

Friday, 28 October 2022

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## LOWLANDS AREA PLANNING SUB-COMMITTEE

You are summoned to a meeting of the Lowlands Area Planning Sub-Committee which will be held in the Council Chamber, Woodgreen, Witney OX28 1NB on **Monday, 7 November 2022 at 2.00 pm.**



Giles Hughes  
Chief Executive

To: Members of the Lowlands Area Planning Sub-Committee

Councillors: Richard Langridge (Chair), Michael Brooker (Vice-Chair), Joy Aitman, Colin Dingwall, Harry Eaglestone, Ted Fenton, Andy Goodwin, Nick Leverton, Charlie Maynard, Lysette Nicholls, Elizabeth Poskitt, Andrew Prosser and Alaric Smith

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 5 - 10)**

To approve the minutes of the meeting held on 10 October 2022.

2. **Apologies for Absence**

To receive any apologies for absence.

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 11 - 34)**

Purpose:

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

Recommendation:

That the applications be determined in accordance with the recommendations of the Business Manager – Development Management.

Page	Application No.	Address	Planning Officer
13 – 21	21/01213/FUL	Plough Inn Black Bourton Road, Clanfield	Elloise Street
22 – 27	22/02135/LBC	The Double Red Duke Black Bourton Road, Clanfield	Elloise Street
28 - 33	22/02136/ADV	The Double Red Duke Black Bourton Road, Clanfield	Elloise Street

5. **22/00986/FUL - Erection of 40 new dwellings with the provision of a new access and associated works and landscaping (amended plans) (Pages 35 - 36)**

Purpose:

To allow members to see the site in context prior to the official committee determination on 5th December 2022.

Recommendation:

That the Sub-Committee decide that it would be expedient to visit the site.

6. **Applications Determined under Delegated Powers and Appeal Decisions (Pages 37 - 54)**

Purpose:

To inform the Sub-Committee of applications determined under delegated powers and any appeal decisions.

Recommendation:

That the reports be noted.

(END)

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## WEST OXFORDSHIRE DISTRICT COUNCIL

Minutes of the meeting of the  
**Lowlands Area Planning Sub-Committee**  
Held in the Council Chamber at 2.00 pm on **Monday, 10 October 2022**

### PRESENT

Councillors: Richard Langridge (Chair), Joy Aitman, Colin Dingwall, Harry Eaglestone, Ted Fenton, Andy Goodwin, Nick Leverton, Charlie Maynard, Andrew Prosser and Alaric Smith and Ben Woodruff.

Other Councillors present: Jill Bull, Rosie Pearson and Harry St John.

Officers: David Ditchett (Senior Planner) and Elloise Street (Planner), Esther Hill (Planner), Kelly Murray (Principal Planner for Enforcement & Appeals), Tara Hayek (Senior Conservation & Design Officer), Phil Shaw (Planning Business Manager), Andrew Brown (Democratic Services Business Manager), Anne Learmonth and Janet Eustace (Strategic Support Officers).

### **85 Minutes of Previous Meeting**

The minutes of the meeting held on Monday 15 August and Monday 12 September were approved and signed by the Chairman as a correct record.

### **86 Apologies for Absence**

Apologies for absence were received from Councillor Michael Brooker, Councillor Elizabeth Poskitt and Councillor Lysette Nicholls. Councillor Ben Woodruff substituted for Councillor Lysette Nicholls.

### **87 Declarations of Interest**

Declarations of Interest were received as follows;

1. Councillor Fenton knew the applicants for the following applications on Item 5 Delegated Decisions.  
Page 102, 43 22/01672/HHD Ivy Cottage Lower End Alvescot  
Page 116, 127 22/02210/CLP Manor Farmhouse Woodbridge Close Aston.
2. The Chair declared a corporate interest on behalf of all Members on the Committee on application 22/01593/FUL Kilkenny Lane Country Park the Council own the land.

### **88 Applications for Development**

The Chair announced that due to the public participants who wished to speak the applications would be heard in a revised order.

#### 22/01593/FUL Kilkenny Lane Country Park Elmhurst Way, Carterton

The Planning Officer, Elloise Street introduced the application is for the extension of the existing car park.

Three people had registered to speak on this application. Mr Les Goble and Councillor Rosie Pearson spoke against the application and Councillor Bull spoke in favour. Their presentations are attached to the original copy of the minutes.

In discussion, it was clarified that there was no dispute that additional parking was needed at this well used Country Park. The questions arose around the number of spaces, the location

10/October2022

of the car park and the materials used, in particular that the surface of the car park should be suited to less abled people.

It was suggested that the application should be reconsidered to take account of;

1. Costs of materials
2. Disabled parking spaces (location and method of construction)
3. Bike parking numbers
4. Biodiversity
5. EV charging points
6. Reduction of parking spaces

Committee **resolved** to defer the application to enable the planning officer to explore points listed above with the applicant

Councillor Woodruff left the meeting at 3.15pm.

#### 22/01434/FUL The Horse and Radish, Burford Road. Minister Lovell

Principal Planning Officer David Ditchett introduced the application is for the siting of 8 no shepherds huts together with hard and soft landscaping to include provision of a pond, access track, external lighting and associated services

Two people had registered to speak on this application. Councillor Jean King, Minister Lovell Parish Council, spoke against the application. Mr Brian, applicant, spoke in favour. Their presentations are attached to the original copy of the minutes.

In discussion Councillors asked whether there would be any condition requiring the removal of the huts should they not be successful. Mr Ditchett confirmed that a suitable worded condition could be applied. It was noted that an additional 8 parking spaces were to be provided, there was no objection from OCC Highways and that there was screening on the northern side of the plot which would help screen the development from the valley.

Committee **resolved** that the application should be approved subject to the addition of a condition requiring that the shepherd's huts should be removed in their entirety within 12 months of the cessation of their use.

#### 22/01674/FUL Oakwood Place Lew Road, Curbridge

Principal Planning Officer, David Ditchett introduced this application is for the erection of a single dwelling and associated ancillary works. Creation of visitor parking spaces.

Mr Ditchett reminded Members of the late representations previously circulated recommending that the wording of condition 3 be changed.

Nicky Pugh spoke in favour of this application and a copy of her speaking notes is attached to the original copy of the minutes.

Councillor Fenton declared an non – pecuniary interest.

Mr Ditchett said that conditions could not be placed on trees to ensure their protection as they were not within the red line boundary. However the trees are to be retained.

10/October2022

Mr Ditchett made Members aware of the neighbour objections relating to parking and access however noted that there was no objection from OCC Highways and the proposed parking is sufficient.

Committee **resolved** to approve the application with the change to condition 3 as recommended.

22/01881/S73 Church Farm, Church End, South Leigh

Elloise Street, Planning Officer introduced the application is for the removal of condition 4 of the planning approval 20/03306/FUL to allow the continued use of buildings as storage units.

Two people had registered to speak on this application. Councillor Brooks spoke against the application. Mr Eachus in favour. Their presentations are attached to the original copy of the minutes.

Councillors discussed the statement made on behalf of the Parish Council and highlighted local issues in the area including highway safety impacts.

Members were made aware that the Highways Officers at OCC did not object to the removal of the condition. In addition, they were also made aware of the condition tests within the NPPF.

In discussion Councillors asked what would happen if the restriction was removed and for clarification on the date from period of time the condition would remain. The officer confirmed it would be from the original date, March 2021.

Principal Planner David Ditchett suggested that the condition could be amended to state the date of the first use rather the date on the original permission. This would be instead of removing of the condition.

There was also a discussion with Members with regards to the new reason for the amended condition which was detailing an importance on highway safety. Also discussed was what information would be required for them to be satisfied with a removal of the condition which was highlighted as relevant transport surveys on the actual scheme as well as information from the Parish Council.

Committee **resolved** that permission is granted with condition varied to read;

‘The use hereby permitted shall be discontinued and the land restored to its former condition on or before 4 years from the date of the first use of the development hereby approved.

REASON: A permanent permission is inappropriate until the effects of the development on the area have been assessed with particular regard to highway safety’.

21/01213/FUL Plough Inn Black Road, Clanfield

The application is for the erection of a timber shed to be used as an office, Indian sandstone pathway and vertical boarded bin store enclosure (part retrospective).

Committee **resolved** that there should be a site visit on the morning of the next lowlands planning meeting. Post meeting note: date changed due to clash with the scheduled meeting of the Development Control Committee. Site visit has now been scheduled for Thursday 3<sup>rd</sup> November at 10am.

22/01069/FUL 29 Mercury Close, Bampton

Esther Hill, Planning Officer introduced this application which is for the erection of an attached dwelling with off street parking and associated ancillary works. Alterations to the existing dwelling including two storey and single storey extensions.

Whilst recognising the need for smaller dwellings, Councillors had concerns about the very cramped nature of the property. Officers felt that it was an on balance decision. It was recognised that the Council cannot demonstrate a 5YHLS however, the benefits of one dwelling were very limited and not sufficient to outweigh the harm found.

Councillors question whether it would be better as a single bed house. Mr Ditchett said there are no national minimum space standards for a one person, 1 bed, 2 storey house.

Committee **resolved** to refuse the application due to;

1. The dwelling falls below the minimum space standards, therefore by reason of its scale the proposal would provide insufficient internal living spaces, having a detrimental impact on the residential amenity for future occupants.
2. By reason of the plot size and the design and scale of the proposed dwelling, the development will result in a cramped and contrived form of development resulting in the over development of the application site, representing poor design.

Councillor Eaglestone voted in favour of approving the application.

22/02835/FUL 35 -37 Woodgreen, Witney

Councillors Prosser and Aitman left the meeting having discussed the application at the Town Council.

The application was for the proposed installation of an eave/tile guard. The application came to the Committee as the property is owned by a Member of West Oxfordshire District Council.

Committee **resolved** to approve the application.

Councillors Prosser and Aitman re-joined the meeting.

Councillors Leverton and Fenton left the meeting at 4.35pm.

**89 Applications Determined under Delegated Powers and Appeal Decisions**

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

The report giving details of appeals was received and noted.



10/October2022

**90 Progress on Enforcement Cases**

Kelly Murray, Principal Planner (Enforcement and Appeals) introduced the paper. She highlighted first Dove House, Cassington in respect of which the enforcement notice had not been complied with and the case had been referred for prosecution. A number of cases had enforcement notice appeals outstanding. In respect of Little Willow, Eynsham, there were two issues; the number of units on site (a recent appeal against the refusal had been refused on a technical ground); the other was the extension on to the neighbouring site.

A site visit to land at Mount Pleasant Farm was being arranged to check that the notices had now been complied with.

Councillor Dingwall asked about Lavender Cottage, Minster Lovell. Kelly Murray advised there were two contraventions on site. She had sent several letters but with no response. She agreed to contact the Clerk of Minster Lovell Parish Council.

Councillor Alaric Smith asked about the Paddocks. Kelly Murray said it was a multi-agency case due to different issues and ERS were involved in the matter of site licensing. The Council was monitoring the numbers of units on each plot and a retrospective planning application for plot 12 was currently under consideration.

