WEST OXFORDSHIRE DISTRICT COUNCIL

Friday 7 June 2024

Tel: 01993 861000
email: 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, Council Offices, Woodgreen, Witney, Oxfordshire OX28 1NB on **Monday 17 June 2024** at **2.00pm.**

Giles Hughes
Chief Executive

To: Members of the Uplands Area Planning Sub-Committee

Councillors: Julian Cooper (Chair), Mark Walker (Vice-Chair), Lidia Arciszewska, Hugo Ashton, Andrew Beaney, Adam Clements, Roger Faulkner, David Jackson, Rosie Pearson and Geoff Saul.

Recording of Proceedings – The law allows the public proceedings of Council, Executive, 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. **Apologies for Absence and Temporary Appointments**
To receive any Apologies for Absence from members of Sub-Committee.
The quorum for the Sub-Committee is 4 members.

2. **Declarations of Interest**
To receive any Declarations of Interest from members of the Sub-Committee on any items to be considered at the meeting.

3. **Minutes of Previous Meeting** (Pages 3 – 12)
To approve the minutes of the previous meeting, held on Tuesday 28 May 2024.

4. **Applications for Development** (Pages 13 – 38)
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.

Pages	Application No.	Address	Planning Officer
15-28	23/00147/FUL	Furze Platts, Blenheim Park, Woodstock	Sarah Hegerty
29-38	23/03421/FUL	Collicutt, Wilcote Riding, Finstock, Chipping Norton	Stephanie Eldridge

4.1 23/00147/FUL Furze Platts, Blenheim Park, Woodstock

4.2 23/03421/FUL Collicutt, Wilcote Riding, Finstock, Chipping Norton

5. **Applications Determined under Delegated Powers** (Pages 39 – 48)
Purpose:
To inform the Sub-Committee of applications determined under delegated powers.

Recommendation:
That the report be noted by the Sub-Committee.

6. **Appeal Decisions Report**
There are no appeal decisions for the Sub-Committee to note at the meeting.

(END)

WEST OXFORDSHIRE DISTRICT COUNCIL

Minutes of a meeting of the
Uplands Area Planning Sub-Committee
Held in the Council Chamber, Council Offices, Woodgreen, Witney, Oxfordshire OX28 1NB
at 2.00pm on **Tuesday 28 May 2024.**

PRESENT

Councillors: Julian Cooper, Lidia Arciszewska, Hugo Ashton, Andrew Beaney, Roger Faulkner David Jackson, Elizabeth Poskitt, Geoff Saul and Rosie Pearson.

Officers: James Nelson (Principal Planner), Sarah Hegerty (Planning Officer), Phil Shaw (Business Manager, Development Management), Max Thompson (Senior Democratic Services Officer) and Anne Learmonth (Democratic Services Officer).

12 Election of Chair

Councillor Elizabeth Poskitt, Chair of the Council, opened the meeting and asked for nominations for Chair of the Uplands Area Planning Sub-Committee.

Councillor Hugo Ashton proposed that Councillor Julian Cooper be elected as Chair of the Uplands Area Planning Sub-Committee for the municipal year 2024-2025. This was seconded by Councillor David Jackson. With no other nominations made, the proposal was put to a vote and was unanimously agreed by the Sub-Committee.

The Sub-Committee **Resolved** to:

1. Elect Councillor Julian Cooper as the Chair of the Sub-Committee for the municipal year 2024-2025.

13 Appointment of Vice Chair

Councillor Julian Cooper, Chair of the Sub-Committee, proposed that Councillor Mark Walker be appointed as Vice Chair and of the Uplands Area Planning Sub-Committee for the municipal year 2024-2025. This was seconded by Councillor Geoff Saul. With no other nominations made, the proposal was put to a vote and was unanimously agreed by the Sub-Committee.

The Sub-Committee **Resolved** to:

1. Appoint Councillor Mark Walker as Vice-Chair of the Uplands Area Planning Sub-Committee for the municipal year 2024-2025.

14 Apologies for Absence and Temporary Appointments

Apologies for absence were received from Councillor Adam Clements. Councillor Elizabeth Poskitt substituted for Councillor Adam Clements.

Councillor Mark Walker was absent from the meeting.

15 Declarations of Interest

There were no declarations of interest received from Members of the Sub-Committee.

16 Minutes of Previous Meeting

Councillor Hugo Ashton proposed that the minutes of the previous meeting, held on Monday 8 April be approved by the Sub-Committee as a true and accurate record. This was seconded by Councillor Andrew Beaney, was put to a vote and was unanimously agreed by the Sub-Committee.

The Sub-Committee **Resolved** to:

1. Agree the minutes of the previous meeting, held on Monday 8 April 2024 as a true and accurate record.

Councillor Andrew Beaney rose to ask if the Sub-Committee would place on the record their thanks to former Councillor Jeff Haine, for the work they did whilst serving on the Uplands Area Planning Sub-Committee. The proposition was unanimously agreed by the Sub-Committee, and Democratic Services confirmed they would contact Mr. Haine to pass on the Sub-Committee's vote of thanks.

17 Applications for Development

18 23/03261/FUL Barn at Ryehill Farm, Kingham.

James Nelson, Principal Planner, introduced the application for the part demolition and change of use of two agricultural barns into holiday lets, and the conversion of a third agricultural barn into a leisure facility to service the holiday accommodation.

The Principal Planner provided a presentation to the Sub-Committee drawing attention to the following:

- The proposals fully accord with WODC Policy, in particular OS2, OS4, E2 & E3 which detail that farm diversification is supportable in this instance utilising non-traditional structures;
- The proposals maintained the aesthetic of this commercial agricultural farm and offer the opportunity for a tangible enhancement to the character of the immediate and wider area through the removal of built form, and landscape enhancements alongside the demonstrable enhancements to the quality of the overall setting;
- The submitted scheme maintained the existing agricultural form in its surroundings and delivers a high-quality contemporary conversion using sympathetic materials. The revised scheme secures a significant net gain in landscape and visual impact terms compared to the existing layout and it is submitted that the proposed scheme fully accords and meets the requirements of both local and National Planning Policy;.

A pre-submitted statement from the applicant, Kay Roberts, was read out to the Sub-Committee by Democratic Services.

The Principal Planner read out parts 5.21 – 5.25 of the report and explained the recommendations in part 5.47 of the report which stated: In light of the above assessment, the application is considered to accord with West Oxfordshire Local Plan 2031 Policies OS1, OS2, OS3, OS4, E2, E3, E4, T2, T3, T4, BC1, EH1, EH3, EH7 and EH8, the NPPF 2023 and the West Oxfordshire Design Guide. The application was recommended for conditional approval.

The Chair invited the Sub-Committee to discuss the application, which raised the following points:

- Members queried various conditions that were based around concerns raised from the Parish Council regarding the application and the Senior Planning Officer explained that more wording could be added to the camping condition and other issues raised around lighting (condition 12) and swift bricks (condition 15) could be checked with the ecologist;

- Queries were raised around the distance to the station, parking, safe walking and cycling. The Senior Planning Officer suggested there were no objections from OCC Highways;
- There was a question regarding holiday home occupancy rates and the Senior Planning Officer said that the tourist Officer was aware of market conditions;
- Comments were made around the viability for a business case, sewage and drainage;

Further discussion occurred around distance to the rail station as one of the Parish Council concerns had been that the site would cause considerable more traffic and it was felt that a condition around this should be added for the requirement of sustainable forms of transport, linked to the Climate Action Plan. The Senior Planning Officer concluded that an amendment around this would be difficult to implement; however, it could be added as an advisory note and additionally swift bricks would be included in condition 15;

Councillor Andrew Beaney proposed a condition to link the operation of the tourism use to the wider agricultural operation.

Councillor Lidia Arciszewska proposed that the application be approved in line with Officer recommendations, along with the advisory note on a cycle/walking path, addition of swift bricks in condition 12, and an additional condition linking the operation of the tourism use to the wider agricultural operation. This was seconded by Councillor Andrew Beaney, was put to a vote, and was unanimously agreed by the Sub-Committee.

The Sub-Committee **Resolved** to:

1. Approve the application in line with Officer recommendations, with suggested advisory note and additional addition to condition.

19 **24/00215/S73 Chalfont, 3 Wroslyn Road, Freeland**

Sarah Hegerty, Planning Officer, introduced the application for variation of Conditions 2 and 3 of Planning Permission 22/02862/HHD, to allow design and material changes and to regularise the proposal and the clients Contractor has started to build the extensions different from the approved drawings.

The Planning Officer provided a presentation to the Sub-Committee drawing attention to the following, along with the site photos:

- The site was located in a residential area of Freeland and it was not in an area of special designated control;
- The area was not typified with one specific house type or material however the neighbouring properties either side were both single or one and half storey bungalows which have both been extended in various ways including front extension and also raising of the roof;
- The property was a detached single storey bungalow dwelling with a rear conservatory and was constructed of Buff brick and white render under a tile roof. The dwelling sits on a relatively large plot which was set back from the front of the plot by approx. 22m and has a staggered build line from the adjacent properties;
- The proposed alterations were minor and were not considered to disrupt the dwelling's overall proportions or detract from the appearance of the streetscene;
- The change in materials were to the rear and were still considered to be consistent with the overall appearance of the property;
- Officers therefore considered the proposed acceptable in this regard.

The representative of the applicant, Mr Griffins addressed the sub-committee on behalf of the applicant.

The Planning Officer continued with their presentation, highlighting the following points:

- Similar to previous applications, the impact on neighbouring amenities had been thoroughly assessed. The rear extension, closest to neighbouring properties (1 Wroslyn Road and Pembroke House), extended an additional 51cm further into the amenity space without an increase in height;
- Although this extension would be visible from within the neighbouring properties amenity spaces, officers did not believe it would have a detrimental impact in terms of being overbearing or loss of light, especially considering the single-story nature of the extension;
- Given the staggered nature of the dwellings the front additions would not have an impact on the neighbouring properties;
- As with the previous permission conditions have been applied to ensure the sill of the roof lights was 1.7m above finished floor level to ensure no overlooking from these windows. Also permitted development rights have been removed to ensure neighbouring amenity was maintained.

The Chair invited the Sub-Committee to discuss the application, which raised the following points:

- Members raised concerns over the close proximity to neighbours, the pitched roof and gables which would have an overbearing impact on neighbours, was overbearing and would affect the neighbours right to light and it was felt that the application should be refused. The Planner explained that the front extension gap was not increasing in height with no windows and was just slightly forward;
- Members felt that the small changes did not warrant refusal and that the Officers recommendation was correct;
- The Business Manager for Development Management reminded Members that they must assess what harms have been identified and that what has been built is not a material difference

Councillor Rosie Pearson proposed that the application be approved, in line with Officer recommendations. This was seconded by Councillor Geoff Saul and was put to a vote. There were 6 votes in favour, three votes against with no abstentions. The vote was carried.

