorised development in planning terms as outlined above. However, the effect is localised and, in the context of the Conservation Area viewed as a whole, it is considered that the harm to the designated heritage asset would not be 'substantial'. Nonetheless, the unauthorised development is considered contrary to the aims of policies EH9 and EH10 of the Local Plan which seek to ensure that the character and appearance of Conservation Areas is not eroded by the introduction of unsympathetic development proposals either within or affecting the setting of the designated area.

5.10 Furthermore, paragraph 193 of the NPPF states that great weight should be given to the conservation of designated heritage assets and paragraph 194 confirms that significance can be harmed by development within the setting of a designated asset. Paragraph 196 advises that where any harm to the significance of an asset is less than substantial, that harm should be weighed against any public benefits of the proposal.

5.11 Whilst it is accepted that the provision of gypsy sites is a public benefit to be weighed against the identified harm to the AONB and the setting of the Over Norton Conservation Area, great weight must be accorded to those harms and therefore, having attributed the correct weighting in the planning balance, the public benefit in providing accommodation is not considered to outweigh the harms outlined above.

Impact on Highway Safety

5.12 In terms of the impact on highway safety OCC Highways has raised no objection to the development.

5.13 Concerns have been raised in the representations received about the impact of vehicular movements on the footpath that abuts the land. Officers are awaiting a response from County footpaths in respect of this matter and it is anticipated that an update will be provided at the meeting.

Impact on Residential Amenity

5.14 Representations have been received objecting to the development on the grounds of adverse impact on the residential amenity of a nearby dwelling in terms of unacceptable levels of overlooking and noise and disturbance associated with the use. Whilst Officers accept that the caravans are located on land at a higher level than the adjoining dwelling and that the activity associated with the use may result in some level of noise emanating from the site, the overlooking distances are well in excess of the standard back to back distances associated with residential development and planting/screening could be established to address this concern and the noise associated with a small family caravan site is not considered to be unacceptable in this context.

Ecology and Flooding

5.15 There have been a number of representations raising concerns in respect of ecological issues and alleged increase in localised flooding from the development. At the time of writing the ecology and flooding consultation responses remain outstanding. It is anticipated that these responses will have been received prior to the meeting and Members will be update verbally.

Personal circumstances

5.16 Members will be aware that the personal circumstances of an applicant are very rarely considered of sufficient weight to justify the grant of a planning permission for the reason that the development will endure long beyond the period when the personal circumstances have ceased to apply. In this instance however Officers are satisfied that the decision to occupy the site having vacated the Beeches lay largely beyond their direct control, that there are a number of young children on site who are dependent upon local schooling opportunities, some of the residents have caring responsibilities, that their health needs are being met locally and that they have long standing local connections and a degree of local support. It also needs to be weighed in the balance that the impact of the pandemic upon this sector of society needs to be given regard in planning decisions over and above the general policy advice seeking to enable appropriate locations to meet the needs of the Gypsy and Traveller community. In your officers assessment these factors should in this instance be given weight in the determination process- albeit that they are not (as set out in the conclusion/balance) considered to justify a recommendation for approval

5.17 Members also need to be aware that as part of the decision as to whether to take enforcement action Officers had to weigh the Human Rights impacts of taking such action against the Planning Harms.

It is not however considered that these are invoked to the same degree in a decision as to whether or not to refuse planning permission as a refusal in and of itself does not require the site to be vacated etc. That would only become a requirement were any enforcement notice to be upheld and which is why that process was undertaken as part of the assessment as to the expediency of serving the Enforcement Notice and Stop Notice.

Conclusion

5.18 Paragraph 193 of the NPPF states that great weight should be given to the conservation of designated heritage assets and paragraph 194 confirms that significance can be harmed by development within the setting of a designated asset. Paragraph 196 advises that where any harm to the significance of an asset is less than substantial, that harm should be weighed against any public benefits of the proposal. Whilst it is accepted that the provision of gypsy sites is a public benefit to be weighed against the identified harm to the AONB and the setting of the Over Norton Conservation Area, great weight must be accorded to those harms and therefore, having attributed the correct weighting in the planning balance, the public benefit in providing accommodation is not considered to outweigh the harms outlined above.

5.19 Dealing with the wider issues, the landowner has explained that the caravans belong to his family members and that they have been forced to move from their existing site due to overcrowding. Although it is true that the previous site does accommodate a larger number of caravans than permitted by the site licence, this proposed site falling within the AONB is a highly sensitive landscape and is not considered suitable to accommodate overspill from the extant site. The provision of additional Gypsy accommodation is a public benefit and as identified earlier in the report there are additionally personal circumstances that in your officers assessment weigh in favour of the development but to allow such development would undermine the primacy of the development plan, and the weight to be attached to the protection of sensitive landscapes and assets. These harms are likely to grow greater over time as additional development takes place to support the use of the site and due to the topography it is not considered that landscaping could fully address the harms created. In the round the public and other benefits alongside the ability to attach conditions and the weight attached to the personal circumstances is not considered to outweigh the identified harms. Refusal is therefore recommended. These may be supplemented verbally when the outstanding consultation responses have been received.

6 CONDITIONS/REASONS FOR REFUSAL

1 The siting of the four caravans together with the engineering operations and construction of an access track and hardstanding on a highly visible, elevated and sensitive rural site located between the town of Chipping Norton and the village of Over Norton results in a harmful visual coalescence between the two settlements which appears extremely unsympathetic and incongruous within the rural landscape, contrary to policy OS2 of the WOLP 2031

2 The site is located in the Cotswolds AONB which has the highest status of protection in relation to landscape and scenic beauty and the NPPF states that great weight must be afforded to achieving its conservation and enhancement. In this context both the change of use and the associated operational development are considered to cause landscape and visual harm contrary to policy EH1 of the WOLP 2013, The West Oxfordshire Landscape Assessment and paragraphs 170 and 172 of the NPPF. The benefits of the proposals are not, when having ascribed the correct weighting to them, considered to outweigh these harms

3 By reason of the elevated siting of the caravans on the land and the visual impact of the caravans, associated engineering and enabling works from adjoining and other public vantage points, the change of use and associated operational development are considered to adversely urbanise the rural character and appearance of an important open space between Chiping Norton and Over Norton that in its undeveloped state contributed positively to the setting of the Over Norton Conservation area and in its developed state harms that setting. There are not considered to be sufficient public or other benefits which outweigh these harms and as such both the siting of the caravans and the associated engineering works/operational development are considered contrary to policies EH9 and EH 10 of the adopted WOLP 2031 and paragraphs 193, 194 and 196 of the NPPF

Contact Officer: Kim Smith

Telephone Number: 01993 861676

Date: 14th April 2021

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West Oxfordshire District Council – DELEGATED ITEMS

