

Wednesday, 9 October 2024

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## UPLANDS AREA PLANNING SUB-COMMITTEE

You are summoned to a meeting of the Uplands Area Planning Sub-Committee which will be held in Council Chamber, Council Offices, Woodgreen, Witney, Oxfordshire OX28 1NB on **Monday, 21 October 2024 at 2.00 pm.**



Giles Hughes  
Chief Executive

To: Members of the Uplands Area Planning Sub-Committee

Councillors: Julian Cooper (Chair), Mark Walker (Vice-Chair), Lidia Arciszewska, Andrew Beaney, Adam Clements, Roger Faulkner, David Jackson, Rosie Pearson, Elizabeth Poskitt, 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**  
To receive any apologies for absence from members of Sub-Committee.  
The quorum for the Sub-Committee is 3 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 5 - 8)**  
To approve the minutes of the previous meeting, held on Monday 19 August 2024.
4. **Applications for Development (Pages 9 - 24)**  
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.

<u>Pages</u>	<u>Application No.</u>	<u>Address</u>	<u>Planning Officer</u>
11-15	24/01876/FUL	Swan Inn, Swinbrook, Burford.	Rebekah Orriss
16-23	24/02203/FUL	The Old Surgery, The Sands, Milton under Wychwood.	Sarah Hegerty

- 4.1 24/01876/FUL Swan Inn, Swinbrook, Burford.
- 4.2 24/02203/FUL The Old Surgery, The Sands, Milton under Wychwood.
5. **Applications Determined under Delegated Powers (Pages 25 - 50)**  
Purpose:  
To inform the Sub-Committee of applications determined under delegated powers.

Recommendation:

- I. That the report be noted by the Sub-Committee.

6. **Appeal Decisions (Pages 51 - 52)**  
Purpose:  
To inform the Sub-Committee of any appeal decisions.

Recommendation:

- I. That the report be noted by the Sub-Committee.

(END)

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## 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 **Monday 19 August 2024.**

#### PRESENT

Councillors: Julian Cooper (Chair), Mark Walker (Vice-Chair), Lidia Arciszewska, Andrew Beaney, Adam Clements, Roger Faulkner, Rosie Pearson, Elizabeth Poskitt, Geoff Saul, and Tim Sumner.

Officers: Max Thompson (Senior Democratic Services Officer), Stephanie Eldridge (Principal Planner), Nathan Harris (Planning Officer), Maria Harper (Democratic Services Assistant), James Nelson (Principal Planner), and Kelly Murray (Principal Planner).

Other Councillors in attendance: Nil.

#### **34 Apologies for Absence**

Apologies for absence were received from Councillor David Jackson and Geoff Saul.  
Councillor Tim Sumner substituted for Councillor David Jackson.

#### **35 Declarations of Interest**

There were no declarations of interest made by members of the Sub-Committee.

#### **36 Minutes of Previous Meeting**

Councillor Julian Cooper proposed that the minutes of the previous meeting, held on Monday 17 June 2024, be agreed 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:

- I. Agree the minutes of the previous meeting held on Monday 17 June 2024, as a true and accurate record.

#### **Applications for Development**

#### **38 24/01272/OUT Land (E) 426217 (N) 218672, Church Road, Milton Under Wychwood.**

Stephanie Eldridge, Principal Planner, introduced the outline application, for the erection of 16 dwelling houses (8 affordable and 8 self-build dwellings) with associated works including access, provision of landscaping, public open space and new footpath links. The Principal Planner drew the Sub-Committee's attention to the report of additional representations, which had been circulated ahead of the meeting.

The Principal Planner's presentation clarified the following points:

- The site was contained within the Cotswold National Landscape and Area of Outstanding Natural Beauty (AONB);
- Planning History – Refusal had been given to a previous application in 2023, on the basis of implications to the village setting landscape;

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- Paragraph 11 of the National Planning policy Framework (NPPF) – The planning authority was unable to demonstrate a 5 Year Housing Land Supply;
- Officers were of the opinion that the proposals would have transformative impact on the settlement pattern of the village;
- Highways – The Local Highways authority had raised objections to the development as part of the consultation phase regarding safe and suitable access;
- Affordable Housing – The development would have provided only a modest contribution to levels of affordable housing within the local area.

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

- Characteristics of the Village – ‘Closure’ of the village green would have a detrimental impact on the character of the village, particularly as the planning authority was not able to demonstrate a 5 Year Housing Land Supply;
- Highways Safety – Members expressed opinion that the development would pose a significant risk to road users and pedestrians as a result of increased traffic flow in the area;
- Over Development – A previous application for 8 homes was refused. Members stated that it was unreasonable that a second application for 16 dwellings would be considered appropriate;
- Comprehensive Report – Members thanked officers for a comprehensive report and for providing clear, detailed reasoning as to why the application was recommended for refusal;
- Protected Landscape – Members highlighted that the site of the proposed development lay within the Cotswold National Landscape and Area of Outstanding Natural Beauty (AONB).