The Sub-Committee **Resolved** to:

1. Approve the application in line with Officer recommendations.

20 24/00216/S73 Chalfont, 3 Wroslyn Road, Freeland

Sarah Hegerty, Planning Officer, introduced the application for the variation of conditions 2 and 3 of Planning Permission 22/02862/HHD to allow design and material changes, and to regularise the proposal and the clients The contractor had started to build extensions different from the approved drawings.

The Planning Officer provided a presentation to the Sub-Committee drawing attention to the following along with the site photos:

- The site was located in a residential area of Freeland and it was not in an area of special designated control;

- The area was not typified with one specific house type or material, however the neighbouring properties either side were both single or one and half storey bungalows which have both been extended in various ways including front extension and also raising of the roof;
- The property was a detached single storey bungalow dwelling with a rear conservatory, constructed of buff brick and white render under a tile roof. The dwelling sat on a relatively large plot which was set back from the front of the plot by approximately 22 metres and had a staggered build line from the adjacent properties;
- The proposed alterations were minor and were not considered to disrupt the dwelling's overall proportions or detract from the appearance of the street scene;
- The change in materials were to the rear and were still considered to be consistent with the overall appearance of the property;
- Officers therefore considered the proposed acceptable in such regard.

The representative of the applicant, Mr Griffins addressed the Sub-Committee on behalf of the applicant.

The Planning Officer continued with their presentation which clarified the following points:

- Similar to previous applications, the impact on neighbouring amenities had been thoroughly assessed. The rear extension, closest to neighbouring properties (1 Wroslyn Road and Pembroke House), extended an additional 51cm further into the amenity space without an increase in height;
- Although this extension would be visible from within the neighbouring properties amenity spaces, officers did not believe it would have a detrimental impact in terms of being overbearing or loss of light, especially considering the single-story nature of the extension;
- Given the staggered nature of the dwellings the front additions would not have an impact on the neighbouring properties;
- As with the previous permission, conditions had been applied to ensure the sill of the rooflights was 1.7m above finished floor level to ensure no overlooking from these windows. Additionally, permitted development rights had been removed to ensure neighbouring amenity was maintained.

The Chair then invited the Sub-Committee to discuss the application, which raised the following points:

- Members raised concerns over the close proximity to neighbours, the pitched roof and gables which would have an overbearing impact on neighbours, was overbearing and would affect the neighbours right to light and it was felt that the application should be refused. The Planning Officer explained that the front extension gap was not increasing in height with no windows and was just slightly forward;
- Other Members felt that the small changes did not warrant refusal and that the Officers recommendation was correct;
- The Business Manager for Development Management reminded Members that they must assess what harms have been identified and that what has been built is not a material difference.

Councillor Geoff Saul proposed that the application be approved, in line with Officer recommendations. This was seconded by Councillor Elizabeth Poskitt and was put to a vote. There were 3 votes in favour, 4 votes against with 2 abstentions. The vote was not carried.

Councillor Hugo Ashton proposed that the application be refused, in line with policies H6 and OS4. This was seconded by Councillor Lidia Arciszewska and was put to a vote. There were for 4 votes in favour, 4 votes against and 1 abstention. The Chair exercised their casting vote and voted in favour of the proposal. The vote was carried.

The Sub-Committee **Resolved** to:

1. Refuse the application, in accordance with policies OS4 and H6 regarding the overbearing impact on the neighbouring properties.

21 24/00686/FUL Land And Building (E) 439518 (N) 226211,Enstone Airfield North, Banbury Road, Enstone.

James Nelson, Principal Planner, introduced the application for the erection of detached, single and two storey viewing/instruction facility, including associated offices for staff and flying school users, WC facilities and garage for fire and rescue vehicle.

The Principal Planner provided a presentation to the Sub-Committee drawing attention to the following with the floor plans, site photos and landownership:

- The application site did not lie within any areas of specially designated planning control and lies adjacent to a range of hangar/warehouse buildings associated with the use of the land as an active airfield.
- The application was brought before Members due to a conflict between officer recommendation and the views of the Enstone Parish Council, who had objected to the application.
- The scheme was a resubmission of application ref. 23/01569/FUL, which was withdrawn following deferral of the application at this Committee in December 2023. The red-line boundary has been amended to ensure that the entire site lies within the applicant's land ownership. Otherwise, the application is unchanged.

Councillor Phillip Shaw addressed the Sub-Committee on behalf of the Enstone Parish Council against the application.

Mr. Julian Ferguson-Dane addressed the Sub-Committee against the application.

Mr Huw Mellor, the applicant's agent addressed the Sub-Committee in support of the application.

The Planning Officer explained further points within the report under sections 5.17 - 5.35 of the report.

The Chair then invited the Sub-Committee to discuss the application, which raised the following points:

- Members commented on the consent to have buildings on land and access with legal rights. The Principal Planner explained that the third party right of access was a civil legal matter and did not fall under planning considerations;
- There was a query in terms of increase in flight noise and what weight the Committee had in terms of refusal on that basis. The Principal Planner suggested that the Committee should only consider the building application;
- In regards to car parking, the Principal Planner referenced the slides and confirmed there was no objection from Highways Officers;

- It was emphasised that one could not retrospectively impose conditions on the use of existing runways in considering this application. However, action could be taken via the previous application if a breach occurred.

Councillor Geoff Saul proposed that the application be approved, in line with Officer recommendations. This was seconded by Councillor Elizabeth Poskitt and was put to a vote. There were 7 votes in favour, 2 votes against with no abstentions. The vote was carried.

The Sub-Committee **Resolved** to:

1. Approve the application in line with Officer recommendations.

22 **24/00890/FUL Stonesfield Sports and Social Club, Field Close, Stonesfield.**

James Nelson, Principal Planner, introduced the application for the erection of 6 no. lighting columns with 6 no. floodlighting luminaires with associated works.

The Principal Planner provided a presentation to the Sub-Committee drawing attention to the following and demonstrated in photos:

- The application site comprised the western two of three existing hard surfaced tennis courts at Stonesfield Sports and Social Club as well as associated access and parking, which would be unaffected by the proposal. The courts lay in the eastern portion of the recreation ground and are partially enclosed by a bund and planting;
- The application site laid within the Cotswolds National Landscape;.
- The application followed the refusal of application ref. 23/02653/FUL at the Sub-Committee in February 2024;
- Design changes had been made in order to address the concerns of Members including;
  - Column height reduced from 8m to 6m;
  - Columns to reduced in diameter and to be stained in green;
  - Colour and intensity of lighting reduced from 4000 Kelvin (neutral white) to 3000 Kelvin (warm white); and
  - Lighting report amended to demonstrate no light spill to nearby properties.

Mr. Rob Sariano addressed the Sub-Committee on behalf of the applicant.

The Principal Planner explained further points within the report under sections 5.15-5.28.

The Chair then invited the Sub-Committee to discuss the application, which raised the following points:

- Members commented that there were no objections from the Parish Council and due to the amendments from the last application it was felt it was not a difficult decision to approve the application as set out by Officers.

Councillor Andrew Beaney proposed that the application be approved in line with Officer recommendations. This was seconded by Councillor Rosie Pearson, was put to a vote. And was unanimously approved by the Sub-Committee.

The Sub-Committee **Resolved** to:

1. Approve the application in line with Officer recommendations.

23 Allocation of Section 106 funding in Long Hanborough, Oxfordshire

Phil Shaw, Business Manager for Development Management, introduced the report which sought the allocation of funding to whichever of the two claimants it considered best mitigates the impact of the development.

It was explained that it was a tricky situation that had arisen as a result of seeking to facilitate the PC request beyond the point that the rest of the S106 had been negotiated. There were two parties who could legitimately lay claim to the funding - but only enough funding to provide for one of them. Section 106 money was not a tax on development but rather, in order to meet the relevant tests, must be necessary mitigation to assist in offsetting harm caused by any particular development.

When requests were made before a resolution had reached where there were viability issues, the Sub-Committee had to decide which matters to include and which to exclude. That was the task that was now before members - albeit it was happening at a far later stage in the process.

It was to be noted that Officers were satisfied that both claims met the relevant legal and other tests and would provide mitigation and so it essentially becomes a political/practical decision as to which one Members consider best met the needs of the village and could best mitigate the impact of the development.

Furthermore, the Parish Council believed that the phrase amendment meant that the "mixed" sum should be allocated to the community hub and could only be spent in Long Hanborough. Leisure Services considered that it should be spent as per the adopted Playing Pitch Strategy. Both could not have all of the money and so a choice had to be made.

Members spoke and expressed their reason on who they thought should receive the funds and asked various questions and points of clarification to reach their decision.

It was proposed that the mixed sum be provided as the Parish Council believed and that the "mixed" sum should be allocated to the community hub and could only be spent in Long Hanborough.

Councillor Roger Faulkner proposed that the Sub-Committee agree the recommendation as listed on the original report. This was seconded by Councillor Elizabeth Poskitt, was put to a vote, and was unanimously agreed by the Sub-Committee.

The Sub-Committee **Resolved** to:

1. Award the Section 106 funding as a "mixed" sum and allocated to the community hub that can only be spent in Long Hanborough.

24 Applications Determined under Delegated Powers.

The report giving details of applications determined under delegated powers was noted by the Sub-Committee.

At the end of the agenda item, the Sub-Committee agreed unanimously that the meeting would continue in to a fourth hour, in accordance with Rule 10, Part 5A of the Constitution.

25 **Appeal Decisions Report**

The report giving details of Appeal Decisions was received and noted by the Sub-Committee.

The Meeting closed at 5.04pm.

CHAIR

This page is intentionally left blank

WEST OXFORDSHIRE DISTRICT COUNCIL

UPLANDS AREA PLANNING SUB-COMMITTEE

Date: 17 June 2024

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 Business Manager. 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.

