

Friday, 5 November 2021

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UPLANDS AREA PLANNING SUB-COMMITTEE

You are summoned to a meeting of the Uplands Area Planning Sub-Committee which will be held in the Council Chamber, Woodgreen, Witney OX28 1NB on **Monday, 15 November 2021 at 2.00 pm.**



Giles Hughes
Chief Executive

To: Members of the Uplands Area Planning Sub-Committee

Councillors: Councillor Jeff Haine (Chairman), Councillor Julian Cooper (Vice-Chair), Councillor Andrew Beaney, Councillor Nathalie Chapple, Councillor Meryllyn Davies, Councillor Ted Fenton, Councillor David Jackson, Councillor Alex Postan, Councillor Geoff Saul, Councillor Dean Temple and Councillor Alex Wilson

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 Democratic Services officers 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 18 October 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 attached schedule.
Recommendation:
That the applications be determined in accordance with the recommendations of the Business Manager – Development Management.

Page	Application Number	Address	Officer
11 – 18	21/02573/OUT	7 Cleveley Road Enstone	Joan Desmond
19 - 25	21/02872/FUL	Land East Of The Drive	James Nelson

- 5. Applications Determined under Delegated Powers and Appeal Decisions (Pages 27 - 40)**
Purpose:
To inform the Sub-Committee of applications determined under delegated powers and any appeal decisions.
Recommendation:
That the reports be noted.

(END)

WEST OXFORDSHIRE DISTRICT COUNCIL

Minutes of the meeting of the
Uplands Area Planning Sub-Committee
Held in the Council Chamber at 2.00 pm on **Monday, 18 October 2021**

PRESENT

Councillors: Councillor Jeff Haine (Chairman), Councillor Julian Cooper (Vice-Chair), Councillor Alaa Al-Yousuf, Councillor Andrew Beaney, Councillor David Jackson, Councillor Elizabeth Poskitt, Councillor Alex Postan, Councillor Geoff Saul, Councillor Dean Temple and Councillor Alex Wilson

Officers: Joan Desmond (Principal Planner)

30 Minutes of Previous Meeting

The minutes of the meeting held on 20 September 2021 were approved and signed by the Chairman as a correct record.

31 Apologies for Absence and Temporary Appointments

Councillor Elizabeth Poskitt substituted for Councillor Nathalie Chapple and Councillor Alaa Al-Yousuf substituted for Councillor Marilyn Davies.

32 Declarations of Interest

Councillor Saul declared an interest in application 21/02573/7 Cleveley Road Enstone, because he knew the applicant. He left the meeting whilst the item was considered

33 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 decision on the following applications be as indicated, the reasons for refusal to be as recommended in the report of the Business Manager – Development Management, subject to any amendments as detailed below:-

21/02110/FUL - Car Park Guildenford, Burford

The Principle Planner, Joan Desmond introduced the application for the expansion of the Guildenford car park northwards, to accommodate approximately 150 vehicles, to include two new footbridges, one alongside the existing road bridge and the second into the churchyard across the millstream. The report highlighted that this site was located in Cotswolds Area Of Outstanding Natural Beauty (AONB) and a flood zone. Mrs Desmond also highlighted the Additional Representations report, which included updates from, Oxfordshire County Council Transport and OCC LLFA (Local Lead Flood Authority).

The following people addressed the Committee:

Councillor Derek Cotterill, Burford Town Council in support of the application.

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The Principal Planner then continued with her presentation, and highlighted a number of photographs of the site. The report highlighted the principle of development, the impact on heritage assets and the AONB, flood risk, biodiversity and highways issues. The Principal Planner advised that the officer recommendation was one of refusal as officers did not feel that it had been sufficiently demonstrated that any public benefits derived from additional parking in Burford would outweigh the significant harm identified to both the built and natural environment in Burford. In addition, the proposal was contrary to policies OS2, OS4, EH1, EH3, EH7, EH9, EH10, EH11, EH13, EH15, EH16 of the adopted West Oxfordshire Local Plan 2031 and the relevant provisions of the NPPF. She signposted Members to the three refusal reasons detailed in the report.

Councillor Cooper addressed the meeting and thanked those Councillors who had attended the recent site visit. Councillor Cooper also noted that the Bowls Club, as an alternative site for a car park, was impracticable. He therefore, proposed that the application be refused as per officers recommendations, and as outlined on pages 24 and 25.

Councillor Saul stated he was very sympathetic to Burford Town Council in their efforts to find alternative parking, but added he seconded the proposal from Councillor Cooper.

Councillor Poskitt expressed her thanks to the local Councillors that joined that site visit, added that she could not see the application working in practice, and that she agreed with Councillor Cooper and Councillor Saul.

Councillor Postan agreed that the Bowls Club suggestion was unsuitable. and added that the current application should be revisited, and improved upon, especially with regards to drainage and the flow of the river, pedestrian access and the design of the bridge.

Mrs Desmond explained that the application would require extra costs to review the parking issue in Burford, and that many areas suffered parking issues. She reminded Members that the recommendations were for the application in front of the committee today.

The Chairman agreed with officers, stating many areas who were suffering with the same issue.

Councillor Beaney advised that the Bowls Club was used by Cadets and the nearby nursery and agreed it was unsuitable to take additional parking.

Councillor Fenton raised a concern about the site in respect of flood risk and Mrs Desmond clarified that planners have guidance for any development on the risk to flooding, and that this site had been subjected to a flood risk assessment too. Councillor Poskitt commented that floods often happened, not only in winter, and could take days to drain away.

Councillor Jackson asked how often the car park was full, particularly when Warwick Hall functions were on. He did not feel the problem of parking would go away, but advised that he would not abstain from voting as he did not have policy reasons for going against Officers recommendation.

Mrs Desmond clarified that no evidence that this was the case only statements. Mrs Desmond also referred to the late representation reports.

The Chairman reminded the Committee that they must have policy reasons for going against the officers recommendations.

Councillor Al-Yousuf did not feel that much had changed from the last time this application was considered and recognised that it was the Committee's role to look at the application in front of them. He queried whether Burford Town Council needed to look at other solutions. He felt that the reasons for refusal were quite compelling, and advised that he would support the officer recommendation.

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The Chairman then put the proposal to accept the Officers recommendation of refusal to a vote, which was carried.

Refused for the following reasons:

1. The proposed car park and footbridges, by reason of their siting, design and scale, would appear incongruous features in the landscape negatively affecting views, eroding historic landscape character, harming the appearance of the Conservation Area, and the setting of listed buildings; particularly the grade I listed Church, therefore failing to preserve the character of the heritage assets and their settings. It has not been sufficiently demonstrated that the public benefits of the development would outweigh the harm identified. Further, the proposed development, by reason of its siting, scale and nature would have an urbanising impact failing to conserve or enhance the landscape and scenic beauty of the Cotswold AONB. The proposed development is therefore contrary to policies EH1, EH9, EH10, EH11, EH13, EH15, EH16, and OS4 of the adopted West Oxfordshire Local Plan 2031, and Section 16 and paragraph 172 of the National Planning Policy Framework 2019.
2. The proposed development falls into a flood risk vulnerability category that is inappropriate to the Flood Zone in which the application site is located. This site lies within Flood Zone 3b functional floodplain, which is land defined by the PPG and the WODC Strategic Flood Risk Assessment as having a high probability of flooding. The development is classed as Less Vulnerable in accordance with table 2 of the Flood Zones and flood risk tables of the PPG. Tables 1 and 3 make it clear that this type of development is not compatible with this Flood Zone and therefore should not be permitted. In addition, the Flood Risk Assessment does not comply with the requirements for site-specific flood risk assessments, as set out in the PPG. The FRA does not therefore adequately assess the flood risks posed by the development. In particular, the FRA fails to consider how people will be kept safe from the identified flood hazards; consider how a range of flooding events (including extreme events) will affect people and property and fails to take the impacts of climate change into account as flood risk mitigation measures to address flood risk for the lifetime of the development included in the design are inadequate because they propose inadequate flood storage compensation for the increase in flood risk resulting from this development.
3. It has not been demonstrated that the proposed development would protect or enhance the nature conservation value of the site, which is listed as being a habitat of 'principal' importance under s41 of the Natural Environment and Rural Communities (NERC) Act 2006. The proposed development is therefore contrary to policy EH3 of the adopted West Oxfordshire Local Plan 2031 and paragraphs 170 and 175 of the National Planning Policy Framework 2019.

