

Friday, 15 July 2022

Tel: 01993 861522

e-mail - democratic.services@westoxon.gov.uk

UPLANDS AREA PLANNING SUB-COMMITTEE

You are summoned to a meeting of the Uplands Area Planning Sub-Committee which will be held in the Council Chamber, Woodgreen, Witney OX28 1NB on **Monday, 25 July 2022 at 2.00 pm.**



Giles Hughes
Chief Executive

To: Members of the Uplands Area Planning Sub-Committee

Councillors: Elizabeth Poskitt (Chair), Rizvana Poole (Vice-Chair), Alaa Al-Yousuf, Lidia Arciszewska, Hugo Ashton, Andrew Beaney, Mike Cahill, Jeff Haine, David Jackson, Geoff Saul, Dean Temple and Alex Wilson

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

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

AGENDA

1. **Election of Chair for the 2022/23 Council Year**
2. **Election of the Vice Chair for the 2022/23 Council Year**
3. **Minutes of Previous Meeting (Pages 3 - 8)**
To approve the minutes of the meeting held on 27 June 2022.
4. **Apologies for Absence and Temporary Appointments**
5. **Declarations of Interest**
To receive any declarations from Members of the Committee on any items to be considered at the meeting
6. **Applications for Development (Pages 9 - 36)**
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 Number	Application Number	Address	Officer
11 - 25	22/00838/OUT	Land At Chapel Lane	Stephanie Eldridge
26 - 32	22/01061/FUL	The Manor House Gallery West Street	Stephanie Eldridge

7. **Applications Determined under Delegated Powers and Appeal Decisions (Pages 37 - 58)**
Purpose:
To inform the Sub-Committee of applications determined under delegated powers and any appeal decisions.
Recommendation:
That the reports be noted.

(END)

Public Document Pack Agenda Item 3

WEST OXFORDSHIRE DISTRICT COUNCIL

Minutes of the meeting of the
Uplands Area Planning Sub-Committee
Held in the Council Chamber at 2.00 pm on **Monday, 27 June 2022**

PRESENT

Councillors: Elizabeth Poskitt (Chair), Rizvana Poole (Vice-Chair), Alaa Al-Yousuf, Lidia Arciszewska, Hugo Ashton, Andrew Beaney, Mike Cahill, Jeff Haine, David Jackson and Geoff Saul

Officers: Alex Clarke (Planning Officer), Sarah Hegerty (Planning Officer), Anne Learmonth (Strategic Support Officer) and Michelle Ouzman (Strategic Support Officer).

7 Minutes of Previous Meeting

The minutes of the meeting held on 30 May 2022 were approved and signed by the Chair as a correct record, subject to amendments agreed by the committee from Councillor Ashton:

1. Applications Determined under Delegated Powers and Appeal Decisions

Councillor Ashton referred to point 5, he stated that he had an additional point to ask whether the current and proposed drawings could be presented side by side.

2. Application for Development – 21/0267/OUT Land of the West Side of Wroslyn Road, Freeland.

Councillor Al-Yousuf referred to point 4 and asked if a copy of the submission was included in the electronic version of the minutes. Michelle Ouzman, Strategy Support Officer, explained that a hard copy was kept with the minutes but she could check with the Monitoring Officer, Susan Sale as to whether this would be possible.

8 Apologies for Absence and Temporary Appointments

Apologies were received from Councillor Dean Temple.

Councillor Gill Hill substituted for Councillor Alex Wilson.

9 Declarations of Interest

There were no declarations of interest received.

10 Applications for Development

The Chair explained that the second planning application would be heard first.

22/00722/HHD 10 Blackberry Way, Woodstock

The Planning Officer Sarah Hegerty introduced the application for the erection of a first floor side extension above existing garage and parking space and single storey rear extension.

There were two speakers. The first statement was read out by Democratic Services on behalf of Robert Gosling who was in support of the application. A copy of this submission is attached to the original copy of the minutes.

The second speaker was Mrs Vanessa Phillipson who spoke to object the application. A copy of this submission is attached to the original copy of the minutes.

27/June2022

The Planning Officer continued with her presentation and showed slides of the elevations of the garage and proposed extension to kitchen and explained that both would not impact the neighbours in anyway. Officers considered that the scheme is in keeping with the residential context of the site, complied with local plan policy and recommended approval as per the report.

The Chair confirmed that the previous application had been approved and acknowledged neighbour's concerns on this application and the amendments.

The Chair confirmed that the site visit had been very helpful, then opened the floor to questions.

Councillor Jackson highlighted the neighbour's concerns over the loss of light. He agreed that as the first application had been approved the amended application would also be approved to be consistent with the previous decision. Councillor Jackson confirmed that Councillor Julian Cooper had called in his concerns regarding H6. Councillor Jackson proposed to approve the application. Councillor Al-Yousuf seconded this proposal.

The Chair acknowledged neighbours comments that they had not been notified in writing and confirmed that only yellow planning notices are used to inform neighbours of upcoming planning applications in their area.

Councillor Haine asked if the original application was decided at committee or was delegated to officers? The Chair confirmed it was delegated to officers as there had been no objection from the Town Council. Councillor Haine agreed it would for the Committee to refuse this application as the original had already been approved.

Councillor Beaney asked if a condition could be added as part of the approval that the garage remain and not be converted into another room in the future. Also Councillor Beaney had been to the site and asked if there were any concerns over the Juliet Balcony overlooking resident's windows. The Planning Officer confirmed that the Juliet Balcony which was part of the original approved application looked out over the street scene and did not overlook neighbouring windows. The Planning Officer advised that she would check on whether an informative regarding the garage was on the original application and whether it could be included again.

It was put to the vote where there were 9 votes in favour, 2 votes against and no abstentions. Resolved – approved with informative regarding use of garage.

22/00524/HHD High Ridge, 46 High Street, Milton under Wychwood, Chipping Norton.

The Chair confirmed there was a late request from Mr Simon Duffy to speak as an objector and this was put to the Members. It was agreed that Mr Duffy would be given the opportunity to speak.

The Planning Officer Steph Eldridge introduced the application for repair and rebuild of outbuilding to provide a home working and recreational space, these plans were amended.

Mr Duffy introduced himself as representing neighbours who live at numbers 48, 50, 52 and 58 and spoke in objection to the application. A copy of this submission is attached to the original copy of the minutes.

The Chair invited the Members to ask questions.

27/June2022

Councillor Ashton asked for confirmation of the homeworking space in the house. Mr Duffy explained that there was designated office space in the original plans.

Councillor Al-Yousuf asked about holiday lets, the relevance of this in terms of planning policy and whether it had reached a point where it had become a planning issue?

Mr Duffy confirmed that neighbours understood the rules and regulations about planning but the neighbour's concerns were the impact another holiday let would have on the local amenities, the volume of holiday let traffic both people and cars. He confirmed there are 3 holiday lets in the High Street.

Councillor Al-Yousuf asked for some clarity on change of use from Planning Officers.

The Planning Officer addressed the point before continuing with her presentation, and explained that planning permission is not required to change a property to a holiday let as it remains in the C3 planning use. If material changes had occurred the Planning Officers would investigate as part of a separate enforcement issue.

Councillor Haine confirmed that the site visit had been very useful. He commented on human movement and the view of windows, with people standing outside the building and the view they would have into the neighbouring windows. Councillor Haine felt that this had not been taken into account by Planning Officers. Councillor Haine advised that the application first came to committee in August 2020 and after lengthy debate it came with Planning Officer's recommendation for approval. Councillor Haine continued that he felt that the human presence would create overlooking and issues with privacy. In August 2020 Committee quoted various policies including OS2 OS4 T4 EH1 EH2 EH8 and paragraphs 1-7 from National Policy Framework. The application went to the Planning inspectorate in March 2021 who agreed with Committee and refused the application, although not all points for refusal were agreed on. Councillor Haine quoted paragraph 9 from the Planning Inspectorate's report. He accepted that the application has been amended but felt that the same reasons for refusal on last application still applied.

Councillor Haine proposed refusal, Councillor Beaney seconded this proposal.

Councillor Al-Yousuf wanted clarification on 2 aspects of improvement. He highlighted that the Planning Officer had stated as part of the presentation, that the proposed design and construction would be an improvement and asked if that was relevant in terms of planning consideration? Councillor Al-Yousuf also highlighted the Planning Officer's reference to the site's previous use as a builder's yard and if use in this context continued it would increase traffic. He asked if these aspects of improvement were relevant planning considerations?

The Planning Officer confirmed the relevant policies OS2 OS4 regarding visual enhancement and material planning consideration insured areas are retained. She confirmed it was a material planning consideration and therefore was relevant regarding this point. The Planning Officer further confirmed that the use of the building was a material consideration and had to be taken into account.

The Planning Officer then responded to Councillor Haine's comments and confirmed that the garden was already in existence and used in a residential context which was a material consideration. She went on to explain the change of windows and confirmed that these were significantly different in the new proposal.

Councillor Haine commented that just because something looked untidy it did not mean planning permission should automatically be given. He reiterated his concerns for privacy of neighbours.

27/June2022

Councillor Saul agreed with Councillor Haine and asked for clarification on whether window glass will be frosted. The Planning officer confirmed this was so. Councillor Saul raised his concerns with the possible use of the building should the application be refused. The Planning Officer reiterated her point on the use of the garden.

Councillor Ashton agreed with the discussion and commented on his concerns about lighting if the building were to be used as a residence and the impact on neighbours. He also asked for clarification on the use of a wood burning stove as no flue was shown. Councillor Ashton confirmed that he would be against the application on the grounds of privacy.

The Planning Officer explained that the use of lighting and its neighbourly impact would be difficult to argue given the site is in a residential area. She confirmed that there is no flue on the plans so the wood burning stove would not be taken into consideration.

The Chair asked for clarification on what had changed in the application.

The Planning Officer confirmed that the changes were the roof lights, the lean to and changes to windows.

The Chair asked Councillor Haine for his reasons for refusal. Councillor Haine stated the provision of human accommodation in this location is unacceptable as it would create gross overlooking and harm the living conditions of the surrounding residents and in this respect it would be contrary to Policy OS4 of the West Oxfordshire Local Plan and Paragraph 130 of the National Planning Policy Framework. These policies, amongst the other things, seek to prevent development that would harm the living conditions of neighbouring residents.