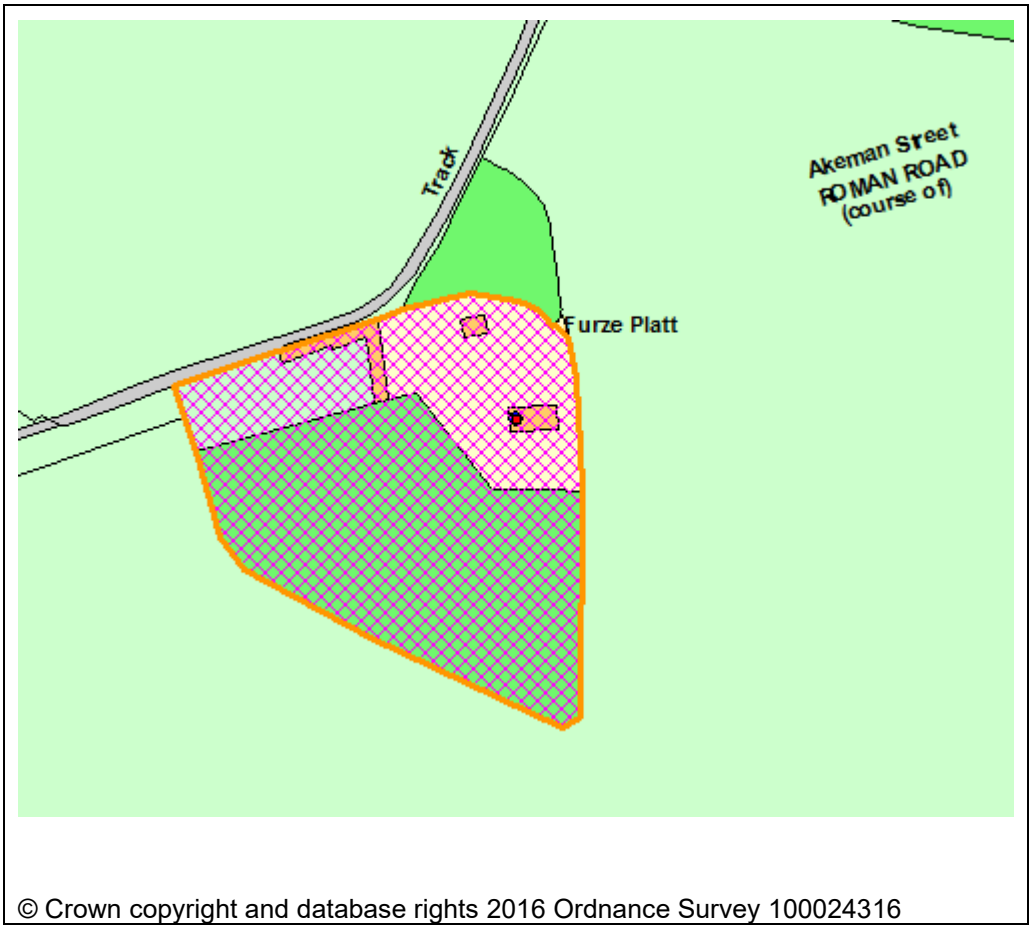
Please note that:

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

Pages	Application Number	Address	Officer
15 – 28	23/00147/FUL	Furze Platts Blenheim Park	Sarah Hegerty
29 – 38	23/03421/FUL	Collicutt Wilcote Riding	Stephanie Eldridge

Application Number	23/00147/FUL
Site Address	Furze Platts Blenheim Park Woodstock Oxfordshire OX20 1HF
Date	5 June 2024
Officer	Sarah Hegerty
Officer Recommendations	Approve
Parish	Blenheim Parish Council
Grid Reference	443206 E 218406 N
Committee Date	17 June 2024

Location Map



Application Details:
Erection of a replacement estate House together with conversion of existing barn and outbuildings for ancillary use. Works to include new access drive through to existing courtyard, an outdoor pool and associated landscaping works.

Applicant Details:
Blenheim Estate
c/o Agent

1 CONSULTATIONS

OCC Rights of Way Field Officer	I have no objections to the proposal subject to conditions.
OCC Highways	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.
Env Health - Uplands	I have no objection in principle. Contamination -While I have no major concerns in relation to the development, review of the historical maps we hold suggest that the site has previously housed an agricultural building. Please consider adding the following condition to any grant of permission.
District Ecologist	Acceptable subject to the following conditions:
Historic England	Historic England would not object to the proposals unless UNESCO raised concerns. We would seek to resolve any concerns raised before the application is determined.
The Gardens Trust	Thank you for consulting The Gardens Trust (GT) in its role as Statutory Consultee with regard to proposed development affecting a site listed by Historic England (HE) on their Register of Parks and Gardens as per the above application. We have liaised with our colleagues in the Oxfordshire Gardens Trust and their local knowledge informs this joint response. We very much appreciate being given a little extra time to respond. We have considered the online documentation for the demolition of the existing unlisted, vernacular stone farmhouse (map evidence C18-C19) at Furze Platt and the re-purposing of an existing barn and open cattle shelter-sheds, together with the construction of a new enlarged house in formal, classical style with associated newly designed gardens and a pool. The proposals affect Grade I Blenheim Palace and its setting, the Grade I Registered Park and Garden (RPG) as well as lying within a World Heritage Site. The historic and artistic value of the building group at Furze Platt are considered to be of moderate significance, contributing to the overall character of North Park. The proposals will have a significant visual impact from various viewpoints at close range to Furze Platt and particularly from the public right of way (PROW) to the north and east of the site and from the area to the south.

	The change from the present modest vernacular scale farmhouse with associated barns in a rural setting will be significantly and permanently changed by the construction of a large, classically inspired house with associated formal gardens and landscaping. However, these changes at Furze Platt are proposed to be mitigated by the use of appropriate materials and sustainable, energy efficient design, together with tree and hedge planting. Despite the localised impacts at Furze Platt, the design intent of the open space on a grand scale of the North Park in the wider landscape setting to Blenheim Palace would remain largely unchanged. It is also noted that there is no change proposed to the route of the PROW forming part of the Oxfordshire Way, which continues eastwards from the Grand Avenue to Furze Platt and to the park Boundary. It is important that the public footpath and views from it are maintained and preserved.
Parish Council	No Comment Received.
OCC Archaeological Services	The site lies within the Blenheim World Heritage Site and so Historic England should also be consulted on these proposals. An archaeological evaluation has been carried out on the site, which recorded the remains of the Roman road Akeman Street, immediately to the north of the cowshed (EOX6358). It is possible that further Roman remains survive on the site, which would be affected by the development. We would therefore recommend that, should planning permission be granted, the applicant should be responsible for ensuring the implementation of a staged programme of archaeological investigation to be maintained during the period of construction.
WODC Env Services - Landscape	No Comment Received.
Historic England	Following our original comments on 9 June 2023 there has been the submission of an additional Heritage Impact Assessment, the recommended improvements from ICOMOS and subsequent amendments addressed in this letter. The additional information and minor amendments have not materially altered our original advice and we wish to restate our assessment that whilst creation of the proposed new house at Furze Platt would change this part of the landscaping surrounding Blenheim Palace it would not harm its significance or Outstanding Universal Value. A strong case has been made that the application would be compliant with local and national planning Historic England supports the application on heritage grounds

Conservation And Design Officer	As you are aware, we have always believed that this should have been a building with a main block of relatively shallow plan, perhaps modelled on North Lodge, or perhaps a farmhouse of the grander type. And this was, of course, to prevent the new house being too assertive, or too imposing - as, arguably, there is only room for one grand house on the estate. Instead, the applicant has resolutely pursued a deep, squarish plan, giving a relatively voluminous and blocky form. But on the positive side, Francis Terry is a sensitive and skilled architect, with a highly developed grasp of classical forms, and he has done as much as could reasonably be done to mitigate the bulk - producing a well-proportioned set of elevations, and also successfully relating the new main block to the various ancillary buildings. We also note that the topography and planting should greatly help to mitigate the prominence. So, I will defer to English Heritage and ICOMOS, who, following certain amendments, are generally supportive.
Parish Council	No Comment Received.

2 REPRESENTATIONS

2.1 No representations received.

3 APPLICANT'S CASE

3.1 The proposals would also allow the heir to the dukedom to live within the park, which would support informal Attribute 1 of the Management Plan. While the 11th Duke lived in the Palace his successor and their heirs wish for more privacy and a more informal home. Consequently both the current Duke and his heir (the Marquess of Blandford) currently live off-site. There are no suitable and readily available properties for the Marquess within the park and Furze Platt has been identified through pre-application work as the most appropriate site within the park in heritage terms for a new dwelling for this purpose."

4 PLANNING POLICIES

OS2NEW Locating development in the right places
OS3NEW Prudent use of natural resources
OS4NEW High quality design
H6NEW Existing housing
H2NEW Delivery of new homes
EH11 Listed Buildings
EH14 Registered historic parks and gardens
EH16 Non designated heritage assets
EH15 Scheduled ancient monuments
EW9 Blenheim World Heritage Site
DESGUI West Oxfordshire Design Guide

NPPF 2023
The National Planning Policy framework (NPPF) is also a material planning consideration.

5 PLANNING ASSESSMENT

5.1 The application seeks permission for the erection of a replacement Estate House together with conversion of existing barn and outbuildings for ancillary use. Works to include new access drive through to existing courtyard, an outdoor pool and associated landscaping works.

Background Information

5.2 Furze Platt is situated to the north-west of Blenheim Palace and is located within the Grade I listed Historic Park and Garden and World Heritage Site. The site also lies within the Wychwood Project Area. A public footpath passes along the northern boundary of the site, following the line of Akeman Street. Nearby to the site are the historical remains of two Scheduled monuments - the remains of Akeman Street (Roman Road) and a section of Grim's Ditch (Iron age earthworks).

5.3 The Blenheim Palace gardens and park began in 1705, at the same time as the Palace's construction. The park was divided into two functional areas: a deer park to the south and agricultural areas to the north. The northern part featured several circular or triangular copses and plantations. This area supported sheep and cattle grazing, as well as arable land cultivation. By the mid-18th century, the area around Furze Platt was used for agriculture. A map from around 1730 shows a triangular plantation between Wootton Gate and the Great Avenue along Akeman Street, following the ancient Roman road's alignment.

5.4 Furze Platt Farm was established in 1751 as a dairy farm and existed when Lancelot 'Capability' Brown restructured the park starting in 1761. It was integrated into the northern part of the triangular plantation at Furze Platt, likely serving to screen the farm from the Grand Avenue and the larger park, including the Palace, which lies approximately 2.5 km to the south.

5.5 The site subject of this application (Furze Platts) comprises of a farmhouse with agricultural outbuildings including a barn and 'L' shape range of open cowsheds. The buildings are currently in a very poor state of repair and have been unoccupied for a number of years.

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
- Siting, Design and Massing
- Impact on Heritage Assets

Principle

5.7 In the first instance officers must assess whether the principle of the scheme is acceptable. Policy H6 (existing housing) and H2 (New Dwellings) could apply in this case (assessment below).

5.8 Policy H6 of the West Oxfordshire Local Plan (WOLP) states:

5.9 Changes to existing housing will be managed to maintain sustainable communities and a high quality environment in accordance with the following principles:

- proposals to replace an existing permanent dwelling which is not of historical or architectural value will be permitted on a one-for-one basis, provided the character and appearance of the surrounding area is not eroded, there would be no harmful impact on ecology or protected species and the replacement dwelling is of a reasonable scale relative to the original building.

5.10 The existing farm house on site is considered to be of no architectural or historical value and the scheme is technically on a one for one basis, nevertheless, this proposed scheme seeks to erect a new dwelling which would be significantly larger in size and massing and as such would not be of a reasonable scale relative to the original building and therefore does not comply with this policy. As such, justification for an exception to policy H6 would need to be made in this case.