21/02573/OUT - 7 Cleveley Road, Enstone

The Principle Planner, Joan Desmond introduced the outline application for the erection of four dwellings, the closure of existing access, and the creation of a separate access for No. 7 Cleveley Road and a new access for the proposed dwellings, with parking layout and landscaping scheme (with some matters reserved) (Amended Plans).

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Mr Graham Sloane addressed the Committee in support of the application.

Mrs Desmond continued with her presentation, highlighted photographs of the site and the beech tree mentioned in Mr Sloane's address to the Committee. Mrs Desmond advised that the proposed development, by reason of its layout and scale would not form a logical complement to the existing scale and pattern of development and character of the area. It would be harmful to the rural edge setting of the village by reason of its visual intrusion and projection of development further to the east. In addition, inadequate ecological information had been submitted, and the Biodiversity Plan did not sufficiently compensate for vegetation lost. The proposed development was therefore considered to be contrary to the provisions of policies OS2, OS4, EH3 and H2 of the adopted West Oxfordshire Local Plan 2031 as well as the relevant paragraphs of the NPPF 2021. The Principal Planner concluded by outlining the two refusal reasons detailed in the report.

Councillor Beaney advised that he supported the second refusal reason, however, he raised a query relating to the first refusal reason. He referred to four nearby sites that had similar applications approved and asked for clarification on the differences with this proposal, in response, the Principle Planner explained that this was due to the level of projection, and the site was sensitive to the rural edge, especially with the proposed additional parking. She also felt it appeared out of context to the surrounding edge.

The Principal Planner confirmed that, in principle, the site may be suitable for development, but when the detail of the plans submitted was considered and the associated parking included, it did not follow the line of the existing area.

Councillor Wilson queried if it would be possible to postpone making a decision until additional ecological information was available, however, the Chairman reminded Members that they were there to make a decision on the application as submitted.

Following a question from Councillor Poston, Mrs Desmond provided clarification of the site boundary.

Councillor Poskitt felt that it was difficult to imagine the proposed development from the photos and the report, and proposed a site visit. This was seconded by Councillor Jackson and having been put to the vote, the proposal was carried.

Councillor Beaney wanted clarity on the reserve matters, and Mrs Desmond confirmed you can unreserve, the only thing that is not fixed is the appearance.

Councillor Al-Yousuf asked if there had been any formal pre-consultation with planning officers before the application was submitted and Mrs Desmond confirmed there had not.

Deferred for site visit.

34 Applications Determined under Delegated Powers and Appeal Decisions

The report giving details of applications determined under delegated powers was received and noted.

There were two appeal decisions report and these were introduced and summarised by the Principal Planner as per the details in the report.

Uplands Area Planning Sub-Committee

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The Meeting closed at 3.00 pm

CHAIRMAN

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WEST OXFORDSHIRE DISTRICT COUNCIL UPLANDS AREA PLANNING SUB-COMMITTEE

Date: 15th November 2021

REPORT OF THE BUSINESS MANAGER-DEVELOPMENT MANAGEMENT



WEST OXFORDSHIRE
DISTRICT COUNCIL

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.

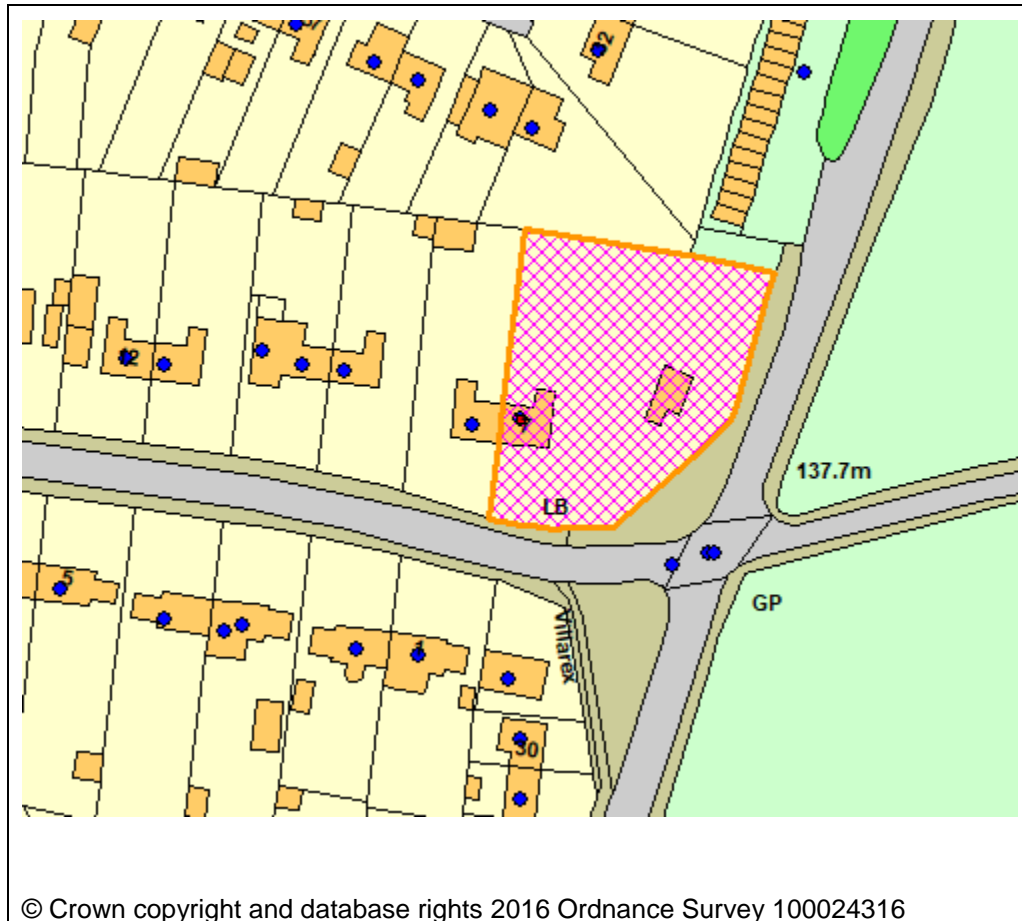
Please note that:

1. 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

Page	Application Number	Address	Officer
11 - 18	21/02573/OUT	7 Cleveley Road Enstone	Joan Desmond
19 - 25	21/02872/FUL	Land East Of The Drive	James Nelson

Application Number	21/02573/OUT
Site Address	7 Cleveley Road Enstone Chipping Norton Oxfordshire OX7 4LL
Date	3rd November 2021
Officer	Joan Desmond
Officer Recommendations	Refuse
Parish	Enstone Parish Council
Grid Reference	438084 E 224152 N
Committee Date	15th November 2021

Location Map



Application Details:

Outline Planning Application for the erection of 4 dwellings, closure of existing access, and creation of separate access for No. 7 Cleveley Road and new access for the proposed dwellings, with parking layout and landscaping scheme (with some matters reserved) (Amended Plans)

Applicant Details:

Mr and Mr David And Robert Stevens
7 Cleveley Road
Enstone
Oxon
OX7 4LL

I CONSULTATIONS

OCC Highways

The proposal, if permitted, will not have a significant detrimental impact (in terms of highway safety and convenience) on the adjacent highway network.