Application Types Key

<u>Suffix</u>		<u>Suffix</u>	
ADV	Advertisement Consent	LBC	Listed Building Consent
CC3REG	County Council Regulation 3	LBD	Listed Building Consent - Demolition
CC4REG	County Council Regulation 4	OUT	Outline Application
CM	County Matters	RES	Reserved Matters Application
FUL	Full Application	S73	Removal or Variation of Condition/s
HHD	Householder Application	POB	Discharge of Planning Obligation/s
CLP	Certificate of Lawfulness Proposed	CLE	Certificate of Lawfulness Existing
CLASSM	Change of Use – Agriculture to Commercial	CND	Discharge of Conditions
HAZ	Hazardous Substances Application	PDET28	Agricultural Prior Approval
PN42	Householder Application under Permitted Development legislation.	PN56	Change of Use Agriculture to Dwelling
PNT	Telecoms Prior Approval	POROW	Creation or Diversion of Right of Way
NMA	Non Material Amendment	TCA	Works to Trees in a Conservation Area
WDN	Withdrawn	TPO	Works to Trees subject of a Tree Preservation Order
		FDO	Finally Disposed Of

<u>Decision Code</u>	<u>Description</u>	<u>Decision Code</u>	<u>Description</u>
APP	Approve	RNO	Raise no objection
REF	Refuse	ROB	Raise Objection
PIREQ	Prior Approval Required	P2NRQ	Prior Approval Not Required
P3APP	Prior Approval Approved	P3REF	Prior Approval Refused
P4APP	Prior Approval Approved	P4REF	Prior Approval Refused

West Oxfordshire District Council – DELEGATED ITEMS Week Ending 7th April 2021

Application Number.	Ward.	Decision.
I. 20/01297/RES	Chadlington and Churchill	APP
Residential development comprising 2 x 3 bed and 2 x 4 bed dwellings together with garaging, car parking and associated landscaping works. (Amended plans) Land North Of Langston Priory Nursing Home Station Road Kingham Mr White		

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|----|--|-------------------------|---------------|-----|
| 2. | 20/02815/FUL | Kingham, Enstone | Rollright and | APP |
| | Affecting a Conservation Area | | | |
| | Conversion of existing redundant saw mill to create a family home incorporating a self contained grounds keeper's dwelling. Relocation and redevelopment of one self contained annexe within existing garden walls. Associated works and landscaping (amended plans and description) | | | |
| | Little Crimea New Road Great Tew | | | |
| | Lady St John Of Bletso | | | |
| 3. | 20/03021/HHD | Burford | | APP |
| | Affecting a Conservation Area | | | |
| | Erection of a single storey extension (amended description) | | | |
| | The Fullers Cottage 23 Witney Street Burford | | | |
| | Mr Robert Burnside | | | |
| 4. | 20/03022/LBC | Burford | | APP |
| | Affecting a Conservation Area | | | |
| | Internal and external alterations to create a single storey extension (amended description) | | | |
| | The Fullers Cottage 23 Witney Street Burford | | | |
| | Mr Robert Burnside | | | |
| 5. | 20/03524/LBC | Stonesfield and Tackley | | APP |
| | Restoration of Heyford Bridge. | | | |
| | Heyford Bridge Rousham Oxfordshire | | | |
| | Mr Barry Dodman-Edwards | | | |
| 6. | 21/00079/POB | Milton Under Wychwood | | APP |
| | Discharge of Planning Obligation for Planning approval 03/1874/P/FP to allow the over 55 age restriction to be removed. | | | |
| | 11 Harmans Court Milton Under Wychwood Chipping Norton | | | |
| | Ms Sarah Brotherston | | | |
| 7. | 20/03520/ADV | Woodstock and Bladon | | APP |
| | Affecting a Conservation Area | | | |
| | Replacement sign work to public house/hotel | | | |
| | Kings Arms Hotel 19 Market Street Woodstock | | | |
| | Emma Carpenter | | | |

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| 8. | 20/03521/LBC
Affecting a Conservation Area

Replacement external sign work and lighting
Kings Arms Hotel 19 Market Street Woodstock
Emma Carpenter | Woodstock and Bladon | APP |
| 9. | 20/03526/LBC
Affecting a Conservation Area

External alterations to rebuild the existing stone piers to widen the existing access and erection of new gates
Old Pound House The Green Kingham
Mr And Mrs Blomefield | Kingham, Rollright and Enstone | APP |
| 10. | 20/03527/FUL
Erection of 4no. 4-bedroom dwellings with associated access, landscaping and demolition works.
Farm Buildings Farley Lane Stonesfield
Mr Brendan O'Brien | Stonesfield and Tackley | APP |
| 11. | 20/03525/HHD
Affecting a Conservation Area

Rebuilding of existing stone piers to widen existing access and erection of new gates
Old Pound House The Green Kingham
Mr And Mrs Blomefield | Kingham, Rollright and Enstone | APP |
| 12. | 21/00026/S73
Variation of conditions 5 and 7 of planning permission 06/1674/P/FP to allow replacement windows to be recessed 125mm from the face of the building and colour changed to willow tree green or dark green.
Flat 3 Kenelm Court Cleveley Road
Mr M B O'Brien | Kingham, Rollright and Enstone | APP |
| 13. | 21/00083/HHD
Affecting a Conservation Area

Installation of roof-mounted solar panels.
Cherry Tree Cottage The Bank Fawler
Frances Mortimer | Charlbury and Finstock | APP |

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| 14. | 21/00121/HHD
Affecting a Conservation Area | Chipping Norton | APP |
| <p>Erection of single and two storey rear extension and construction of a first floor front extension above existing bay window
 38 The Leys Chipping Norton Oxfordshire
 Mrs A Hepworth-Bell</p> | | | |
| 15. | 21/00145/LBC
Affecting a Conservation Area | Kingham,
Enstone | Rollright and
APP |
| <p>Internal alterations to carry out timber repair works to a first floor beam and roof truss.
 Ostlers Cottage Chastleton House Chastleton
 Mr Ian Pritchard</p> | | | |
| 16. | 21/00146/HHD | Charlbury and Finstock | APP |
| <p>Construction of a double garage with bedrooms above and attached single storey gym extension to the rear. Alterations to vehicular access and the addition of a outdoor swimming pool.
 Brockwell House Spelsbury Road Charlbury
 Mrs Lauren Smart</p> | | | |
| 17. | 21/00413/S73
Affecting a Conservation Area | Chadlington and Churchill | APP |
| <p>Variation of condition 2 of planning permission 19/00256/HHD to allow the insertion of additional roof lights and a trickle-vent window
 8 Meadow Place Churchill Chipping Norton
 Mr Tom Bell</p> | | | |
| 18. | 21/00230/HHD | Chipping Norton | APP |
| <p>Renovation works to include erection of single storey front and side extensions to create new garage with covered walkway to front elevation, erection of single storey rear extension and conversion of existing garage to form additional living space and alterations to existing flue (amended).
 Dapple House 58 Over Norton Road Chipping Norton
 Mr Neil Brogden</p> | | | |
| 19. | 21/00232/HHD
Affecting a Conservation Area | Woodstock and Bladon | WDN |
| <p>Erection of a side extension with living space in roof space
 Woodlands 24 Manor Road Bladon
 Mr Nat Eguchi</p> | | | |

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| 20. | 21/00238/FUL

Erection of two semi-detached dwellings together with associated works and access.
Former Village Hall Grove Road Bladon
Vanbrugh Unit Trust | Woodstock and Bladon | APP |
| 21. | 21/00261/FUL
Affecting a Conservation Area