5.11 The application could also be considered under Policy H2 of the WOLP which states new dwellings in the open countryside will only be permitted where they comply with the general principles set out in Policy OS2 and in the following circumstances:

- where there is an essential operational or other specific local need that cannot be met in any other way, including the use of existing buildings. Where appropriate, new homes provided (other than replacement dwellings) will be controlled by an occupancy condition linked to the operational need and/or to the 'rural exception site' approach for permanent affordable dwellings;

- where residential development would represent the optimal viable use of a heritage asset or would be appropriate enabling development to secure the future of a heritage asset;

- residential development of exceptional quality or innovative design;

- accommodation which will remain ancillary to existing dwellings;

- replacement dwellings on a one for one basis;

5.12 The proposed scheme seeks to demolish the existing farm house on site and replace it with an Estate House (alongside converting the outbuildings) and whilst this would be a replacement on a one for one basis the size of the dwelling is significantly different therefore does not wholly meet this criteria. It could again be argued that the proposal seeks to reuse existing buildings (cow shed and barn) however the overall intention of policy H2 is delivery of new dwelling is which would be within the open market which is not the case in this instance.

5.13 Officers therefore consider that the scheme does not comply with either policy H2 or H6.

5.14 Notwithstanding the above identified conflict officers' will assess the relevant aspects of the proposal and whether an exception to planning policy is justified in this case.

Siting, Design and Form and Impact on Heritage Assets

5.15 Given the sites location in both the grounds of the Registered Historic Park and Gardens and also relationship with Blenheim Palace which is a UNESCO World Heritage site and proximity to undesignated heritage assets, siting, design and form must be considered in tandem with the impacts on Heritage Assets.

5.16 The below description is taken from APPENDIX 12, Design Statement, Design and Access Statement

"The proposal consists of a building which spans from the long L-shaped barn on the western end to the stone cow shed on the east. The central part of the house is a two storey building with accommodation in the roof. Either side of this are two lower wings of one storey with mansard roofs. The front and back elevations consist of five bays with a door in the middle. This is framed by the wings which have simple Venetian windows on the end bays. For the main block of the house, the depth is articulated by double gables with chimneys at the apex of each."

5.17 It continues:

"The house will be faced in natural limestone of a buff colour and the intention is to use local stone. The roof slates are proposed to be of a Cotswold stone slate style, a sample panel will be provided for approval prior to roofing works commencing. The dormers will be a timber structure, finished in zinc with painted hardwood casement windows. All other windows will be sashes and these as well as the doors would be made from painted hardwood."

5.18 Polices EH14, EH16 and EW9 of the WOLP all apply in this instance.

5.19 POLICY EH14 -Registered historic parks and gardens states:

Proposals for development that would affect, directly or indirectly, the significance of a Historic Park or Garden on Historic England's Register of Historic Parks and Gardens will be permitted where the proposals:

- conserve or enhance those features which form an integral part of the special character, design or appearance of the Historic Park or Garden; and
- ensure that development does not detract from the special historic interest, enjoyment, layout, design, character, appearance or setting of the Historic Park or Garden, key views within, into and out from the Historic Park or Garden, or does not result in the loss of, or damage to, their form or features nor prejudice its future restoration. Proposals that would enable the restoration of original layout and features where this is appropriate, based upon thorough research and understanding of the historical form and development, will be supported.

5.20 POLICY EW9 covering the Blenheim World Heritage Site states:

The exceptional cultural significance (Outstanding Universal Value) of the Blenheim World Heritage Site will be protected, promoted and conserved for current and future generations. Accordingly, proposals which conserve and enhance the attributes and components that comprise the Outstanding Universal Value of the Site, as identified in the Statement of Outstanding Universal Value Statement and in line with the Blenheim Palace World Heritage Site Management Plan, will be supported. In accordance with the National Planning Policy Framework, great weight will be given to the conservation of the

Outstanding Universal Value of the World Heritage Site and any harm or loss to its significance will require clear and convincing justification. Development proposals that would lead to substantial harm to or loss of those attributes and components of the Site will be unacceptable, unless it can be demonstrated that any such harm or loss is necessary to achieve substantial public benefit that outweigh that harm or loss. Such harm will be wholly exceptional.

5.21 Where development proposals would lead to less than substantial harm to those attributes and components, that harm will be weighed against the public benefits of the proposals. When assessing the impact of a proposed development on the Outstanding Universal Value, great weight will be given to the conservation and enhancement of the Outstanding Universal Value and to the integrity and authenticity of the World Heritage Site. Consideration of impact will be made of proposals within, or potentially affecting, the World Heritage Site and its setting, including areas identified as being of special importance for the preservation of long distance views to and/or from the Site (as shown on the Blenheim Palace Management Plan).

5.22 Particular regard will be given to the design quality of the proposal (including scale, form and massing), its relationship to context (including topography, built form, views, vistas and effect on the skyline) and the implications of the cumulative effect of changes. By helping to sustain and enhance the significance of the World Heritage Site, the Blenheim Palace Management Plan is a material consideration in assessing development proposals. Proposals relating to the World Heritage Site should seek to support the aims and objectives of the Management Plan.

5.23 It is noted that whilst the existing farmhouse is considered to be of no architectural merit, the barn and cowsheds are both of a vernacular style and contribute greatly to the site's overall agricultural character and forms part of the historical use of the site. In this respect policy EH16 seeks to protect non-designated heritage assets and the presumption is in favour of avoidance of harm or loss. Such proposals are assessed using the principles set out for listed buildings, scheduled monuments and Registered Historic Parks and Gardens in Policies EH11, EH15 and EH14.

5.24 As part of the consultation process Historic England were consulted however given the scale and significance of the proposal and its position in a UNESCO World Heritage site further consultation was completed with ICOMOS (International Council on Monuments and Sites) to gain their views on the proposals.

5.25 Historic England stated the following:

"Restoration of the existing buildings at Furze Platt is supported, as this would meet a specific objective of the World Heritage Site Management Plan. A strong case has been made that a new dwelling in the form proposed would be consistent with the conservation of the registered park and World Heritage Site and would not harm their significance or Outstanding Universal Value. The design of the house would be consistent with Objective 9 of the Management Plan. The proposals would also allow the heir to the dukedom to live within the park, which would support informal Attribute 1 of the Management Plan. While the 11th Duke lived in the Palace his successor and their heirs wish for more privacy and a more informal home. Consequently both the current Duke and his heir (the Marquess of Blandford) currently live off-site. There are no suitable and readily available properties for the Marquess within the park and Furze Platt has been identified through pre-application work as the most appropriate site within the park in heritage terms for a new dwelling for this purpose."

5.26 Objective 9 of the Blenheim WHS Management Plan is as follows:

Maintain a high quality environment for Blenheim Palace by promoting the highest possible standards of design, materials and execution during restoration and renovation, new development, and alterations to existing buildings, that may impact on the World Heritage Site and its OUV - both within the WHS boundary and within the setting.

5.27 ICOMOS stated:

"ICOMOS, based on the information at its disposal, agrees that Furze Platt farmhouse is of low historical significance and makes a minor - if any - contribution to the Outstanding Universal Value of the Blenheim Palace World Heritage property. Demolition of this structure is therefore deemed to have a neutral impact on the Outstanding Universal Value of the property. The other built structures, the shed, barns and remaining walls around Furze Platt, are of greater significance as they more eloquently witness the use and evolution of the North Park as historical structures. Their rehabilitation through restorative re-use is appropriate. ICOMOS notes the inclusion of integrated photo-voltaic in the south-facing roofs of the farmyard buildings. The proponent and the State Party may wish to consider how these will be replaced when they reach the end of their lifecycle.

Possibly the most significant designed feature in this area of the North Park is the triangular enclosure and plantation in which the farm is set. Even though the plantation has not been a permanent feature of the park, the geometry of the enclosure has endured, and the triangular plantation is an important remainder from the park as laid out by Vanbrugh and Henry Wise before the Brownian restructuring. The proposed new buildings will change the nature of this section of the North Park, transforming it from a purely productive park-landscape with the introduction of a new stately home. The design and the landscape limit the visual impact of this new home. While its aesthetic may be seen as historicising and therefore a-historic, ICOMOS considers that it can also be exemplary of contemporary architectural strategies for interventions in historically significant and sensitive areas. At the same time, it is important to ensure that the intervention is easily identifiable as a 21st century addition to the landscape of the park."

5.28 Continuing:

"ICOMOS concurs with Historic England that: the creation of the proposed new house at Furze Platt would change this part of the landscape surrounding Blenheim Palace but would not harm its significance or Outstanding Universal Value"

5.29 Following the above consultation response from ICOMOS recommendation were made in regards to small amendments to the dwelling and some landscape changes. The applicant took these on board and made the changes in line with the recommendations.

5.30 The Conservation Officer has made the following comments:

"We have always believed that this should have been a building with a main block of relatively shallow plan, perhaps modelled on North Lodge, or perhaps a farmhouse of the grander type. And this was, of course, to prevent the new house being too assertive, or too imposing - as, arguably, there is only room for one grand house on the estate.

Instead, the applicant has resolutely pursued a deep, squarish plan, giving a relatively voluminous and blocky form.

But on the positive side, Francis Terry is a sensitive and skilled architect, with a highly developed grasp of classical forms, and he has done as much as could reasonably be done to mitigate the bulk - producing a well-proportioned set of elevations, and also successfully relating the new main block to the various ancillary buildings. We also note that the topography and planting should greatly help to mitigate the prominence.

So, I will defer to English Heritage and ICOMOS, who, following certain amendments, are generally supportive."

5.31 Officers consider that whilst the proposed dwelling is significantly larger in scale and a departure from the agricultural farmhouse design of the original Furze Platts dwelling, the Francis Terry stately home design is largely consistent with other development within Blenheim Parkland and Blenheim Palace itself. Further, the wider Landscape setting and the more localised impacts are limited to glimpsed views from a few areas of the parkland with little to no direct intervisibility with Blenheim itself and the reuse and refurbishment of the ancillary agricultural buildings will improve this area of the site and offer renewed life for the buildings ensuring their presence in this area of the park is continued. It also reinstates a historical residential presence in this area of the parkland which has been missing in recent years.

Residential Amenities

5.32 Given the Isolated location of the site there are no residential amenity impacts as a result of the proposals.

Other Matters

5.33 Within the ICOMOS comments the proposed use of solar slates on the cow barn was queried due to their limited lifespan. Whilst officers agree that their lifespan is shorter than that of standard roof coverings, however the proposed use on the ancillary cow barn building is consistent with the councils commitment to the Climate Emergency and is compliant with policy OS3 which states
"All development proposals (including new buildings, conversions and the refurbishment of existing building stock) will be required to show consideration of the efficient and prudent use and management of natural resources."