Note a 6.0m manoeuvring space is required at parking spaces in order that vehicles may enter/leave parking spaces.

Recommendation:

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, subject to the following conditions:

- G11 access specification
- G25 drive etc specification
- G13 close ex access and reinstate public highway
- G32 turning facility

INFORMATIVE

Please note works are required to be carried out within the public highway, the applicant shall not commence such work before formal approval has been granted by Oxfordshire County Council by way of legal agreement between the applicant and Oxfordshire County Council

WODC Drainage Engineers

No objection subject to drainage condition.

ERS Env. Consultation Sites

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

Please consider adding the following condition to any grant of permission.

1. In the event that contamination is found at any time when carrying out the approved development, it must be reported in writing immediately to the Local Planning Authority. An investigation and risk assessment must be undertaken in accordance

with the requirements of Environment Agency's Model Procedures for the Management of Land Contamination, CLR 11, and where remediation is necessary a remediation scheme must be prepared, to bring the site to a condition suitable for the intended use by removing unacceptable risks to human health, buildings and other property, and which is subject to the approval in writing of the Local Planning Authority.

Reason: To prevent pollution of the environment in the interests of the amenity.

Relevant Policies: West Oxfordshire Local Planning Policy EH8 and Section 15 of the NPPF.

WODC Env Health - Uplands

Mr ERS Pollution Consultation I have No Objection in principle to this outline application.

Thames Water

Waste Comments - Thames Water would recommend that petrol / oil interceptors be fitted in all car parking/washing/repair facilities. Failure to enforce the effective use of petrol / oil interceptors could result in oil-polluted discharges entering local watercourses.

We would expect the developer to demonstrate what measures will be undertaken to minimise groundwater discharges into the public sewer.

With regard to SURFACE WATER drainage, Thames Water would advise that if the developer follows the sequential approach to the disposal of surface water we would have no objection.

With regard to WASTE WATER NETWORK and SEWAGE TREATMENT WORKS infrastructure capacity, we would not have any objection to the above planning application, based on the information provided.

Water Comments - On the basis of information provided, Thames Water would advise that with regard to water network and water treatment infrastructure capacity, we would not have any objection to the above planning application.

Parish Council

Although Enstone Parish Council supports the application, it is very concerned regarding the parking and safety issues and requests that double yellow lines and bollards are placed around the area.

Please can the applicants also consider some kind of sustainable renewable energy at the properties?

OCC Highways

Manoeuvring areas now acceptable. No further comments.

Parish Council No Comment Received.

Biodiversity Officer No Comment Received.

2 REPRESENTATIONS

- Two letters received:
- Every day we have to struggle on and off our drive way due to cars being parked opposite it on an already extremely busy Cleveley road. Is there really going to be enough parking or will they spill over and park on the road causing more issues?
- Concerned about being overlooked and being opposed on.
- Loss of wildlife
- added traffic and noise pollution

3 APPLICANTS CASE

In reply to the question from one other resident in Cleveley Road, the scheme should ensure no additional on street parking for 2 reasons. The first is we have complied with the standard set by the Highways authority for off street parking. The second is we have gone further and added space of at least 2 additional spaces, above and beyond the County Council requirement.

The nearby resident lives at least 21 metres (70 feet) from the site, nobody else, living closer, has raised this concern.

Our recent observations of parking seems to conclude there is no on street issue at our end of Cleveley Road.

A car parked on the road opposite the resident's house at No. 4 doesn't constitute a reason for refusal of this application. Perhaps this is an issue between neighbours that might to be discussed amicably, to achieve a better parking situation.

The community as a whole and as expressed by the Parish Council appear to have no objection in principle to development. This combined site, which for many years in so far as the land outside No. 7 is concerned, has been vacant, formerly used for workshop purposes and accommodating various buildings and a caravan, all in a deteriorating condition.

It would have been a simple matter to submit an outline application with all matters reserved for later approval, to be approved as part of a full or detailed application later.

The applicants however, with my support, wanted "to do more for the community", hence the request for smaller scale dwellings that then led us to providing some detail to show they can be accommodated on the site, in a density similar to other housing in the locality.

To do so would also mean introducing a bio-diversity enhancement; we have included a basic layout of this, full details to be provided as part of a conditional consent. There are no trees of special significance worthy of protection by TPO, the area has no listed buildings, no conservation area status, and apart from the highway stone walling, no special open space characteristics or other features worthy of protection.

We remain willing to provide more information, but feel for the purposes of an outline that might lead to a conditional consent, this must now be sufficient information.

4 PLANNING POLICIES

OS1NEW Presumption in favour of sustainable development

OS2NEW Locating development in the right places

OS3NEW Prudent use of natural resources

OS4NEW High quality design

H2NEW Delivery of new homes

H4NEW Type and mix of new homes

T1NEW Sustainable transport

T2NEW Highway improvement schemes

T3NEW Public transport, walking and cycling

T4NEW Parking provision

EH2 Landscape character

EH3 Biodiversity and Geodiversity

NPPF 2021

NATDES National Design Guide

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

PLANNING ASSESSMENT

5.1 The applicant seeks outline planning permission for the erection of 4 dwellings, closure of existing access, and creation of separate access for No. 7 Cleveley Road and new access for the proposed dwellings, with parking layout and landscaping scheme. All matters are unreserved apart from appearance.

5.2 The site lies at the eastern edge of the village of Enstone. The site comprises No 7 Cleveley Road, a semi-detached property which is located at the junction of Cleveley Road and Banbury Road. The site is enclosed by a low stone boundary wall along the roadsides.

5.3 The application is to be heard before the Committee as the views of the Parish Council are contrary to the proposed recommendation. The application was deferred for a site inspection at the September Uplands Planning Sub-Committee.

Planning History

5.4 An outline application for the erection of 6 dwellings, closure of existing access, and creation of separate access for No. 7 Cleveley Road and new access for the proposed dwellings, with parking layout and landscaping scheme (with some matters reserved) was withdrawn in July 2021 (Ref: 21/01689/OUT).

5.5 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
- Layout and scale
- Highway Issues
- Residential Amenity Impact
- Biodiversity Issues

Principle

5.6 Enstone is classified in the Local Plan 2031 as a village, which is suitable for limited development which respects the village character and local distinctiveness and would help to maintain the vitality of the community (policy OS2). Housing Policy H2 states that new dwellings will be permitted in certain circumstances including on undeveloped land within the built up area provided that the proposal is in accordance with the other policies in the plan and in particular the general principles set out in Policy OS2.