Erection of 9 lighting columns to provide floodlighting for tennis courts 1 and 2.
Tennis Courts Beaconsfield Hall Station Road
Wychwoods Lawn Tennis Club | Ascott and Shipton | REF |
| 22. | 21/00262/HHD

Affecting a Conservation Area

Erection of detached timber garden room. (Retrospective).
Bricks House Church Street Kingham
Mr E Lynch | Kingham, Rollright and Enstone | APP |
| 23. | 21/00269/S73

Removal of condition 2 of Planning Permission 20/01457/FUL to allow the roof material of the new farm shop to be metal sheeting (retrospective)
Diddly Squat Farm Shop Chipping Norton Road Chadlington | Chadlington and Churchill | REF |
| 24. | 21/00478/HHD
Affecting a Conservation Area

Remove existing rear outbuildings. Erection of a rear single storey extension.
59 Rock Hill Chipping Norton Oxfordshire
Mr Olly Coles | Chipping Norton | APP |
| 25. | 21/00292/HHD
Affecting a Conservation Area

Erection of a single storey side extension
Beech Cottage Mill Lane Sandford St Martin
Lady Wills | The Bartons | APP |

26. **21/00296/HHD** Kingham, Rollright and WDN
Enstone
- Conversion of existing attached outbuilding/stable to create home office and insertion of rooflight in east roof slope of existing first floor home office above.
Limekiln House Great Rollright Chipping Norton
Mr Charles Wilmoth
27. **21/00297/LBC** Kingham, Rollright and WDN
Enstone
- Internal and external alterations to convert existing attached outbuilding/stable to create home office, including the insertion of french windows into the east elevation and changes to existing stable door together with the insertion of rooflight in east roof slope of existing first floor home office above.
Limekiln House Great Rollright Chipping Norton
Mr Charles Wilmoth
28. **21/00318/HHD** Woodstock and Bladon APP
- Erection of a single storey rear extension along with the reroofing of the existing garage
36 Hill Rise Woodstock Oxfordshire
Mr And Mrs Hill
29. **21/00323/HHD** Freeland and Hanborough WDN
- Erection of a detached bike shed.
5 Hurst Lane Freeland Witney
Ms Veronique McCoy
30. **21/00328/HHD** Woodstock and Bladon REF
Affecting a Conservation Area
- Erection of two storey rear and side extensions, alterations to include the addition of an unenclosed front porch and the construction of a detached garage
28 Grove Road Bladon Woodstock
Mrs Victoria Spires
31. **21/00348/HHD** Stonesfield and Tackley APP
- Erection of single and two storey extensions
50 St Johns Road Tackley Kidlington
Mr And Mrs Kenny

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| 32. | 21/00351/HHD | Freeland and Hanborough | APP |
| | <p>Erection of single storey side extension.
 2A Blenheim Lane Freeland Witney
 Mr And Mrs Foster</p> | | |
| 33. | 21/00363/FUL | Chipping Norton | APP |
| | <p>Erection of a two storey extension to increase office space
 Southcombe Garage Oxford Road Southcombe
 Mr MH Knobel</p> | | |
| 34. | 21/00673/HHD | Kingham, Rollright and Enstone | APP |
| | <p>Affecting a Conservation Area</p> <p>Timber framed and clad garden room
 Retreat Cottage Chapel Hill Swerford
 Mr Colin Ford</p> | | |
| 35. | 21/00402/HHD | The Bartons | APP |
| | <p>Affecting a Conservation Area</p> <p>Erection of two storey front extensions along with two storey and single storey rear extensions (amended plans).
 Cocksparrow Hall Enstone Road Westcote Barton
 Mr And Mrs S Cole</p> | | |
| 36. | 21/00408/HHD | The Bartons | APP |
| | <p>Part conversion of garage to create extra living space. Widening of front porch
 66 Holliers Crescent Middle Barton Chipping Norton
 Mrs Deborah Raffell</p> | | |
| 37. | 21/00421/HHD | Chadlington and Churchill | APP |
| | <p>Erection of a single storey rear extension
 2 Bull Hill Chadlington Chipping Norton
 Mr And Mrs Summers</p> | | |

38. **21/00733/HHD** Hailey, Minster Lovell and APP
Leaffield
Affecting a Conservation Area

Formation of a new vehicle access and off street parking for two cars
Cornbury Cottage Witney Lane Leaffield
Mr Chris Walker
39. **21/00457/HHD** Chipping Norton APP
Affecting a Conservation Area

Erection of single and two storey rear extensions
58 The Leys Chipping Norton Oxfordshire
Mr Scott Cruickshank
40. **21/00468/HHD** Charlbury and Finstock APP
Affecting a Conservation Area

Erection of new detached double garage with store above. Conversion of existing garage to new kitchen. Single storey side extension.
Field End Woodstock Road Charlbury
Mr Callaway
41. **21/00300/FUL** Woodstock and Bladon APP
Affecting a Conservation Area

Alterations to include demolition of single storey lean-to and erection of new single storey extensions to create new cellar and toilet facilities together with associated works and landscaping.
The White House I Grove Road Bladon
The White House Community Pub
42. **21/00851/NMA** Kingham, Rollright and APP
Enstone

Non-material amendment to allow the commencement of development approved under 19/03524/S73 to take place no later than 11th October 2021.
Land South Of Oxford Road Oxford Road Enstone
Grevayne Properties

43. **21/00854/NMA** Kingham, Rollright and APP
Enstone

Affecting a Conservation Area

Erection of a single storey rear extension and construction of porch to front elevation (non-material amendment to allow larger porch).

Rowan Cottage 12 Manor Farm Close Kingham

Mr And Mrs Doolan

44. **21/00907/NMA** APP

Erection of eighteen dwellings with associated works (Non material amendment to allow Plots 5 to 13 to be moved slightly forward towards the private road).

Land West Of Quarhill Close Quarhill Close Over Norton

Mrs Katie Kann

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West Oxfordshire District Council – DELEGATED ITEMS

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West Oxfordshire District Council – DELEGATED ITEMS Week Ending 1st March 2021

Application Number.	Ward.	Decision.
I. 20/01567/FUL	Stonesfield and Tackley	APP
Conversion of barns to form dwelling with associated works and formation of new access (Amended Plans) Land And Farm Buildings At Lower Whitehill Farm Lower Whitehill Tackley Mr and Mrs Peake		