5.34 Given that the solar roof tiles form part of the application and are included on the plans, if in the future they were to be changed for something other than a like for like replacement, permission would have to be obtained as the development would not accord with the the approved plans. Therefore whilst the applicant suggested that this could be controlled by condition officers consider that this would not meet the tests of imposing a condition.

Planning Balance and Conclusion

5.35 While the principle of development is not compliant with the development plan, officers consider that a case has been made that the scheme is justified exception to policy in that it seeks to reuse historical agricultural buildings that are worthy of retention and renews the historical residential presence in this area of the parkland. Officers consider that the benefits of the scheme are enough to outweigh the conflict with policy. Therefore, on balance the scheme is recommended for approval.

6 CONDITIONS

1 The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

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.

2 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.

3 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.

4 The occupation of the dwelling shall be limited to the Duke of Marlborough or his successor or a widow or widower of such a person, and to any resident dependants.

REASON: Permission is granted only because of the identified need for the dwelling.

5 Prior to any demolition and the commencement of the development a professional archaeological organisation acceptable to the Local Planning Authority shall prepare an Archaeological Written Scheme of Investigation, relating to the application site area, which shall be submitted to and approved in writing by the Local Planning Authority.

REASON: To safeguard the recording of archaeological matters within the site in accordance with the NPPF (2021).

6 Following the approval of the Written Scheme of Investigation referred to in condition 1, and prior to any demolition on the site and the commencement of the development (other than in accordance with the agreed Written Scheme of Investigation), a staged programme of archaeological mitigation shall be carried out by the commissioned archaeological organisation in accordance with the approved Written Scheme of Investigation. The programme of work shall include all processing, research and analysis necessary to produce an accessible and useable archive and a full report for publication which shall be submitted to the Local Planning Authority within two years of the completion of the archaeological fieldwork.

REASON: To safeguard the identification, recording, analysis and archiving of heritage assets before they are lost and to advance understanding of the heritage assets in their wider context through publication and dissemination of the evidence in accordance with the NPPF (2021).

7 In the event that contamination is found at any time when carrying out the approved development, it must be reported in writing immediately to the Local Planning Authority. An investigation and risk assessment must be undertaken in accordance with the requirements of Environment Agency's Model Procedures for the Management of Land Contamination, CLR 11, and where remediation is necessary a remediation scheme must be prepared, to bring the site to a condition suitable for the intended use by

removing unacceptable risks to human health, buildings and other property, and which is subject to the approval in writing of the Local Planning Authority.

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

8 The development shall be completed in accordance the recommendations in Section 5 of the consultancy report (Ecology Survey Report, Windrush Ecology, dated March 2023) and West Oxfordshire's Precautionary Method of Working document. All the recommendations shall be implemented in full, unless otherwise agreed in writing by the LPA, and thereafter permanently maintained.

REASON: To ensure roosting bats, nesting birds, badgers and their setts and reptiles are protected in accordance with the Conservation of Habitats and Species Regulations 2017 (as amended), Wildlife and Countryside Act 1981 (as amended), paragraphs 174, 179 and 180 the National Planning Policy Framework, Policy EH3 of the West Oxfordshire Local Plan 2011-2031, and in order for the Council to comply with Part 3 of the Natural Environment and Rural Communities Act 2006.

9 Prior to above ground works, details of the provision of bird nesting opportunities (e.g. swift bricks, house martin cups, house sparrow terraces, starling boxes) shall be submitted to the local planning authority for approval. The details shall include a drawing/s showing the types of features, their locations within the site and their positions on the elevations of the buildings, and a timetable for their provision. The approved details shall be implemented before the dwelling hereby approved is first occupied and thereafter permanently retained.

REASON: To provide additional nesting opportunities for birds as a biodiversity enhancement, in accordance with paragraphs 174, 179 and 180 of the National Planning Policy Framework, Policy EH3 of the West Oxfordshire District local plan 2011-2031, and section 40 of the Natural Environment and Rural Communities Act 2006.

10 Prior to the installation of external lighting for the development hereby approved, a lighting design strategy for biodiversity shall be submitted to and approved by the Local Planning Authority. The strategy will:

a) Identify the areas/features on site that are particularly sensitive for nocturnal wildlife;

b) Show how and where external lighting will be installed (through the provision of appropriate lighting contour plans and technical specifications) so that it can be clearly demonstrated that areas to be lit will not disturb or prevent the above species using their commuter route.

All external lighting shall be installed only in accordance with the specifications and locations set out in the strategy.

REASON: To protect nocturnal wildlife in accordance with the Conservation of Habitats and Species Regulations 2017 (as amended), the Wildlife and Countryside Act 1981 (as amended), the Protection of Badgers Act 1992, Circular 06/2005, paragraphs 174, 179 and 180 of the National Planning Policy Framework (Chapter 15), Policy EH3 of the West Oxfordshire District Local Plan 2031 and in order for the Council to comply with Part 3 of the Natural Environment and Rural Communities Act 2006

11 Prior to occupation of the dwelling hereby approved, a comprehensive landscape scheme shall be submitted to and approved in writing by the Local Planning Authority, including biodiversity enhancements (wildflower grassland, native tree planting, shrub planting) and a 5-year maintenance plan. It must show details of all planting areas, tree and plant species, numbers and planting sizes. The proposed means of enclosure and screening should also be included, together with details of any mounding, walls and fences and hard surface materials to be used throughout the proposed development.

The entire landscaping scheme shall be completed by the end of the planting season immediately following the completion of the development or the site being brought into use, whichever is the sooner.

Any trees or plants shown on the approved landscaping scheme to be planted or retained that die, are removed, are damaged or become diseased, or grassed areas that become eroded or damaged, within 5 years of the completion of the approved landscaping scheme, shall be replaced by the end of the next planting season. Replacement trees and plants shall be of the same size and species as those lost, unless the Local Planning Authority approves alternatives in writing.

REASON: To enhance the site for biodiversity in accordance with paragraphs 174, 179 and 180 of the National Planning Policy Framework, Policy EH3 of the West Oxfordshire District Local Plan 2031 and in order for the Council to comply with Section 40 of the Natural Environment and Rural Communities Act 2006.

12 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking and re-enacting that Order with or without modification), no development permitted under Schedule 2, Part 1, Classes A, AA, B, C, D, E, G and H shall be carried out other than that expressly authorised by this permission.

REASON: Control is needed to protect the sensitive setting of the site

13 Before above ground building work commences, a schedule of materials to be used in the elevations of the development shall be submitted to and approved in writing by the Local Planning Authority. The development shall be constructed in the approved materials and retained thereafter.

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

14 The window and door frames shall be recessed a minimum distance of 75mm from the face of the building unless otherwise agreed in writing by the Local Planning Authority.

REASON: To ensure the architectural detailing of the building reflects the established character of the locality.

INFORMATIVES :-

1. If a protected species (such as any bat, great crested newt, dormouse, badger, reptile, barn owl or any nesting bird) is discovered using a feature on site that would be affected by the development or related works all activity which might affect the species at the locality should cease. If the discovery can be dealt with satisfactorily by the implementation of biodiversity mitigation measures that have already been drawn up by your ecological advisor and approved by the Local Planning Authority then these should be implemented. Otherwise a suitably experienced ecologist should be contacted and the situation assessed before works can proceed. This action is necessary to avoid possible prosecution and ensure compliance with the Wildlife & Countryside Act 1981 (as amended), the Conservation of Habitats and Species Regulations 2017 (as amended), the Protection of Badgers Act 1992 and the Wild Mammals Act 1996. This advice note should be passed on to any persons or contractors carrying out the development/works.

West Oxfordshire District Council's Precautionary Method of Working document can be found here: https://www.westoxon.gov.uk/planning-and-building/wildlife-and-biodiversity/biodiversity-specifications

2. Correct route of public rights of way: Note that it is the responsibility of the developer to ensure that their application takes account of the legally recorded route and width of any public rights of way as recorded in the definitive map and statement. This may differ from the line walked on the ground. The Definitive Map and Statement is available online at www.oxfordshire.gov.uk/definitivemap.

3. Temporary obstructions. No materials, plant, temporary structures or excavations of any kind should be deposited / undertaken on or adjacent to the Public Right of Way that obstructs the public right of way whilst development takes place.

4. Route alterations. The development should be designed and implemented to fit in with the existing public rights of way network. No changes to the public right of way's legally recorded direction or width must be made without first securing appropriate temporary or permanent diversion through separate legal process. Alterations to surface, signing or structures shall not be made without prior written permission by Oxfordshire County Council. Note that there are legal mechanisms to change PRoW when it is essential to enable a development to take place. But these mechanisms have their own process and timescales and should be initiated as early as possible - usually through the local planning authority.

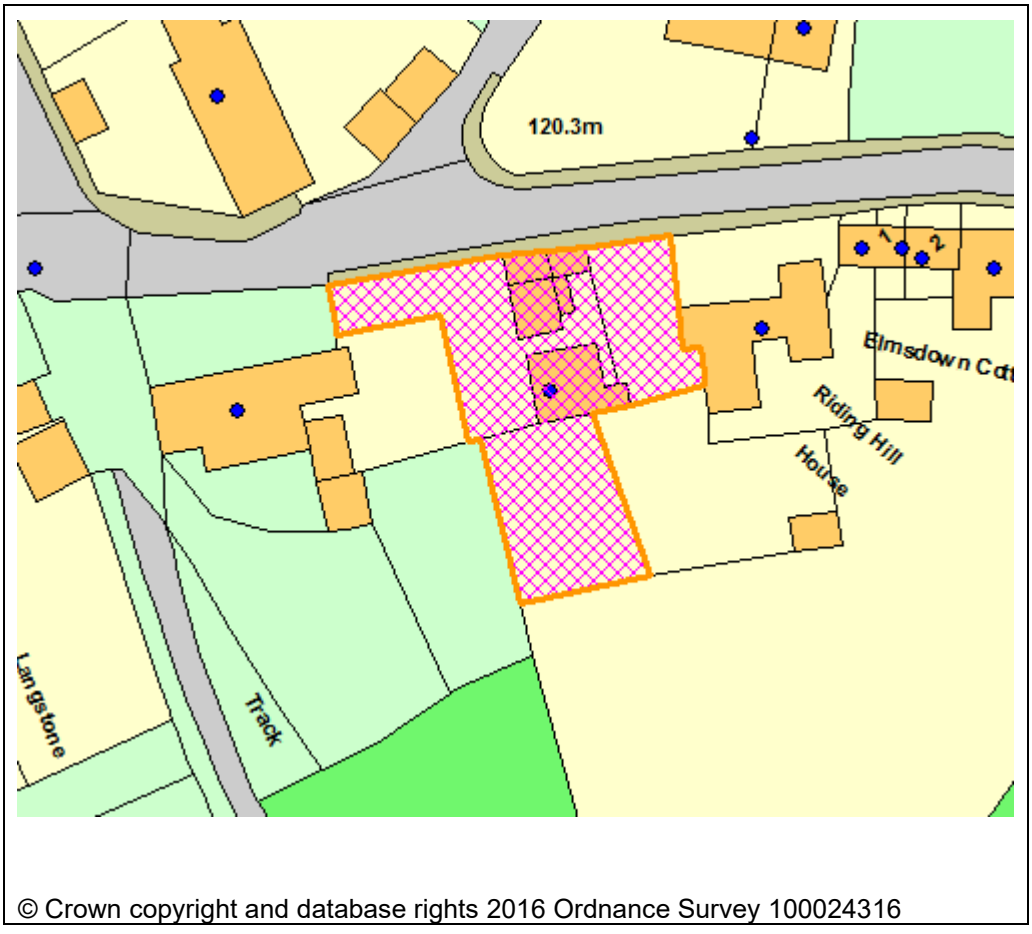
5. Gates / right of way: Any gates provided in association with the development shall be set back from the public right of way or shall not open outwards from the site across the public right of way. No new gates should be placed across the Public Right of Way

6. Improvements to routes: Public rights of way through the site should be integrated with the development and improved to meet the pressures caused by the development whilst retaining their character where appropriate. This may include upgrades to some footpaths to enable cycling or horse riding and better access for commuters or people with lower agility. Proposed improvements should be discussed and agreed with Oxfordshire County Council.