**91 Consideration of grounds for defending previously determined applications in light of the updated five year housing land supply position.**

Phil Shaw (Business Manager Planning) introduced this item which was to establish whether the Committee wished to continue to defend refusals issued at a time when the council was claiming a five year housing land supply (5YHLS), but which had now gone to appeal and which would now be defended in the absence of a demonstrable 5YHLS. He emphasised that the Committee was not being asked to revisit the earlier decisions.

In discussion, Mr Shaw confirmed that there was money in the budget to defend appeals and the Council was not yet near the limit where the percentage of failed appeals risked loss of LPA status.

Site A 21/03720/FUL 44 Common Road, North Leigh. Councillors considered the original reasons for refusal and unanimously agreed to defend the case.

Committee **resolved** to defend the case.

Site B Land South West of Downs Road, Witney. Councillors Woodruff and Maynard spoke in favour of not pursuing the appeal as they felt that the site would provide much needed housing to the rear of existing housing development. Other Councillors felt that the site was not suitable for housing as it was adjacent to an industrial area.

Committee **resolved** to defend the case. Councillor Woodruff asked that his vote for not defending the appeal be recorded.

The Meeting closed at 4.50 pm

CHAIR

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## WEST OXFORDSHIRE DISTRICT COUNCIL LOWLANDS AREA PLANNING SUB-COMMITTEE

**Date: 7th November 2022**

### 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.

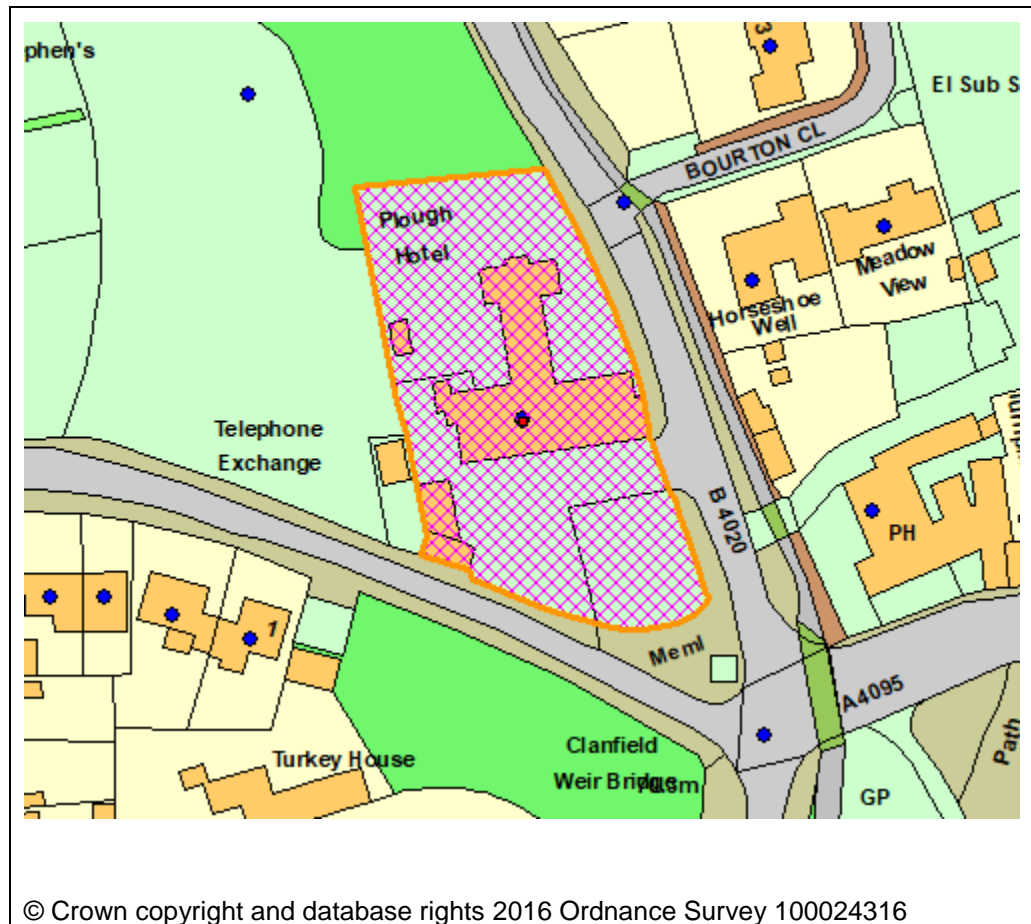
Please note that:

- 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](http://www.westoxon.gov.uk/meetings)

<b>Page</b>	<b>Application Number</b>	<b>Address</b>	<b>Officer</b>
13 - 21	21/01213/FUL	Plough Inn Black Bourton Road	Elloise Street
22 - 27	22/02135/LBC	The Double Red Duke Black Bourton Road	Elloise Street
28 - 33	22/02136/ADV	The Double Red Duke Black Bourton Road	Elloise Street

Application Number	21/01213/FUL
Site Address	Plough Inn Black Bourton Road Clanfield Bampton Oxfordshire OX18 2RB
Date	26th October 2022
Officer	Elloise Street
Officer Recommendations	Approve
Parish	Clanfield Parish Council
Grid Reference	428458 E 202072 N
Committee Date	7th November 2022

### Location Map



### Application Details:

Erection of timber shed to be used as an office, Indian sandstone pathway and vertical boarded bin store enclosure (part retrospective).

**Applicant Details:**  
Ms Georgie Pearman  
Plough Inn  
Black Bourton Road  
Clanfield  
Bampton  
Oxfordshire  
OX18 2RB

## **I CONSULTATIONS**

Conservation Officer

Generally all okay now

Parish Council

**CLANFIELD PARISH COUNCIL - OBJECTION/COMMENTS**  
CONCERNING Planning Application 21/01213/FUL Erection of  
timber shed and bin enclosure - Amended Plans.

Clanfield Parish Council wishes to **OBJECT** to this application and  
submits the following comments in justification of their position:

Comment re Design and Layout/ Neighbourliness

The Design and Access Statement states 'the proposal is sympathetic  
to the existing building and surroundings and provides an opportunity  
to improve the local amenity'. This is simply untrue.

The area under consideration for further development/ retrospective  
planning is visible at the front of the Grade 2 listed Double Red Duke,  
and during winter months when the trees lose leaf, it will also be  
directly visible and in close proximity to the Grade 1 listed 12th  
Century Church. The area should be tidied and made presentable to a  
standard befitting that of Grade 1 and 2 listed buildings, and in respect  
to the village on the whole which is clearly cared for and maintained  
with passion at a community level through the hard work of local  
volunteers - it should not be relandscaped to house more literal  
rubbish (which will no doubt continue to spill over in to the adjacent  
land). Should this application be approved, in the very least there  
should be sympathetically designed screening along the western  
boundary of the DRD (between itself and the church grounds),  
comprising materials suitable to the historic nature of both buildings  
with consideration to the immediate biodiversity (perhaps hazel  
hurdles or similar), and the current collapsing plank fence should be  
removed.

In specific regard to the proposed 'shed', the application states 'the  
shed has nominal impact on the heritage area'. In it's current  
proposed form this is not true, especially in regard to the proposed  
roofing material being of blue slate. Blue slate is not a locally common  
roofing material and it certainly does not gel with the original cardinal  
slate roof of the Grade 2 listed Elizabethan Double Red Duke - if this

application should be passed it should stipulate that roofing materials should endeavour to match that of the original building, and should not be slate/ felt or any other material.

#### Comment re Highways

The application form submitted indicates that this development has increased car parking capacity from 10 spaces to 12. This is not true, in fact car parking capacity was significantly reduced when West Oxfordshire Planning Department approved the change of use and conversion of outbuildings to guest bedrooms. This has led to a distressing and unsafe situation on the roads around the Double Red Duke (The Plough) - as WODC, The Police, District Councillors, County Councillors, and MP Courts have themselves been notified of directly as well as witnessed during the various meetings they have attended with the Parish Council.

The hotel now has 19 bedrooms and provides no car parking spaces for its staff, and an unsuitably low number for its guests. As a result, both staff and clients use the village roads to park, in most cases park with little consideration for residents or the safety of other road users. It is of the Parish Councils view that this development should be refused as the space would be better used as additional parking capacity as that is required more urgently.

In conclusion, please refuse this application in its current form

## **2 REPRESENTATIONS**

2.1 There have been 8 comments of objection from 3rd party consultees to which their comments have been summarised as per below:

- Development degrades the Grade II listed building
- Incongruous addition
- Insufficient parking and would block access which could be used for additional parking
- Current timber fencing is very rough and does not go
- Concerns with inaccurate car parking provision
- Development can be seen from Grade I listed church
- Rear of the site could be used for parking

## **3 APPLICANT'S CASE**

3.1 The Design and Access Statement is concluded as follows with the full statement on the Council's website:

The proposal has considered its surroundings and believe the impact on the heritage area is nominal.

The proposal is sympathetic to the existing building and its surroundings and will provide an opportunity to improve the local amenity.

The proposal will also restore an important historical building and provide a sustainable business and employment for the local area.

#### **4 PLANNING POLICIES**

OS2NEW Locating development in the right places

OS4NEW High quality design

EH11 Listed Buildings

EH9 Historic environment

NPPF 2021

DESGUI West Oxfordshire Design Guide

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

#### **5 PLANNING ASSESSMENT**

##### **Background information**

5.1 The application seeks full planning permission for the erection of timber shed to be used as an office, indian sandstone pathway and vertical boarded bin store enclosure (part retrospective) at Double Red Duke, Black Bourton Road, Clanfield, Bampton.

5.2 Members will recall that this application was deferred at the October committee to enable a formal Members' site visit to take place. The application is brought before Members of the Lowlands Area Sub Planning Committee as the Parish Council have objected to the proposed works.

5.3 The application site relates to a Grade II Listed building currently being used as a public house and guest accommodation within the residential area of Clanfield.

5.4 The main considerations of this application are the impact of the proposed development on the listed building along with the visual amenity and the impact on the proposed development on the residential amenity.