2. **20/01933/FUL** Chipping Norton S106
Affecting a Conservation Area
- Conversion of former police station and outbuilding to create eight dwellings (3 houses and 4 flats) and the construction of a single dwelling house and associated site works for car parking, amenity space and planting.
Police Station Banbury Road Chipping Norton
Mr Mark Edwards
3. **20/02362/HHD** Kingham, Rollright and APP
Enstone
- Erection of two storey and first floor extensions to detached garage to create office above (amended plans).
Orchard House 2 The Square Church Enstone
Mrs Suzy Scott
4. **20/02922/S73** Charlbury and Finstock APP
Affecting a Conservation Area
- Variation of conditions 2,3 and 5 of permission 19/03329/HHD to allow changes of roof covering, insertion of an additional window and storm canopy along with vertical timber cladding. Inclusion of radon safe membranes in the ground floor slabs.
Broadstone Farm Ditchley Road Charlbury
Mrs J Blakesley-Grimes
5. **20/02509/FUL** Chadlington and Churchill WDN
- Alterations and extensions to Lower Court Farmhouse. Conversion of attached and detached farm buildings to provide principal and ancillary residential accommodation. Demolition of modern farm buildings. Erection of new garaging, estate office and service yard and associated landscaping (amended plans)
Lower Court Farm Green End Chadlington
Mr Luke Taylor
6. **20/02510/LBC** Chadlington and Churchill WDN
- Alterations and extensions to Lower Court Farmhouse. Change of use of attached and detached farm buildings to provide principal and ancillary residential accommodation. Demolition of modern farm buildings (amended plans)
Lower Court Farm Green End Chadlington
Mr Luke Taylor

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| 7. | 20/02535/HHD | Charlbury and Finstock | WDN |
| <p>Alterations and erection of two storey side extension, and single storey garden room.
 Erection of detached garage with gym above. Relocation of swimming pool.
 Wayhill Spelsbury Road Charlbury
 Mr And Mrs Ambrose</p> | | | |
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| 8. | 20/02883/HHD | Stonesfield and Tackley | APP |
| <p>Affecting a Conservation Area</p> <p>Installation of Air Source Heat Pump
 Hordley Wootton Woodstock
 Mr Miles Tuely</p> | | | |
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| 9. | 20/03072/HHD | Burford | APP |
| <p>Alterations and erection of single storey front and rear extensions (Part retrospective).
 The Threshing Barn 6 Signet Hill Barns Signet Hill
 Mr And Mrs S Pedley</p> | | | |
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| 10. | 20/02856/FUL | Chipping Norton | REF |
| <p>Change of use of the land for the siting of a temporary mobile home to support an agricultural business
 Land North West Of Raffles Oxford Road Southcombe
 Mr R Tyack</p> | | | |
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| 11. | 20/02995/HHD | Stonesfield and Tackley | APP |
| <p>Affecting a Conservation Area</p> <p>Alterations and erection of two storey rear extension (amended plans).
 Hedgehog House 3 The Square Pond Hill
 Mr Curtly Slatter</p> | | | |
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| 12. | 20/03291/FUL | Charlbury and Finstock | WDN |
| <p>Affecting a Conservation Area</p> <p>Erection of replacement barn and stable building comprising of stables wash/grooming room and tack room
 Land North Of Wilcote Riding Finstock
 Mrs Nicola Gomm</p> | | | |

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| 13. | 20/03020/FUL | Kingham,
Enstone | Rollright and | REF |
| <p>Regularise the use of the access track and amend the construction and landscaping details
 Beaconsfield Farm Great Tew Chipping Norton
 Mr N Clarry</p> | | | | |
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| 14. | 20/03055/S73 | Kingham,
Enstone | Rollright and | WDN |
| <p>Removal of condition 4 of planning permission 18/02994/PN56 (contamination) (amended description)
 Unit 4 The Old Coal Yard Gagingwell
 Mr And Mrs C Park</p> | | | | |
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| 15. | 20/03057/HHD | Woodstock and Bladon | | APP |
| <p>Alterations and erection of single storey rear and side extension
 26 Banbury Road Woodstock Oxfordshire
 Mr Nick Harris</p> | | | | |
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| 16. | 20/03357/HHD | Freeland and Hanborough | | APP |
| <p>Erection of first floor extension above existing garage.
 24 Evenlode Drive Long Hanborough Witney
 Mrs Katie Gatt</p> | | | | |
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| 17. | 20/03135/FUL | Burford | | APP |
| <p>Affecting a Conservation Area</p> <p>Increase the height of existing flat roof to create extra storage space
 54 High Street Burford Oxfordshire
 The Oxford Shirt Co</p> | | | | |
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| 18. | 20/03136/LBC | Burford | | APP |
| <p>Affecting a Conservation Area</p> <p>Internal and external alterations to increase the height of the existing rear flat roof to create extra storage space.
 54 High Street Burford Oxfordshire
 The Oxford Shirt Co</p> | | | | |

19. **20/03184/FUL** Hailey, Minster Lovell and APP
Leaffield
Affecting a Conservation Area

Refurbishment works to include single storey extension and glass link together with new entrance porch. Creation of a new independent vehicular access.
Malt House Witney Lane Leaffield
Kings Church Homes Ltd
20. **20/03258/HHD** The Bartons APP
Affecting a Conservation Area

Construction of detached garden room.
The Old Mill 14 Fox Lane Middle Barton
Dr Vivienne Austin
21. **20/03325/PN56** Kingham, Rollright and WDN
Enstone

Change of use of agricultural building to dwelling.
Barn At Churchill Road Kingham
Countryside Consulting Ltd
22. **20/03297/FUL** Hailey, Minster Lovell and APP
Leaffield

New external staircase and landing area with bin store and utility area beneath together with new windows and photovoltaic panels all forming part of the conversion approved under 20/02010/PN56.
Stables Fairspear House Fairspear Road
Ms Emma Weeks
23. **20/03303/LBC** Ascott and Shipton APP
Affecting a Conservation Area

Internal and external alterations for insertion of roof bathroom and kitchen extraction vents, along with remedial works to a notched joist in bathroom (part retrospective)
Flat 4 Shipton Court High Street
Mrs Samantha Manning-Smith
24. **20/03308/FUL** Woodstock and Bladon APP
Affecting a Conservation Area

Formation of vehicular access and provision of 4no off-street parking spaces to serve properties 2 - 6 Park Street.
2 Park Street Bladon Woodstock
Vanburgh Unit Trust

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| 25. | 20/03339/HHD | Chipping Norton | APP |
| <p>Erection of two storey side extension.
 New Chalford Farm London Road Chipping Norton
 Mr Glyn Pearman</p> | | | |
| 26. | 20/03342/HHD | Stonesfield and Tackley | APP |
| <p>Affecting a Conservation Area</p> <p>Erection of single storey extension to existing outbuilding together with construction of detached summer house and greenhouse.
 Gamekeepers Cottage Park Road Combe
 Mr And Mrs Hyder</p> | | | |
| 27. | 20/03355/S73 | Chadlington and Churchill | APP |
| <p>Removal of Condition 18 (specifying that units be removed in 20 years) of Planning Permission 16/03601/FUL.
 Land West Of Witney Road Finstock
 Mr Tim Rees</p> | | | |
| 28. | 20/03417/CLE | Chadlington and Churchill | APP |
| <p>Affecting a Conservation Area</p> <p>Certificate of Lawfulness to allow continued use of land as domestic garden.
 Wigwell House Spelsbury Chipping Norton
 Mr And Mrs McKellar</p> | | | |
| 29. | 20/03420/HHD | Chadlington and Churchill | WDN |
| <p>Conversion of first floor area of coach house to an ancillary staff flat.
 Pudlicote House Pudlicote Lane Chilson
 Mr & Mrs Wickens</p> | | | |
| 30. | 20/03421/LBC | Chadlington and Churchill | WDN |
| <p>Conversion of first floor area of coach house to an ancillary staff flat.
 Pudlicote House Pudlicote Lane Chilson
 Mr & Mrs Wickens</p> | | | |
| 31. | 20/03425/HHD | Ascott and Shipton | APP |
| <p>Two storey extension to south elevation and porch. Change of material on front elevation from render to stone
 Willow House 53 Shipton Road Ascott Under Wychwood
 Mr & Mrs Morris</p> | | | |