Councillor Jackson asked for clarification on whether the condition in the application regarding outbuilding accommodation meant it could not be made into a bedroom ancillary to the house? The Planning Officer confirmed it did not mean that there could not be a bedroom but if it became self-contained it would need planning permission. Councillor Jackson stated that he agreed with the Planning Officer on use of the garden. He quoted from the Planning Inspectorate's report regarding the noise and disturbance of neighbours. The Planning Office confirmed that she had followed the Planning Inspector's report on their recommendations in the application.

There was a further discussion about windows and whether there could be conditions to limit their opening and how this would affect ventilation. Councillors discussed concerns over the opening of windows and doors in relation to privacy and noise. Councillors asked if a condition of keep certain windows closed could be added on the application if approved.

The Chair put to the application to the vote for proposal to refusal, 8 votes for, 3 against, no abstentions.

Resolved application refused.

The Chair stated that there needed to be clarity on refusal reasons. Councillor Haine confirmed he would email the wording from the National Planning Policy Framework. The Chair confirmed the reason for refusal was increased use leading to neighbourly disturbance.

There was a discussion regarding when applications are made known to Councillors.

Councillor Cahill commented on applications that have been approved and then re-submitted to committee at a later date. The Chair advised if there are matters of concern on an application, Councillors should ask for the application to be called in. Councillor Jackson confirmed that Councillors can be alerted to applications via the Parish or Town Councils.

27/June2022

Councillor Beaney asked for a Development and Control meeting regarding the current regulations and yellow notices to address clarity on guidance. The Planning Officer confirmed that there has to be 21 days as a legal requirement.

Councillor Beaney asked for an update on who would be taking the role of Enforcement Officer and this be included in the Development and Control meeting. The Planning Officer confirmed recruitment was in place for an Enforcement Officer.

II Applications Determined under Delegated Powers and Appeal Decisions

Page 29

11. 21/04119/CND Woodstock and Bladon

Approved : - Refused

Land East of Woodstock, Oxford Road, Woodstock

Mr A Maltman SLP

The Chair asked the Planning Officer to explain what SLP meant. The Planning Officer responded by explaining that SLP meant a split decision referring to applications to discharge conditions where some are acceptable and some are not acceptable so a split decision is made.

Page 35

45. 22/00897/FUL Chipping Norton

Affecting a conservation area.

Replacement of existing stone walling to car park with timber close boarded fencing. Car park to the rear of 11 Burford Road, Chipping Norton.

Burford Management Co. APP

Councillor Poole disclosed that is her residence. Councillor Haine confirmed that Councillor Poole did not have to disclose.

The Chair asked that it be noted the Members wished to thank Kim Smith for all her work over the years as an Enforcement officer.

The Meeting closed at 3.46 pm

CHAIR

This page is intentionally left blank

WEST OXFORDSHIRE DISTRICT COUNCIL LOWLANDS AREA PLANNING SUB-COMMITTEE

Date: 25th July 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.

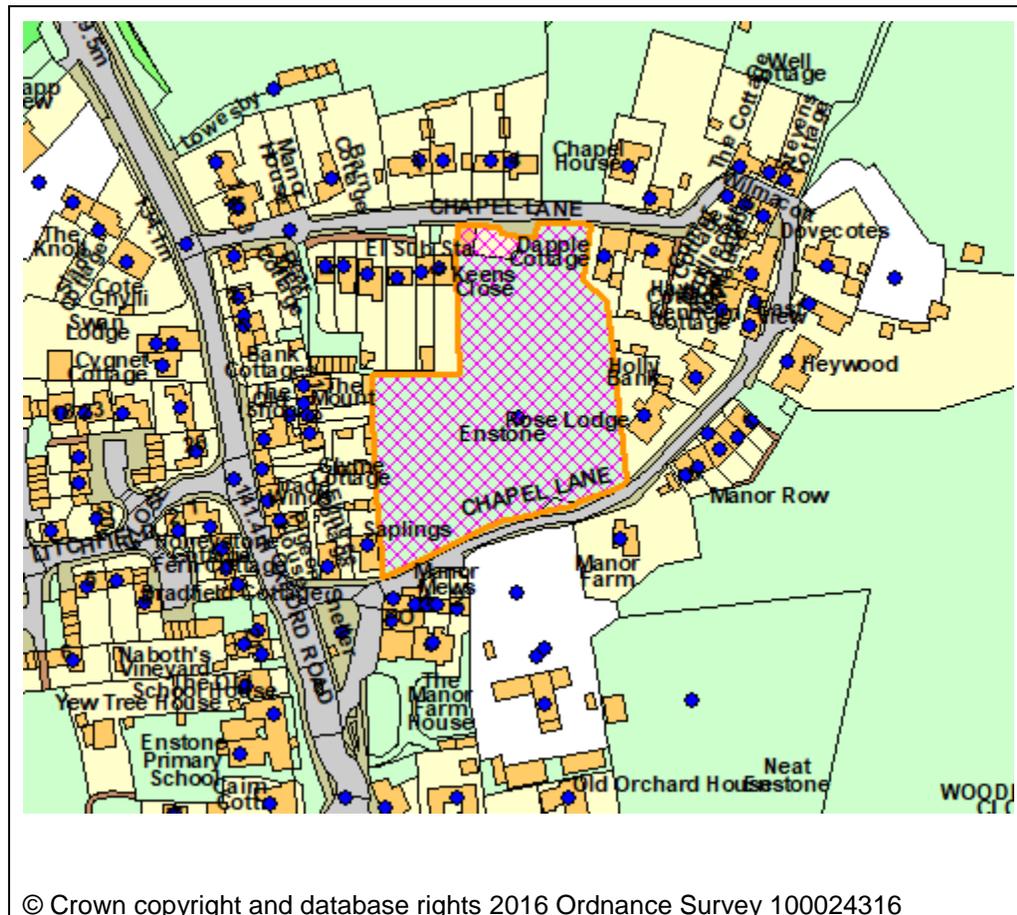
Please note that:

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

Item	Application Number	Address	Officer
9 - 25	22/00838/OUT	Land At Chapel Lane	Stephanie Eldridge
26 - 32	22/01061/FUL	The Manor House Gallery West Street	Stephanie Eldridge

Application Number	22/00838/OUT
Site Address	Land At Chapel Lane Enstone Oxfordshire
Date	12th July 2022
Officer	Stephanie Eldridge
Officer Recommendations	Provisional Approval
Parish	Enstone Parish Council
Grid Reference	437725 E 224364 N
Committee Date	25th July 2022

Location Map



Application Details:

Outline planning permission for residential development (up to 8 dwellings), access, parking, public open space, landscaping and associated development infrastructure. (some matters reserved)

Applicant Details:

Messrs N J and P N Melrose

I CONSULTATIONS

Parish Council

Following a public meeting on 23rd May 2022, attended by 39 parishioners and 6 parish councillors, the following observations have been made which has lead to Enstone Parish council voting to object to the planning application:

Highways:

1. Chapel Lane is a narrow single track road and the Parish Council feels it unsuitable for accommodating such a development, due to the increased traffic from residents and delivery trucks, especially during the proposed build.
2. There would be insufficient room for trucks containing building materials to negotiate the narrow lane and turn into the field, especially trucks carrying roof trusses. Access to the south side of the site from the A44 is difficult by the village green, and there is insufficient room for trucks to rejoin the A44 outside the village shop when leaving site. A one way system needs to be formally adopted by the village green and shop.
3. At the north side of the site there are also access issues as parked cars limit the width of vehicle that can pass along the lane and these will also limit any space needed to turn into the site.
4. The proposed barrier separating the two ends of the site will also increase delivery vans trucks needing to negotiate the entire length of Chapel Lane.

Ecology:

1. The Parish council feels that the ecology report does not represent the reality of the risk to the ecology on the site. The report claims that the site is suitable for establishing a wild flower meadow on the east side, but this is questioned as it has

been used for grazing cattle and sheep for many years, so is very fertile, as represented by diverse range of flora supporting an ecosystem for wildlife including, but not limited to, the following red list species: starlings, swallows, house sparrows, swifts, thrushes and hedgehogs.

2. It has also been highlighted that the report mentioned urban birds, but there was no mention of any of these red list species.

3. The proposed site acts as a wildlife corridor for species that are passing to the river Glyme and are channeled by existing urban developments and the A44.

4. The report states that there is no record of badgers within 1km of the site which contradicts advice given to WODC for a previous nearby planning application, 21/00087/FUL. Planning application 21/00087/FUL includes an email to WODC advising that there are records of badgers and other protected species around that site. The site for application 21/00087/FUL sits NNE of the Chapel Lane site and is less than 1km away.

5. It was noted that the ecological survey was undertaken when the field had just been cut, so does this allow a true reflection of the ecology to be gained?

6. The Parish Council feel that this demonstrates that the ecology report has not given full consideration of the impact of the proposed development to the ecology.

7. There is no mention of the drystone wall surrounding the site which is a habitat for many species.

8. The planning consultant has not adequately explained how the proposed development would produce a net gain to diversity.

9. Who would be responsible for maintaining the drystone walls if the application was successful?

Design & Layout:

The design and layout for the proposed development does not allow spaces for sufficient parking. Parking is already hugely limited in and around Chapel Lane and it is felt that the planning consultants have failed to properly address this issue despite several consultation meetings where this was repeatedly

highlighted.

Landscape:

1. This piece of land is an important part of Enstone and especially for the residents of Chapel Lane. It is an oasis of wildlife a short distance from the busy A44 that gives character to this part of Enstone. As such, the planning consultants have failed to reveal any benefits to the village caused by the loss of this open green space.

2. The loss of the open view will have a considerable impact on the residents in an around Chapel Lane.

3. It has also been noted that Mr. Tait claimed to not know of previous planning applications that have been refused for the same site over the last 30 years. Why did these applications not succeed in offering benefits to the community and what makes this one offer benefits now?

Increase danger of flooding:

The Parish council are still concerned about the risk of flooding caused by such development as there was insufficient detail to explain how water would not run down the slope from the hard surfaces of the developed site onto the north side of Chapel Lane. Has consideration been taken regarding the drainage and sewage and what will be done to deal with storm water?