Contact Officer: Sarah Hegerty
Telephone Number: 01993 861713
Date: 5 June 2024

Application Number	23/03421/FUL
Site Address	Collicutt Wilcote Riding Finstock Chipping Norton Oxfordshire OX7 3BZ
Date	5 June 2024
Officer	Stephanie Eldridge
Officer Recommendations	Refuse
Parish	Finstock Parish Council
Grid Reference	436191 E 216129 N
Committee Date	17 June 2024

Location Map



Application Details:

Erection of single and two storey extensions to existing cottage. Conversion of stable/barn to a dwelling.

Applicant Details:

Mr Jonathan Gomm
6 Elm Crescent
Charlbury
Chipping Norton
Oxfordshire
OX7 3PZ

1 CONSULTATIONS

Parish Council	Finstock PC - No objection.
OCC Highways	The proposal, if permitted, will have a significant detrimental impact (in terms of highway safety and convenience) on the adjacent highway network. The proposal, if permitted, will result in the intensification of a substandard access lacking adequate visibility. The proposal fails to provide car parking in accordance with OCC Parking Standards and the layout as shown obstructs pedestrian access to the existing dwelling. As such the proposal is detrimental to the safety and convenience of highway users.
WODC Drainage	No objection, subject to condition.
Thames Water	No Comment Received.
District Ecologist	Objection - Insufficient information. Preliminary Ecological Assessment required in first instance.
ERS Air Quality	No Comment Received.
Env Health Contamination	It is understood that the proposed development building has previously been used as a stable and barn. Please could the applicant confirm if any fuels or other potentially contaminating substances have been stored in or in the vicinity of the building? Depending on the response the following condition would likely be applicable for this application. It is also noted that the proposed development site is in an area where full radon protection is required.
Env Health Noise And Amenity	No objection, subject to condition.
District Ecologist	Reconsultation - Objection - Insufficient information. Emergence bat surveys required as outlined in PEA.

OCC Highways	Reconsultation. Response outstanding.

2 REPRESENTATIONS

2.1 One letter of objection has been received which references the use of the wrong address within the documents submitted to support the application. No material planning objections were raised.

3 APPLICANT'S CASE

3.1 The Design and Access Statement is concluded as follows:

3.1.1 With the proposal being supportable in principle, the newly adapted design now addresses pre-application concern (e.g. section 15.4) and encompasses principles such as those found in 6.52 - 'condition of the building and the methods of construction should be understood before significant works of repair or alteration are undertaken. Loss of historic fabric should be minimised, features of historical or architectural significance should be retained and repairs should be carried out using appropriate materials.' Subsequently, leading the application to be entirely supportable in all areas - offering an adaptive re-use of the structure whilst remaining substantially unaltered with careful protection of its character/material - presenting visual and historical contribution to Finstock. Again, supporting section 72(I) of the Planning (Listed Buildings and Conservation Areas) Act 1990, further reinforced by the Heritage Report (by Worlledge Associates) submitted.

3.1.2 Furthermore, through the design's reversion to an enhancement of its original form, there is no loss of amenity or overlooking to neighbouring properties. Ample amenity garden/patio space can be found the east of the barn, which is entirely separate to the amenity garden/patio found on the southern edge of the site serving the cottage. Further to this, future users of both elements of the site have plentiful car parking and access amenity to serve them appropriately (fig.2).

3.1.3 To conclude, the proposed extension and renovations of the existing cottage and stable/barn at Collicutt are supportable in principle and policy - reducing the need for new building through re-use. Creating the opportunity to provide unobtrusive residential amenity to the village of Finstock, the listed adjacent property and wider Cotswold National Landscape.

4 PLANNING POLICIES

OS2NEW Locating development in the right places
OS4NEW High quality design
H2NEW Delivery of new homes
EH7 Flood risk
EH8 Environmental protection
EH3 Biodiversity and Geodiversity
EH9 Historic environment
EH10 Conservation Areas
EH11 Listed Buildings
T4NEW Parking provision
DESGUI West Oxfordshire Design Guide
NPPF 2023
The National Planning Policy framework (NPPF) is also a material planning consideration.

5 PLANNING ASSESSMENT

5.1 This application is for the erection of single and two storey extensions to the existing cottage and the conversion of the barn to form a separate dwelling with associated garden space and parking provision. There is an existing access into the site which serves the dwelling.

5.2 The site is located along Wilcote Riding in Finstock. It falls within the Finstock Conservation Area and is near a number of listed buildings including Webb's Farmhouse on the opposite side of the road and The Plough Inn public house which is located directly adjacent to the site to the west. The dwelling and barn, the subject of this application, are also locally listed buildings.

5.3 There are two public rights of way within the vicinity of the site. PROW ref: 214/9/10 which travels into the village from the northeast and ends directly opposite the site and ref: 214/13/10 which is the footpath that runs along the side of The Plough Inn public house.

5.4 This application is before Members of the Uplands Planning sub-committee for consideration as Finstock Parish Council has raised no objections to the proposals contrary to your officer's recommendations.

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

- The Principle of Development;
- Siting, Design and Heritage Impact;
- Residential Amenity;
- Highways Safety and Parking Provision;
- Ecology;
- Flood Risk; and
- Land Contamination.

Principle

5.6 In terms of the principle of development, in October 2023 the Levelling-Up and Regeneration Bill ("LURB") received royal assent. The LURB replaces Section 38(6) of the Planning and Compulsory Purchase Act 2004 in favour of new Section 38(5A) - (5C) which states:

> (5A) For the purposes of any area in England, subsections (5B) and (5C) apply if, for the purposes of any determination to be made under the planning Acts, regard is to be had to—
>
> (a) the development plan, and
> (b) any national development management policies.
>
> (5B) Subject to subsections (5) and (5C), the determination must be made in accordance with the development plan and any national development management policies, unless material considerations strongly indicate otherwise.
>
> (5C) If to any extent the development plan conflicts with a national development management policy, the conflict must be resolved in favour of the national development management policy.

5.7 The amended legislation gives statutory weight to 'national development management policies' (which do not form part of the development plan) and states that material considerations must 'strongly' outweigh the development plan and any national development management policies to warrant departure.

5.8 Subsection 5C outlines that where the development plan conflicts with a national development management policy, national policy should take precedence.

5.9 In this case, the development plan is the West Oxfordshire Local Plan 2031 ("the WOLP").

5.10 Section 38ZA clarifies the meaning of "national development management policy" as:

> (1) A "national development management policy" is a policy (however expressed) of the Secretary of State in relation to the development or use of land in England, or any part of England, which the Secretary of State by direction designates as a national development management policy.
> At this time, no national development management policies have been adopted and as such, the application should be determined in accordance with the WOLP unless material considerations strongly indicate otherwise.

National Policy/Guidance

5.11 The National Planning Policy Framework ("the NPPF") sets out the Government's planning policies and how these are expected to be applied. The NPPF advises that the purpose of the planning system is to contribute to the achievement of sustainable development and sets out that there are three dimensions to sustainable development: economic, social, and environmental. In essence, the economic role should contribute to building a strong, responsive, and competitive economy; the social role should support strong, vibrant, and healthy communities; and the environmental role should contribute to protecting and enhancing the natural, built, and historic environment. These roles should not be undertaken in isolation, because they are mutually dependant.

5.12 At the heart of the NPPF is a presumption in favour of sustainable development and paragraph 11 advises that for decision-making this means approving development proposals that accord with an up-to-date development plan without delay, or where policies that are most important for determining the application are out-of-date, permission should be granted unless:

> i. the application of policies in the NPPF that protect areas or assets of particular importance provides a clear reason for refusing the development proposed; or
>
> ii. any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in the NPPF taken as a whole.

The Council's housing land supply position and the implications of the NPPF

5.13 Following a recent appeal decision (PINs ref: APP/D3125/W/23/3332089), the LPA accepts that it is at present unable to demonstrate a five-year supply of housing land. As part of this appeal the Inspector concludes there to be a supply of 2,473 homes (4.34 years supply). NPPF footnote 8 directs that where the LPA cannot demonstrate a five-year supply of deliverable housing sites, paragraph 11(d) of the NPPF is engaged and there is a presumption in favour of sustainable development unless:

i. the application of policies in this Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed; or

ii. any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole.

5.14 The 'tilted balance' as directed by paragraph 11(d) of the NPPF would therefore be engaged. This does not undermine the pre-eminence of the local development plan in decision-making and assessment against relevant policies in the WOLP may therefore be weighted in the planning balance.

Development Plan

5.15 The starting point in the assessment of the principle of development is WOLP Policy OS2 which sets out the general spatial strategy in the District and identifies a hierarchy of settlements for new development, which seeks to steer a significant proportion of future development in the 'main service centres' of Witney, Carterton, and Chipping Norton. It takes a hierarchical approach as set out in table 4b, which characterises Finstock as a village.

5.16 OS2 goes on to state: 'The villages are suitable for limited development which respects the village character and local distinctiveness and would help to maintain the vitality of these communities. Proposals for residential development will be considered in accordance with Policy H2 of this Local Plan'.

5.17 Policy H2 outlines that new dwellings will be permitted within the built up area of villages 'on previously developed land within or adjoining 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'.

5.18 In this case, the principle of providing a new dwelling in this location is acceptable, subject to its compliance with the other relevant planning policies as explored below.

Siting, Design and Heritage Impact

5.19 The existing site comprises a dwellinghouse, which is located in the rear part of the site to the south, and an ancillary barn which is sited at the front along the northern boundary directly adjacent to the road, Wilcote Riding.