32. **20/03452/HHD** Charlbury and Finstock APP
Affecting a Conservation Area
- Single storey rear extension & alterations including replacement windows to bay and internal works.
Cuckoo Cottage Church Street Charlbury
Sarah Powell Hall
33. **20/03459/S73** Chadlington and Churchill APP
Affecting a Conservation Area
- Non compliance of condition 2 of planning permission 20/01207/LBC to allow the back door to be infilled to match the existing masonry
Fountain House 1 Kingham Road Churchill
Messrs John Fordham and David Brown
34. **21/00132/HHD** Burford APP
Affecting a Conservation Area
- Part garage conversion to form garden room.
Long Wivets 170 The Hill Burford
Mr And Mrs K Morris
35. **20/03465/HHD** Milton Under Wychwood APP
Alterations and erection of single storey extension to form garden room together with associated works (amended plans)
Old Foxcote Farmhouse Foscot Chipping Norton
Mr And Mrs Helm
36. **20/03466/LBC** Milton Under Wychwood APP
Internal and external works to include single storey extension to form garden room, alterations to fenestration and changes to internal layout (amended plans)
Old Foxcote Farmhouse Foscot Chipping Norton
Mr and Mrs Helm
37. **20/03467/HHD** Ascott and Shipton APP
Removal of existing lean-to rear extension. Erection of a two storey rear extension and single storey rear extension. Increase in height of the existing garage along with conversion to living space. Construction of a new oak framed 3 bay garage (amended).
Vine Cottage High Street Lyneham
Mr and Mrs Matt and Andrea Haig, Semple

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| 38. | 20/03468/HHD | Chipping Norton | APP |
| | <p>Erection of single storey front and rear extensions.
 2 Cleeves Avenue Chipping Norton Oxfordshire
 Mr And Mrs A Booth</p> | | |
| 39. | 20/03475/CND | Chadlington and Churchill | SPL |
| | <p>APPROVED:-REFUSED:-
 Rynehill House Kingham Chipping Norton
 Mrs C Cash</p> | | |
| 40. | 20/03488/HHD | Woodstock and Bladon | APP |
| | <p>Erection of detached garage.
 21 Banbury Road Woodstock Oxfordshire
 Vanbrugh Unit Trust</p> | | |
| 41. | 20/03548/PN56 | Milton Under Wychwood | P2NRQ |
| | <p>Change of use of building and land within its curtilage from use as an agricultural building to a flexible use, initially falling within Class B1 (business).
 Hay Barn Idbury Road Fifield
 Lloyd</p> | | |
| 42. | 20/03513/FUL | Chadlington and Churchill | APP |
| | <p>Use of buildings for ancillary residential purposes.
 New Barn Farm Ditchley Park Enstone
 Mr Andrew Dent</p> | | |
| 43. | 20/03515/HHD | Chadlington and Churchill | APP |
| | <p>Affecting a Conservation Area</p> <p>Alterations to include erection of single and two storey extensions, an open-fronted loggia, a pergola, new entrance porches and changes to existing chimneys. Conversion of existing garage to provide ancillary accommodation and erection of new detached shed to replace existing outbuildings. landscaping works to include changes to ground levels and construction of new retaining wall.
 Wigwell House Spelsbury Chipping Norton
 Mr J McKellar</p> | | |

44. **20/03526/LBC** Kingham, Rollright and APP
Enstone
Affecting a Conservation Area

External alterations to rebuild the existing stone piers to widen the existing access and erection of new gates
Old Pound House The Green Kingham
Mr And Mrs Blomefield
45. **20/03525/HHD** Kingham, Rollright and APP
Enstone
Affecting a Conservation Area

Rebuilding of existing stone piers to widen existing access and erection of new gates
Old Pound House The Green Kingham
Mr And Mrs Blomefield
46. **20/03528/HHD** Charlbury and Finstock APP
Affecting a Conservation Area

Erection of a two storey side extension and a single storey rear extension
57 Ticknell Piece Road Charlbury Chipping Norton
Mrs Emma Elston
47. **20/03529/HHD** Hailey, Minster Lovell and APP
Leaffield
Affecting a Conservation Area

Erection of a single storey front and a two storey rear extensions
25 Chapel Close Leaffield Witney
Mrs Dee Reed
48. **20/03532/HHD** Woodstock and Bladon APP

Erection of single storey front and side extensions and a two storey rear extension, together with loft conversion to create additional living space.
38 Shipton Road Woodstock Oxfordshire
Mr And Mrs T Pattison
49. **20/03534/FUL** Woodstock and Bladon WDN

Erection of a dwelling
15 Bear Close Woodstock Oxfordshire
Ms Sue Costello

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| 50. | 20/03542/HHD
Affecting a Conservation Area | Chadlington and Churchill | APP |
| | Formation of habitable room in roof over garage with front dormer and rear velux
4 Junction Road Churchill Chipping Norton
Mr Flynn | | |
| 51. | 20/03547/LBC
Affecting a Conservation Area | Stonesfield and Tackley | APP |
| | Internal and external alterations to install Air Source Heat Pump.
Hordley Wootton Woodstock
Mr Miles Tuely | | |
| 52. | 21/00184/HHD | The Bartons | APP |
| | Erection of single storey front and two storey rear extensions (amended plans).
15 Marshall Crescent Middle Barton Chipping Norton
Mr And Mrs Davis | | |
| 53. | 20/03545/FUL
Affecting a Conservation Area | Burford | APP |
| | Proposed Conversion of Garages into One Bedroom Flat and Burford Town Archive Facility
Workshop The Studio Swan Lane
Falkland Hall Trust | | |
| 54. | 20/03556/HHD | Milton Under Wychwood | APP |
| | Proposed single and two storey extensions
Heathwood Bruern Road Milton Under Wychwood
Mr Neil Andrews | | |
| 55. | 21/00166/HHD | Chipping Norton | APP |
| | Single storey front extension and conversion of garage to create home office
16 Park Road Chipping Norton Oxfordshire
Mr S Ahmed | | |
| 56. | 21/00182/HHD | Freeland and Hanborough | APP |
| | Erection of a single storey extension
20 Isis Close Long Hanborough Witney
Mrs Emma Whitty | | |