5.7 Policy OS2 states that villages such as Enstone are suitable for limited development, which respects the village character and local distinctiveness and would help maintain the vitality of these communities. The general principles set out in OS2 state, inter alia, that development should form a logical complement to the existing scale and pattern of development and/or character of the area; be of a proportionate and appropriate scale to its context; not involve the loss of an area of open space or other features that makes an important contribution to the character and appearance of the area and conserve and enhance the natural, historic and built environment.

5.8 As such, the proposal is assessed against the general principles of Policy OS2 in more detail below.

Layout and Scale

5.9 Paragraph 130 of the NPPF is clear that development proposals should function well and add to the overall quality of the area; are visually attractive as a result of good architecture, layout and appropriate and effective landscaping; are sympathetic to local character and history including the surrounding built environment and landscape setting and create places that are safe, inclusive and accessible and have a high standard of amenity for existing and future users. Policies OS2 and OS4 of the Local Plan reflects this advice and encourages development of a high quality design that responds positively to and respects the character of the site and its surroundings. The importance of achieving high quality design is reinforced in the National Design Guide.

5.10 This application seeks outline permission, with all matters unreserved, except for appearance.

5.11 In terms of layout, the site plan indicates 2 pairs of semi-detached properties fronting onto Banbury Road with parking in front. The pair of units at the northern end of the site would be larger in size and scale. The scale details submitted indicate that the 2 bed units would be 7.2m height and the 3 bed units 7.95m high. Given the change in land levels, ridge heights would not however exceed that of No7 Cleveley Road (7.45m). The existing access off Cleveley Road is to be closed with two new accesses created off Cleveley Road to serve the proposed development and the existing property. The creation of the new accesses will involve the removal of part of the existing stone boundary wall. The site occupies a prominent corner location, at the junction of Cleveley Road and Banbury Road. Open countryside adjoins the site to the East. On the opposite corner, development is set back from the main road and separated by an open green area. Similarly, development on the western side of the road is separated by a wide grass verge. The site principally comprises the side garden area of No 7 which has an open context with some low single story outbuildings. All the trees within the site are to be removed including a mature Beech tree in the north eastern corner of the site. The agent has advised that the tree has been fire damaged and is not worthy of retention but no tree survey or arboricultural report has been submitted with the application. The land slopes down to the north with a range of single story flat roofed garage buildings located on the opposite side of a small open grassed area. Given the topography of the site the garages cannot be seen from the junction or views from the south.

The development will project further east, beyond the existing build line of existing housing and would not form a logical complement to the existing character and pattern of development. The development including the new access road and parking areas would harm the open context of the site and would appear visually intrusive and would be harmful to the sensitive rural edge of village setting which adjoins open landscape to the east.

Highway Issues

5.12 The existing access off Cleveley Road is to be closed with two new accesses created off Cleveley Road to serve the proposed development and the existing property. OCC Highways has commented that the proposal, if permitted, would not have a significant detrimental impact (in terms of highway safety and convenience) on the adjacent highway network. The latest revised plans also ensure that adequate manoeuvring areas are provided.

Residential Amenity Impact

5.13 Adopted Local Plan Policy OS2 states that all development should be compatible with adjoining uses and not have a harmful impact on the amenity of existing occupants. An objection has been received from No 33 Cleveley Road, a property located to the rear of the site, raising concerns relating to overlooking and overbearing impact. Given however, the proposed orientation of the dwellings and separation distances, it is considered that the detailed design of the dwellings could ensure that there are no amenity issues resulting from the development.

Biodiversity Issues

5.14 Whilst a Biodiversity Plan has been submitted which indicates that the clearance of vegetation will be compensated for through a number of measures such as the creation of wildflower areas, native hedgerows and new native tree planting, the features proposed to be created and planted would be within the rear gardens of the dwellings meaning that the management of these features could not be secured in the long-term and as such would not sufficiently compensate for the vegetation lost.

5.15 In addition, inadequate ecological information has been submitted and the Biodiversity Officer has requested the submission of a Preliminary Ecological Appraisal. No such appraisal has been submitted and as such the potential impact on protected and priority species is unknown.

Conclusion

5.16 In light of the above assessment, the proposed development, by reason of its layout and scale would not form a logical complement to the existing scale and pattern of development and character of the area and would be harmful to the rural edge setting of the village by reason of its visual intrusion and projection of development further to the east. In addition, inadequate ecological information has been submitted and the Biodiversity Plan does not sufficiently compensate for vegetation lost. As such, the proposed development is considered to be contrary to the provisions of policies OS2, OS4, EH3 and H2 of the adopted West Oxfordshire Local Plan 2031 as well as the relevant paragraphs of the NPPF 2021.

6 REASONS FOR REFUSAL

1. The proposed development, by reason of its layout and scale would not form a logical complement to the existing scale and pattern of development and character of the area and would be harmful to the sensitive rural edge setting of the village by reason of its visual intrusion and projection of development

further to the east. As such, the proposed development is considered to be contrary to the provisions of policies OS2, OS4 and H2 of the adopted West Oxfordshire Local Plan 2031 as well as the relevant paragraphs of the NPPF 2021.

2. Inadequate ecological information has been submitted to assess the potential impact on protected and priority species and the submitted Biodiversity Plan does not sufficiently compensate for vegetation lost. As such, the proposed development is considered to be contrary to the provisions of Policy EH3 of the adopted West Oxfordshire Local Plan 2031 as well as the relevant paragraphs of the NPPF 2021.