5.20 As mentioned above, both buildings are locally listed buildings and therefore non-designated heritage assets. Therefore, policy EH16 of the Local Plan and Paragraph 203 of the NPPF are relevant. Policy EH16 sets out that when considering proposals that would affect, directly or indirectly, non-designated heritage assets, such assets are also irreplaceable, and the presumption will be in favour of the avoidance of harm or loss. A balanced judgement will be made having regard to this presumption, the significance of the heritage asset, the scale of any harm or loss, and the benefits of the development. Proposals will be assessed using the principles set out for listed buildings, scheduled monuments and Registered Historic Parks and Gardens in Policies EH11, EH15 and EH14.

5.21 NPPF paragraph 209 also states that the effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that directly or indirectly affect non-designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset.

5.22 Further, as this site is located within a Conservation Area, the LPA 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.

5.23 In addition, as there are a number of nearby Grade II listed buildings, the LPA 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 local planning authority 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 205 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.

5.24 The proposal includes the provision of single and two storey extensions to the main house. By virtue of their simple and traditional design, modest scale and use of appropriate materials, your officers are of the opinion that this element of the proposal is acceptable and would preserve the character, appearance and setting of the heritage assets.

5.25 The existing barn is redundant and in poor condition, so its repair and subsequent maintenance is encouraged by your officers. The works to the barn itself are minimal and would retain the overall form and physical character of the barn. However, the sub-division of the site to use this barn as a separate dwelling, along with the associated garden space, parking area and other domestic paraphernalia is considered to appear very cramped and contrived. The barn itself is very modest in size and lends itself more to its use as ancillary accommodation to serve the main house, rather than creating a whole separate residential unit on such a small, constrained plot. Given its prominent location along Wilcote Riding and its role as a locally listed building in the Conservation Area, your officers are of the opinion that this would have a detrimental impact on the character of the non-designated heritage asset itself and lead to less than substantial harm to the setting and significance of the nearby listed buildings and this part of the Conservation Area.

5.26 Paragraph 208 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, the improvements to the condition of the locally listed barn would be a heritage benefit. However, your officers consider that this could be achieved by converting the barn to provide ancillary accommodation to support the main house, rather than a new house. Therefore, the development does not secure its optimum viable use as there are more suitable options available. Further, the provision of a single house towards the Council's five-year housing land supply shortfall is not considered to outweigh the less than substantial harms identified.

Residential Amenity

5.27 In terms of amenity, your officers do not have any concerns regarding in the impact of the proposals on neighbouring properties regarding matters such as loss of light, privacy, or overshadowing.

5.28 However, your officers are of the opinion that the future occupants of the new dwelling (the converted barn) would suffer from poor living conditions. The internal floor space of the converted two-bedroom barn would be approximately 43.9m2. The National Technical Space Standards for Housing state that a single storey, two-bed dwelling should have a minimum floor space of 61m2 with at least 2m2 of internal built in storage space. Clearly this proposed accommodation would fall significantly short of what is deemed acceptable living conditions.

5.29 Further, your officers are concerned that the outdoor amenity space to serve the barn is very small and cramped. It is also very visible in the street due to the rising land levels and would require the erection of a tall means of enclosure to ensure sufficient privacy. No details of the proposed boundary treatments have been submitted but your officers are concerned that a fence or wall built at a height required for privacy may have a negative and harmful impact on the nearby heritage assets and wider visual amenity so is unlikely to be supported.

Highways Safety and Parking Provision

5.30 The existing vehicular access into the site will remain unchanged. There are five car parking spaces proposed which includes double tandem parking and parking space one being blocked off by spaces 2-5. The Local Highway Authority raised an objection to the proposal stating that the proposal, if permitted, will have a significant detrimental impact on the adjacent highway network and will result in the intensification of a substandard access lacking adequate visibility. They go on to state that the proposal fails to provide car parking in accordance with OCC Parking Standards and the layout as shown obstructs pedestrian access to the existing dwelling. As such, the proposal is detrimental to the safety and convenience of highway users.

5.31 The applicant has submitted a 'Transport Technical Note' in response to this objection. The Local Highway Authority has been reconsulted, but their response is outstanding. Your officers will update Member's on this matter either in the 'Additional Representations' report or verbally at the committee meeting on the 17th of June.

Ecology

5.32 Policy EH3 sets out that the biodiversity of West Oxfordshire shall be protected and enhanced to achieve an overall net gain in biodiversity and minimise impacts on geodiversity. This includes protecting and mitigating for impacts on priority habitats, protected species, and priority species, both for their importance individually and as part of a wider network. All major and minor applications should demonstrate a net gain in biodiversity where possible.

5.33 In this case, the Council's Ecologist raised an objection to the application on the grounds that it had not considered the potential impacts to biodiversity. In response to this, the applicants submitted a 'Preliminary Ecological Assessment' report. This report concludes that the buildings on the site have moderate potential for bats and therefore two bat emergence surveys are required to be carried out so that the Council can determine if there are roosting bats on the site, how they might be affected and if any proposed mitigation will be required/sufficient to ensure their protection.

5.34 In the absence of these surveys, the Council's Ecologist has recommended the application be refused on the grounds that insufficient information has been submitted to demonstrate the proposal will not result in significant harm to roosting bats as insufficient survey details have been submitted to ensure that impacts on protected species are minimised or adequately compensated.

5.35 If there were no other overriding reasons for refusal then your officers would have requested this additional information and agreed an extension of time for the survey works to be conducted. However, as it stands, we do not have this information and therefore the proposal does not comply with the requirements of Policy EH3 of the WOLP and the Local Planning Authority is unable to fully assess the proposals in the light of the three derogation tests, as described in the ODPM Circular 06/2005 and The Conservation of Habitats and Species Regulations 2017 (as amended), preventing the Local Planning Authority from discharging its statutory duty with regards to European protected bat species.

5.36 This application was submitted prior to the recent mandatory Biodiversity Net Gain legislation becoming lawful so it is not required in this case.

Flood Risk

5.37 The site lies within Flood Zone 1. The Council's Flood Risk Management Officer raised no objection to the application, subject to the imposition of a pre-commencement surface water drainage scheme condition.

Land Contamination

5.38 Your officers understand that the building at the front of the site has been used as a stable/barn historically which could have involved the storage of fuels and other potentially contaminating substances. Therefore, if your officers were recommending the approval of the application, a condition would have been recommended to ensure a suitable and proper investigation and risk assessment to be carried out if any contamination was found on site during the building works.

Conclusion

5.39 As the LPA cannot demonstrate a five-year supply of deliverable housing sites, paragraph 11(d) of the NPPF is engaged and there is a presumption in favour of sustainable development unless:

> i. the application of policies in this Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed; or
>
> ii. any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole.

5.40 In this case, the above assessment concludes that that the sub-division of the site to provide an additional dwelling, along with the associated garden space, parking provision and other domestic paraphernalia, would result in a form of development which is cramped and contrived resulting in less than substantial levels of harm to the significance, character and setting of both the non-designated and designated heritage assets, and the benefit of one additional dwelling towards the Council's Housing Land Supply would not outweigh the harm identified.

5.41 Further, insufficient information has been provided in relation to biodiversity so the Local Planning Authority is unable to fully assess the proposals in the light of the three derogation tests, as described in the ODPM Circular 06/2005 and The Conservation of Habitats and Species Regulations 2017 (as amended), preventing the Local Planning Authority from discharging its statutory duty with regards to European protected bat species.

5.42 In light of this, the application is recommended for refusal. The outcome of the outstanding consultation response in relation to highways safety and parking provision could result in an additional refusal reason. Your officers will update Members on this matter accordingly.

6 REASONS FOR REFUSAL

1. The sub-division of the site and conversion of the barn to provide an additional dwelling (along with the associated garden space, parking provision and other domestic paraphernalia) would result in a form of development which is cramped and contrived resulting in less than substantial harm to the significance, character and setting of both the non-designated and designated heritage assets. The heritage benefits of repairing the barn could be achieved through alternative and more suitable development so this proposal is not considered to be securing the optimum viable use and the benefit of providing one additional dwelling towards the Council's Housing Land Supply would not outweigh the less than substantial harm identified. As such, the proposal is contrary to policies OS2, OS4, H2, EH9, EH10 and EH11 of the West Oxfordshire Local Plan 2031, the West Oxfordshire Design Guide and the relevant provisions of the NPPF; in particular paragraphs 11d (i and ii) and 208.

2. The sub-division of the plot and conversion of the barn, by reason of its layout, footprint and design, would result in the creation of a new dwelling with sub-standard living conditions. The internal floor space falls significantly short of the National Technical Space Standards for a two-bed, single storey dwelling and the outdoor garden space would be cramped and not sufficiently private. As such, the development fails to comply with policies OS2, OS4 and H2 of the West Oxfordshire Local Plan 2031, the West Oxfordshire Design Guide and the relevant provisions of the NPPF.

3. Insufficient information has been submitted to demonstrate the proposal will not result in significant harm to roosting bats as insufficient survey details have been submitted to ensure that impacts on protected species are minimised or adequately compensated. Therefore, the proposal does not comply with the requirements of the Local Plan policy West Oxfordshire District's Local Plan Policy EH3. Furthermore, the Local Planning Authority is unable to fully assess the proposals in the light of the three derogation tests, as described in the ODPM Circular 06/2005 and The Conservation of Habitats and Species Regulations 2017 (as amended), preventing the Local Planning Authority from discharging its statutory duty with regards to European protected bat species.