Councillor Andrew Beaney proposed that the application be refused, in line with officer recommendations. This was seconded by Councillor Mark Walker, was put to a vote, and was unanimously agreed by the Sub-Committee.

The Sub-Committee **Resolved** to:

1. Refuse the application, in line with officer recommendations.

**39** **24/01566/FUL Land Adjacent To 10 Coombes Close, Shipton Under Wychwood.**

Stephanie Eldridge, Principal Planner, introduced the application, for the erection of a detached dwelling with off street parking and associated works.

Ian Halliday, Local Resident, addressed the Sub-Committee in objection to the application.

The Principal Planner continued with their presentation, which clarified the following points:

- Location of the site – The proposal was located in the Shipton Conservation Area, and also located within the Cotswold National Landscape and Area of Outstanding Natural Beauty (AONB) and would pose no harm to the area;
- The location of the proposed dwelling was in keeping with the characteristics of neighbouring properties;

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- The height of the proposed dwelling had been reduced by 1 metre, which allowed the dwelling to remain in keeping with neighbouring properties;
- The proposed dwelling would bear no harm to neighbouring properties and would not overlook neighbouring dwellings;
- The land was designated as open space within the street scene and was undeveloped;
- No objections had been raised during engagement with Highways, Safety or Flood Risk authorities.

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

- Differences in proposals – The Principal Planner guided the Sub-Committee through the substantial differences between the proposals and a previously refused application;
- Occupation and Storage Space – Members raised concerns that the proposed dwelling was not fit for purpose in terms of sizing, and that occupation levels of the proposed dwelling were excessive and that there was a perceived lack of storage;
- The proposal contained a front gable projection which allowed further space to be utilised within the dwelling, which would help maintain the character of the property;
- Number of Bedrooms – Members discussed purposes of rooms would not always be bedrooms, and such rooms may be used as a study/office.

Councillor Julian Cooper proposed that the application be approved, in line with officer recommendations. This was seconded by Councillor Mark Walker and was put to a vote. There were 8 votes in favour, 1 vote against and 0 abstentions. The vote was carried.

The Sub-Committee **Resolved** to:

1. Approve the application, in line with officer recommendations.

#### 40 24/01618/HHD and 24/01619/LBC, The Lodge, Pytts Lane, Burford

Nathan Harris, Planning Officer, introduced the applications, for internal and external alterations to allow the installation of a new window to the north elevation. The Planning Officer's presentation clarified the following points:

- The application would pose no harm to the Cotswold National Landscape;
- The installation of a new window to the north elevation would be in keeping with appropriate sizes of the existing dwelling.

Councillor Julian Cooper proposed that applications 24/01618/HHD and 24/01619/LBC be approved, in line with officer recommendations. 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 applications, in line with officer recommendations.

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**42 Amendments to Section 106 agreement of application ref. 22/02429/FUL- Play Area, Walterbush Road, Chipping Norton.**

James Nelson, Principal Planner, introduced the report, which allowed members to consider whether to proceed with proposed amendments to the Section 106 Agreement, associated with application ref. 22/02429/FUL.

In debate, the Sub-Committee agreed that the proposed development within the town of Chipping Norton was encouraged and that an existing need for affordable housing remained within the local area. Members stated there had been some difficulties experienced locally within the town, and that progressing the application to the next stage, as outlined in the report, would be in the wider interests of the town, local residents, and the wider local area as a whole.

Councillor Mark Walker proposed that the Sub-Committee agree the recommendation as listed on the original report. 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:

- I. Grant planning permission, subject to amended Section 106 agreement.

**43 Applications Determined under Delegated Powers**

The report giving details of applications determined under delegated powers was received, explained by Planning Officers, and noted by the Sub-Committee.

**44 Appeal Decisions**

The report giving details of appeal decisions was received, explained by Planning Officers, and noted by the Sub-Committee.

**45 Progress on Enforcement Cases**

Kelly Murray, Principal Planner (Enforcement and Appeals), introduced the report and slide presentation, which provided an update on progress in respect of priority enforcement investigations.

The Principal Planner provided the Sub-Committee an overview of the recent workload of the Enforcement and Appeals Team and numbers of priority cases and detailed the progress and nature of the outstanding enforcement investigations.

The Sub-Committee requested more information on The Unicorn Public House at Great Rollright. The Principal Planner stated that the Council's Estates team were the appropriate team dealing with the issue, and that more information could be provided upon request. This was noted by the Principal Planner.

The Sub-Committee noted the content of the report.

The meeting closed at 3.03pm.

CHAIR



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

**Date: 21st October 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](http://www.westoxon.gov.uk/meetings)

<b>Item</b>	<b>Application Number</b>	<b>Address</b>	<b>Officer</b>
1	24/01876/FUL	<a href="#">Swan Inn Swinbrook</a>	Rebekah Orriss
2	24/02203/FUL	<a href="#">The Old Surgery The Sands</a>	Sarah Hegerty

Application Number	24/01876/FUL
Site Address	Swan Inn Swinbrook Burford Oxfordshire OX18 4DY
Date	9th October 2024
Officer	Rebekah Orriss
Officer Recommendations	Refusal
Parish	Swinbrook Parish Council
Grid Reference	428209 E 211876 N
Committee Date	21st October 2024

### Location Map



### Application Details:

Construction of an incidental outbuilding and associated paved area. (Retrospective).