Other:

1. The Parish Council are concerned about the proposed development process, whereby some properties will be constructed by a developer and others would be sold as self-build plots. This could lead to a prolonged construction period as self-builders may find that completion of construction can only be done in phases as finances allow, which would be further disruption to the surrounding residents.

2. The Parish Council are also concerned that this development process could see self-builders buying a plot and then seeking to amend the planning permission from one property to two, putting further pressure on the surrounding residents and further adding to parking challenges.

Results of vote at public meeting:

Parishioners: 39 against; 0 in favour
Parish Council: 6 against; 0 in favour

In summary, Enstone Parish Council strongly object to this planning application. The Parish Council would ask that another ecology report is undertaken and that WODC visit the site to assess the access and parking challenges. If, however, the application succeeds, the Parish Council request that one way system should be established by the village shop and green and that further consideration is given to parking spaces.

Conservation Officer

No Comment Received.

OCC Highways

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

Recommendation:

Oxfordshire County Council, as the Local Highways Authority, hereby notify the District Planning Authority that they do not object to the granting of planning permission, subject to the following conditions:

- G11 access specification inc vision splays
- Prior to first occupation the widening of Chapel lane carriageway together with the proposed parking bays , as shown on P20046 001D, in accordance with a scheme to be submitted and approved.

INFORMATIVE:

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

WODC Env Health -
Uplands

No objection.

Thames Water

No Comment Received.

District Ecologist No Comment Received.

WODC Drainage Engineers No objection subject to all comments above being taken on board and the proposed pre-commencement surface water condition being adhered to in full.

Newt Officer No Comment Received.

2 REPRESENTATIONS

2.1 16 letters of support have been submitted in respect of this application. The comments mainly relate to:

- Provision of affordable housing for younger people and/or first time buyers;
- Net gain in biodiversity;
- Area of open space for public to use;
- Design in-keeping with the area;
- No adverse flood risk;
- Would deliver improvements to highways;
- Good use of an unused site.

163 letters of objection have been received. The comments mainly relate to:

- Adverse impact on biodiversity;
- Loss of open space which contributes to visual amenity, landscape character and public well-being;
- Increased parking pressure;
- Increased use of dangerous road and junction;
- Adverse impact on neighbours;
- Increased flood risk;
- Not truly affordable housing;
- Chapel Lane unsuitable for construction traffic.

3 APPLICANT'S CASE

3.1 The Planning Statement is concluded as follows:

The proposed development is of a modest scale and in such a regard, sensitively addresses site specific development issues including such matters as site access and traffic, neighbouring residential amenity, minimising impacts on the local environment and eliminating any flood risk with suitable sustainable drainage. The number of houses

proposed, as well as the nature, scale and location of the proposed housing on the site has been carefully considered relative to this outline planning stage.

The development can duly mitigate any impacts and be accommodated without putting any undue pressure on existing services or facilities.

The development brings with it a range of local benefits including;

- A mixed range of homes including affordable homes
- New parking for the village shops
- Safe accessibility with priority for pedestrians
- Public open space for all to use, making a significant proportion of the site open and available for public access for the first time
- Protection of key views across the site
- New pedestrian connections through and across the site, enhancing local pedestrian safety by removing the need for villager to walk on Chapel Lane which doesn't have footways and improves connectivity north and south from each end of Chapel Lane, providing convenient access to the shops and school
- New enhanced tree and other landscape planting
- A net gain of 10% in biodiversity with opportunities for sustainable drainage and areas managed for ecology interest
- A high quality development which will make a positive contribution to the character of the village.
- The proposals are in line with the Development Plan and the National Planning Policy Framework, and represent sustainable development. In such circumstances planning permission should be granted.

4 PLANNING POLICIES

OS2NEW Locating development in the right places

OS4NEW High quality design

H1NEW Amount and distribution of housing

H2NEW Delivery of new homes

H6NEW Existing housing

EH2 Landscape character

EH3 Biodiversity and Geodiversity

T1NEW Sustainable transport

T2NEW Highway improvement schemes

T3NEW Public transport, walking and cycling

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

5 PLANNING ASSESSMENT

- 5.1 The application seeks outline planning permission for the erection of up to eight dwellings with the associated access, landscaping and public open space with all other matters reserved (appearance, layout and scale).
- 5.2 The application site is situated off Chapel Lane, consisting of undeveloped land within the built up area of Enstone Village. The site covers 0.65 hectares and is made up of gently sloping agricultural paddock land, surrounded on all four sides by existing built form, primarily of a residential nature.
- 5.3 Chapel Lane provides a loop with both ends providing access onto Oxford Road; the main A44 through the village. To the north and south, the boundaries are formed by existing dry stone walls running along Chapel Lane. To the east and west, the boundaries are formed by the rear gardens of residential properties within the village.
- 5.4 The site does not fall within any special designated areas of control.
- 5.5 The application is before Members of the Uplands Planning sub-committee for consideration as Enstone Parish Council raised objections to the scheme.

Principle

- 5.6 Section 38 (6) of the Planning and Compulsory Purchase Act 2004 requires applications for planning permission be determined in accordance with the development plan unless material considerations indicate otherwise. Section 70 (2) of the Town and Country Planning Act 1990 provides that the local planning authority shall have regard to the provisions of the development plan, so far as material to the application, and to any other material considerations. In this case, the Development Plan is the Local Plan 2031 adopted in September 2018. Development which is not in accordance with an up-to-date development plan should be refused unless material considerations indicate otherwise.
- 5.7 Enstone is classified in the Local Plan 2031 as a village, which is suitable for limited development which respects the village character and local distinctiveness and would help to maintain the vitality of the community (policy OS2). Housing Policy H2 states that new dwellings will be permitted on undeveloped land within the built up area provided that the proposal is in accordance with the other policies in the plan and in particular the general principles set out in Policy OS2.
- 5.8 Policy OS2 states that villages such as Enstone are suitable for limited development, which respects the village character and local distinctiveness and would help maintain the vitality of these communities. The general principles set out in OS2 state, inter alia, that development should form a logical complement to the existing scale and pattern of development and/or character of the area; be of a proportionate and appropriate scale to its context; not involve the loss of an area of open space or other features that makes an

important contribution to the character and appearance of the area and conserve and enhance the natural, historic and built environment.

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

Layout, Appearance and Scale

- 5.9 This application seeks outline planning permission with most matters reserved other than the access and landscaping (including the area of public open space). Therefore, matters of layout, appearance and scale would be dealt with at the reserved matters staged if members are minded to approve the outline application.
- 5.10 Illustrative plans have been submitted showing the provision of two accesses on the northern and southern boundaries of the site on to Chapel Lane with eight dwellings (four detached houses and two sets of semi-detached pairs) located in the western half of the site. The plans also show a footpath running through the site connecting the two sides of Chapel Lane with a significant area of public open space with landscaping to the east. It is indicated on the plans that the Cotswold dry stone walling would be proposed within the site alongside wildflower meadow planting, native trees and shrubs and potentially a pond to encourage biodiversity.
- 5.11 Illustrative views within the Design and Access Statement show two storey dwellings and it is indicated that the traditional vernacular styles and material palettes taken from existing built form in Enstone will guide the final design treatments within the development. This includes weathered stone, slate roofs, chimneys and traditional pitched dormer windows.
- 5.12 Your officers acknowledge that the existing parcel of land, while not public space, does provide a historic area of open space which makes an important contribution to the character and appearance of the Chapel Lane; a key feature being the view east from the existing farm gate in the south western corner of the site.
- 5.13 While the plans are only illustrative at this stage, your officers are of the opinion that the drawings indicate that eight dwellings, in a range of sizes and types, can be comfortably accommodated within the site with adequate parking and amenity space, alongside a significant parcel of public open space and landscaping which would retain the spacious nature of the site and open views from one end of Chapel Lane through to the other. Further, your officers note that the existing site is private agricultural land and the proposed scheme would open up this plot to provide a significant area of public open space for use by the community. The provision of a footpath through the site would also improve connectivity between the two sides of Chapel Lane providing a new route away from the single track lane.
- 5.14 In light of the above, the application is considered to be acceptable in these terms subject to a legal agreement to secure the public open space and details of its management.

Access

- 5.15 Two access are proposed off Chapel Lane- one along the Northern boundary and one to the South. Four parking spaces for use by the village are proposed along the Southern boundary with Chapel Lane. It is proposed that these spaces are set back to allow enough carriageway width to enable cars to manoeuvre in and out of spaces. Localised widening of Chapel Lane along part of the Southern boundary is also proposed from the western boundary up to the new access.
- 5.16 Your officers note the concerns raised by locals about increased traffic along Chapel Lane and a more intensive use of the junctions with the A44. However, the Local Highway Authority has raised no objections to the application stating that the development, if permitted, will not have a significant detrimental impact (in terms of highway safety and convenience) on the adjacent highway network and recommends conditions relating to the access, widening of the Chapel Lane carriageway and village parking bays. The widening of Chapel Lane would be secured via a S278 legal agreement.

Residential Amenity Impact

- 5.17 Adopted Local Plan Policy OS2 states that all development should be compatible with adjoining uses and not have a harmful impact on the amenity of existing occupants. Concerns have been raised in respect of potential overlooking and loss of privacy. This is an outline application with detailed matters such as layout and appearance reserved for later consideration. It is considered that the siting and detailed design of the dwellings could ensure that there are no amenity issues resulting from the development.

Biodiversity

- 5.18 One of the key concerns raised by locals in the objections received relates to the loss of biodiversity on the site. Policy EH3 of the West Oxfordshire Local Plan 2031 states that the biodiversity of West Oxfordshire shall be protected and enhanced to achieve an overall net gain in biodiversity and minimise impacts on geodiversity, including by minor applications demonstrating a net gain in biodiversity where possible. All developments will be expected to provide towards the provision of necessary enhancements in areas of biodiversity importance.
- 5.19 An ecological appraisal of the site has been submitted, and while landscaping is a reserved matter, the indicative plans show a significant area of the site retained as public open space with a wildflower meadow, native planting, and the potential for an ecology pond. Using the DEFRA 3.0 Biodiversity Impact Assessment calculation tool the submitted report suggests that the proposed development would result in a 10.01% overall net gain for biodiversity (including habitat retention, creation and enhancements).
- 5.20 The Council's Ecologist has raised no objections to the proposal subject to a number of conditions including the submission of a Construction Environmental Method Statement

and a Landscape and Ecological Management Plan to secure the delivery of the ecological mitigation measures and enhancements to achieve the net gain in biodiversity on the site.