##### **5.5 Relevant planning history**

- 20/01003/FUL - Erection of single storey rear extensions. - Approved
- 20/01004/LBC - Erection of single storey rear extensions. - Approved
- 20/01809/FUL - Replace existing outbuildings with 6 bedroomed unit for use ancillary to the public house. Associated landscaping works. (Amended Plans) - Approved
- 20/01810/LBC - Replace existing outbuildings with 6 bedroom unit for use ancillary to the public house. (Amended Plans) - Approved
- 20/02937/S73 - Variation of condition 3 (materials) and removal of condition 4 (window, door and cladding details) of planning permission 20/01003/FUL and Listed Building consent 20/01004/LBC - Approved
- 20/03005/ADV - Installation of replacement hanging sign externally illuminated together with an internally illuminated menu case affixed to the main entrance. (Part Retrospective) - Refused
- 20/03006/LBC - External alterations to install replacement externally illuminated hanging sign and an internally illuminated menu case together with a non-illuminated name sign both affixed to the main entrance. (Part Retrospective) - Refused



- 21/00698/FUL - Paving to front area, with landscaping and lighting to carpark and pathways - Approved
- 21/01305/LBC - Exterior alterations to include paving to front area, with landscaping and lighting to carpark and pathways and the addition of a new gate access - Approved
- 21/02568/S73 - Variation of condition 2 of planning permission 20/01809/FUL to allow use of attic space over bedroom 1 to accommodate separate bath and shower room, new stairs, insertion of additional first floor and ground floor windows, inclusion of M and E riser rear cupboard (Retrospective). - Approved
- 21/02569/LBC - Variation of condition 2 of listed building consent 20/01810/LBC to allow use of attic space over bedroom 1 to accommodate separate bath and shower room, new stairs, insertion of additional first floor and ground floor windows, inclusion of M and E riser rear cupboard (Retrospective). - Approved
- 22/01332/FUL - Construction of external bar. (Retrospective). - Refused

There have been two recent appeals on this site as detailed below:

- APP/D3125/Z/21/3274959 - Installation of replacement hanging sign externally illuminated together with an internally illuminated menu case affixed to the main entrance. (Part Retrospective) - 20/03005/ADV
- APP/D3125/Y/21/3274941 - External alterations to install replacement externally illuminated hanging sign and an internally illuminated menu case together with a non-illuminated name sign both affixed to the main entrance. (Part Retrospective) - 20/03006/LBC

The two appeal decisions are linked to each other and the inspector made a split decision on the application in which the hanging sign was refused advertisement consent and listed building consent but the menu case and name sign were allowed.

5.6 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
- Design
- Impact on the listed building
- Impact on visual amenity of the street scene
- Residential Amenity

## **Principle**

5.7 Local Plan Policy E1 states within existing employment sites "Proposals to improve the effectiveness of employment operations on existing employment sites will be supported where commensurate with the scale of the town or village and the character of the area. This may include redevelopment, replacement buildings or the expansion of existing employment uses."

5.8 It is important to consider that whilst the established use of this business is a public house and guest accommodation and this would normally fall within Local Plan Policy E4 Sustainable Tourism this proposal is for elements in which the general public would not use but benefit from the screening and is for the use of the employees.

5.9 Your Officers consider that the erection of timber shed to be used as an office, Indian sandstone pathway and vertical boarded bin store enclosure does fall within the bounds of the policy in which it would improve the effectiveness of employment due to having a specific office for employees as well as a formal area for the bins for effective disposal of any waste from the restaurant.

5.10 The principle of the public house has already been set in previous applications and with this being a supplementary scheme to the wider development. Your officers have considered that the development is compliant with the principle of existing employment use. There will however need to be further assessment with regards to the impact on the listed building, and the design and siting along with residential and visual amenity.

## **Design & Siting**

5.11 Proposed is the erection of a timber shed to be used as an office, indian sandstone pathway and vertical boarded bin store enclosure. It is important to understand that this is a part retrospective application in which the Indian sandstone pathway and the office are already in place. The bin store enclosure is also in place with waney edged boarding and the office has also not been finished as it is due to be covered with vertical cladding.

5.12 The bin store enclosure, the office and Indian sandstone is located to the west of the host building of the Double Red Duke. The bin enclosure accommodates enough space for 13 bins and is to the north of the converted building which is being used for bedrooms. The bin enclosure is to be constructed from untreated (90mm x 40mm) vertical Siberian Larch profiled batten cladding to match the existing annexe and is to be 1.8m the whole length until reaching the office. The bin store is to have one concealed set of double doors.

5.13 The office is sited on the existing concrete slab which previously sited 2 redundant gas tanks. It is 2.4m in width and 3.5m in length and is also to be covered with the vertical Siberian larch profiled batten cladding and is to be 2m in height and is to have blue slate for the roof. The shed is to have a set of double doors concealed in the cladding and two small windows facing North into the existing open space of the Double Red Duke.

5.14 The area from the new annexe to the shed which approximates 15m by 4m has been landscaped with Indian sandstone.

5.15 Officers have considered that the bin enclosure is sited in the most logical positing within the site due to being opposite the kitchen. The office could be sited within the main building, however your Officers consider that whilst this location is not the preference, the applicants have designed the scheme in a way in which it is disguised well and is to continue on with the vertical larch cladding and not stand out and be incongruous. While the scheme as a whole would be better suited to be constructed from natural materials rather than the vertical cladding. Officers have deemed that the vertical cladding is a logical addition due to the cladding on the outbuilding. Paragraph 11(c) of the NPPF is clear that the LPA should be 'approving development proposals that accord with an up-to-date development plan without delay'. As the proposed scheme is considered to accord with the development plan, while improvements could be made, the LPA could not insist upon it.

5.16 Officers consider that the scale and design complies with Policy OS4 of the West Oxfordshire Local Plan 2031 which states that new development should respect the historic, architectural and landscape character of the locality, contribute to local distinctiveness and where possible, enhance the character and quality of the soundings. Section 12(130 b) of the NPPF also states that development should be visually attractive as a result of good architecture, layout and appropriate and effective landscaping to which the proposed complies with.

### **Impact on the visual amenity of the streetscene**

5.17 The office building is not visible from the streetscene and therefore does not give rise to any adverse impacts in regards to visual amenity. The vertical cladding for the enclosed bin store and the Indian sandstone landscaping is visible from the streetscene, however your officers consider the impacts to the visual amenity to be minimal and acceptable and in keeping with the wider streetscene. It is important to consider that the bin enclosure is adjoining the recently completed annexe in which is covered with vertical Siberian Larch profiled batten cladding, therefore with the current bin enclosure being covered with waney edge boarding your officers have considered that the newly proposed vertical cladding is a logical complement and addition compared to the unapproved waney edge boarding.

### **Impact on the Listed Building**

5.18 It is important to consider that the proposed development is adjacent to the Grade II listed building of the Double Red Duke, formerly known as the Plough. Officers are required to take account of section 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended which states that in considering whether to grant planning permission for any works the local planning authority shall have special regard to the desirability of preserving the building, its setting and any features of special architectural or historic interest which it possesses. Policy EH11 also states "Proposals for additions or alterations to, or change of use of, a Listed Building or for development within the curtilage of, or affecting the setting of, a Listed Building, will be permitted where it can be shown to: conserve or enhance the special architectural or historic interest of the buildings fabric, detailed features, appearance or character and setting as well as respect the building's historic curtilage or context or its value within a group and/or its setting, including its historic landscape or townscape context. It is also important for your Officers to take regard to the section 7 of the West Oxfordshire Design Guide which also emphasises that the character, fabric and history of the building should be understood as fully as possible.

5.19 With regard to the impact on the listed building, the erection of timber shed to be used as an office, indian sandstone pathway and vertical boarded bin store enclosure is not considered to obscure the historical architecture of the existing listed building. The location of the bin store and office is located to the west of the main listed building in which the most historical element is to the front elevation and the element adjacent to the bin store and office is of a C20 nature and is opposite a previously approved waney edge cladding. In light of this, your Officers have considered that due to the siting of the bin store that this would not be obscuring any special or historical feature of the listed building. Officers note that whilst the vertical larch cladding would not be the main material of choice. At this moment as this is a part retrospective application currently in place is a waney edged horizontal cladding. Therefore your Officers have considered that as the bin store is adjacent to the recently converted annexe with vertical larch cladding that to keep consistency with the buildings it was appropriate to continue the vertical larch throughout. The proposed development would respect and would maintain the appearance of the heritage asset given the nature of what is proposed and its location. The proposed development would conform to policy EH11 of the Local Plan.

### **Residential amenity**

5.20 Given the nature of the erection of timber shed to be used as an office, indian sandstone pathway and vertical boarded bin store enclosure your officers are of the opinion that the proposed would not give rise to any adverse impacts in regards to neighbouring amenity issues such as overbearing, overlooking, and loss of light or privacy. The timber shed for the Office is sited a suitable distance away

from any bedrooms for the guest house and also away from any neighbouring properties in which there are no concerns with overlooking or loss of privacy. The bin enclosure has also been considered to be an appropriate height at around 1.8m which is standard fence height and does not give rise to any loss of light to neighbouring properties.

5.21 Additionally, no objections have been received from neighbours with no neighbouring amenity concerns of the proposed additions.

### **Other Matters**

5.22 Your Officers would like to note that the waney edged boarding shown on elevations A and elevations C have already been approved within application 20/02937/S73 and are therefore not a consideration during this application.

5.23 Clanfield Parish Council have objected to the proposed scheme for two reasons, one being the design and layout/neighbourliness and the other with regards to highways. The Parish have detailed their concerns with regards to the development not being sympathetic to the existing buildings and surroundings and that the proposed can be seen from the front of the Double Red Duke and from the Grade I listed church. Officers have already expressed their views within the section regarding the impact on the listed building. Whilst your Officers sympathise with their concerns it has been considered that as the siting of the bin store is in a location in which is to minimise the impact on the listed building whilst still serving a purpose. The parish also detailed concerns with the views from the Grade I listed church and the potential of a screening fence, however your officers visited on site and deemed even during the winter months that there will be minimal views of the proposed scheme. Their concerns with regards to rubbish spilling onto adjacent land is not a planning matter during this application and would be subject to further enforcement action as there are current enforcement cases still open.

5.24 The Parish also have concerns with the proposed shed detail with regards to the roofing material as they believe the blue slate is not a locally common roofing material, however your Officers note that the newly converted outbuildings have also been roofed with the blue slate and therefore is going to have consistency between the two buildings and whilst not the material of preference is still appropriate in this location.

5.25 Your Officers understand the Parish concerns with regards to the parking provision and that they state that proposed development has increased car parking capacity, however this has not been submitted during any element of this planning application. Regardless of this, your Officers understand their concerns but the wider scheme of development has already been approved and in place with the parking provision as is. Officers sympathise with the highway concerns however not a main consideration for this application is nor can be deemed an appropriate reason to warrant a refusal for the application. It is also important to consider their comment that the space would be better used as additional parking capacity. However when onsite your case officer has understood that there would not be sufficient space to park cars in this location if the bin store and office was removed and the access to the space would not be appropriate for vehicles.

5.26 Due to this application being a part-retrospective application Officers have deemed a condition for the waney edged boarded elements to be removed within 6 months of the decision date and the vertical larch cladding to be completed by 12 months to meet the 6 tests for conditions.

## **Conclusion**

5.27 In light of the above assessment, the application is recommended for approval as your officers consider it complies with the provisions of policies OS2, OS4, EH9, EH11 of the adopted West Oxfordshire Local Plan; WODC Design Guide 2016 and the relevant paragraphs of the NPPF 2021.

## **6 CONDITIONS**

1. That the development be carried out in accordance with the approved plans listed below.

REASON: For the avoidance of doubt as to what is permitted.

2. The unauthorised waney edged boarding on the eastern elevation of the bin store shall be removed in its entirety within 6 months of the decision date of this notice.

REASON: To safeguard the character and appearance of the area and to regularise the unauthorised works in a timely manner.

3. A sample of the vertical larch cladding to be used on elevations A, B and C shown on plan number 120-G21 Rev F shall be submitted to the Local Planning Authority for approval within 12 months of the date of the decision. The development shall be constructed in the approved materials and retained as such thereafter.

REASON: To safeguard the character and appearance of the area.