Contact Officer: Stephanie Eldridge
Telephone Number:
Date: 5 June 2024

West Oxfordshire District Council – DELEGATED ITEMS

Application Types Key

Suffix		Suffix	
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
		PDET28	Agricultural Prior Approval
HAZ	Hazardous Substances Application	PN56	Change of Use Agriculture to Dwelling
PN42	Householder Application under Permitted Development legislation.	POROW	Creation or Diversion of Right of Way
		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		
WDN	Withdrawn	FDO	Finally Disposed Of

Decision Code	Description	Decision Code	Description
APP	Approve	RNO	Raise no objection
REF	Refuse	ROB	Raise Objection
P1REQ	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 17th May 2024

	Application Number.	Ward.	Decision.
1.	**23/00192/FUL**	Chadlington and Churchill	APP

Conversion of an existing barn into a single dwelling and associated works
Land At Pudlicote Farm Pudlicote Lane Chilson
Mr Richard White

2. **23/02977/FUL** Chadlington and Churchill APP
Affecting a Conservation Area

Erection of a dwelling
Land South East Of Anvil House Sidings Road Churchill
Mr C Harris

3. **24/00272/FUL** Kingham, Rollright and Enstone APP

Erection of a single storey link extension to link Taillards Barn with The Grove with associated works including provision of garaging with storage above, insertion of rooflights and side window (amended description).
Taillards Barn Gagingwell Chipping Norton
Mr Crawford and Ms Williams

4. **24/00273/LBC** Kingham, Rollright and Enstone APP

Internal and external works to include erection of extensions to link Taillards Barn with The Grove together with associated works including provision of garaging with storage above and changes to internal layout (amended description).
Taillards Barn Gagingwell Chipping Norton
Mr Crawford and Ms Williams

5. **24/00456/HHD** Charlbury and Finstock APP
Affecting a Conservation Area

Replace existing wooden windows and doors with upvc ones in pebble grey colour (RAL 7032). (Part Retrospective).
5 Hone Court Charlbury Chipping Norton
Mr Andrew Whitworth

6. **24/00487/HHD** Hailey, Minster Lovell and Leafield APP
Affecting a Conservation Area

Erection of single storey rear extension and a front porch
2 Greenwich Lane Leafield Witney
Mr Tariq Khoyratty

7. **24/00499/FUL** Kingham, Rollright and Enstone APP

Affecting a Conservation Area

Change of use of land to increase the domestic curtilage
April Cottage Daylesford Road Kingham
Max Norris

8. **24/00504/PDET28** Burford WDN

Erection of a modern steel framed agricultural building.
Land Parcel At E423806 N213377 Taynton Oxfordshire
N Mills Farm Partnership

9. **24/00566/HHD** The Bartons APP

Affecting a Conservation Area

Erection of detached outbuilding (garden studio)
Brandon House Manor Road Sandford St Martin
Lemme

10. **24/00621/CND** Woodstock and Bladon SPL

APPROVED:-REFUSED:-
Land North Of Hill Rise Woodstock
C/o agent

11. **24/00622/FUL** Burford APP

Affecting a Conservation Area

Erection of single storey flat roof extension to existing club house.
Bowls Club At Recreation Ground Tanners Lane
Burford Town Bowls Club

12. **24/00623/HHD** Kingham, Rollright and Enstone APP

Affecting a Conservation Area

Erection of a replacement rear extension, new front porch and replacement windows to existing dwelling. Alterations to the fenestration of the detached outbuilding/annex (amended plans _ description)
5 West End Kingham Chipping Norton
Mr Tim Tobin

13. **24/00633/HHD** Burford APP
Affecting a Conservation Area

Alterations and repair works to include, rebuilding of outbuilding to accommodate oil boiler with installation of new oil tank in garden with hazel hurdle fenced screening, together with replacement windows
154 The Hill Burford Oxfordshire
Messrs Alexander And Cawte

14. **24/00634/LBC** Burford APP
Affecting a Conservation Area

Internal and external alterations to include opening of new doorway together with replacement windows. External works to include replacement rainwater goods, repairs to windows, masonry, leadwork, chimneys, and review of drainage. Internal alterations to include the removal of concrete and timber flooring to ground floor, replaced with a concrete floor incorporating floor insulation and edge protection, creation of a lobby entrance area and alterations to second floor layout.
154 The Hill Burford Oxfordshire
Messrs Alexander And Cawte

15. **24/00639/ADV** Woodstock and Bladon APP
Affecting a Conservation Area

Erection of a free standing display screen internally within the shop front.
34 High Street Woodstock Oxfordshire
Mr K Stacey

16. **24/00641/HHD** Kingham, Rollright and Enstone APP
Affecting a Conservation Area

Erection of an external wall to mount an electric charging point for family car
The Nook West Street Kingham
Mr Andrew Bisson

17. **24/00642/LBC** Kingham, Rollright and Enstone APP
Affecting a Conservation Area

External alterations to include the erection of an external wall to mount an electric car charging point
The Nook West Street Kingham
Mr Andrew Bisson

18. **24/00648/FUL** Chadlington and Churchill APP
Affecting a Conservation Area

Change of use from a Bed and Breakfast to a dwelling (retrospective)
The Forge Church Road Churchill
Mr And Mrs P Renny-Smith

19. **24/00669/CND** Woodstock and Bladon APP

Discharge of conditions 7 (details of EV charging points) and 10 (integrated bat roosting and nesting opportunities) of Planning Permission 22/01768/FUL
1 Rye Grass Woodstock Oxfordshire
Robin Needham

20. **24/00671/CND** Woodstock and Bladon REF

Discharge of condition 4 (details of the access) of Planning Permission 22/01768/FUL
1 Rye Grass Woodstock Oxfordshire
Robin Needham

21. **24/00711/CND** Kingham, Rollright and Enstone APP

Discharge of conditions 5 (details of access between the land and highway) and 10 (landscape scheme) of Planning Permission 23/01309/HHD
Shire House London Road Moreton-In-Marsh
David Marina

22. **24/00715/FUL** Freeland and Hanborough APP

External alterations to include 2 additional dormers to match existing, installation of new window and door openings, reconfiguration of existing windows, replacement doors and the upgrade of all windows throughout the building, along with new render to all elevations and new bike stores.
Long Hanborough Surgery 56 Churchill Way Long Hanborough
Mr Ben Richards

23. **24/00726/HHD** Freeland and Hanborough REF

Erection of single storey side extension.
59 Broadmarsh Lane Freeland Witney
Mr Tony Whitlock

24. **24/00771/HHD** Chadlington and Churchill APP

Formation of habitable room in roofspace
Wychwood View Church Road Chadlington
Mr And Mrs Ghosh

25. **24/00777/HHD** Hailey, Minster Lovell and Leafield APP

Affecting a Conservation Area

Formation of new ground floor window opening to east elevation of existing domestic dwelling.
New House 31 Lower End Leafield
Ms N Honore

26. **24/00778/HHD** Chadlington and Churchill APP

Erection of a single storey side extension.
Avalon West End Chadlington
Mr Patrick Stimpson

27. **24/00792/CLP** Kingham, Rollright and Enstone WDN

Certificate of Lawfulness (erection of an extension to an existing Class Use B8 storage unit).
Wigwam Storage Hook Norton Road Chipping Norton
Countrywide Storage Chipping Norton Ltd

28. **24/00835/PN56** Kingham, Rollright and Enstone P2NRQ

Permitted development Class MA Change of use of existing commercial premises (Class use E) to dwellinghouse (Class use C3).
The Old Coal Yard Gagingwell Chipping Norton
Ms B Catling

29. **24/00839/CND** Kingham, Rollright and Enstone APP

Affecting a Conservation Area

Discharge of conditions 3 (schedule of materials), 7 (construction management plan), 8 (full surface water drainage scheme), 9 (sample panel) and 11 (details of boundary treatment) of Planning Permission 23/00388/FUL
Pearl Cottage High Street Great Rollright
Mr Nigel Carter

30. **24/00867/HHD** Woodstock and Bladon APP
Affecting a Conservation Area

Erection of a single storey front extension (amended)
88 Manor Road Woodstock Oxfordshire
Mr And Mrs T Harvey

31. **24/00870/S73** Kingham, Rollright and Enstone APP
Affecting a Conservation Area

Variation of condition 2 of planning permission 22/02890/HHD to allow changes to fenestration, addition of roof lights and the use of render in place of approved natural stone.
5 Blue Row Over Norton Chipping Norton
Ms Erika Satre

32. **24/00920/FUL** The Bartons APP
Affecting a Conservation Area

Erection of 3 double car ports
Manor Farm Barns North Street Middle Barton
Mr D Cheyne

33. **24/00923/CND** Chipping Norton APP
Affecting a Conservation Area

Discharge of condition 3 (materials) and condition 12 (Construction Environmental Management Plan) of planning permission 23/00843/FUL.
Land To The Rear Of 17 - 18 High Street Chipping Norton
Mr Tim Carpenter

34. **24/00952/HHD** Stonesfield and Tackley APP
Affecting a Conservation Area

Replacement of the existing roof over dining room and erection of a single storey link extension (renewal application)
Fern Cottage Church Walk Combe
Mrs Charlotte Braun

35. **24/00953/LBC** Stonesfield and Tackley APP
Affecting a Conservation Area

Internal and external alterations to include the replacement of the existing roof over dining room and erection of a single storey extension with changes to internal layout
Fern Cottage Church Walk Combe
Mrs Charlotte Braun

36. **24/00985/LBC** Burford APP
Affecting a Conservation Area

Removal of internal partition wall.
Riverside House 7 Lower High Street Burford
Mr Paul Fletcher

37. **24/00998/HHD** Chipping Norton APP

Erection of single storey front and rear extensions.
28 Lords Piece Road Chipping Norton Oxfordshire
Mr G Foxall

38. **24/01018/S73** Ascott and Shipton APP

Variation of condition 2 of planning permission 23/02649/FUL to allow design changes to approved dwelling.
Langley Mill Cottage Shipton Road Ascott Under Wychwood
Mrs Lloyd

39. **24/01083/CND** Kingham, Rollright and Enstone APP
Affecting a Conservation Area

Discharge of condition 3 (details of render) of Planning Permission 23/02832/HHD
Appletree House Main Street Over Norton
MR CHARLIE DRURY

40. **24/01086/CND** Kingham, Rollright and Enstone APP

Discharge of conditions 6 (details of windows and doors) of Planning Permission 16/00967/FUL and Listed Building Consent 16/00968/LBC
Gyles Farm Deddington Road Great Tew
Mr Schaffer

41. **24/01097/CND** Woodstock and Bladon APP

Discharge of condition 15 (assessment of the nature and extent of contamination) of Planning Permission 21/00189/FUL
Land North Of Hill Rise Woodstock
C/o agent

42. **24/01152/CND** Chipping Norton SPL
Affecting a Conservation Area

APPROVED:-REFUSED:-
Land To The Rear Of 17 - 18 High Street Chipping Norton
Mr Tim Carpenter

43. **24/01213/NMA** Chipping Norton APP
Affecting a Conservation Area

Demolition of the existing buildings. Construction of twelve dwellings with associated access, parking and amenity (non-material amendment to change the colour of the rear doors)
Bliss Brassey And Wilkins House Hailey Avenue Chipping Norton
Mr Luke Dicks

44. **24/01227/CND** Chadlington and Churchill APP
Affecting a Conservation Area

Discharge of condition 6 (full surface water drainage system) of planning permission 24/00709/S73.
Dean Mill Dean Chipping Norton
MR James Buchan

45. **24/01255/NMA** Chadlington and Churchill APP

Alterations to include single and first floor extensions, a canopy porch and replacement of existing outbuilding with new workshop store (non-material amendment to allow repositioning of the approved single storey extension - rotated through 90 degrees).
2 Rynehill Farm Cottages Kingham Chipping Norton
Mr And Mrs Shaw

46. **24/01280/CND** Chipping Norton APP
Affecting a Conservation Area

Discharge of condition 17 (details of rainwater goods) of planning permission 20/01933/FUL).
Police Station Banbury Road Chipping Norton
Mr Mark Edwards

47. **24/01399/PDET28** Kingham, Rollright and Enstone P2NRQ

Formation of a pond
Land At Grid Reference E428713 N226868 Worcester Road Salford
Mr Alex Ward

This page is intentionally left blank