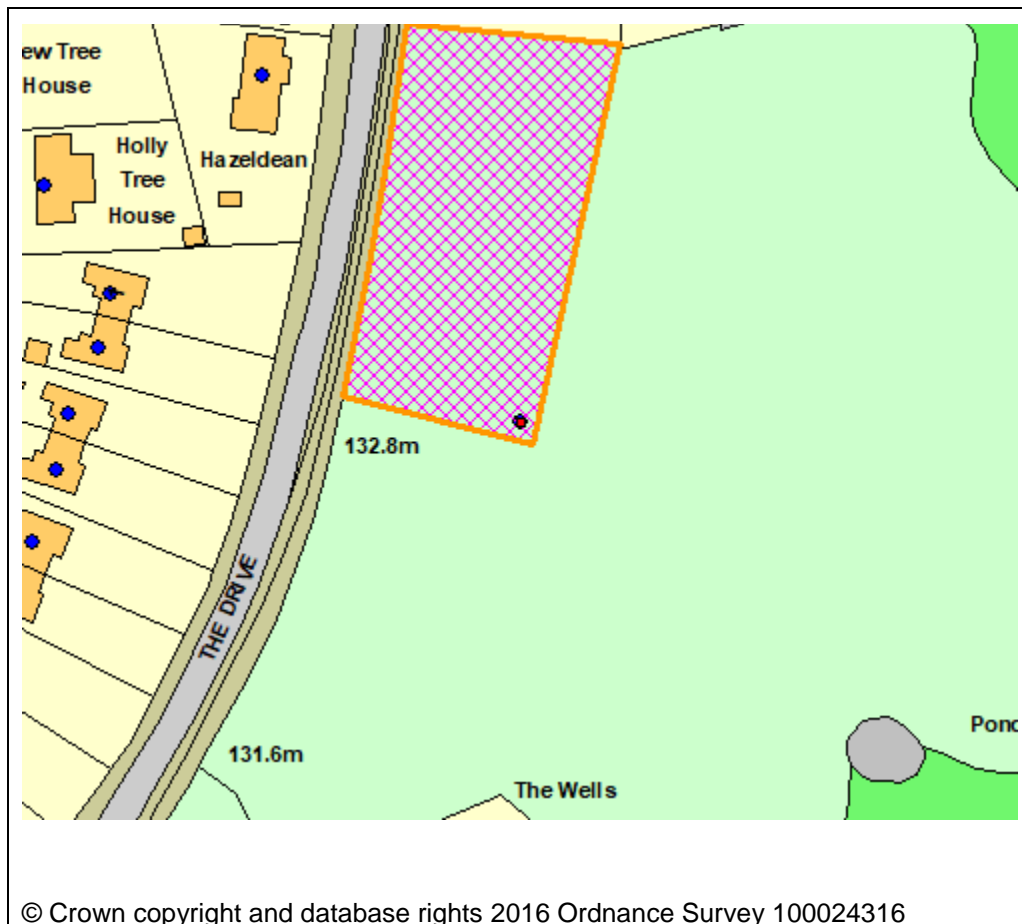
Contact Officer: Joan Desmond

Telephone Number: 01993 861655

Date: 3rd November 2021

Application Number	21/02872/FUL
Site Address	Land East Of The Drive Enstone Oxfordshire
Date	3rd November 2021
Officer	James Nelson
Officer Recommendations	Refuse
Parish	Enstone Parish Council
Grid Reference	437660 E 224693 N
Committee Date	15th November 2021

Location Map



Application Details:

Construction of two detached self-build custom-build carbon-neutral houses together with associated works and formation of vehicular access.

Applicant Details:

Ms Kelly Fannon
58 Long Meadow
Torriano Avenue
London
NW5 2SU

I CONSULTATIONS

Parish Council	<p>Mrs B Sinclair Enstone Parish Council has no objection to this planning application but wishes to raise the following points:-</p> <ol style="list-style-type: none">1. A review of parking arrangements is required so that vehicles are parked on site and not along The Drive.2. It is recommended that construction vehicles are also parked on site.3. There will be an infringement of the public right of way and clearer clarification is required regarding this and the current boundary.
OCC Highways	No objection subject to conditions.
Conservation Officer	No response received.
Sustainability Checklist Officer	Additional information required, please see the Council's website for full comments.
WODC Drainage Engineers	No objection subject to conditions.
WODC Env Health - Uplands	Mr ERS Pollution Consultation No objection.
ERS Env. Consultation Sites	<p>Mr ERS Pollution Consultation Thank you for consulting our team, I have looked at the application in relation to contaminated land and potential risk to human health.</p> <p>I have no major concerns in relation to the development but given the proposed residential use please consider adding the following condition to any grant of permission.</p> <ol style="list-style-type: none">1. In the event that contamination is found at any time when carrying out the approved development, it must be reported in writing immediately to the Local Planning Authority. An investigation and risk assessment must be undertaken in accordance with the requirements of Environment Agency's Model Procedures

for the Management of Land Contamination, CLR 11, and where remediation is necessary a remediation scheme must be prepared, to bring the site to a condition suitable for the intended use by removing unacceptable risks to human health, buildings and other property, and which is subject to the approval in writing of the Local Planning Authority.

Reason: To prevent pollution of the environment in the interests of the amenity.

Relevant Policies: West Oxfordshire Local Planning Policy EH8 and Section 15 of the NPPF.

It is also noted that full radon protection measures are required at the site, discussions should be held with building control to ensure these measures are incorporated into any design.

Biodiversity Officer

Additional information required, please see the Council's website for full comments.

2 REPRESENTATIONS

2.1 Three letters of representation have been received from members of the public, two in opposition to the scheme and one general comment. The following matters are raised:

- The precedent set by the refusal of applications 16/01776/OUT and 15/01937/OUT is a relevant consideration and the refusal reasons cited in these decisions remain relevant.
- The development would set an unwanted precedent.
- Embodied carbon in the construction of the homes.
- Lack of identified local housing need.
- Negative impact upon the site's ecology.
- Disruption during construction.
- The scheme should not be considered infill development.
- Increased traffic, highways safety concerns.

The full comments are available on the Council's website.

3 APPLICANTS'S CASE

3.1 A Planning Statement has been submitted by the applicant in support of their case, the key points are summarised in the following section.

3.2 It is intended that this application should meet the emerging carbon neutral design targets and will therefore be one of similar projects underway in West Oxfordshire District.

3.3 The aim is to construct the two houses to a high environmental level aiming for a carbon neutral outcome with a primary energy consumption of less than 50kwh/m2a. This will mean adopting the Passive House design standard for insulation, air tightness and the avoidance of cold bridging all of which are achievable through careful detailing and the selection of off-site manufacturing.

3.4 The development of the design has been driven by the sustainable aspects of the project and the relationship of the new buildings to the site. In order to secure the maximum advantage from passive energy, the new buildings will be orientated to allow for the maximum exposure for solar gain for both passive and active purposes. The two houses are therefore purposely orientated to face the principal elevations to a south easterly direction to maximise the advantages that the site has to offer.

3.5 There should be no loss of amenity to adjoining residents, either visually or physically by these proposals.

3.6 The principal of self-build or custom-build schemes is supported throughout the country and specifically by WODC who since 2018 have had a policy to give consideration to all potential self-build or custom build groups.

3.7 There is a clear need for additional housing in the district within which there is a specific demand for self-build or custom build housing.

3.8 The full statement is available on the Council's website.

4 PLANNING POLICIES

OS2NEW Locating development in the right places

H2NEW Delivery of new homes

H5NEW Custom and self-build housing

DESGUI West Oxfordshire Design Guide

NPPF 2021

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

5 PLANNING ASSESSMENT

5.1 This application seeks consent for the construction of two detached self-build custom-build carbon-neutral houses together with associated works and formation of vehicular access at Land East of the Drive, Enstone. The site lies adjacent to the built up area of Enstone and does not lie within any areas of specially designated planning significance.

Relevant Planning History

- 21/00087/FUL- Withdrawn on Officer advice
- 16/01776/OUT (Neighbouring Site)- Refused

5.2 The existing site is undeveloped grass/scrub land that is partially enclosed by hedging. It is located adjacent to a footpath that runs north to south along the eastern edge of the site. To the north and west the site is bordered by existing dwelling houses with an open area of land to the south and east that separates the development along Bicester Road and The drive from Neat Enstone to the south east. The visual and landscape significance of this separation between the settlements was recognised by officers under application 16/01776/OUT which was refused and dismissed at appeal in 2017.

5.3 The proposed units are one and a half storeys in height and oriented at 45 degrees to 'The Drive'. They would be constructed of untreated horizontal larch boarding under a steel sheet roof with triple glazed casement windows. Each dwelling would be set in a substantial but undelineated garden area with on-site parking and the existing hedgerows predominantly retained.

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 for the application are:

- Principle;
- Visual Impact;
- Neighbourly Amenity;
- Highways Impacts; and
- Ecology Impacts

Principle

5.5 The Town and Country Planning Act 1990 requires that planning application be determined in accordance with the local plan unless material considerations indicate otherwise. The revised NPPF reiterates the pre-eminence of the local plan as the starting point for decision making (Paragraph 2 of the NPPF). The NPPF is a material consideration in any assessment and makes clear in Paragraph 12 that the presumption in favour of sustainable development does not change the statutory status of the development plan as the starting point for decision-making. The Council has an up-to-date local plan and can demonstrate a 5-year housing land supply, though this does not preclude windfall development. Therefore, development coming forward must be determined in accordance with the Local Plan.