4. The materials as approved by condition 3 shall be fully installed on elevations A, B and C shown on plan 120-G27 Rev F (office and bin store elevations) within 18 months of the date of this decision.

REASON: To comply with the requirements of Section 91 of the Town & Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act, 2004, to safeguard the character and appearance of the area and to regularise the unauthorised works in a timely manner.

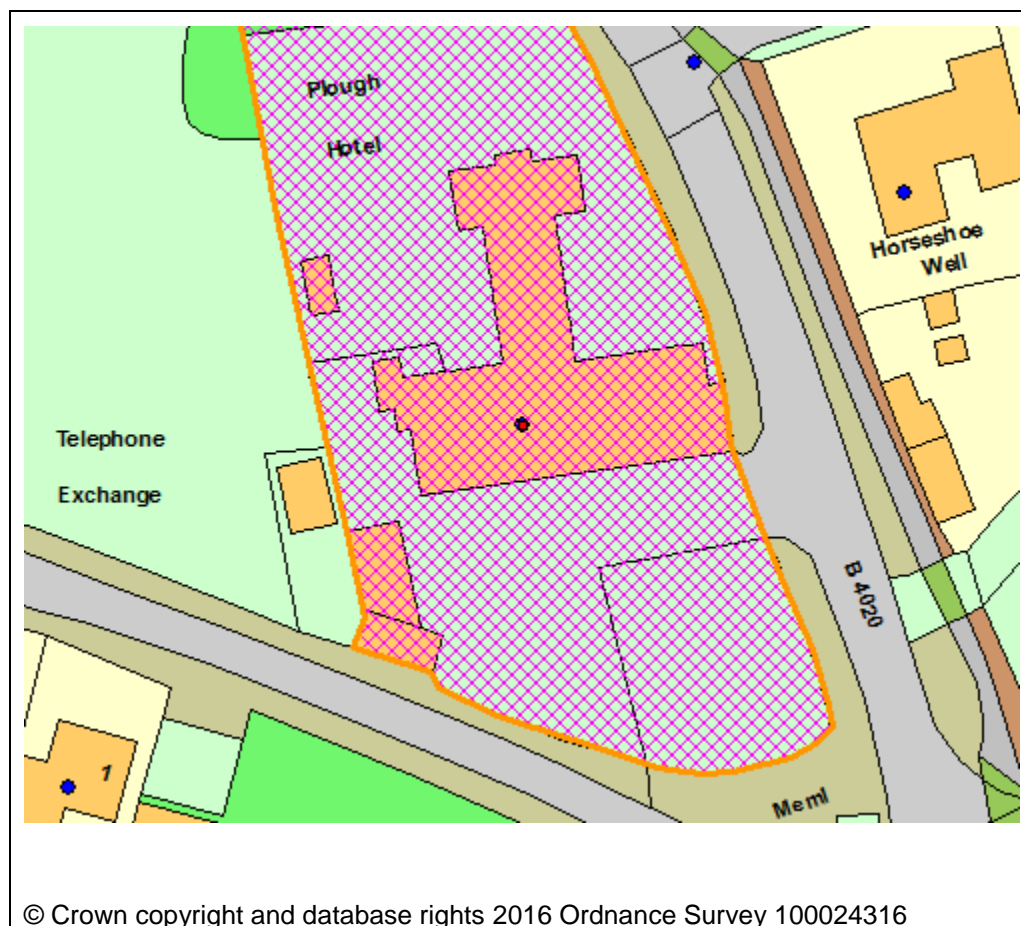
**Contact Officer:** Eloise Street

**Telephone Number:**

**Date:** 26th October 2022

Application Number	22/02135/LBC
Site Address	The Double Red Duke Black Bourton Road Clanfield Oxfordshire OX18 2RB
Date	26th October 2022
Officer	Elloise Street
Officer Recommendations	Approve
Parish	Clanfield Parish Council
Grid Reference	428458 E 202072 N
Committee Date	7th November 2022

### Location Map



### Application Details:

External alterations to erect a double sided hanging sign with linolites, along with the addition of an internally illuminated menu case and small cut panel with painted detail

**Applicant Details:**

Mrs Georgina Pearman  
Plough Inn Black Bourton Road  
Oxfordshire  
Clanfield  
OX18 2RB  
United Kingdom

**I CONSULTATIONS**

Conservation Officer                      A traditional painted board hanging sign would have been preferable, but I don't think that there are any huge objections to this latest, more muted proposal.

I also think that the wall sign and menu board, flanking the entrance, and both of modest dimensions, will make no great impact.

Parish Council                                Application No. 22/02135/LBC Signage

This proposed hanging sign is the same design as the one which has been refused by WODC and the Inspector.

The bright red colour and design of the hanging sign goes against the planning policies that protect Grade 2 Listed Elizabethan buildings from inappropriate development. The lighting makes the sign look garish. A more subtle sign that blends with the Cotswold stone might be acceptable. The application does not show the proposed menu notice or the small cut panel with painted detail. If these are red then they are also inappropriate and should be refused.

**2 REPRESENTATIONS**

2.1 There have been two third party objection comments detailed below:

- Sign is the same as previously refused
- Sign does not respect the Grade 2 Listed Building
- Inappropriate design and colour
- Same as the previously refused
- Unbefitting & Gaudy

**3 APPLICANTS CASE**

3.1 A design and access statement has been submitted as part of this application and can viewed in full on our website. The statement has been summarised below:  
For the reasons set out in the body of the heritage statement it has been considered that the proposed alterations are compatible with the 'special interest' and character of The Plough. Importantly the building will be provided with a sustainable use that is consistent with its character and fabric as a Grade

II listed building. It will provide a high quality boutique hotel which will benefit the building, and surrounding areas generally.

#### **4 PLANNING POLICIES**

NPPF 2021

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

#### **5 PLANNING ASSESSMENT**

##### **Background Information**

5.1 The application seeks Listed Building Consent for works to include the installation of a double-sided hanging with linolites, along with the addition of an internally illuminated menu case and small cut panel with painted detail at Double Red Duke, Black Bourton Road, Clanfield.

5.2 The application is brought before Members of the Lowlands Area Sub-Planning Committee as the Parish Council has objected to the proposed works.

5.3 The application site relates to a Grade II listed building that is currently being used as a bed and breakfast and restaurant within the main area of Clanfield.

##### **5.4 Relevant planning history**

- 20/01003/FUL - Erection of single-storey rear extensions. - Approved
- 20/01004/LBC - Erection of single-storey rear extensions. - Approved
- 20/01809/FUL - Replace existing outbuildings with 6 bed roomed unit for use ancillary to the public house. Associated landscaping works. (Amended Plans) - Approved
- 20/01810/LBC - Replace existing outbuildings with 6 bedroom unit for use ancillary to the public house. (Amended Plans) - Approved
- 20/02937/S73 - Variation of condition 3 (materials) and removal of condition 4 (window, door, and cladding details) of planning permission 20/01003/FUL and Listed Building consent 20/01004/LBC - Approved
- 20/03005/ADV - Installation of replacement hanging sign externally illuminated together with an internally illuminated menu case affixed to the main entrance. (Part Retrospective) - Refused
- 20/03006/LBC - External alterations to install replacement externally illuminated hanging sign and an internally illuminated menu case together with a non-illuminated name sign both affixed to the main entrance. (Part Retrospective) - Refused
- 21/00698/FUL - Paving to front area, with landscaping and lighting to carpark and pathways - Approved
- 21/01305/LBC - Exterior alterations to include paving to front area, with landscaping and lighting to carpark and pathways and the addition of new gate access - Approved
- 21/02568/S73 - Variation of condition 2 of planning permission 20/01809/FUL to allow the use of attic space over bedroom 1 to accommodate separate bath and shower room, new stairs, insertion of additional first floor and ground floor windows, the inclusion of M and E riser rear cupboard (Retrospective). - Approved
- 21/02569/LBC - Variation of condition 2 of listed building consent 20/01810/LBC to allow the use of attic space over bedroom 1 to accommodate separate bath and shower room, new stairs, insertion of additional first floor and ground floor windows, the inclusion of M and E riser rear cupboard (Retrospective). - Approved



- 22/01332/FUL - Construction of external bar. (Retrospective). - Refused

There have been two recent appeals on this site as detailed below:

- APP/D3125/Z/21/3274959 - Installation of replacement hanging sign externally illuminated together with an internally illuminated menu case affixed to the main entrance. (Part Retrospective) - 20/03005/ADV
- APP/D3125/Y/21/3274941 - External alterations to install replacement externally illuminated hanging sign and an internally illuminated menu case together with a non-illuminated name sign both affixed to the main entrance. (Part Retrospective) - 20/03006/LBC

The two appeal decisions are linked to each other and the inspector made a split decision on the application in which the hanging sign was refused advertisement consent and listed building consent but the menu case and name sign were allowed.

### **Design and Impact on Heritage Asset**

5.5 Proposed is the installation of a double-sided hanging sign with linolites, along with the addition of an internally illuminated menu case and small cut panel with painted detail.

5.6 Within appeal reference: APP/D3125/H/21/ 3274941 was for the previous permission 20/03006/LBC which was refused and then a split decision was made. The internally illuminated menu case and small cut panel with painted detail were allowed through the appeal and advertisement consent was provided for this element. The hanging sign was refused and dismissed at appeal due to the colour and the impact on the listed building. Whilst the menu case and small cut panel have been included in this application, there are no further additions or changes from the previously approved.

5.7 The proposed hanging sign is to be sited on the Eastern elevation of the Grade II listed building and is to be fixed to the building using 3 bolts. The sign is to be 850mm in width and 1200mm in height and to be 3m above ground. The sign is to have the pictorial on both sides with one side of the image having a differing facial expression. The sign is to be RAL 3003 as the background with all other elements in black. The proposed materials for the sign are to be a fret-cut aluminium sign with painted and vinyl detail. The sign is to be illuminated with linolites externally with a slimline detail and a new bracket for the hanging element.

5.8 Within appeal APP/D3125/Y/21/3274941 & APP/D3125/H/21/3274959 the inspector states: "The differing approach to the imagery on either side of the proposed hanging sign and its general form and proportions, including the proposed bracket and method of illumination, are all acceptable. Furthermore, the height and siting of the hanging sign on the eastern gable of the property is also acceptable, particularly as it is in the same place as the hanging sign it replaced" In light of the appeal decision, Officers have considered that the proposed signage is in line with the Inspectors comments and is therefore considered acceptable in this regard.

5.9 Officers are required to take account of section 16(2) of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended which states that in considering whether to grant listed building consent for any works the local planning authority shall have special regard to the desirability of

preserving the building, its setting and any features of special architectural or historic interest which it possesses.

5.10 Section 16 of the National Planning Policy Framework (NPPF) states that in determining applications, local planning authorities should take account of the desirability of sustaining or enhancing the significance of heritage assets. In particular, paragraph 199 states that when considering the impact of a proposed development on the significance of a designated heritage asset - such as a Listed Building, or Conservation Area - great weight should be given to the asset's conservation (and more important the asset, the greater the weight should be). Any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification (paragraph 200). Paragraph 202 states that where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal, where appropriate, securing its optimum viable use.