57. **21/00070/PN56** Brize Norton and Shilton P2NRQ
Change of use of building and land within its curtilage from use as an agricultural building to a flexible use, initially falling within Class B1 (business) and Class B8 (storage).
Land And Barn South East Of Home Farm Field Assarts Witney
The Guy Group Sipp
58. **21/00183/HHD** Freeland and Hanborough APP
Erection of first floor side extension and installation of pitch roof over front entrance.
9 Isis Close Long Hanborough Witney
A Pengilley
59. **20/03575/CLP** Hailey, Minster Lovell and Leafield APP
Affecting a Conservation Area
Certificate of lawfulness (conversion of existing garage to create habitable accommodation).
Stepping Stones 94 Lower End Leafield
Mr Graham Godfrey
60. **20/03582/HHD** The Bartons WDN
Conversion and enlargement of existing garage to create additional living space. Erection of a rear single storey extension.
4 Farriers Road Middle Barton Chipping Norton
Miss Georgie Molloy
61. **20/03584/HHD** Freeland and Hanborough APP
Insertion of new dormer window in rear elevation of detached garage
53 Wroslyn Road Freeland Witney
Mr G Findley
62. **20/03586/CLP** Burford APP
Affecting a Conservation Area
Certificate of Lawfulness (erection of a rear single storey extension and boundary wall), (amended plans)
Bancroft Barns Lane Burford
Mr And Mrs Darling

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| 63. | 21/00014/OUT
Affecting a Conservation Area

Erection of detached dwelling
7 Hughes Close Charlbury Chipping Norton
Cottsway Housing Association | Charlbury and Finstock | APP |
| 64. | 21/00027/LBC
Affecting a Conservation Area

Internal alterations to provided 2nd staircase and ground floor shower room and alterations to existing first floor bathroom.
Clockcase Laughton Hill Stonesfield
Mr And Mrs Maroney | Stonesfield and Tackley | APP |
| 65. | 21/00029/HHD
Affecting a Conservation Area

Partial removal of existing lean-to and installation of roof lantern together with erection of single-storey rear extension and flue to serve new wood burning stove.
Kerby Cottage Sheep Street Charlbury
Mr And Mrs J And S Williams | Charlbury and Finstock | APP |
| 66. | 21/00030/LBC
Affecting a Conservation Area

Internal and external alterations to include partial removal of existing lean-to and installation of roof lantern together with erection of single storey rear extension and flue to serve new wood burning stove.
Kerby Cottage Sheep Street Charlbury
Mr And Mrs J And S Williams | Charlbury and Finstock | APP |
| 67. | 21/00036/HHD
Affecting a Conservation Area

Alterations to include conversion of existing garage and erection of a single storey extension to create extra living space
14 Nine Acres Close Charlbury Chipping Norton
Mrs Sandy Fairhurst | Charlbury and Finstock | APP |
| 68. | 21/00045/FUL

Demolition of existing bungalow and erection of two detached dwellings along with the formation of a new access and associated works
Lansdowne Bruern Road Milton Under Wychwood
Mr And Mrs J Fox | Milton Under Wychwood | WDN |

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| 69. | 21/00057/HHD | Chadlington and Churchill | APP |
| <p>Alterations to include erection of a single storey front extension and side porch and the construction of a detached garage with hobbies room above.</p> <p>Woodmill Cottage Kingham Chipping Norton
Mr And Mrs B Cochrane-Edwards</p> | | | |
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| 70. | 21/00068/HHD | Freeland and Hanborough | APP |
| <p>Erection of a two story side extension, single story rear extension and conversion of loft space with rear dormer</p> <p>59 Wroslyn Road Freeland Witney
Mrs Evens</p> | | | |
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| 71. | 20/03579/FUL | Milton Under Wychwood | APP |
| <p>Works to create an all weather riding area.</p> <p>Manor Farm Upper Milton Milton Under Wychwood
Miss Vanessa Hartley</p> | | | |
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| 72. | 21/00088/HHD | Woodstock and Bladon | APP |
| <p>Erection of a two storey side extension</p> <p>15 Oxford Road Woodstock Oxfordshire
Mr Graham Winstone</p> | | | |
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| 73. | 21/00102/HHD | Ascott and Shipton | APP |
| <p>Affecting a Conservation Area</p> <p>Alterations to include conversion of existing loft with two dormer windows and a rooflight to rear elevation, conversion of existing garage to create additional living space and construction of chimney stack to side elevation.</p> <p>17 Sinnels Field Shipton Under Wychwood Chipping Norton
Mr And Mrs D Byrne</p> | | | |
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| 74. | 21/00370/HHD | The Bartons | WDN |
| <p>Affecting a Conservation Area</p> <p>Erection of single storey and first floor rear extensions.</p> <p>Clover Hall Manor Road Sandford St Martin
Mr And Mrs Bradley</p> | | | |

75. **21/00371/LBC** The Bartons WDN
Affecting a Conservation Area
- Internal and external alterations to erect single storey and first floor rear extensions.
Clover Hall Manor Road Sandford St Martin
Mr And Mrs Bradley
76. **21/00119/CND** Milton Under Wychwood REF
Discharge of condition 6 of 20/01649/S73 Window and Door Joinery Details - Stable annexe only.
Old Foxcote Farmhouse Foscot Chipping Norton
Mr & Mrs Helm
77. **21/00123/S73** Chipping Norton APP
Affecting a Conservation Area
- Variation of planning permission 20/03063/HHD Condition Number(s): 2 (approved plans) and 3 (materials) Extension reduced to 3m and timber cladding to be changed to render due to supply issues.
40 The Leys Chipping Norton Oxfordshire
Mr F Blunt
78. **21/00368/HHD** Chipping Norton APP
Affecting a Conservation Area
- Erection of a single storey rear extension
30 West End Chipping Norton Oxfordshire
Mr Darren Harrison
79. **21/00125/HHD** Chadlington and Churchill APP
Demolition of existing conservatory and outhouses. Alterations to include erection of single storey side and rear extensions and insertion of three additional rear dormer windows.
Lowlands Bungalow West End Chadlington
Mrs S Chapman
80. **21/00144/HHD** Charlbury and Finstock APP
Affecting a Conservation Area
- Two and single storey side extensions
Shadbolts Hixet Wood Charlbury
Mr R Finney

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| 81. | 21/00163/HHD
Affecting a Conservation Area

Alterations and additions
Gladstone House 2 Wychwood View Woodstock Road
Mr and Mrs M Cowan | Charlbury and Finstock | APP |
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| 82. | 21/00162/HHD
Affecting a Conservation Area

Conversion of the existing detached workshop to create a studio, along with an extension to create a home office, green house with potting shed. Erection of a new workshop and plant room for a newly installed Ground Source Heat Pump.
Lamorna Stonesfield Lane Charlbury
Peters | Charlbury and Finstock | APP |
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| 83. | 21/00177/HHD
Affecting a Conservation Area

Refurbishment works to include replacement of existing external cladding with Cotswold stone to front and render to rear and side elevations, changes to fenestration, removal of concrete ramp, and conversion of existing garage to create additional living space (amended plans).
Wychwood Lamb Lane Bladon
Mr Jack Paxford | Woodstock and Bladon | APP |
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| 84. | 21/00181/HHD

Replace existing lean-to aluminium conservatory with new single storey rear extension.
3 The Green Chipping Norton Oxfordshire
Mr And Mrs Blundell | Chipping Norton | APP |
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| 85. | 21/00414/HHD