5.6 The application site sits adjacent Enstone, which is identified as a village under West Oxfordshire Local Plan Policy OS2 where new dwellings can be permitted where they are of a proportionate and appropriate scale to their context, having regard to the potential cumulative impact of development in the locality, and form a logical complement to the existing scale and pattern of development and/or the character of the area. Policy H2 of the Local Plan states that new dwellings will be permitted on undeveloped land adjacent to the built up area of villages where convincing evidence is presented to demonstrate that it is necessary to meet identified housing needs. New dwellings should also be in accordance with the distribution of housing set out in Policy H1.

5.7 Therefore, in order for the scheme to be policy compliant, the applicant must provide convincing evidence to show that the proposed dwellings are necessary to meet identified housing needs. In addition, the scheme must accord with the general principles set out in Policy OS2. The detail of the proposal as assessed against the requirements of policy H2 and the general principles of Policy OS2 are considered in more detail in the relevant sections below.

Justification of Need

5.8 The adopted Local Plan outlines that windfall housing development on undeveloped land adjoining built up areas will require robust justification. These needs may be localised or district-wide. The applicant has submitted generalised figures relating to the demand for self/custom build housing in the district, this may be viewed in the Planning Statement referred to in Section 3 of the Report. Reference is also made to a larger scheme in Charbury. No reference is made to the current level of provision for self/custom build units within the district or comparison made to identify that further allocations are required.

5.9 Your officers consider that the limited data provided in support of this scheme is insufficient to satisfy the requirements of Policy H2 with regard to new dwellings on undeveloped land adjoining the built up area. No convincing evidence has been provided to justify the expansion of the village into

previously undeveloped land and as such, your officers consider that the application is not compliant with the policy requirements of H2.

Visual Impact

5.10 The general principles of Policy OS2 state that new development should form a logical complement to the existing scale and pattern of development and/or the character of the area. Your officers consider that the proposed scheme does not form a logical complement to the existing pattern of development in the area.

5.11 The built form in this part of Enstone lies mainly along Bicester Road as it travels north toward Church Enstone and is contained by The Drive to the east. By extending the pattern of development east in the proposed manner, the physical barrier that The Drive forms to contain the development along Bicester Road would be breached thereby partially intruding into the undeveloped land that distinguishes these two areas of the village. The vegetation along the boundaries of the site would contain the intrusion to an extent however, this should not be relied upon in perpetuity.

5.12 The design of the proposed dwellings does not employ locally characteristic forms or materials however, officers acknowledge the environmental reasoning behind the proposed design and form and therefore do not object to this element of the scheme.

5.13 In summary, the proposed development fails to form a logical complement to the existing pattern of development in the area and is therefore recommended to Members for refusal on these grounds.

Neighbourly Amenity

5.14 In regards to the impact on neighbouring amenity, your officers consider that due to the siting of the units in relation to their neighbours and the proposed massing of the buildings, no significant impact will result upon neighbouring occupiers by way of overlooking, overbearing or loss of light. In light of this assessment, your officers consider that the proposal is acceptable in terms of neighbourly amenity.

Highways Impacts

5.15 The Local Highways Authority have been consulted on the application and concluded that, subject to conditions, the proposed site would be served by safe and adequate access and parking facilities and is therefore considered acceptable by officers on these grounds.

Ecology Impacts

5.16 The application has been furnished with a Preliminary Ecological Appraisal. Upon review of this document by the Council's ecologist, further detail is required prior to a positive determination of the scheme. The full comments may be viewed on the Council's website. In light of this, should Members be minded to approve the application, further information will be sought in this regard to ensure that the application complies with Local Plan Policy EH3.

Conclusion

5.17 In light of the above assessment, the application is considered to conflict with west Oxfordshire Local Plan Policies OS2 and H2, relevant sections of the NPPF 2021 and the West Oxfordshire Design Guide and is therefore recommended to Members for refusal.

6 REASONS FOR REFUSAL

1. By reason of its siting on undeveloped land adjoining the built up area of the village, the proposed self-build dwelling would read as an illogical urban encroachment into a semi-rural edge of the village, which would have an adverse impact on the settlement character and the character of the immediate and wider landscape setting. In addition to this, no convincing evidence has been presented to demonstrate that the proposed dwelling is necessary to meet an identified housing need. The proposal is therefore contrary to Local Plan Policies OS2, H2 and H5 of the adopted West Oxfordshire Local Plan 2031, the West Oxfordshire Design Guide 2016, and the relevant provisions of the NPPF.

Contact Officer: James Nelson

Telephone Number: 01993 861712

Date: 3rd November 2021

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Agenda Item 5

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 27th October 2021

	Application Number.	Ward.	Decision.
1.	18/02006/HHD	Kingham, Rollright and Enstone	FDO
	Continuation of garden fence and erection of a garden shed.(Part Retrospective) Orchard Barn Pomfret Castle Farm Banbury Road Mr Martin Wylde		
2.	20/03580/FUL	Kingham, Rollright and Enstone	REF
	Conversion of Methodist chapel to a single residential dwelling Methodist Chapel Chapel Lane Enstone Mr Ian Thompson		

3. **21/01022/FUL** Kingham, Rollright and Enstone APP
 Erection of a detached building comprising of office and storage space and change of use of land to extend the domestic curtilage (amended plans).
Maplewood Barn Great Tew Chipping Norton
 Mr and Mrs Beckham
4. **21/01408/FUL** Burford APP
 Affecting a Conservation Area
 Alterations and extension to existing hotel. Change of use of ground floor of 107 High Street to provide new entrance and reception area for use in connection with the existing hotel.
Old Bull Hotel 105 High Street Burford
 Paton Developments Ltd
5. **21/01510/HHD** Burford APP
 Affecting a Conservation Area
 Single storey side and rear extension works plus new garage construction and minor alterations to existing house. Also small replacement extension to existing garage to form Workshop conversion (amended plans).
The Beeches 10 Tanners Lane Burford
 Mr and Mrs Coleman
6. **21/01573/FUL** Hailey, Minster Lovell and Leafield APP
 Affecting a Conservation Area
 Construction of two outbuildings (amended plans)
Old Hall High Street Ramsden
 Ms Amy Gadney
7. **21/01574/LBC** Hailey, Minster Lovell and Leafield APP
 Affecting a Conservation Area
 Construction of two outbuildings (amended plans)
Old Hall High Street Ramsden
 Ms Amy Gadney
8. **21/01728/HHD** Kingham, Rollright and Enstone APP
 Affecting a Conservation Area
 Alterations to the rear roof slope including installation of a dormer, addition of one roof lights and replacement of existing roof lights' (retrospective).
The Old House Church Street Kingham
 Daylesford Organic