5.11 With regard to the impact on the listed building, the installation of a double-sided hanging with linolites, along with the addition of an internally illuminated menu case and small cut panel with painted detail is not considered to obscure the historical architecture of the existing listed building. Therefore the proposed is considered to integrate successfully along with the character and appearance of the listed building. Following consultation with the LPA's Conservation and Design Officer, this view is shared in that the newly proposed sign is now not considered to obscure the building.

5.12 The proposed addition is of a modest scale and has been redesigned in a way that it would not have a negative and overbearing impact on the listed building. The colouring being used is now muted and not garish, overbearing, or visually prominent. Whilst the heritage statement is very minimal, this is commensurate with the scale of development. Officers have considered that the new advertisement signs are minimal and are logical for the setting of the listed building. Officers are satisfied that the works proposed will preserve the special architectural and historic interest of the listed building in accordance with Section 16(2) of the 1990 Act. The significance of the designated heritage assets will be sustained, in accordance with Section 16 of the NPPF

5.13 It is also important to note that within appeal APP/D3125/Y/21/3274941 & APP/D3125/H/21/3274959 the inspector states "However, I am satisfied that the extent of vibrant colour visible on the hanging sign does not harmfully detract from the settings of the Church of St Stephen and the Clanfield Tavern Public House, which are preserved" Therefore Officers have considered that as the newly proposed hanging sign is a more muted colour that there will still be no harmful detract from the adjacent listed buildings.

### **Other Matters**

5.14 There have been two third-party consultees objecting to the scheme. Both have commented on the visual aspect of the scheme. One other comment detailed that the hanging sign is the same as the refused sign and does not respect the Grade II listed building. Officers have considered that the comments from the appeal have been taken into consideration and that there has been a redesign in the colour as this was the main concern for the proposed scheme and has now been considered acceptable. There was also a comment with regard to the menu sign and name sign which have already been approved within the appeal reference: APP/D3125/H/21/3274941. Officers also note that there is a comment with regards to the sign being in an inappropriate position and would detract from the heritage value of the Grade II listed building. However, Officers have considered that the sign is in a

logical place and appropriate in this location and would not harm the listed building and that the colour of the sign is also sympathetic to the building.

### **Recommendation**

5.15 The Local Planning Authority has had special regard to the desirability of preserving the building, its setting, and any features of special architectural or historic interest it may possess, and to the desirability of preserving or enhancing the character or appearance of the area.

5.16 Taking into account the above matters the works proposed will preserve the special architectural and historic interest of the listed building in accordance with Section 16(2) of the 1990 Act. The significance of the designated heritage assets will be sustained, in accordance with Section 16 of the NPPF.

### **6 CONDITIONS**

1. The works must be begun not later than the expiration of three years beginning with the date of this consent.

REASON: To comply with the requirements of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Planning and Compulsory Purchase Act 2004.

2. The development shall be constructed with the materials specified in the application.

REASON: To ensure that the development is in keeping with the locality and for the avoidance of doubt as to what is permitted.

3. All new works and works of making good shall be carried out in materials, and detailed, to match the adjoining original fabric except where shown otherwise on the approved drawings.

REASON: To preserve the architectural integrity of the Listed Building.

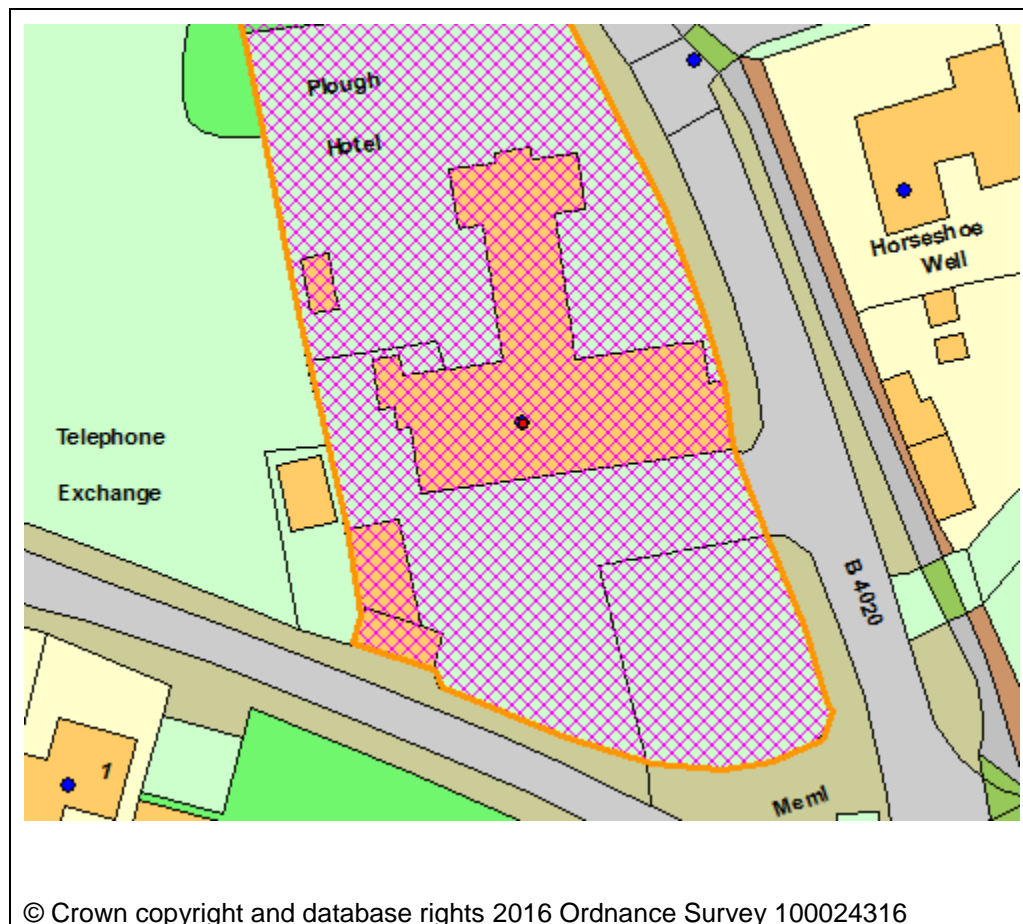
**Contact Officer:** Eloise Street

**Telephone Number:**

**Date:** 26th October 2022

Application Number	22/02136/ADV
Site Address	The Double Red Duke Black Bourton Road Clanfield Oxfordshire OX18 2RB
Date	26th October 2022
Officer	Elloise Street
Officer Recommendations	Approve
Parish	Clanfield Parish Council
Grid Reference	428458 E 202072 N
Committee Date	7th November 2022

### Location Map



### Application Details:

Erection of a double sided hanging with linolites, along with the addition of an internally illuminated menu case and small cut panel with painted detail

**Applicant Details:**

Mrs Georgina Pearman  
Black Bourton Road  
Oxfordshire  
Clanfield  
OX18 2RB  
United Kingdom

**I CONSULTATIONS**

Conservation Officer	<p>A traditional painted board hanging sign would have been preferable, but I don't think that there are any huge objections to this latest, more muted proposal.</p> <p>I also think that the wall sign and menu board, flanking the entrance, and both of modest dimensions, will make no great impact.</p>
OCC Highways	<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>
Parish Council	No Comment Received.

**2 REPRESENTATIONS**

2.1 There have been two third party objection comments detailed below:

- Sign is the same as previously refused
- Sign does not respect the Grade 2 Listed Building
- Inappropriate design and colour
- Same as the previously refused
- Unbefitting & Gaudy

**3 APPLICANTS CASE**

3.1 A design and access statement has been submitted as part of this application and can viewed in full on our website. The statement has been summarised below:

For the reasons set out in the body of the heritage statement it has been considered that the proposed alterations are compatible with the 'special interest' and character of The Plough. Importantly the building will be provided with a sustainable use that is consistent with its character and fabric as a Grade

II listed building. It will provide a high quality boutique hotel which will benefit the building, and surrounding areas generally.

#### **4 PLANNING POLICIES**

OS2NEW Locating development in the right places

OS4NEW High quality design

EH11 Listed Buildings

T4NEW Parking provision

NPPF 2021

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

#### **PLANNING ASSESSMENT**

##### **Background Information**

5.1 The application seeks advertisement consent for works to include the installation of a double-sided hanging with linolites, along with the addition of an internally illuminated menu case and small cut panel with painted detail at Double Red Duke, Black Bourton Road, Clanfield.

5.2 The application is brought before Members of the Lowlands Area Sub-Planning Committee as the Parish Council has objected to the associated listed building consent and for consistency of decision making, this application is also brought before members.

5.3 The application site relates to Grade II listed building which is currently being used as a bed and breakfast and restaurant within the main area of Clanfield.

##### **5.4 Relevant planning history**

- 20/01003/FUL - Erection of single storey rear extensions. - Approved
- 20/01004/LBC - Erection of single storey rear extensions. - Approved
- 20/01809/FUL - Replace existing outbuildings with 6 bedroomed unit for use ancillary to the public house. Associated landscaping works. (Amended Plans) - Approved
- 20/01810/LBC - Replace existing outbuildings with 6 bedroom unit for use ancillary to the public house. (Amended Plans) - Approved
- 20/02937/S73 - Variation of condition 3 (materials) and removal of condition 4 (window, door and cladding details) of planning permission 20/01003/FUL and Listed Building consent 20/01004/LBC - Approved
- 20/03005/ADV - Installation of replacement hanging sign externally illuminated together with an internally illuminated menu case affixed to the main entrance. (Part Retrospective) - Refused
- 20/03006/LBC - External alterations to install replacement externally illuminated hanging sign and an internally illuminated menu case together with a non-illuminated name sign both affixed to the main entrance. (Part Retrospective) - Refused
- 21/00698/FUL - Paving to front area, with landscaping and lighting to carpark and pathways - Approved
- 21/01305/LBC - Exterior alterations to include paving to front area, with landscaping and lighting to carpark and pathways and the addition of a new gate access - Approved
- 21/02568/S73 - Variation of condition 2 of planning permission 20/01809/FUL to allow use of attic space over bedroom 1 to accommodate separate bath and shower room,

- new stairs, insertion of additional first floor and ground floor windows, the inclusion of M and E riser rear cupboard (Retrospective). - Approved
- 21/02569/LBC - Variation of condition 2 of listed building consent 20/01810/LBC to allow use of attic space over bedroom 1 to accommodate separate bath and shower room, new stairs, insertion of additional first floor and ground floor windows, the inclusion of M and E riser rear cupboard (Retrospective). - Approved
- 22/01332/FUL - Construction of external bar. (Retrospective). - Refused

There have been two recent appeals on this site as detailed below:

- APP/D3125/Z/21/3274959 - Installation of replacement hanging sign externally illuminated together with an internally illuminated menu case affixed to the main entrance. (Part Retrospective) - 20/03005/ADV
- APP/D3125/Y/21/3274941 - External alterations to install replacement externally illuminated hanging sign and an internally illuminated menu case together with a non-illuminated name sign both affixed to the main entrance. (Part Retrospective) - 20/03006/LBC

The two appeal decisions are linked to each other and the inspector made a split decision on the application in which the hanging sign was refused advertisement consent and listed building consent but the menu case and name sign were allowed.