Flood Risk

5.21 Concerns have been raised in respect of drainage and potential flooding. The site lies within Flood Zone 1 in an area at very low risk from fluvial flooding and the Council's Drainage Officer has raised no objection to the application subject to the imposition of a surface water drainage condition. Foul drainage matters would be dealt with by Thames Water.

Other Matters

5.22 While, in accordance with Policy H3 of the Local Plan, based on the information provided there is no requirement for affordable housing as only eight dwellings are proposed (the trigger is 11 or more units or which have a max combined floor space of more than 1000m²), your officers note that it is specified that two of the proposed dwellings are offered as affordable housing which could be delivered by adopting the Government's First Homes Initiative where a 30% discount to open market value would be preserved on these two properties in perpetuity. This is welcomed by your officers and will be secured via a legal agreement if Members were minded to approve the application.

Conclusion

5.23 Taking into account the above matters, the proposal is considered acceptable on its merits and complies with Policies OS2, OS4, H2, H6, EH2, EH3, T1, T2, and T3 of the West Oxfordshire Local Plan 2031, the relevant paragraphs of the NPPF and the West Oxfordshire Design Guide 2016, subject to the relevant legal agreements.

6 CONDITIONS/REASONS FOR REFUSAL

- I (a) Application for approval of the reserved matters shall be made to the Local Planning Authority before the expiration of three years from the date of this permission;
and
- (b) The development hereby permitted shall be begun either before the expiration of five years from the date of this permission, or before the expiration of two years from the date of approval of the last of the reserved matters to be approved, whichever is the later.

REASON: To comply with the requirements of Section 91 of the Town and Country Planning Act 1990 as amended.

- 2 Details of the Appearance, Landscaping, Layout and Scale, (herein called the reserved matters) shall be submitted to and approved in writing by the Local Planning Authority before any development begins and the development shall be carried out as approved.

REASON: The application is not accompanied by such details.

- 3 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.

- 4 The means of access between the land and the highway shall be constructed, laid out, surfaced, lit and drained in accordance with details that have first been submitted to and approved in writing by the Local Planning Authority and all ancillary works therein specified shall be undertaken in accordance with the said specification before first occupation of the dwellings hereby approved.

REASON: To ensure a safe and adequate access.

- 5 That, prior to the commencement of development, a full surface water drainage scheme shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall include details of the size, position and construction of the drainage scheme and results of soakage tests carried out at the site, to demonstrate the infiltration rate. Three test results should be submitted for each soakage pit as per BRE 365, with the lowest infiltration rate (expressed in m/s) used for design. The details shall include a management plan setting out the maintenance of the drainage asset. The development shall be carried out in accordance with the approved details prior to the first occupation of the development hereby approved and shall be maintained in accordance with the management plan thereafter. Development shall not take place until an exceedance flow routing plan for flows above the 1 in 100 year + 40% CC event has been submitted to and approved in writing by the Local Planning Authority.

REASON: To ensure the proper provision for surface water drainage and/ or to ensure flooding is not exacerbated in the locality (The West Oxfordshire Strategic Flood Risk Assessment, National Planning Policy Framework and Planning Practice Guidance). If the surface water design is not agreed before works commence, it could result in abortive works being carried out on site or alterations to the approved site layout being required to ensure flooding does not occur.

- 6 No dwelling hereby approved shall be occupied until the means to ensure a maximum water consumption of 110 litres use per person per day, in accordance with policy OS3, has been complied with for that dwelling and retained in perpetuity thereafter.

REASON: To improve the sustainability of the dwellings in accordance with policy OS3 of the West Oxfordshire Local Plan 2031.

- 7 Prior to the commencement of development, a Construction Environmental Method Statement shall be submitted to and approved in writing by the Local Planning Authority in accordance with the principles and recommendations set out in the Ecological Assessment. These shall include details of precautionary methods of working to protect badger, nesting birds, hedgehog and other species from harm during works, measures for

storage and disposal of waste (including vegetation and soils containing Schedule 9 invasive plant species), measures to ensure no Schedule 9 species can spread to the adjacent wildlife site. The Plan shall include full details of compensation and enhancement measures for species including the provision of bird and bat boxes and habitat connectivity measures for hedgehogs. Works shall be implemented in strict accordance with the approved methodology including timescales, unless otherwise agreed in writing.

REASON: To ensure the protection of species and habitats in accordance with The Conservation of Habitats and Species 2017 (as amended), the Wildlife and Countryside Act 1981 as amended, Circular 06/2005, paragraphs 174, 179 and 180 of the National Planning Policy Framework (Chapter 15), Policy EH3 of the West Oxfordshire Local Plan 2031 and in order for the Council to comply with Part 3 of the Natural Environment and Rural Communities Act 2006.

- 8 Prior to the commencement of development, a Landscape and Ecological Management Plan (LEMP) shall be submitted to and approved in writing by the Local Planning Authority in accordance with the principles and recommendations set out in the Ecological Assessment. The Plan shall cover a period as appropriate for the delivery of biodiversity net gain. The Plan shall include measures for establishment, enhancement and management of habitats and open spaces within the site. It shall include details of planting including schedules to provide linkages and connectivity to the wider landscape. This shall include a timetable for management activities as well as a monitoring schedule and shall be fully implemented.

REASON: To enhance biodiversity in accordance with paragraphs 174, 179 and 180 of the National Planning Policy Framework (Chapter 15), Policy EH3 of the West Oxfordshire Local Plan 2031, the Environment Act 2021 and in order for the Council to comply with Part 3 of the Natural Environment and Rural Communities Act 2006

INFORMATIVES :-

Notes to applicant

- I Applicants are strongly encouraged to minimise energy demand, and take climate action, through fitting:
- Electricity-fed heating systems and renewable energy, for example solar panels and heat pumps; thus avoiding fossil fuel based systems, for example gas boilers
 - Wall, ceiling, roof, and floor insulation, and ventilation
 - High performing triple glazed windows and airtight frames
 - Energy and water efficient appliances and fittings
 - Water recycling measures
 - Sustainably and locally sourced materials

For further guidance, please visit:

<https://www.westoxon.gov.uk/planning-and-building/planning-permission/make-a-planning-application/sustainability-standards-checklist/>

<https://www.westoxon.gov.uk/environment/climate-action/how-to-achieve-net-zero-carbon-homes/>

- 2 Please note that this consent does not override the statutory protection afforded to species protected under the terms of the Wildlife and Countryside Act 1981 (as amended) and the Conservation of Habitats and Species Regulations 2017 (as amended), or any other relevant legislation such as the Wild Mammals Act 1996 and Protection of Badgers Act 1992.

All British bat species are protected under The Conservation of Habitats and Species Regulations 2017 (as amended), which implements the EC Directive 92/43/EEC in the United Kingdom, and the Wildlife and Countryside Act 1981 (as amended). This protection extends to individuals of the species and their roost features, whether occupied or not. A derogation licence from Natural England would be required before any works affecting bats or their roosts are carried out.

All British birds (while nesting, building nests, sitting on eggs and feeding chicks), their nests and eggs (with certain limited exceptions) are protected by law under Section 1 of the Wildlife and Countryside Act 1981 (as amended) and the Countryside and Rights of Way Act 2000. Works that will impact upon active birds' nests should be undertaken outside the breeding season to ensure their protection, i.e. works should only be undertaken between August and February, or only after the chicks have fledged from the nest.

In the event that your proposals could potentially affect a protected species, or if evidence of protected species is found during works, then you should seek the advice of a suitably qualified and experienced ecologist and consider the need for a licence from Natural England prior to commencing works (with regard to bats).

- 3 The Surface Water Drainage scheme should, where possible, incorporate Sustainable Drainage Techniques in order to ensure compliance with;
 - Flood and Water Management Act 2010 (Part 1 - Clause 27 (1))
 - Code for sustainable homes - A step-change in sustainable home building practice
 - Oxfordshire County Council's Local standards and guidance for surface water drainage on major development in Oxfordshire (V1.2 December 2021)
 - The local flood risk management strategy published by Oxfordshire County Council 2015 - 2020 as per the Flood and Water Management Act 2010 (Part 1 – Clause 9 (1))
 - CIRIA C753 SuDS Manual 2015
 - The National Flood and Coastal Erosion Risk Management Strategy for England, produced by the Environment Agency in July 2020, pursuant to paragraph 9 of

Section 7 of the Flood and Water Management Act 2010.

- Non-statutory technical standards for sustainable drainage systems (March 2015).