Erection of two storey front and single and two storey rear extensions.
5 Greenfield Road Stonesfield Witney
Mrs Tanya Baldwin | Stonesfield and Tackley | APP |
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| 86. | 21/00197/HHD
Affecting a Conservation Area

Erection of a front extension
Florence Corner Fishers Lane Charlbury
Ms M Galliers | Charlbury and Finstock | APP |

87. **21/00205/S73** Woodstock and Bladon APP
Non-compliance with conditions 2 and 3 of planning permission 19/00094/HHD to allow design alterations including reduction in building width and changes to fenestration and eaves material.
Merry Piece Oxford Road Woodstock
Mr Gary Holmes
88. **21/00413/S73** Chadlington and Churchill APP
Affecting a Conservation Area
Variation of condition 2 of planning permission 19/00256/HHD to allow the insertion of additional roof lights and a trickle-vent window
8 Meadow Place Churchill Chipping Norton
Mr Tom Bell
89. **21/00222/FUL** Kingham, Rollright and Enstone APP
Erection of new bicycle workshop, bicycle store and additional bicycle shelters.
Soho Farmhouse Great Tew Chipping Norton
Soho House Group UK Limited
90. **21/00224/FUL** The Bartons APP
Erection of single storey extension and conversion of existing outbuilding to create self-contained annex.
29 Marshall Crescent Middle Barton Chipping Norton
Mr And Mrs. A Agha
91. **21/00230/HHD** Chipping Norton APP
Renovation works to include erection of single storey front and side extensions to create new garage with covered walkway to front elevation, erection of single storey rear extension and conversion of existing garage to form additional living space and alterations to existing flue (amended).
Dapple House 58 Over Norton Road Chipping Norton
Mr Neil Brogden
92. **21/00233/HHD** Freeland and Hanborough APP
Conversion of garage to habitable space.
9 Regent Drive Long Hanborough Witney
Mr Timothy Walters

93. **21/00234/HHD** Woodstock and Bladon APP
Affecting a Conservation Area
- Conversion of garage into habitable space to include single storey front and rear extensions together with relocation of pedestrian access in rear boundary walling.
10 Rectory Lane Woodstock Oxfordshire
Knowles
94. **21/00235/HHD** The Bartons APP
- Landscaping works including excavation to change level of land to accommodate replacement paved area, new retaining wall and steps. Installation of new window to replace existing door.
15 Worton Road Middle Barton Chipping Norton
Mr Jed Dale
95. **21/00257/HHD** Chadlington and Churchill APP
- External alterations and the erection of single and two-storey extensions
Willowbrook Brook End Chadlington
Mr And Mrs A Eriksen
96. **21/00269/S73** Chadlington and Churchill REF
- Removal of condition 2 of Planning Permission 20/01457/FUL to allow the roof material of the new farm shop to be metal sheeting (retrospective)
Diddly Squat Farm Shop Chipping Norton Road Chadlington
97. **21/00296/HHD** Kingham, Rollright and WDN
Enstone
- Conversion of existing attached outbuilding/stable to create home office and insertion of rooflight in east roof slope of existing first floor home office above.
Limekiln House Great Rollright Chipping Norton
Mr Charles Wilmoth
98. **21/00297/LBC** Kingham, Rollright and WDN
Enstone
- Internal and external alterations to convert existing attached outbuilding/stable to create home office, including the insertion of french windows into the east elevation and changes to existing stable door together with the insertion of rooflight in east roof slope of existing first floor home office above.
Limekiln House Great Rollright Chipping Norton
Mr Charles Wilmoth

Development of 80 extra care apartments comprising 40 no. 1 bedroom apartments and 40 no. 2 bedroom apartments, communal facilities, gardens and parking (non-material amendment to allow additional fencing/railings to West boundary and siting of smoking shelter).

Land At London Road And Russell Way Chipping Norton

Mr Richard Duxbury

APPEAL DECISION(S)

APPLICATION NO: 20/01954/FUL

The development proposed is the erection of 10 one bed flats together with associated works including closing two accesses, forming one new vehicular and one new pedestrian access, and landscaping and biodiversity works – 2 Witney Road, **LONG HANBOROUGH**.

APPEAL DISMISSED

APPLICATION NO: 20/01954/FUL

The appeal was against refusal of planning permission for the erection of 10 one bed flats together with associated works including closing two accesses, forming one new vehicular and one new pedestrian access, and landscaping and biodiversity works – 2 Witney Road, **LONG HANBOROUGH**.

THE APPLICATION FOR AN AWARD OF COSTS IS REFUSED

APPLICATION NO: 20/01246/FUL

The development proposed is new dwelling on land to rear of 24 Park Street – 24 Park Street, **WOODSTOCK**.

APPEAL DISMISSED

APPLICATION NO: 20/015010/PN56

The development proposed is change of use of an existing fallen stock processing facility to a single dwelling – Heythrop Hunt Yard, Kennels Lane, **CHIPPING NORTON**.

APPEAL DISMISSED

APPLICATION NO: 20/01116/HHD

The development proposed is removal of existing workshop and erection of single storey replacement building to form garden room – High Ridge, 46 High Street **MILTON-UNDER-WYCHWOOD**.

APPEAL DISMISSED

APPLICATION NO: 20/01116/HHD

The appeal was against the refusal of planning permission for removal of existing workshop and erection of single storey replacement building to form garden room – High Ridge, 46 High Street
MILTON-UNDER-WYCHWOOD.

APPEAL AWARD OF COSTS DISMISSED

To go on April's 2021 Agenda



Costs Decision

Site visit made on 23 February 2021

by Adrian Hunter BA(Hons) BTP MRTPI

an Inspector appointed by the Secretary of State

Decision date: 19 March 2021

Costs application in relation to Appeal Ref: APP/D3125/W/20/3259565 High Ridge, 46 High Street, Milton under Wychwood OX7 6LE

- The application is made under the Town and Country Planning Act 1990, sections 78, 322 and Schedule 6, and the Local Government Act 1972, section 250(5).
 - The application is made by Mr and Mrs N Earley for a full award of costs against West Oxfordshire District Council.
 - The appeal was against the refusal of planning permission for removal of existing workshop and erection of single storey replacement building to form garden room.
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Decision

1. The application for the award of costs is dismissed.

Reasons

2. The National Planning Practice Guidance (PPG) advises that, irrespective of the outcome of the appeal, costs may only be awarded against a party who has behaved unreasonably and thereby caused the party applying for costs to incur unnecessary or wasted expense in the appeal process.
3. The PPG makes it clear that a local planning authority is at risk of an award of costs if it fails to produce evidence to substantiate each reason for refusal on appeal and/or makes vague, generalised or inaccurate assertions about a proposal's impact which are unsupported by any objective analysis.
4. The appellant claims that the Council failed to provide suitable evidence to support their reason for refusal and, as part of their submission, sought to introduce new evidence in relation to the use of the appeal site.
5. In terms of the issue of substantiating the reason for refusal, I note in this regard that the Council Officers recommended that planning permission be granted for the proposal. Whilst Council Members are not duty bound to follow the advice of their professional officers, if a different decision is reached, the Council has to clearly demonstrate on planning grounds why a proposal is unacceptable and provide clear evidence to substantiate that reasoning. In this instance, it will be seen from my decision on the appeal application that, whilst I do not find the proposal would result in unacceptable noise levels, or cause parking issues, I agree with Council Members that there were sufficient grounds for refusing planning permission on the basis of its impact upon the living conditions of surrounding residents. It therefore follows that I am satisfied that the Council has shown that it was able to substantiate its reason for refusal.