5.5 The basis of the application falls under The Town and Country Planning (Control of Advertisements)(England) Part 1 Regulation 3 which states: A local planning authority shall exercise its powers under these Regulations in the interests of amenity and public safety, taking into account A) the provisions of the development plan, so far they are material and b) any other relevant factors, therefore, the main considerations of this application are the impact of the proposed development on public amenity and impact on highway safety only.

5.6 Proposed is the installation of a double-sided hanging sign with linolites, along with the addition of an internally illuminated menu case and small cut panel with painted detail. It is important to note that appeal reference: APP/D3125/H/21/3274959 was for the previous permission 20/03005/ADV which was refused and then a split decision was made. The internally illuminated menu case and small cut panel with painted detail were allowed through the appeal and advertisement consent was provided for this element. The hanging sign was refused and dismissed at appeal due to the colour and the impact on the listed building.

5.7 Whilst the menu case and small cut panel have been included in this application, there are no further additions or changes from the previously approved. The proposed hanging sign is to be sited on the Eastern elevation of the Grade II listed building and is to be fixed to the building using 3 bolts. The sign is to be 850mm in width and 1200mm in height and to be 3m above ground. The sign is to have the pictorial on both sides with one side of the image having a differing facial expression. The sign is to be RAL 3003 as the background with all other elements in black. The proposed materials for the sign are to be a fret cut aluminium sign with painted and vinyl detail. The sign is to be illuminated with linolites externally with a slimline detail and a new bracket for the hanging element.

### **Impact on Public Amenity**

5.8 It is important to consider that Section 136 of the NPPF (2021) states: "The quality and character of places can suffer when advertisements are poorly sited and designed" Linking to this, Officers, therefore, consider Policy OS4 of the West Oxfordshire Local Plan 2031 which states that new development should respect the historic, architectural and landscape character of the locality, contribute to local

distinctiveness and where possible, enhance the character and quality of the soundings. Section 12(130 b) of the NPPF also states that development should be visually attractive as a result of good architecture, layout and appropriate and effective landscaping to which the proposed complies with. West Oxfordshire Design Guide Section 17 Shop Front Design states "shop signs should be well designed in their own right, and relate meaningfully to the design of the shop front as a whole, and to the elevation/ building more widely"

5.9 The installation of a double-sided hanging with linolites, along with the addition of an internally illuminated menu case and small cut panel with painted detail would be visible on the street scene, however, Officers have carefully considered that the signage is congruous with the local vicinity. The appeal stated in relation to the previous scheme "The colour scheme of the proposed signage is more garish, overbearing and visually prominent in contrast to the muted signage generally found on fascia boards and hanging signs within the village ". Following the comments of the appeal and consultation with the Conservation Officer before the application, the signage has now been redesigned such that the colour of the hanging sign is a much more muted red. Officers now consider that the proposed signage does not harm the visual amenity of the host building and the neighbouring properties.

5.10 Within appeal APP/D3125/Y/21/3274941 & APP/D3125/H/21/3274959 the inspector states: "The differing approach to the imagery on either side of the proposed hanging sign and its general form and proportions, including the proposed bracket and method of illumination, are all acceptable. Furthermore, the height and siting of the hanging sign on the eastern gable of the property is also acceptable, particularly as it is in the same place as the hanging sign it replaced". In light of the appeal decision, Officers have considered that the proposed signage is in line with the Inspectors comments and is therefore considered acceptable in this regard.

5.11 Policy EH11 states proposals for additions or alterations to, or change of use of a Listed Building will be permitted where it can be shown to: conserve or enhance the special architectural or historic interest of the buildings fabric, detailed features, appearance or character and setting. It is also important for Officers to take regard to section 7 of the West Oxfordshire Design Guide which also emphasises that the character, fabric and history of the building should be understood as fully as possible.

5.12 Within appeal APP/D3125/Y/21/3274941 & APP/D3125/H/21/3274959 the inspector states "However, I am satisfied that the extent of vibrant colour visible on the hanging sign does not harmfully detract from the settings of the Church of St Stephen and the Clanfield Tavern Public House, which are preserved". Therefore Officers have considered that as the newly proposed hanging sign is a more muted colour that there will still be no harmful detracting from the adjacent listed buildings.

5.13 Based on the policies made reference to above and given the nature of the replacement of existing signage, Officers are of the opinion that the proposal would not give rise to any adverse impacts regarding amenity. The proposed replacement signage is sympathetic to the listed building and not giving rise to any adverse effects on the visual amenity. Whilst there is one illuminated element for the hanging sign, this is a modest illuminated element which is being replaced on a like-for-like basis in which there are no concerns with light pollution. Officers have considered that the signs are relatively modest and sympathetic and would not give rise to any overbearing issues.

### **Impact on Highway Safety**

5.14 Officers consider that the proposed new signage is a logical modification to the site. It has been considered that the scale and the location of the signs would not distract highway users and nor would it comprise highway safety. This is reaffirmed by the specialist highway officers of OCC who raise no



objection to the scheme. On this basis, the scheme is considered acceptable and complies with policy T4 of the West Oxfordshire Local Plan.

### **Other Matters**

5.15 There have been two third-party consultees objecting to the scheme. Both have commented on the visual aspect of the scheme in which the signs are unbecoming and gaudy. The other comment detailed that the hanging sign is the same as the refused sign and does not respect the Grade II listed building. Officers have considered that the comments from the appeal have been taken into consideration and that there has been a redesign in the colour as this was the main concern for the proposed scheme and has now been considered acceptable. There was also a comment concerning the menu sign and name sign which these have already been approved within the appeal reference: APP/D3125/H/21/3274959.

### **Conclusion**

5.16 The proposed signs are acceptable in design terms, maintaining levels of amenity within the locality and will not generate any public safety concerns. The proposal accords with the provisions of the NPPF and Policies OS2, OS4 and T4 of the West Oxfordshire Local Plan 2031, and the Advertisements Consent regime.

## **6 CONDITIONS**

1. This consent shall operate for a period of five years from the date of this notice.

REASON: By virtue of the Advertisement regulations.

2. Express consent is granted subject to the standard conditions set out in Schedule 2 of the Town and Country Planning (Control of Advertisements) (England) Regulations 2007.


REASON: To comply with the Town and Country Planning (Control of Advertisements) (England) Regulations 2007. Advertisements must be maintained in a clean, tidy and safe condition and must not obscure road signs or railway.

**Contact Officer:** Eloise Street

**Telephone Number:**

**Date:** 26th October 2022

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 <p><b>WEST OXFORDSHIRE DISTRICT COUNCIL</b></p>	<p><b>WEST OXFORDSHIRE DISTRICT COUNCIL</b></p>
<p>Name and date of Committee</p>	<p><b>Lowlands Area Planning Sub-Committee: Monday 7 November 2022</b></p>
<p>Report Number</p>	<p><b>Agenda Item No. 5</b></p>
<p>Subject</p>	<p><b>22/00986/FUL Erection of 40 new dwellings with the provision of a new access and associated works and landscaping (amended plans)</b></p>
<p>Wards affected</p>	<p>Standlake, Aston and Stanton Harcourt</p>
<p>Accountable Officer/Author</p>	<p>David Ditchett, Principal Planner (Development Management) Tel: 01993 861649 Email: <a href="mailto:David.Ditchett@westoxon.gov.uk">David.Ditchett@westoxon.gov.uk</a></p>
<p>Summary/Purpose</p>	<p>To allow members to see the site in context prior to the official committee determination on 5<sup>th</sup> December 2022.</p>
<p>Annex</p>	<p>N/A</p>
<p>Recommendation</p>	<p>That the Sub-Committee decide that it would be expedient to visit the site.</p>
<p>Corporate priorities</p>	<p>N/A</p>
<p>Key Decision</p>	<p>N/A</p>
<p>Exempt</p>	<p>No</p>

**1. BACKGROUND**

- 1.1. This application seeks full planning consent for the erection of 40 new dwellings with the provision of a new access and associated works and landscaping (amended plans).
- 1.2. The scheme is 100% affordable housing.

**2. MAIN POINTS**

- 2.1. Officers consider that a site visit to consider the proposed development would be of benefit to members prior to the formal consideration and determination of the application.

**3. FINANCIAL IMPLICATIONS**

- 3.1. There are no financial implications resulting from this report.

**4. ALTERNATIVE OPTIONS**

- 4.1. None at this stage.

**5. BACKGROUND PAPERS**

- 5.1. The documents submitted in relation to planning application 22/00986/FUL, which are available to view on the Council's website.

# Agenda Item 6

## West Oxfordshire District Council – DELEGATED ITEMS

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### 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

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<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

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## West Oxfordshire District Council – DELEGATED ITEMS Week Ending 5th October 2022

Application Number.	Ward.	Decision.
I. 21/02727/RES	Brize Norton and Shilton	APP
Reserved Matters application for details of appearance, landscaping, layout and scale for the country park, public open space, structural landscaping and allotments following permission 14/0091/P/OP. (Amended plans) <b>Land East Of Monahan Way Carterton</b> Mr Andrew Winstone		

2. **21/03318/HHD** Alvescot and Filkins WDN  
Affecting a Conservation Area
- Demolish the existing conservatory, erect a single storey extension with terrace above, to install a swimming pool and associated works.  
**St Peters House Filkins Lechlade**  
Mr. and Mrs. Peter and Annabelle Hughes
3. **21/03891/FUL** Hailey, Minster Lovell and APP  
Leaffield
- Conversion of two barns to create two self contained ancillary accommodation, with associated parking (amended plans)  
**Orchard House Downhill Lane Hailey**  
Mr And Mrs H Waters
4. **21/03935/S73** North Leigh APP
- Variation of condition 2 of planning permission 20/01756/FUL to allow changes to internal layout and external alterations to provide self contained family accommodation and omit on-site staff accommodation.  
**Eynsham Hall North Leigh Witney**  
Ennismore Ltd
5. **22/00202/LBC** North Leigh APP
- Demolition of modern buildings and extensions, alterations and extensions to existing buildings and erection of new purpose-built buildings to provide hotel accommodation and guest facilities. Provision of new exit road, car parking, infrastructure, landscaping (to include retention, creation and enhancement of Priority Habitats) and other ancillary works  
**Eynsham Hall North Leigh Witney**  
Ennismore Ltd
6. **22/01268/S73** North Leigh APP
- Variation of condition 2 of planning permission 20/01756/FUL to allow revisions to Spa Bath House and relocation of electricity substation.  
**Eynsham Hall North Leigh Witney**  
Ennismore Ltd