9. **21/02063/S73** Stonesfield and Tackley APP
 Removal of condition 4 of permission 19/01156/HHD (to allow the installation of windows (retrospective)).
Old Man Leys Cottage Banbury Road Tackley
 Miss Katherine Thomas
10. **21/02029/HHD** Stonesfield and Tackley APP
 Affecting a Conservation Area
 Demolition of existing structure and replacement with part two storey, part single storey extension. Alterations to existing fenestration. Insertion of 2no. Conservation rooflights.
Bridge House West End Wootton
 Mr and Mrs Charles and Catherine Ireland
11. **21/02036/S73** Chipping Norton APP
 Variation of condition 2 of planning permission 19/02946/FUL to allow alterations to the design of the Kennels (Lodge) conversion.
Heythrop Hunt Kennels Kennels Lane Chipping Norton
 Mr John Nutbourne
12. **21/02129/HHD** Chadlington and Churchill APP
 Erection of a detached outbuilding
Candleford 4 Langston Villas Station Road
 C. Baxter
13. **21/02183/FUL** The Bartons APP
 Affecting a Conservation Area
 Demolition of existing outbuilding and the erection of a replacement timber outbuilding with the provision of solar panels on the roof, provision of new access to Cassle Field from Flight Hill and associated landscaping
The Byre Ledwell Chipping Norton
 Mr P North
14. **21/02184/FUL** The Bartons APP
 Affecting a Conservation Area
 Installation of ground source heating
The Byre Ledwell Chipping Norton
 Mr P North

15. **21/02253/FUL** Burford APP
Affecting a Conservation Area
- Installation of two temporary classrooms (retrospective)
Burford Comprehensive School Cheltenham Road Burford
Mr David Evans
16. **21/02271/HHD** Kingham, Rollright and Enstone APP
Demolition of existing single detached garage, erection of two storey side extension and single storey rear extension with 2 two storey dormers (amended plans)
7 Quarhill Close Over Norton Chipping Norton
James Green
17. **21/02279/HHD** Charlbury and Finstock APP
Affecting a Conservation Area
- Construction of glazed link structure between main dwelling and annexe.
Chantry Cottage Bayliss Yard Charlbury
Mr And Mrs Hadfield
18. **21/02295/FUL** Stonesfield and Tackley APP
Affecting a Conservation Area
- Construction of a gate house together with associated works (amended plans).
Little Manor Church Hill Tackley
Ms H Vukadinovic
19. **21/02339/FUL** Charlbury and Finstock APP
Change of use of land to enable woodland to be used to run a forest school together with associated works and provision of vehicular access and car parking facilities. (Retrospective).
Land At Woodlands Referred To As Little Wild Things Charlbury Oxfordshire
Mrs Christine Donaldson
20. **21/02390/HHD** Chipping Norton APP
Affecting a Conservation Area
- Conversion of existing rear outhouse to habitable dining area, utility room and wc.
61 The Leys Chipping Norton Oxfordshire
Mr Jamie Biles

21. **21/02401/S73** Woodstock and Bladon APP
 Variation of condition 1 of planning permission 18/02574/RES to amend house types and design within Phase 4-6 to include minor reconfiguration and building footprint updates.
Land East Of Woodstock Oxford Road Woodstock
 Mr A Maltman
22. **21/02439/S73** Chipping Norton APP
 Affecting a Conservation Area
 Removal of part VII of condition 6 as Site Waste Management Plan no longer a legal requirement and the variation of condition 9 to enable the surface water drainage scheme to relate to the extension to the rear of unit 3 and construction of annex/coach house. Both of planning permission 18/03554/FUL
8 West Street Chipping Norton Oxfordshire
 Mr Dare And Mr Burgess
23. **21/02510/HHD** Chadlington and Churchill APP
 Alterations to house and outbuildings including: refurbishment of workshop annex, demolition of rear extension and replacement lean-to extension and covered porch, partial demolition and extension of outbuilding, new garden wall and gate to side of property
School House Chapel Road Chadlington
 John & Claire Morgan
24. **21/02540/HHD** Charlbury and Finstock APP
 Affecting a Conservation Area
 Loft conversion to create additional living space to include insertion of dormer windows and roof lights.
Churchill House Wychwood Close Charlbury
 Ms Vera Kollo
25. **21/02549/S73** Woodstock and Bladon APP
 Affecting a Conservation Area
 Variation of condition 2 of planning permission 18/02054/FUL to allow the erection of a single storey side extension to dwelling 1.
Site Of 41 Manor Road Bladon
 Mr Mark Baker

26. **21/02633/HHD** Milton Under Wychwood APP
 Ground floor rear extension and first floor side extension above existing flat roofed garage. Loft conversion to create second floor rooms. Internal alterations throughout. Replacement of existing external windows and doors (amended plans)
Lancut House Lyneham Road Milton Under Wychwood
 Mr Simon Marshall
27. **21/02692/HHD** The Bartons APP
 Affecting a Conservation Area
 Demolition of existing stone garage and re-build to replicate existing with new foundations and concrete slab.
Manor Farm Manor Road Sandford St Martin
 Mr R Rittson-Thomas
28. **21/02709/FUL** Milton Under Wychwood WDN
 Erection of a detached fitness studio building.
Owls View Shipton Road Milton Under Wychwood
 Mr Calum Taylor
29. **21/02728/FUL** The Bartons APP
 Erection of replacement stables/barn
Sycamore Farm Duns Tew Road Middle Barton
 Mr and Mrs Clark
30. **21/02751/HHD** Stonesfield and Tackley WDN
 Porch extension, double storey front extension, side extension, single storey rear extension, roof extension and amendments to fenestration
Richmond The Ridings Stonesfield
 Mr & Mrs M Sabapathy
31. **21/02769/HHD** Charlbury and Finstock APP
 Affecting a Conservation Area
 Proposed link structure between main property and games room
Annexe At Greenville Bungalow 8 Wards Lane
 MR JAMES WOOLLARD

32. **21/02770/HHD** Kingham, Rollright and Enstone APP
 Conversion of existing attached outbuilding/stable to create home office and insertion of roof light in east roof slope of existing first floor home office above.
Limekiln House Great Rollright Chipping Norton
 Mr Charles Wilmoth
33. **21/02771/LBC** Kingham, Rollright and Enstone APP
 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 roof light in east roof slope of existing first floor home office above.
Limekiln House Great Rollright Chipping Norton
 Mr Charles Wilmoth
34. **21/02783/HHD** Stonesfield and Tackley APP
 Proposed replacement timber entrance gates and new section of timber fence to front boundary
Chatterpie House Chatterpie Lane Combe
 Care of Agent
35. **21/02788/HHD** Stonesfield and Tackley APP
 Single storey rear extension (Retrospective) (Amended)
24 Greenfield Crescent Stonesfield Witney
 Mr Richard Noonan
36. **21/02898/FUL** Chipping Norton APP
 Affecting a Conservation Area
 Installation of 28 no solar PV panels on top of the studio flat roof.
Solid Studio 12 Albion Street Chipping Norton
 Mrs Henda Knobel
37. **21/02799/FUL** Kingham, Rollright and Enstone APP
 Erection of twenty single bedroom farmhouse huts and associated landscaping works.
Soho Farmhouse Great Tew Chipping Norton
 Soho House UK Limited