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

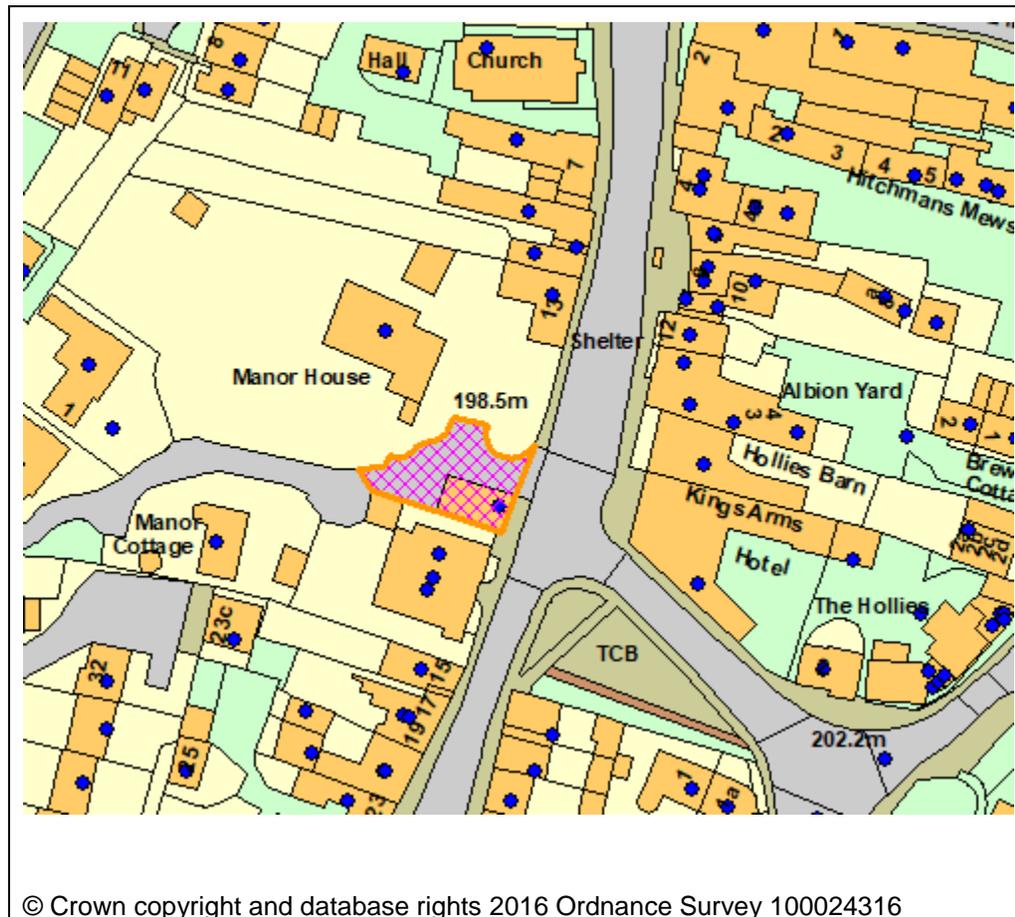
Contact Officer: Stephanie Eldridge

Telephone Number:

Date: 12th July 2022

Application Number	22/01061/FUL
Site Address	The Manor House Gallery West Street Chipping Norton Oxfordshire OX7 5LH
Date	12th July 2022
Officer	Stephanie Eldridge
Officer Recommendations	Refuse
Parish	Chipping Norton Parish Council
Grid Reference	431288 E 226930 N
Committee Date	25th July 2022

Location Map



Application Details:

Alterations to install rear fire escape to serve existing shop and construction of two flats above together with associated works including provision of car parking.

Applicant Details:

Mr Anthony G Hill
The Manor House
West Street
Chipping Norton
Oxfordshire
OX7 5LH

I CONSULTATIONS

Parish Council	Chipping Norton Town Council objects to this Planning Application as Councillors believe that the proposed development is not in keeping with the historic nature of the conservation area and with the historic nature of the building. Councillors would also like to express agreement with the objections from residents at Manor Gardens who state that there are issues with emergency access and provision of bin storage. Additionally, Councillors would like to state that a visit from a planner is necessary to determine the site situation and to gain a full understanding of the site.
OCC Highways	No Comment Received.
WODC Env Health - Uplands	No objection.
Conservation Officer	No Comment Received.

2 REPRESENTATIONS

2.1 Four letters of objection have been received in respect of this application. The key points raised are as follows:

- The development would make manoeuvring the access to Manor Gardens almost impossible;
- The provision of parking to the rear would block access for emergency vehicles;
- Plans are inaccurate and do not show true scale of the development;
- No space for appropriate bin storage on the site.

3 APPLICANT'S CASE

3.1 In response to the objections raised the applicants agent has submitted the following statement:

- *Access/Emergency Services. Vehicular access to the 5no. properties below has been retained and protected within the application;*
- *The width of the access has been retained and protected throughout, as existing;*
- *Whilst ownership of the lane was retained when the houses were built, the 5no. dwellings have benefit, of a full right of way, including 3no. informal spaces throughout its length. We have always considered and protected the interests of all adjoining properties (details from deed transfer documents);*
- *A 150mm fire hydrant was included for the protection of these properties, and the Manor House, located adjacent to the shop originally;*
- *The plans are subject to survey of existing drive and parking spaces, which already exist;*
- *Even though the proposed flats have designated parking, the proposals are 'sustainable' by way of pedestrian access to shops and facilities, adjacent to bus stops, with links to Banbury, Oxford and Kingham station and London connections;*
- *New Street public car park is immediately below the site with 150 spaces approx;*
- *The design of the additional flats above the existing shop, we believe is a considerable improvement on the original 'corner shop' single storey concept, needs of the original application, Mr and Mrs Richards in 1983;*
- *I believe the increase in height, with the addition of 'indented' corner windows, roof lights, and 2no. metal (black painted/gold knobs) planter balconies, will be a substantial improvement to the street scene. It particularly respects, and complements the 1930's scale and detailing of the former Post Office, now V.CC Headquarters adjacent.*
- *I have included an additional street scheme perspective from the Town Hall (North) direction, to emphasise the point.*
- *We believe that all other Local Plan policies have been complied with, and this proposal will provide a valuable addition to much needed Town Centre housing needs. We trust that you will agree with the foregoing and support this application.*

4 PLANNING POLICIES

OS2NEW Locating development in the right places

OS4NEW High quality design

H2NEW Delivery of new homes

H6NEW Existing housing

EH9 Historic environment

EH10 Conservation Areas

EH11 Listed Buildings

NPPF 2021

DESGUI West Oxfordshire Design Guide

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

5 PLANNING ASSESSMENT

- 5.1 This application seeks consent for alterations to install a rear fire escape to serve the existing shop and the construction of two additional storeys to provide two flats above together with associated works including provision of car parking at the Manor House Gallery in Chipping Norton. The site is located adjacent to the roundabout serving the B4450, A361 and West Street and is within the Chipping Norton Conservation Area. There are also a number of listed buildings situated in close proximity to the site including the main Manor House to the rear.
- 5.2 Your officers made the decision to bring this application before Members of the Uplands Planning sub-committee for consideration due to local interest in the proposal.
- 5.3 Taking into account planning policy, other material considerations and the representations of interested parties your officers are of the opinion that the key considerations of the application are:

Principle

- 5.4 Section 38 (6) of the Planning and Compulsory Purchase Act 2004 requires applications for planning permission be determined in accordance with the development plan unless material considerations indicate otherwise. Section 70 (2) of the Town and Country Planning Act 1990 provides that the local planning authority shall have regard to the provisions of the development plan, so far as material to the application, and to any other material considerations. In this case, the Development Plan is the Local Plan 2031 adopted in September 2018. Development which is not in accordance with an up-to-date development plan should be refused unless material considerations indicate otherwise.
- 5.5 Chipping Norton is identified as a main service centre within the district and policy H2 of the Local Plan states that new dwellings will be permitted in main service centres on previously developed land within the built up area provided the loss of any existing use would not conflict with other plan policies and the proposal complies with the general principles set out in Policy OS2 and any other relevant policies in this plan.
- 5.6 In this case, the commercial use on the ground floor will be retained so the development will not result in the direct loss of any existing use.
- 5.7 The general principles set out in OS2 state, inter alia, that development should form a logical complement to the existing scale and pattern of development and/or character of the area; be of a proportionate and appropriate scale to its context; not involve the loss of an area of open space or other features that makes an important contribution to the character and appearance of the area and conserve and enhance the natural, historic and built environment.

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

Siting, Design and Form and Heritage Impact

5.9 The existing site comprises a simple single storey detached shop which is constructed from natural stone under a Welsh slate hipped roof. The application proposes to retain the ground floor shop and construct an additional two storeys above the shop to provide two new flats; one on the first floor and one within the roof space. The new storeys would be finished in cream render under a slate hipped roof to match the existing. There are three balconies proposed at first floor level on the front, side and rear elevations and a Juliet balcony proposed at second floor level on the front elevation, and fifteen roof lights in total.

5.10 As this site is located within a Conservation Area, the Local Planning Authority are required to consider section 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended, which states that, with respect to buildings or other land in a Conservation Area, special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area. Further, due to its proximity to nearby listed buildings, including the main Manor House which sits adjacent to the site to the rear, your officers are required to take account of section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended which states that considering development which affects a listed building, the LPA shall have special regard to the desirability of preserving the building or its setting or of any features of special architectural or historic interest which it possesses. Paragraph 199 of the National Planning Policy Framework states that when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation.

5.11 In this case, your officers are of the opinion that the addition of two storeys, while retaining the same roof form and sitting lower than adjacent properties, would have a significant transformative impact on the simple and low key host building and wider street scene. The development, due to its height and massing, would appear overly dominant in an already very prominent position located on the roundabout to the detriment of the character and appearance of the street scene. Your officers consider that this is further exacerbated by the excessive use of balconies, roof lights and Juliet balconies which appear overly fussy and contrived.

5.12 In light of the above, your officers consider that the development would fail to preserve the character and appearance of the Conservation Area and the setting of nearby listed buildings.

5.13 Paragraph 202 of the NPPF 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 including, where appropriate, securing

its optimum viable use. In this case, there are no discernible public benefits of the scheme that would outweigh the harm identified to the heritage assets.

Residential Amenities

- 5.14 Adopted Local Plan Policy OS2 states that all development should be compatible with adjoining uses and not have a harmful impact on the amenity of existing occupants.
- 5.15 The Old Post Office is located adjacent to the site to the South and is set over three floors. The building is presently used as office accommodation and ancillary storage space for the Vintage Sports and Car Club, with two flats at first floor level.
- 5.16 The proposed additional storeys would increase the eaves height of the existing building at street level from approx. 2.6m to 6m which is sited only 2.5m from the side elevation of the adjacent flat.
- 5.17 Your officers note that there are a number of windows in the existing North facing elevation of the Old Post Office. There are also a number of first floor side windows proposed to serve a kitchen and bedroom in the proposed first floor flat which would face directly into the windows of the adjacent flat with a separation distance of only 2.5m. Your officers consider that this would result in a direct loss of privacy to the detriment of the occupants of the existing residential accommodation.
- 5.18 Further, the increase in the height and massing of the building would result in a development which is overbearing and would directly reduce the amount of light available to the side windows in the existing neighbouring flat.
- 5.19 As such, the application is considered to be unacceptable in residential amenity terms.

Highways

- 5.20 The application proposed to utilise the existing access off of the roundabout and provide two car parking spaces at the rear of the shop to serve the flats.
- 5.21 Your officers note a number of concerns have been raised by local residents about the provision of these two spaces due to concerns that emergency vehicles would not be able to access 1-4 Manor Gardens.
- 5.22 The Local Highway Authority consultation response remains outstanding so your officers anticipate that an update on this matter will be provided to members either within the additional representations report or verbally at the meeting.