7. **22/01613/FUL** Standlake, Aston and Stanton Harcourt APP  
Affecting a Conservation Area  
Demolition of existing structures and erection of two dwellings with car ports and associated access.  
**Land West Of 53 Main Road Main Road Stanton Harcourt**  
The Stanton Harcourt Estate
8. **22/01634/CND** Eynsham and Cassington SPL  
APPROVED:-REFUSED:-  
**Unit 3 Stanton Harcourt Road Eynsham**  
Other SDC
9. **22/01748/FUL** Standlake, Aston and Stanton Harcourt REF  
Erection of detached single-storey dwelling with access, parking and amenity space.  
**Park Farm Standlake Road Northmoor**  
Mr O McGovern
10. **22/01839/CND** Carterton South APP  
Discharge of condition 11 (remediation strategy in accordance with Geoenvironmental Report) of planning permission 21/00228/FUL  
**Land South Of Milestone Road Carterton**  
Mrs Laura Colson
11. **22/01882/S73** Carterton North West APP  
Variation of condition 2 of planning permission 20/02422/FUL to allow changes in design of house types  
**Land East Of Swinbrook Road Carterton**  
Mrs Helen Dawkins
12. **22/01897/HHD** Witney East REF  
Affecting a Conservation Area  
Erection of additional storey and two storey extension with alteration to fenestration. (amended)  
**21 Stanton Harcourt Road Witney Oxfordshire**  
Mrs Sophie O'Sullivan

13. **22/01921/CND** Eynsham and Cassington APP  
 Discharge of condition 4 (full surface water drainage plan) of planning permission 21/03845/HHD  
**The Granary Jericho Farm Worton**  
 Mr And Mrs Ivanovic
14. **22/01930/CND** Carterton North West APP  
 Discharge of conditions 3 (schedule of materials) 4 (external wall sample) 11 (details of boundary treatment) 17 (integrated bat roosting and nesting opportunities for birds) and 18 (details of external lighting), 19 ( Landspace Eco) and 21 (Electric Vehicle charging points) of planning permission 20/03179/FUL  
**8 Arkell Avenue Carterton Oxfordshire**  
 Mr D Simmons
15. **22/01937/FUL** Eynsham and Cassington APP  
 Subdivision of existing dwelling to create two separate dwellings, works to include erection of single storey rear extensions to both and associated works along with the construction of an outbuilding.  
**11 Elms Road Cassington Witney**  
 Ms Victoria Tsoy
16. **22/01944/LBC** Hailey, Minster Lovell and Leaffield APP  
 Internal and external alterations to convert two barns into two self contained units with associated parking.  
**Orchard House Downhill Lane Hailey**  
 Mr And Mrs H Waters
17. **22/01977/FUL** Alvescot and Filkins WDN  
 Affecting a Conservation Area  
 Change of use of methodist chapel into 1 bedroom dwelling  
**Filkins Methodist Chapel Filkins Lechlade**  
 M And G Cotswold Ltd
18. **22/01990/HHD** Carterton North East APP  
 Convert rear of the garage into a home office  
**5 Coppock Gardens Rock Road Carterton**  
 Mr Terry Proxton



19. **22/02002/S73** North Leigh APP  
 Variation of condition 2 of planning permission 20/01756/FUL (as varied by planning permission 21/02109/S73) to permit the relocation and redesign of Gamekeepers Lodge.  
**Eynsham Hall North Leigh Witney**  
 Ennismore Ltd
20. **22/02020/FUL** Hailey, Minster Lovell and Leaffield REF  
 Erection of single storey retail sales building, play barn and canopies and extension of car park.  
**Charlbury Garden Centre Witney Road Ramsden**  
 British Garden Centres
21. **22/02024/HHD** Bampton and Clanfield APP  
 Removal of existing conservatory and erection of single storey extension (amended description)  
**31 Mill Lane Clanfield Bampton**  
 Miss Rebecca Green
22. **22/02060/FUL** Witney Central APP  
 Affecting a Conservation Area  
 Replacement of existing cladding to the North, East and South elevations with colour render together with changing the green windows to dark grey on the rendered elevations.  
 (amended)  
**1 Wesley Walk Witney Oxfordshire**  
 Mr Somaiya
23. **22/02057/HHD** Standlake, Aston and Stanton Harcourt REF  
 Erection of a two storey side extension  
**2 Linch Hill Cottages Linch Hill Stanton Harcourt**  
 Mr Darren Maddocks
24. **22/02074/HHD** Standlake, Aston and Stanton Harcourt APP  
 Affecting a Conservation Area  
 Conversion and extension of existing garage to create living accommodation for elderly relatives, ancillary to main dwelling.  
**Windrush Cottage Hardwick Witney**  
 Mr Iain Fraser

25. **22/02105/S73** Carterton South APP  
 Variation of condition 2 (approved drawings) of planning permission 22/00764/FUL to allow design changes.  
**26 Milestone Road Carterton Oxfordshire**  
 Mr James Purdue
26. **22/02114/HHD** Hailey, Minster Lovell and Leaffield APP  
 Affecting a Conservation Area  
 Erection of a replacement attached timber building at the rear of the property to create additional accommodation to the main dwelling.  
**Stag & Hounds High Street Ramsden**  
 Mr and Mrs Forsyth
27. **22/02118/HHD** Alvescot and Filkins WDN  
 Affecting a Conservation Area  
 Modifications to main dwelling to include erection of single rear and side extensions together with alterations to fenestration and to roof on rear elevation. Works to include part conversion of attic and insertion of additional roof lights. Conversion of the two existing detached outbuildings to create a self contained unit and a separate gym/home office building. Alterations to existing gated access and garden walls.  
**Bradshaws Kelmscott Lechlade**  
 Mr And Mrs Mitchell
28. **22/02119/LBC** Alvescot and Filkins WDN  
 Affecting a Conservation Area  
 Internal and external works to main dwelling to include erection of single rear and side extensions, together with alterations to floor layouts, fenestration and to roof on rear elevation. Works to include part conversion of attic to create two additional bedrooms and a bathroom along with the insertion of additional roof lights. Conversion of the two existing detached outbuildings to create a self contained unit and a separate gym/home office building. Alterations to existing external gated access and garden walls.  
**Bradshaws Kelmscott Lechlade**  
 Mr And Mrs Mitchell
29. **22/02143/S73** North Leigh APP  
 Variation of condition 1 of planning permission 22/00229/S73 to allow the submission of amended plans (Changes comprise inclusion of a parapet/stone capped wall around ground floor dining space, with doors and a balcony to first floor bedroom)  
**Lyndhill East End North Leigh**  
 Mr Neil Wheeler

30. **22/02133/HHD** Alvescot and Filkins APP  
Affecting a Conservation Area
- Erection of a summer house in the rear garden (retrospective)  
**Paddock View Station Road Alvescot**  
Ms Lisa Liddle
31. **22/02138/HHD** Standlake, Aston and Stanton APP  
Harcourt
- Affecting a Conservation Area
- Two storey side extension  
**Western View Cottage Back Lane Aston**  
Mr Brian Cross
32. **22/02160/HHD** Standlake, Aston and Stanton REF  
Harcourt
- Affecting a Conservation Area
- Removal of existing single storey extension. Erection of two storey side and rear extension and construction of front porch.  
**15 Griffiths Close Northmoor Witney**  
Mr And Mrs Andrew Grant
33. **22/02166/HHD** Witney Central APP
- Two Storey Side Extension with Associated Works  
**10 Moor Avenue Witney Oxfordshire**  
Mr D Nobbs
34. **22/02179/HHD** Eynsham and Cassington APP
- Erection annexe to provide additional living space together with associated landscaping.  
**Chillbrook Farm Barnard Gate Witney**  
McNeil
35. **22/02186/HHD** Witney North APP
- Single storey rear, side and front extensions to provide supported living accommodation  
**4 Chestnut Close Witney Oxfordshire**  
Mr And Mrs M Snowdon

36. **22/02201/HHD** Witney East WDN  
 Single storey side extension  
**63 Oxlease Witney Oxfordshire**  
 MR & MRS MASSIMO & SONIA DURATURO
37. **22/02165/FUL** Ducklington WDN  
 Change of use of land to extend the driveway at the front of the house to create additional parking, to include repairs to the driveway and extend block paving.  
**9A Tristram Road Ducklington Witney**  
 Mrs Paula Taylor
38. **22/02208/CND** Witney South APP  
 Affecting a Conservation Area  
 Discharge of condition 7 (details of external windows and doors) of planning permission 19/00977/FUL  
**Mulberry House 9 Church Green Witney**  
 Mr Daniel Morris
39. **22/02314/LBC** Alvescot and Filkins WDN  
 Affecting a Conservation Area  
 Change of use of methodist chapel into 1 bedroom dwelling  
**Filkins Methodist Chapel Filkins Lechlade**  
 M And G Cotswold Ltd
40. **22/02225/HHD** Bampton and Clanfield APP  
 Affecting a Conservation Area  
 Insertion of 2 traditional gable roof dormers to front elevation.  
**The Old House 8 High Street Bampton**  
 Ms Sarah Noble
41. **22/02226/LBC** Bampton and Clanfield APP  
 Affecting a Conservation Area  
 Internal and external alterations to include removal of existing single storey rear store, insertion of 2 traditional gable roof dormers to front elevation and changes to internal layout.  
**The Old House 8 High Street Bampton**  
 Ms Sarah Noble

42. **22/02229/FUL** Witney Central WDN  
Affecting a Conservation Area
- Replacement shopfront.  
**96 High Street Witney Oxfordshire**  
Ms Erika Oswin
43. **22/02230/LBC** Witney Central WDN  
Affecting a Conservation Area
- Internal and external alterations to replace shopfront.  
**96 High Street Witney Oxfordshire**  
Ms Erika Oswin
44. **22/02231/HHD** Witney Central WDN  
Affecting a Conservation Area
- Demolition of single storey lean-to extension and double garage. Erection of single storey rear extension.  
**96A High Street Witney Oxfordshire**  
Ms Erika Oswin
45. **22/02232/LBC** Witney Central WDN  
Affecting a Conservation Area
- Internal and external alterations to include demolition of single storey lean-to extension and double garage, erection of single storey rear extension and changes to internal layout.  
**96A High Street Witney Oxfordshire**  
Ms Erika Oswin
46. **22/02251/CLP** Eynsham and Cassington APP
- Certificate of lawfulness (construction of flat roofed dormer and insertion of rooflights).  
**Tilgarsley Barnard Gate Witney**  
Mr C Tintinger
47. **22/02264/HHD** Bampton and Clanfield WDN  
Affecting a Conservation Area
- Proposed replacement outbuilding and demolition of existing outbuilding  
**The Deanery Church Close Bampton**  
Mr and Mrs Armitage