38. **21/02802/HHD** Charlbury and Finstock APP
Affecting a Conservation Area
- Replace existing porch with exactly the same size/shape build but the right side wall will be brick and the old (internal) front door to the kitchen will be removed and the porch door will become the front door
2 Valley Cottages Fishers Lane Charlbury
Mrs Judith Facer
39. **21/02819/FUL** Stonesfield and Tackley APP
- Erection of garages associated to 2 (plot 4) and 3 (plot 3) Davis Close (as retrospective regularisation to changes from the approved plans under planning permission I9/03001/S73).
Culver House 2 Davis Close Stonesfield
Empire Homes
40. **21/02831/HHD** Woodstock and Bladon APP
Affecting a Conservation Area
- Loft conversion and erection of second storey dormer extension with balcony.
Woodlands 24 Manor Road Bladon
Mr Eguchi
41. **21/02832/HHD** Woodstock and Bladon WDN
Affecting a Conservation Area
- Erection of side extension, alterations to rear dormer, enlargement of parking area
16 Heath Lane Bladon Woodstock
Mr. N. Tyrrell
42. **21/02835/HHD** Ascott and Shipton APP
Affecting a Conservation Area
- Conversion of garage.
Jersey Cottage 3 Home Farm Close Shipton Under Wychwood
Mr. G Dixon
43. **21/02854/CLP** Chipping Norton APP
Affecting a Conservation Area
- Certificate of Lawfulness (erection of single storey rear extension).
7 Alfred Terrace Chipping Norton Oxfordshire
Mr Jack Bradley

44. **21/02844/HHD** Woodstock and Bladon APP
Demolition of existing garage/rear ground floor bay/rear first floor bay. Erection of two storey side extension and single storey rear extension. Replacement windows and doors throughout and fascia and guttering throughout. Replacement cladding to front and cladding detail to existing front gable.
7 The Covert Woodstock Oxfordshire
Mr & Mrs Meachin
45. **21/02859/CND** Kingham, Rollright and Enstone APP
Affecting a Conservation Area
Discharge of condition 7 (integrated bat roosting features and nesting opportunities) of planning permission 19/02863/FUL
Greystones Hook Norton Road Great Rollright
Louisa Harvey
46. **21/02860/CND** Burford APP
Affecting a Conservation Area
Discharge of conditions 8 (site investigation of the nature and extent of contamination) and 9 (remediation scheme) of planning permission 20/00832/FUL
The Standing Barn Taynton Burford
Mr Patrick Fennessy
47. **21/02857/FUL** Chipping Norton APP
Affecting a Conservation Area
Erection of an acoustic fence
Premier Inn Hotel Spring Street Chipping Norton
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48. **21/02881/CND** Brize Norton and Shilton APP
Discharge of conditions 4 (full surface water drainage scheme), 6 (details of bat roosting features and nesting opportunities for birds) and 10 (monitoring traffic movements to and from site) of planning permission 20/02275/FUL
South Lawn Farm South Lawn Swinbrook
Mr William McKinnon
49. **21/02871/HHD** Chadlington and Churchill APP
Proposed single storey rear extension
1 Rynehill Farm Cottages Kingham Chipping Norton
Mr & Mrs D Shaw

50. **21/02897/HHD** Burford APP
Affecting a Conservation Area
- Single storey rear extension
4 Burford Hill Mews Burford Oxfordshire
Mrs Sue Sharpe
51. **21/02900/FUL** Ascott and Shipton APP
Affecting a Conservation Area
- Change of use of land from paddock to domestic garden and conversion of an existing stable block into a yoga studio and garden machinery store
Lane House Barn Milton Road Shipton Under Wychwood
Mr Steven Webber
52. **21/02918/HHD** Charlbury and Finstock APP
Affecting a Conservation Area
- Proposed first floor rear extension
The Old Fire Station Browns Lane Charlbury
Mr & Mrs Hulme
53. **21/02947/HHD** Chipping Norton APP
Erection of conservatory to rear of property
54 Insall Road Chipping Norton Oxfordshire
Miss S Edginton
54. **21/02949/HHD** The Bartons APP
Affecting a Conservation Area
- Increase size of rear dormer window (as approved under 06/1261/P/FP). Proposed conservation roof-light in the rear facing pitch of the roof. New rear facing windows, paint existing timber front door
Bourne Cottage Manor Road Sandford St Martin
Ms Sarah Sherwood
55. **21/02952/FUL** Woodstock and Bladon REF
Affecting a Conservation Area
- Change of use of land to enlarge domestic garden.
Beech Tree House 86 Manor Road Woodstock
Mrs Elizabeth Holifield

56. **21/02953/HHD** Hailey, Minster Lovell and Leafield APP
Affecting a Conservation Area
Rear two storey extension and single storey extension
Sunnybank The Green Leafield
MR AND MRS MULLINS
57. **21/02958/HHD** Chipping Norton APP
First floor extension over garage.
1 Tilsley Road Chipping Norton Oxfordshire
Mr Damian Grier
58. **21/02966/LBC** Milton Under Wychwood APP
Relocating front door to previous, original position and creation of internal partition.
Coldstream Upper Milton Milton Under Wychwood
Mr & Mrs Maltby
59. **21/02999/HHD** Chadlington and Churchill APP
Affecting a Conservation Area
Erection of a studio and garage
Coldron Mill Church Lane Spelsbury
Mr Stephen Barber
60. **21/03010/CND** Chipping Norton APP
Affecting a Conservation Area
Discharge of conditions 15 (schedule of materials) of planning permission 20/01933/FUL
Police Station Banbury Road Chipping Norton
Mr Mark Edwards
61. **21/03038/HHD** Kingham, Rollright and Enstone APP
Erection of single storey link extension along with the conversion of existing outbuilding.
Fulwell Farm House Fulwell Chipping Norton
Mrs Payne c/o Adkin
62. **21/03039/HHD** Charlbury and Finstock APP
Affecting a Conservation Area
Single storey rear extension. Conversion of existing garage to a habitable room
8 Sandford Rise Charlbury Chipping Norton
Ms J Hawker

- | | | | |
|-----|--|--------------------------------|-----|
| 63. | 21/03040/HHD
Affecting a Conservation Area | Charlbury and Finstock | APP |
| | First floor extension and two storey side extension (amended plans)
Cranbrook Stonesfield Lane Charlbury
Ms J Youngson | | |
| 64. | 21/03066/HHD
Affecting a Conservation Area | Brize Norton and Shilton | APP |
| | Alterations to boundary wall and installation of a gate
Wychwood Lodge Swinbrook Burford
Mr And Mrs Arnold | | |
| 65. | 21/03081/HHD | Woodstock and Bladon | REF |
| | Erection of single and two storey extensions
31 Oxford Road Woodstock Oxfordshire | | |
| 66. | 21/03110/CND | Chipping Norton | APP |
| | Discharge of condition 4 (sample of stone) of planning permission 21/01923/LBC
Land South Of Banbury Road Chipping Norton
Mr Jon Bryan | | |
| 67. | 21/03162/NMA | Kingham, Rollright and Enstone | APP |
| | Separation of annexe from dwelling to form a separate self-contained dwelling and associated landscaping alterations (amended plans) (non-material amendment to remove condition 8 of planning permission 21/00871/FUL which requests a full surface water drainage scheme to be submitted prior to commencement).
Springfield Bicester Road Enstone
Mr David Hawes | | |
| 68. | 21/03181/CND | Kingham, Rollright and Enstone | APP |
| | Discharge of condition 6 (details of integrated bat roosting and nesting opportunities) of planning permission 21/02267/FUL
Soho Farmhouse Great Tew Chipping Norton
Soho House UK Limited | | |

69. 21/03274/PDET28 Kingham, Rollright and Enstone P2NRQ

Construction of agricultural barn for the storage of hay and straw.

Barn At Churchill Road Kingham

Mr And Mrs Peachey

70. 21/03485/CND Chipping Norton APP
Affecting a Conservation Area

Discharge of condition 3 (schedule of materials) of planning permission 21/00398/FUL

Land South Of Rock Hill Chipping Norton

c/o Agent Kaye Roberts

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