Conclusion

- 5.23 In light of the above assessment, the application is considered to be unacceptable on its planning merits and fails to comply with policies OS2, OS4, H2, H6, EH9, EH10 and EH11

of the West Oxfordshire Local Plan 2031, the West Oxfordshire Design Guide 2016, and the relevant provisions of the NPPF; in particular paragraph 202.

6 CONDITIONS/REASONS FOR REFUSAL

- I The development, by reason of its prominent siting, scale, massing and design, will appear overly dominant, fussy and contrived in the streetscene failing to preserve the character and appearance of the Conservation Area and setting of the nearby listed buildings, in particular the Manor House. There are no discernible public benefits which would outweigh the harm identified. Further, due to its siting, height and form, the development would result in a direct and harmful loss of privacy and will have an adverse overbearing impact on the occupants of the adjacent flats at The Old Post Office. As such, the development fails to comply with policies OS2, OS4, H2, H6, EH9, EH10 and EH11 of the West Oxfordshire Local Plan 2036, the West Oxfordshire Design Guide 2016, and the relevant provisions of the NPPF; in particular paragraph 202.

Contact Officer: Stephanie Eldridge

Telephone Number:

Date: 12th July 2022

WEST OXFORDSHIRE DISTRICT COUNCIL

UPLANDS AREA PLANNING SUB-COMMITTEE

Date: 21st July 2022

Report of Additional Representations



WEST OXFORDSHIRE
DISTRICT COUNCIL

Agenda Index

22/00838/OUT	Land At Chapel Lane, Enstone
22/01061/FUL	The Manor House Gallery, West Street, Chipping Norton

Report of Additional Representations

Application Number	22/00838/OUT
Site Address	Land At Chapel Lane Enstone Oxfordshire
Date	21 st July 2022
Officer	Stephanie Eldridge
Officer Recommendations	Provisional Approval
Parish	Enstone Parish Council
Grid Reference	437725 E 224364 N
Committee Date	25th July 2022

Application Details: Outline planning permission for residential development (up to 8 dwellings), access, parking, public open space, landscaping and associated development infrastructure. (some matters reserved)

Additional Representations:

Your officers note a mistake in paragraph 5.19 of the Officer's report. The paragraph reads:

An ecological appraisal of the site has been submitted, and while landscaping is a reserved matter, the indicative plans show a significant area of the site retained as public open space with a wildflower meadow, native planting, and the potential for an ecology pond. Using the DEFRA 3.0 Biodiversity Impact Assessment calculation tool the submitted report suggests that the proposed development would result in a 10.01% overall net gain for biodiversity (including habitat retention, creation and enhancements).

Your officers would like to confirm that landscaping is a consideration of the outline application and 'and while landscaping is a reserved matter' should be omitted from the report.

Further, following the officers report, an e-DNA survey for Great Crested Newts (GCN) has been submitted in support of the application. The result of the report is 'negative' for GCN's and therefore GCN's are absent from the local area. The ecologist also advises that the nearest pond (which is located 130m north of the site) is relatively recent (created post 2010) with limited opportunities for colonisation.

Application Number	22/01061/FUL
Site Address	The Manor House Gallery West Street Chipping Norton Oxfordshire OX7 5LH
Date	21 st July 2022
Officer	Stephanie Eldridge
Officer Recommendations	Refuse
Parish	Chipping Norton Parish Council
Grid Reference	431288 E 226930 N
Committee Date	25th July 2022

Application Details: Alterations to install rear fire escape to serve existing shop and construction of two flats above together with associated works including provision of car parking.

Additional Representations:

This application has been formally withdrawn by the applicant.

This page is intentionally left blank

West Oxfordshire District Council – DELEGATED ITEMS

Application Types Key

<u>Suffix</u>		<u>Suffix</u>	
ADV	Advertisement Consent	LBC	Listed Building Consent
CC3RE		LBD	Listed Building Consent - Demolition
G	County Council Regulation 3	OUT	Outline Application
CC4RE		RES	Reserved Matters Application
G	County Council Regulation 4	S73	Removal or Variation of Condition/s
CM	County Matters	POB	Discharge of Planning Obligation/s
FUL	Full Application	CLE	Certificate of Lawfulness Existing
HHD	Householder Application	CND	Discharge of Conditions
CLP	Certificate of Lawfulness Proposed	PDET28	Agricultural Prior Approval
CLASSM	Change of Use – Agriculture to Commercial	PN56	Change of Use Agriculture to Dwelling
HAZ	Hazardous Substances Application	POROW	Creation or Diversion of Right of Way
PN42	Householder Application under Permitted Development legislation.	TCA	Works to Trees in a Conservation Area
PNT	Telecoms Prior Approval	TPO	Works to Trees subject of a Tree Preservation Order
NMA	Non Material Amendment	FDO	Finally Disposed Of
WDN	Withdrawn		

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

West Oxfordshire District Council – DELEGATED ITEMS Week Ending

	Application Number.	Ward.	Decision.
I.	21/00870/HHD	Stonesfield and Tackley	WDN
	Extensions and alterations to main house and garage. The Old Rectory Nether Kiddington Woodstock Mr and Mrs Diosi		

2. **21/02527/HHD** Stonesfield and Tackley APP
Affecting a Conservation Area
- General refurbishment works to include raising wall height and conversion of attached outbuilding to form part of the house, changes to fenestration and insertion of rooflights.
17 Akeman Street Combe Witney
Mr Fredrick Kirkness
3. **21/02528/LBC** Stonesfield and Tackley APP
Affecting a Conservation Area
- Internal and external alterations to refurbish property including raising wall height and conversion of attached outbuilding to form part of the house with further changes to internal layout, alterations to fenestration and insertion of rooflights.
17 Akeman Street Combe Witney
Mr Fredrick Kirkness
4. **21/03058/HHD** Charlbury and Finstock APP
Affecting a Conservation Area
- Restoration and refurbishment of existing outbuilding to provide habitable accommodation.
2 Marlborough Cottages Park Street Charlbury
Ms Hannah Freeman
5. **21/03347/FUL** Kingham, Rollright and Enstone APP
Affecting a Conservation Area
- Demolition of existing dwelling and outbuildings. Erection of a replacement dwelling and outbuilding together with associated works and landscaping.
East Lodge The Green Kingham
S Hanson
6. **21/03385/HHD** Burford APP
Affecting a Conservation Area
- Proposed new swimming pool (Amended plans and description).
The Standing Barn Taynton Burford
P J Fennessy & G R Kemsley

7. **21/03809/CND** Woodstock and Bladon APP
Affecting a Conservation Area
- Discharge of conditions 4 (integrated bat roosting and nesting opportunities), 6 (full surface water drainage scheme), 8 (details of all external windows and doors) of planning permission 19/03173/FUL
Rectory Farm House 2 Church Street Bladon
Vanbrugh Unit Trust
8. **21/04059/FUL** Kingham, Rollright and Enstone APP
- External alterations comprising the replacement of windows and doors, the installation of new window and door openings and landscaping works (AMENDED PLANS AND DESCRIPTION).
Cleveley Mill Cleveley Chipping Norton
Mr Armfield
9. **21/04060/LBC** Kingham, Rollright and Enstone APP
- External alterations comprising the replacement of windows and doors, the installation of new window and door openings and internal alterations (AMENDED PLANS AND DESCRIPTION).
Cleveley Mill Cleveley Chipping Norton
Mr Armfield
10. **22/00308/HHD** The Bartons APP
- Proposed conversion of existing garage to ancillary accommodation (amended).
Grove End Over Worton Chipping Norton
Keswick
11. **22/00429/CND** Chipping Norton APP
Affecting a Conservation Area
- Discharge of Conditions 3 (Phasing of implementation), 4 (Construction Method Statement), 10 (Schedule of Materials), 16 (Details of Integrated Bat Roosting and Nesting Opportunities for Birds), 21 (Detailed Site Investigation), 23 (Travel Plan Statement), 24 (Travel Information Pack) and 25 (Delivery and Service Management Plan) of planning permission 21/01204/FUL
29 - 30 High Street Chipping Norton Oxfordshire
Mr Alex Giacchetti

12. **22/00500/FUL** Charlbury and Finstock APP
Affecting a Conservation Area
- Installation of a sub-surface electric vehicle chargepoint in the public footway outside the property.
Harebell Cottage Church Street Charlbury
Mr Gary Harrison
13. **22/00501/FUL** Kingham, Rollright and Enstone APP
- Installation of a sub-surface electric vehicle chargepoint in the public footway outside the property.
17 Quarhill Close Over Norton Chipping Norton
Mr Marcus Simmons
14. **22/00507/HHD** Burford REF
- An annex extension to an existing house
Barley Lane Shilton Road Burford
Mr Alan McKeckne
15. **22/00588/HHD** Kingham, Rollright and Enstone APP
- Proposed auxiliary accommodation to main farm house to existing rear barn at Larches farm, to include new windows, doors, rooflights, tiles stonework, internal stairs and mezzanine
Larches Farm Salford Chipping Norton
C/O Agent
16. **22/00648/CND** Woodstock and Bladon APP
- Discharge of condition 4 (details of proposed timber effect), 5 (Landscaping Details), 10 (details of external lighting), 11 (Construction Environmental Management Plan), 13 (30-year Biodiversity Management and Monitoring Plan), 14 (detailed surface water drainage scheme) and 16 (construction phase traffic management plan) of planning permission 20/02600/FUL
Bladon Chains Caravan Park Bladon Woodstock
Vanbrugh Unit Trust

17. **22/00706/HHD** The Bartons REF
Affecting a Conservation Area
- Erection of an oak orangery to replace existing conservatory
Walnut Cottage Sandford St Martin Road Westcote Barton
Mr Benbow
18. **22/00853/LBC** The Bartons REF
Affecting a Conservation Area
- Internal and external alterations to include the erection of an oak orangery to replace existing conservatory
Walnut Cottage Sandford St Martin Road Westcote Barton
Mr Benbow
19. **22/00798/CLP** Ascott and Shipton APP
- Certificate of Lawfulness (Remove existing storage containers. Erection of mobile home for use as ancillary accommodation by family members).
Fairgreen House Fairgreen Churchill
Ms Annabel Brooks
20. **22/00880/HHD** Stonesfield and Tackley REF
Affecting a Conservation Area
- Demolish garage and erect double storey rear and side extension
Dartorren Woodlands Rise Stonesfield
Mr Steve Wren
21. **22/00857/HHD** Brize Norton and Shilton APP
Affecting a Conservation Area
- Proposed single storey flat roof rear extension and first floor pitched roof extension (amended plans and description)
The Green Swinbrook Burford
Tiffany Lindsay