48. **22/02269/HHD** North Leigh APP  
Proposed single storey garden room annexe in rear garden  
**32 Windmill Road North Leigh Witney**  
Ms. Carol Crawford
49. **22/02276/FUL** Hailey, Minster Lovell and Leaffield APP  
Affecting a Conservation Area  
Replace existing stone roof tiles to front and rear of main roof and front entrance porch roof with concrete tiles.  
**The Fox The Green Leaffield**  
Mr Joe McGuinness
50. **22/02281/FUL** Eynsham and Cassington APP  
Erection of a straw and hay store for both equestrian and agricultural use.  
**Twelve Acre Farm Chilbridge Road Eynsham**  
Ms Emma Blake
51. **22/02283/CND** Carterton South APP  
Discharge of conditions 3 (schedule of materials), 5 (details of access between the land and highway), 6 (surface water disposal), 8 (Construction Environmental Management Plan), 9 (scheme of noise protection and sound insulation), 10 (full surface water drainage scheme), 11 (details of integrated bat roosting and nesting opportunities), 13 (landscaping scheme) and 14 (Electric Vehicle charging points) of planning permission 21/03832/FUL  
**81 Milestone Road Carterton Oxfordshire**  
Mr Peter Worth
52. **22/02284/FUL** Carterton North West APP  
Construction of 4no detached dwellings with associated parking, private gardens and amenity space. Alterations to existing vehicular accesses.  
**Brooklyn Nurseries 65 Shilton Road Carterton**  
Mr Tom Fletcher
53. **22/02285/HHD** Carterton North West APP  
Erection of single storey front extension and single storey rear extension to replace existing conservatory.  
**66 Garner Close Carterton Oxfordshire**  
Mr And Mrs Hughes

54. **22/02296/HHD** Standlake, Aston and Stanton Harcourt APP  
 Affecting a Conservation Area  
 Single storey rear extension.  
**6 The Close Stanton Harcourt Witney**  
 Mr And Mrs Saunders
55. **22/02333/HHD** Standlake, Aston and Stanton Harcourt APP  
 Erection of a proposed three-bay garage and associated works.  
**Fletchers House 84 High Street Standlake**  
 Cade
56. **22/02340/HHD** Witney Central REF  
 Affecting a Conservation Area  
 Remove existing rear conservatory. Two storey side extension to existing garage, Front porch extension, rear single storey extension. Access to rear and front for parking.  
**2 Jacobs Close Witney Oxfordshire**  
 Mr Lukasz Staniul
57. **22/02347/CND** Ducklington APP  
 Discharge of condition 10 (details of access between the land and highway) of planning permission 21/02175/FUL  
**Keystone Cottage Lew Road Curbridge**  
 Mr Tim Northey
58. **22/02354/S73** Eynsham and Cassington APP  
 Variation of condition 2 of planning permission 20/00140/FUL to allow for minor re-positioning of buildings, changes to site levels, external elevations and floor layouts along with the provision of substation  
**Unit 3 Stanton Harcourt Road Eynsham**  
 SDC
59. **22/02367/HHD** Witney South APP  
 Erection of rear conservatory.  
**25B The Springs Witney Oxfordshire**  
 Mrs Josey Carpenter

60. **22/02368/CND** Eynsham and Cassington APP  
 Discharge of condition 16 (details of bin and cycle stores) of planning permissions  
 15/00761/FUL and 19/01785/S73  
**Land South Of Eynsham Nursery And Plant Centre Old Witney Road Eynsham**  
 Mr Chris Brotherton
61. **22/02381/CND** Standlake, Aston and Stanton APP  
 Harcourt  
 Discharge of conditions 7 (details of constructed compound or trailer) of planning permission  
 22/00172/FUL  
**Manor View 28 Aston Road Brighthampton**  
 Mrs Samantha Keane
62. **22/02387/S73** Alvescot and Filkins APP  
 Affecting a Conservation Area  
 Variation of condition 2 of planning permission 21/04125/HHD to allow changes to window  
 design and internal layout  
**Tower Barn 2 Home Farm Barns Main Road**  
 Mr Chris Coxon
63. **22/02391/HHD** Carterton South APP  
 Erection of a single storey side extension  
**38A Corbett Road Carterton Oxfordshire**  
 Mr Chris McCormack-White
64. **22/02393/CLP** Witney East WDN  
 Certificate of lawfulness (conversion of garage to create a home office)  
**9 Hazel Close Witney Oxfordshire**  
 Mr Sean Crowley
65. **22/02408/FUL** Hailey, Minster Lovell and APP  
 Leaffield  
 Erection of a detached dwelling and associated works  
**112 Brize Norton Road Minster Lovell Witney**  
 C/O Agent



66. **22/02416/CND** Standlake, Aston and Stanton APP  
Harcourt
- Discharge of conditions 5 (roof sample) 6 (sample cladding) 7 (details of all external windows and doors) 10 (details of bat roosting and nesting opportunities for birds) 11 (details of owl box) 12 (lighting design strategy for biodiversity) and 13 (comprehensive landscape scheme) of planning permission 19/03222/FUL  
**Chimney Farm Barns Chimney Bampton**  
Mr Fergus Mitchell
67. **22/02419/NMA** Standlake, Aston and Stanton APP  
Harcourt
- Affecting a Conservation Area
- Alterations and erection of single and two storey extensions (Non material amendment to 15/00312/HHD to change a ground floor window in the proposed two storey extension to a painted hardwood French door on the northern elevation)  
**The Dun Cow Standlake Road Northmoor**  
Mr Tom Campbell
68. **22/02422/HHD** North Leigh APP
- Construction of detached garden building to create self contained living accommodation ancillary to the main dwelling.  
**85 Common Road North Leigh Witney**  
Mr And Mrs Cox
69. **22/02425/FUL** Ducklington REF
- Erection of a dwelling with detached double garage and associated works  
**Mistral Witney Road Ducklington**  
Mr Chris Mills
70. **22/02444/LBC** Witney Central APP  
Affecting a Conservation Area
- Works to include repainting of fascia and woodwork to shop front, installation of 3No. replacement non-illuminated fascia signs, and installation of 1No. replacement non-illuminated projecting sign.  
**10 - 12 High Street Witney Oxfordshire**  
Mr R Bates

71. **22/02445/ADV** Witney Central APP  
Affecting a Conservation Area
- Installation of 3No. replacement non-illuminated fascia signs following repainting of fascia and  
1No. replacement non-illuminated projecting sign.  
**10 - 12 High Street Witney Oxfordshire**  
Mr R Bates
72. **22/02448/HHD** Carterton North West APP  
Erection of a conservatory/ orangery  
**12 Tumbler Way Carterton Oxfordshire**  
Ms Cathy Jones
73. **22/02452/LBC** Standlake, Aston and Stanton APP  
Harcourt  
Affecting a Conservation Area
- Internal and external alterations to change of window to painted hardwood french door on  
northern elevation  
**The Dun Cow Standlake Road Northmoor**  
Mr Tom Campbell
74. **22/02455/HHD** Alvescot and Filkins APP  
Affecting a Conservation Area
- Extend and alter conservatory to form extension to ground floor with roof lantern. Replace  
timber garage doors with glass bi-fold doors to form craft and exercise area.  
**The Field House Broughton Poggs Lechlade**  
Mr And Mrs GRAY
75. **22/02465/PN56** Brize Norton and Shilton P2NRQ  
Alterations to include erection of an additional storey over the existing ground floor to create  
a new first floor level that will consist of bedrooms and a bathroom (max. height 6.615m)  
The feature of the existing building will be unaffected by the proposed changes.  
**Sturt Farm Oxford Road Burford**  
Sturt Farm Burford LTD
76. **22/02471/ADV** Witney South APP  
Affecting a Conservation Area
- Affix three fascia business logo signs, all externally illuminated.  
**Ground Floor Unit 1 Des Roches Square**  
DSA Prospect

77. **22/02475/CND** Standlake, Aston and Stanton **APP**  
Harcourt  
Affecting a Conservation Area  
  
Discharge of condition 5 (integrated bat roosting and nesting opportunities) of planning permission 19/01620/HHD  
**Lower Farm Duck End Lane Sutton**  
Susannah Keenan
78. **22/02495/CLP** Witney North **APP**  
Affecting a Conservation Area  
  
Certificate of lawfulness (to reform the the main entrance and form new openings to the rear of the property)  
**17 Woodgreen Witney Oxfordshire**  
Mrs Rosie Powell
79. **22/02504/CLP** Carterton North East **APP**  
  
Certificate of Lawfulness (Formation of habitable rooms in roofspace with insertion of front and rear velux rooflights)  
**6 Ashdeane Carterton Oxfordshire**  
Mr Woodcock
80. **22/02507/LBC** Bampton and Clanfield **APP**  
  
Alterations to replace the existing non-opening garage doors with manual opening oak garage doors.  
**The Corn Barn Mill Farm Bampton Road**  
Mr Warren Peel
81. **22/02533/ADV** Witney Central **APP**  
Affecting a Conservation Area  
  
Installation of replacement internally illuminated sign on front elevation and a replacement vinyl sign on side elevation  
**Unit 1A Woolgate Shopping Centre Witney**  
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82. **22/02574/HHD** Bampton and Clanfield **APP**  
  
Erection of a new entrance porch.  
**The Turnpike Bampton Road Clanfield**  
Mr and Mrs Holdcroft

83. **22/02582/HHD** Eynsham and Cassington APP

Erection of side and rear single storey extensions  
**Litchfield House 9 Chilbridge Road Eynsham**  
Mr Stewart Wilson

84. **22/02725/PNT** Witney East P2NRQ

Installation of fixed line broadband electronic communications apparatus (new 9m pole).  
**Land South East Of 156 Wadards Meadow Witney**  
Khileshwari Sahu

## Appeal decisions

### **21/01861/FUL – Merton Cottage Bampton Road Aston**

*Erection of a detached dwelling with associated parking.*

*Refusal reason: By reason of the proposed siting of the dwelling with its associated garden and parking areas sited in close proximity to the existing TPO Sycamore Tree, it will exacerbate issues of living close to the large tree which will result in additional pressure to undertake works or to fell the existing tree. The removal of the tree would result in the loss of a feature which contributes significantly to the visual appearance of the Conservation Area. This loss and harm would not conserve or enhance the special interest, character, appearance and setting of this part of the Aston Conservation Area. The proposed development is not considered to make an equal or greater contribution than the existing Sycamore Tree. As such the proposal is considered to be contrary to Policies OS2 and EH10 of the adopted West Oxfordshire Local Plan and the relevant paragraphs of the NPPF.*

(Committee decision)

### **DISMISSED**

The Inspector agreed that there is a significant prospect that the ground works required to implement the scheme would have a harmful effect on the root protection area and the long-term health and growth potential of the tree. There is also a risk to the tree from potentially harmful works or removal once the dwelling was occupied.

The proposal would be harmful to the character and appearance of the Aston Conservation Area through potential loss of the sycamore tree within the site and that harm was not outweighed by any public benefits.

### **21/02718/HHD and 21/02719/LBC – 35-37 Woodgreen Witney**

*Single storey rear extension*

*Refusal reason (HHD and LBC): By reason of its scale and massing, the proposed development will result in the primacy of the original property being eroded or lost altogether and would fail to preserve the special historic, architectural and evidential interest of the listed building. It is contrary to West Oxfordshire Local Plan policies EH9, EH10, EH11, EH12, and OS4; NPPF Section 16; West Oxfordshire Design Guide sections 7 and 14; NPPF Section 16; and Witney and Cogges Conservation Area Appraisal.*

(Committee decision)

### **DISMISSED**

The Inspector agreed that the overall floor plan area of the extension and the proportions of the open plan arrangement would be significantly larger than any other room in the main range at ground floor. This would undermine the hierarchy and, thereby, the understanding and significance of the plan form of the building.

The proposal would have a harmful effect on the special historic and architectural interest of the Grade II listed building and that harm was not outweighed by any public benefits.

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