6. In their statement, the Council have submitted a substantial amount of information and gone into great length on the existing use of the building and, in particular, have questioned whether a change of use has occurred. Given the lengthy nature of the information, the appellant felt obliged to respond and rebut these submissions. As will be seen from my main decision, I consider that it is clear from both the description of development on the application forms and the supporting documents, that the appeal application was solely for a new garden room. The purpose of the appeal was to consider the merits of that specific proposal and not any other elements.
7. Despite the submission of the information, to my mind however, whilst I do not seek to question the claims made by the appellant in regards to the discussion of the appeal application at Planning Committee, in their reason for refusal, the Council clearly set out their concerns and made no obvious reference to a change of use having taken place. Therefore, whilst I agree to some extent with the appellant that the Council's focus on the use of the property has somewhat confused the issues, it is clear from the reason for refusal that they considered the proposal upon its merits and, within their statement, explained these.
8. As a result, it follows that I cannot agree that the Council has acted unreasonably in this case. As such there can be no question that the Applicant was put to unnecessary or wasted expense.

Conclusion

9. I therefore find that unreasonable behaviour resulting in unnecessary or wasted expense, as described in Planning Practice Guidance, has not been demonstrated.

Adrian Hunter

INSPECTOR

Appeal Decision

Site visit made on 23 February 2021

by Adrian Hunter BA(Hons) BTP MRTPI

an Inspector appointed by the Secretary of State

Decision date: 19 March 2021

Appeal Ref: APP/D3125/W/20/3259565

High Ridge, 46 High Street, Milton under Wychwood OX7 6LE

- The appeal is made under section 78 of the Town and Country Planning Act 1990 against a refusal to grant planning permission.
 - The appeal is made by Mr and Mrs Earley against the decision of West Oxfordshire District Council.
 - The application Ref 20/01116/HHD, dated 4 May 2020, was refused by notice dated 11 August 2020.
 - The development proposed is removal of existing workshop and erection of single storey replacement building to form garden room.
-

Decision

1. The appeal is dismissed.

Application for costs

2. An application for costs was made by Mr and Mrs Earley against West Oxfordshire District Council. This application is the subject of a separate Decision.

Preliminary Matters

3. Lengthy submissions have been made by the Council with regards to the use of the property and, in particular, questioning whether a change of use has occurred. However, the purpose of this appeal is to consider the application as refused by the Council, which in this instance was solely for the removal of the existing workshop and its replacement with a garden room. I have therefore determined the appeal on this basis.

Main Issues

4. The main issues in this appeal are:
 - The effect of the proposal upon the living conditions of surrounding residents, in particular from overlooking, overshadowing and noise; and
 - Whether the proposal makes adequate provision for off-street parking.

Reasons

Living conditions

5. The appeal proposal relates to an existing single storey outbuilding with openings in the front and side elevations, which is located at the far end of the garden of the appeal site. Due to the configuration of the appeal property and those around it, the outbuilding occupies a backland location, and, owing to the

- layout of the appeal plot, parts of the outbuilding are located on, or close to the boundaries with surrounding properties.
6. Whilst being located at the rear of the garden of the host property, due to the nature of surrounding development and, in particular the change in levels across the appeal site, the existing outbuilding is clearly visible from a number of neighbouring dwellings. The proposal, whilst it would be of a design that would be more sympathetic to its surroundings, would result in a development that would be of a greater scale, bulk and height than the existing building. The changes would be especially harmful to the residents of No 50, who's main entrance and front patio face directly towards the appeal site, along with the residents of No 48, where part of the appeal site lies at the end of their garden. As a result of its relationship with neighbouring properties, the proposed development would therefore represent a visually intrusive, overbearing and overshadowing form of development.
 7. In terms of overlooking, surrounding boundaries are identified by relatively high, close boarded fencing. However, due to the raised height of the proposed outbuilding above the neighbouring gardens, elements of the new windows, in particular those facing into the garden of the appeal property, would be visible above the existing boundary fences. Therefore, whilst the presence of the boundary treatments would provide some element of privacy, the proposal would materially increase the potential for overlooking from the appeal site.
 8. Whilst the proposal would be likely to increase the level of activity within the garden, I do not consider that this would increase to such a level that it would generate significant additional noise or disturbance to nearby residents, to justify withholding planning permission on this ground alone.
 9. For the above reasons, I therefore conclude that the proposed development would harm the living conditions of surrounding residents and, in this respect, would be contrary to Policy OS4 of the West Oxfordshire Local Plan (LP) and Paragraph 127 of the National Planning Policy Framework (the Framework). These policies, amongst other things, seek to prevent development that would harm the living conditions of neighbouring residents.
 10. Reference has been made in the Council's reasons for refusal to Policies EH1, EH8, H6 and OS2 of the LP. Policy EH1 relates to the Cotswolds Area of Outstanding Natural Beauty (AONB) and I will come back to this matter. Policy EH8 relates, amongst other things to noise, and I find no conflict in this regard. Policy OS2 and H6, amongst other things, relate to the provision of new and the retention of existing housing, and given my conclusion on the nature of the proposal, it therefore follows that it would not conflict with either of these policies.

Parking

11. Parking for the appeal site is provided through a combination of an off-road space at the rear, along with additional provision via on-street parking to the front.
12. Whilst the proposal would create additional residential accommodation in the form of a garden room, it would not increase the overall number of bedrooms at the property and therefore would not generate the need for any additional

parking spaces. Furthermore, the existing parking space on site would be retained. As a result, the proposal would not lead to an unacceptable impact on highway safety.

13. For the above reasons, I therefore conclude that the proposed development would not result in insufficient parking provision and, in this respect, accords with Policies T4 of the LP and the Framework.

Other Matters

14. The appeal site lies within the AONB, with the development plan and the Framework requiring proposals to conserve, and where possible enhance, the natural beauty of the AONB and to deliver the highest quality design which respects the area's natural beauty. Due to the sympathetic design, in combination with the lack of clear views of the appeal proposal, I do not consider the proposal would cause significant harm to the AONB.
15. Reference has been made by neighbouring residents with regards to landownership issues. This is however a private civil matter for the parties. Accordingly, issues relating to land ownership have not had any material bearing on my assessment of the planning issues in this appeal.

Conclusion

16. Although I have found no harm in terms of the provision of vehicle parking, this would be outweighed by the harm caused from the proposal to the living conditions of surrounding residents. Therefore, for the above reasons and having considered all matters, I conclude that the appeal should be dismissed.

Adrian Hunter

INSPECTOR

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