22. **22/00889/FUL** Kingham, Rollright and APP
Enstone
Affecting a Conservation Area

Erection of detached timber poultry house and store.
Firs Farm The Green Over Norton
Miss Pollyanna Pearman
23. **22/00963/FUL** Kingham, Rollright and REF
Enstone
Affecting a Conservation Area

Demolition of existing garage and erection of a 2 bed dwelling on land together with associated works.
Land And Garage South Of Hunts Barn High Street Great Rollright
Mrs L Micklethwaite
24. **22/00968/FUL** Woodstock and Bladon APP
Affecting a Conservation Area

Replacement garden walls and construction of detached garden room in relation to the conversion currently being undertaken. (amended)
Woodstock House Rectory Lane Woodstock
25. **22/00969/LBC** Woodstock and Bladon APP
Affecting a Conservation Area

Alterations to include replacement garden walling in relation to the conversion currently being undertaken.
Woodstock House Rectory Lane Woodstock
26. **22/00987/HHD** The Bartons APP
Affecting a Conservation Area

Solar Panels on garage roof
Green Rise Ledwell Chipping Norton
Mr James Alexander-Sinclair

27. **22/01015/CND** Kingham, Rollright and APP
Enstone
- Discharge of condition 10 (detailed surface water drainage scheme) of planning permission 21/03464/FUL
Heythrop Park Hotel Heythrop Park Heythrop
Warner Leisure Hotels
28. **22/01016/CND** Kingham, Rollright and APP
Enstone
- Discharge of conditions 7 (detailed surface water drainage scheme) and 9 (foul water details) of planning permission 21/03450/FUL
Heythrop Park Hotel Heythrop Park Heythrop
Warner Leisure Hotels
29. **22/01226/FUL** Hailey, Minster Lovell and APP
Leaffield
- Affecting a Conservation Area
- Erection of a temporary portacabin arrangement for football club use.
The Pavilion Lower End Leaffield
Mr Mike Ody
30. **22/01047/FUL** Freeland and Hanborough APP
- Change of use of land to extend private garden of both Plot 34 and Plot 35 (part-retrospective).
34 Freeland Gate Freeland Witney
Mears New Homes With Sovereign Housing Associates
31. **22/01053/PN42** The Bartons P2NRQ
- Erection of single storey rear extension
51 Marshall Crescent Middle Barton Chipping Norton
Mr Tony Bass
32. **22/01062/CND** Woodstock and Bladon APP
- Discharge of condition 4 (parking car/cycle plan) of planning permission 22/00400/HHD
29 Oxford Road Woodstock Oxfordshire
Mr Justin White

33. **22/01083/HHD** Chadlington and Churchill REF
 Alterations to enlarge existing dining room and create first floor bedroom above with dormer window. Provision of additional parking.
The Paddock College Farm Chadlington
 Mr Terry Day
34. **22/01066/LBC** Kingham, Rollright and Enstone APP
 Affecting a Conservation Area
 Removal of roof covering from part of a listed structure (Retrospective)
Home Farm Chastleton Moreton-In-Marsh
 C/o Agent Agent
35. **22/01070/FUL** Freeland and Hanborough APP
 Removal of eight garages on land between 22 and 23 Pinsley Road. Erection of two new dwellings with access road, gardens, off street parking and ancillary works.
Site Of Former St Johns Brigade Headquarters Pinsley Road Long Hanborough
 Mr Michael Stevens
36. **22/01071/HHD** The Bartons APP
 Affecting a Conservation Area
 Removal of existing conservatory. Erection of new garden room extension. Installation of new rooflights and dormer windows. Replacement of all windows with traditional timber flush casements. Conversion of existing garage and replacement of garage doors with full height windows within existing openings. New external chimney stack.
2 Fox Lane Middle Barton Chipping Norton
 Mr Craig Moss
37. **22/01072/HHD** The Bartons APP
 Reordering of ground and first floor accommodation to incorporate the two rear rooms of Roses Cottage into the floor area of Grove Cottage. The insertion of one rooflight. Associated internal works, including work to the party wall with adjoining Roses Cottage. Demolition of existing rear garden party wall, rebuilding it in a new position, and associated external works.
Grove Cottage Over Worton Chipping Norton
 Mr And Mrs Malcolm Axtell

38. **22/01073/LBC** The Bartons APP
- Reordering of ground and first floor accommodation to incorporate the two rear rooms of Roses Cottage into the floor area of Grove Cottage. The insertion of one rooflight. Associated internal works, including work to the party wall with adjoining Roses Cottage. Demolition of existing rear garden party wall, rebuilding it in a new position, and associated external works.
Grove Cottage Over Worton Chipping Norton
 Mr & Mrs Malcolm Axtell
39. **22/01065/FUL** Chadlington and Churchill REF
 Affecting a Conservation Area
- Renovation of a pair of Victorian cottages to include demolition of 20th century additions and erection of two storey (and single storey extension to Blacksmiths cottage) extension to both dwellings.
Lutleys Taston Chipping Norton
 Mr Richard Heelas
40. **22/01067/HHD** Woodstock and Bladon APP
 Affecting a Conservation Area
- Erection of single storey side extension and conversion of existing garage to create additional living space.
44 Brook Hill Woodstock Oxfordshire
 Mr Nick Mellis
41. **22/01074/HHD** The Bartons APP
- Refurbishment works to include alterations to roof and insertion of additional rooflight, erection of single storey rear extension, demolition of existing and construction of new rear garden party wall in revised position and removal of existing detached timber garage together with associated works and installation of air source heat pump.
Rose Cottage Over Worton Chipping Norton
 Mr And Mrs Malcolm Axtell

42. **22/01075/LBC** The Bartons APP
 Internal and external works to refurbish property including alterations to roof and insertion of additional rooflight, changes to internal layout, erection of single storey rear extension, demolition of existing and construction of new rear garden party wall in revised position.
Rose Cottage Over Worton Chipping Norton
 Mr And Mrs Malcolm Axtell
43. **22/01077/HHD** Kingham, Rollright and Enstone APP
 Affecting a Conservation Area
 Garden works around the house including: a new natural pond; repair works and erection of a new boundary wall on the roadside boundary to the north of the house, following the line of the existing derelict wall; erection of garden buildings (a tennis pavilion, a sauna and a glasshouse), and the repositioning/reorientation of a garage building that was approved under an earlier application (17/03286/HHD)
The Grange Chipping Norton Road Little Tew
 Mr And Mrs Tyce
44. **22/01085/LBC** Charlbury and Finstock APP
 Affecting a Conservation Area
 Underpinning of gable wall at western end of Home Farm (Retrospective)
Home Farm 11 High Street Finstock
 Mr Fraser Lindsay
45. **22/01089/HHD** Burford APP
 Affecting a Conservation Area
 Proposed replacement single storey rear extension (amended plans)
14 Priory Lane Burford Oxfordshire
 Mrs Marjorie Scott-Goddard
46. **22/01090/LBC** Burford APP
 Affecting a Conservation Area
 Internal and external alterations to construct a replacement single storey rear extension (Amended plans)
14 Priory Lane Burford Oxfordshire
 Mrs Marjorie Scott-Goddard

47. **22/01121/HHD** Burford APP
Affecting a Conservation Area
- Construction of detached garden shed.
Roche House 29 Sheep Street Burford
Mrs Corinne Hoge
48. **22/01123/HHD** Charlbury and Finstock APP
Affecting a Conservation Area
- Alterations and single storey extension to existing garden room to create a studio.
Stonewalls Sturt Road Charlbury
Mr George Taylor
49. **22/01129/CLP** Woodstock and Bladon REF
- Certificate of Lawfulness (construction of ancillary garden pavilion).
Merry Piece Oxford Road Woodstock
Mr Gary Holmes
50. **22/01131/CLE** Kingham, Rollright and Enstone REF
- A Certificate of Existing Lawful Use is sought for the use of a former barn building as a separate residential dwelling. The building to which the application relates lies approximately 50 metres north of the existing residential dwelling of Shepherds Dean Farm.
Shepherds Dean Farm Banbury Road Chipping Norton
Mrs Adele Thompson
51. **22/01132/S73** The Bartons APP
- Variation of condition 2 of planning permission 20/02531/HHD to allow for an enlarged underground garage/store and provision of a service corridor.
Millers Barn Mill Lane Sandford St Martin
52. **22/01158/HHD** Ascott and Shipton APP
Affecting a Conservation Area
- Replacement windows and doors.
Willow Bank Mawles Lane Shipton Under Wychwood
Mr Ian Tapp

53. **22/01146/FUL** Chadlington and Churchill APP
 Formation of a temporary construction access from unnamed road to Salt Way Barn.
Saltway Barn Hill Farm Taston
 Mr George Bennell
54. **22/01149/S73** Kingham, Rollright and Enstone APP
 Variation of condition 2 of planning permission 21/01022/FUL to allow for a low level
 hipped roof bay to the west and an open sided lean-to log store to the east together
 with minor alterations to the approved layout.
Maplewood Barn Great Tew Chipping Norton
55. **22/01163/S73** Freeland and Hanborough APP
 Affecting a Conservation Area
 Variation of Conditions 2 and 3 of planning permission 20/03115/HHD to allow use of
 render in lieu of cladding.
The Beeches Church Hanborough Witney
 Mr & Mrs T Davies
56. **22/01164/FUL** Woodstock and Bladon APP
 Affecting a Conservation Area
 Demolish contemporary additions which form existing 'kissing gate' and extend small
 gate to create double gate.
Estate Office Blenheim Park Woodstock
 Mr Roy Cox
57. **22/01165/LBC** Woodstock and Bladon APP
 Demolish contemporary additions which form existing 'kissing gate' and extend small
 gate to create double gate.
Estate Office Blenheim Park Woodstock
 Mr Roy Cox

58. **22/01172/HHD** Burford APP
Proposed Single Storey Rear extension
5 Shilton Road Burford Oxfordshire
Mrs Lauren Seddon
59. **22/01174/FUL** Kingham, Rollright and Enstone APP
Formation of overflow car park including new connections to the existing car park and alterations to and reformation of existing landscape bund.
Soho Farmhouse Great Tew Chipping Norton
Soho House UK Limited
60. **22/01175/HHD** Charlbury and Finstock APP
Affecting a Conservation Area
Erection of two first floor extensions and a small lean-to ground floor extension
Stable Cottage 2 Hixet Wood Charlbury
Mr C Bennett
61. **22/01184/HHD** Stonesfield and Tackley APP
Demolish conservatory and replace with single storey rear extension
1 Main Road Over Kiddington Woodstock
Mr And Mrs Kumar
62. **22/01189/CND** Kingham, Rollright and Enstone APP
Discharge of condition 13 (staged programme of archeological evaluation and mitigation) of planning permission 21/03464/FUL
Heythrop Park Hotel Heythrop Park Heythrop
Warner Leisure Hotels
63. **22/01190/CND** Kingham, Rollright and Enstone APP
Discharge of condition 11 (Archaeological Written Scheme) of planning permission 21/03450/FUL
Heythrop Park Hotel Heythrop Park Heythrop
Warner Leisure Hotels

64. **22/01191/CND** Kingham, Rollright and APP
Enstone

Discharge of condition 6 (precautionary working method statement) of planning permission 21/03464/FUL

Heythrop Park Hotel Heythrop Park Heythrop
Warner Leisure Hotels

65. **22/01192/CND** Kingham, Rollright and APP
Enstone

Discharge of condition 14 (precautionary working method statement) of planning permission 21/03450/FUL

Heythrop Park Hotel Heythrop Park Heythrop
Warner Leisure Hotels

66. **22/01202/HHD** Kingham, Rollright and REF
Enstone

Erection of single storey extensions to create additional bedroom and garden room with spa room and storage beneath, enlarge reception room and provision of terrace above and formation of lobby, boiler room and bin store. Erection of first floor extension with dormer window to create further additional bedroom with en-suite together with the installation of two further dormers to allow access to first floor terrace. Formation of swimming pool and associated works.

Convent Cottage Radford Chipping Norton
Mr Peter Harrison

67. **22/01232/HHD** Charlbury and Finstock APP
Affecting a Conservation Area

Erection of single storey rear extension, alterations to 2 windows to west elevation, reinstatement of window to south elevation and insertion of new roof lights.

Langlands Farm High Street Finstock
Mr M Aronow

68. **22/01233/LBC** Charlbury and Finstock APP
Affecting a Conservation Area

Internal and external alterations to include erection of single storey rear extension, alterations to 2 windows to west elevation, reinstatement of window to south elevation and insertion of new roof lights together with internal alterations.

Langlands Farm High Street Finstock
Mr M Aronow

69. **22/01220/HHD** Burford APP
Affecting a Conservation Area
- External alterations to the existing house and construction of an oak framed outbuilding on the rear of the site
Tudor Cottage 40 Witney Street Burford
Tracey Pengilly
70. **22/01221/LBC** Burford APP
Affecting a Conservation Area
- Internal and external alterations to the existing house and construction of an oak framed outbuilding on the rear of the site
Tudor Cottage 40 Witney Street Burford
Tracey Pengilly
71. **22/01222/HHD** Kingham, Rollright and REF
Enstone
- Affecting a Conservation Area
- Proposed loft and dormer extension
3 Blue Row Over Norton Chipping Norton
Alexandra Johnson
72. **22/01223/CLP** Chadlington and Churchill APP
Certificate of Lawfulness (creation of temporary access track).
Saltway Barn Hill Farm Taston
Mr George Bennell
73. **22/01238/HHD** Woodstock and Bladon WDN
- New porch, window on front elevation replaced by French doors. Single storey rear extension. Hipped roof changed to gable end on side of house.
63 New Road Woodstock Oxfordshire
Rebecca Rush

74. **22/01239/HHD** Kingham, Rollright and APP
Enstone
- Affecting a Conservation Area
- Two storey side and rear extensions and the removal/replacement of a single storey lean-to (Amended plans)
Manor Cottage High Street Great Rollright
Mrs K Roberts
75. **22/01270/HHD** Burford APP
- Construction of pitched roof to replace existing flat roof.
Whitehill Farm Widford Burford
Mr Paul Youngson
76. **22/01252/HHD** Chadlington and Churchill APP
Affecting a Conservation Area
- Erection of single storey rear extension to replace existing conservatory and installation of two rooflights in rear roof slope of main dwelling (amended plans)
Chartwell Chipping Norton Road Churchill
Mr And Mrs M Checkley
77. **22/01254/FUL** Kingham, Rollright and APP
Enstone
- Erection of ancillary accommodation.
Cherwell Farm Chipping Norton Road Little Tew
Mr Howorth
78. **22/01276/CND** Kingham, Rollright and APP
Enstone
- Discharge of condition 4 (Travel Plan) of planning permission 21/00508/FUL
Heythrop Park Hotel Heythrop Park Heythrop
Warner Leisure Hotels

79. **22/01277/HHD** Stonesfield and Tackley APP
Affecting a Conservation Area
- Alterations to existing front dormers and installation of rear dormer to create additional living space.
Westall The Ridings Stonesfield
Mr C Wiseman
80. **22/01290/S73** Chadlington and Churchill APP
- Variation of condition 2 of planning permission 20/02577/RES to allow design changes to the dwellings.
The Gables West End Chadlington
Trinity Properties Ltd
81. **22/01301/FUL** Ascott and Shipton APP
- Conversion of outbuilding to create two holiday lets and associated works.
Quarry Hill Farm Shipton Under Wychwood Chipping Norton
Mr Robert Biles
82. **22/01319/HHD** Charlbury and Finstock APP
Affecting a Conservation Area
- Internal changes to the garage into a living space. Demolition of existing internal walls on ground floor to open space for lounge and utility. Additional one and a half storey rear extension from master bedroom (amendments to previous application 21/03910/HHD)
21 Woodstock Road Charlbury Chipping Norton
Bamford and Howell
83. **22/01349/HHD** Chipping Norton APP
- Remove existing conservatory and erection of replacement single storey extension to form dining room. Construction of two storey and first floor side extension together with loft conversion and rear dormer to enlarge existing garage and create first floor bedroom with en-suite.
10 Tilsley Road Chipping Norton Oxfordshire
Mr Alistair Brown

84. **22/01337/CND** APP
 Discharge of conditions 8 (full surface water drainage scheme) and 9 (mitigation strategy and management plan) of planning permission 19/01862/FUL
Outwood Cottage Over Kiddington Woodstock
 Juxon Farms Ltd
85. **22/01343/HHD** Woodstock and Bladon APP
 Installation of timber gates and two gateposts (to replace existing) with a maximum height of 1.9 metres. (amended)
Southwood 45 Bladon Road Woodstock
86. **22/01444/CND** Chadlington and Churchill APP
 Affecting a Conservation Area
 Discharge of conditions 5 (details of access between the land and highway) and 6 (surface water disposal) of planning permission 21/01781/HHD
Wigwell House Spelsbury Chipping Norton
 Mr J McKellar
87. **22/01387/CLP** Chipping Norton APP
 Certificate of Lawfulness to form habitable room in roofspace with rear velux rooflights.
31 Hailey Avenue Chipping Norton Oxfordshire
 Dr Fisher
88. **22/01398/PDET28** The Bartons P2NRQ
 Erection of a new agricultural building.
The Chase Sandford St Martin Road Westcote Barton
 Westcote Farms
89. **22/01597/CND** Woodstock and Bladon APP
 Discharge of conditions 3 (scheme of landscaping) 4 (arboricultural method statement) and 7 (full surface water drainage scheme) of permission 21/02967/FUL
Blenheim Palace Blenheim Park Woodstock
 Ms Kelly Whitton

90. **22/01440/PDET28** Kingham, Rollright and P2NRQ
Enstone

Formation of new agricultural access tracks.
The Estate Office Quarry Farm Banbury Road
Mr Colin Woodward

91. **22/01450/CND** Chadlington and Churchill APP

Discharge of condition 13 (detailed surface water drainage scheme) of planning permission 22/00152/S73
The Barns Kingham Oxfordshire
Mrs C Cash

92. **22/01673/PDET28** Kingham, Rollright and P2NRQ
Enstone

Provision of livestock and machinery hardcore tracks.
Showell Farm Little Tew Chipping Norton
Mr Roderick Richmond-Watson

93. **22/01695/NMA** Stonesfield and Tackley APP
Affecting a Conservation Area

Single storey extension to the existing utility room (non-material amendment to allow design changes to the roof).
Glebe Cottage The Ridings Stonesfield
Mr Richard Froggatt

This page is intentionally left blank

APP/D3125/W/21/3285397

1 Graces Court, The Slade, Charlbury, Chipping Norton, Oxfordshire OX7 3EG

The condition in dispute is No 14 which states that: Before first occupation of any dwelling all bathroom/WC window(s) and all first floor windows in the west elevations of plots 1 and 2 shall be fitted with obscure glazing and shall be retained in that condition thereafter.

Appeal Dismissed

APP/D3125/W/21/3281901

21/00651/OUT Land North East of 53 High Street, Ascott-under-Wychwood OX7 6AX

Outline planning application (with some matters reserved except access) for the demolition of existing building and construction of up to seven dwellings and new open space/memorial garden of approximately 0.06ha.

Appeal Dismissed, Costs partially allowed

APP/D3125/W/21/3275501

21/00464/HHD Thresher Barn, 6 Millwood Farm Barns, Abelwood Road, Long Hanborough OX29 8RB

The development proposed is new glazed door to north elevation.

Appeal dismissed

APP/D3125/W/21/3273429

20/01602/FUL Land South East of Hillside, Swan Lane, Long Hanborough OX29 8BT

The development proposed is redesign to reduce previous application (20/00177/FUL) from 3 bed dwelling to two bed dwelling.

Appeal Dismissed

This page is intentionally left blank