**Applicant Details:**

Mr Stephen Cook

C/o Agent

**I CONSULTATIONS**

WODC Drainage

No Comment Received.

Parish Council

Swinford and Widford Parish Council are pleased to see that a retrospective planning application has been submitted and have reviewed the planning proposal and conducted an onsite visit where the Parish Council noted that the build had been completed to a high standard and the materials were in keeping with the surroundings. The Parish Council raises no objections.

Conservation And Design  
Officer

The current proposal does not preserve the character of this area; the platform is incongruous in this location and structure is poorly made and the materials used (e.g. corrugated Perspex) are not in-keeping with the area. I'm not sure what materials the 'buff' paving stones are (and they may eventually tone down), but currently, they are quite garish.

With regard to the platform, I recommend that the top layer of paving stones are removed, that the stone walls could be retained in situ, and then the whole platform is lowered, with the paving at the bottom - so that it becomes - almost like - a walled pub garden area. Any ancillary bar structure will then sit automatically lower.

I recommend that the current bar structure itself needs to be modified with better materials, the roof (Perspex) should be removed and replaced with a more appropriate material in-keeping with our design guidance.

**2 REPRESENTATIONS**

2.1 2 letters of representation have been received and are summarised as follows:

- A nice addition to the Pub, well built and in keeping.

**3 APPLICANT'S CASE**

3.1 The Planning and Heritage Statement is concluded as follows:

The proposal is for a small, incidental, outbuilding and associated paved area. Taking everything together, this does not result in harm to the historic environment, preserving the developed setting of The Swan Inn and the rural village character of the wider CA. Additionally, the development does not encroach beyond the limits of this pocket of development and has no

effect on any of the key landscape features of this part of the Cotswolds National Landscape. There is no other harm resulting from any of the other technical planning matters assessed.

Overall, the proposal should be approved without delay as it is in accordance with the development plan as a whole and there are no other considerations which outweigh this finding.

#### **4 PLANNING POLICIES**

OS2NEW Locating development in the right places

OS4NEW High quality design

NPPF 2023

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

#### **5. PLANNING ASSESSMENT**

##### **Background**

- 5.1. The application seeks retrospective planning permission for the Construction of an incidental outbuilding and associated paved area at the Swan Inn, Swinbrook a grade II listed pub.
- 5.2. The pub garden is L-shaped with the section close to the pub building used for outside tables. The bar and associated paving is located around the corner of the converted barns on an area which was previously open with no built form. The garden slopes up gently from the south.
- 5.3. The site lies within the Cotswolds National Landscape (formerly AONB) and the Swinbrook Conservation Area. The pub and adjoining dwellings, and the converted barns are all grade II listed.
- 5.4. The site is within Flood zone I.
- 5.5. There is no relevant planning history.
- 5.6. Officers note there is a second outside bar within the pub garden, a view is currently being taken as to whether this requires planning permission.
- 5.7. The application is before the sub-committee because officers' views differ from the view of the Parish Council.

##### **Principle of Development**

- 5.8. Within the West Oxfordshire Local Plan 2031 pubs are considered under policy E5: Local services and community facilities. This policy supports development to meet local needs and promote social wellbeing.
- 5.9. Policy OS2 supports development that forms a logical complement to the existing scale and pattern of development and/or the character of the area; and conserves and enhance the natural, historic and built environment.
- 5.10. The proposal to provide an outside bar is acceptable with regard to the impact on the character and appearance of the listed buildings, conservation area, Cotswolds National Landscape, and residential amenities.

## **Design, Form and Siting**

- 5.11. Policy OS4 states that development should respect the historic, architectural and landscape character of the locality, contribute to local distinctiveness and, where possible, enhance the character and quality of the surroundings, and should conserve or enhance areas, buildings and features of historic, architectural and environmental significance, including both designated and non-designated heritage assets and habitats of biodiversity value.
- 5.12. The outside bar is located on a raised platform which is constructed with buff paving slabs and stone supporting walls. The paving is set into the slope of the garden so that the rear is level with the surrounding land and the front is raised. The paving is accessed by a set of steps at the front.
- 5.13. The bar is set at the back of the paved area. It is constructed with shiplap horizontal timber boarding in an off-white colour, and a corrugated Perspex roof in grey.
- 5.14. Officers consider the bar to be of poor-quality materials that are not in-keeping with the area and do not respect the architectural character of the listed buildings. Further the raised patio is incongruous with the landscape character of the pub garden and appears as a stark feature which is visually at odds with the otherwise semi-rural nature of the pub setting.
- 5.15. As such, officers consider the proposal to be unacceptable with regard to design and contrary to policies, OS2 and OS4 of the West Oxfordshire Plan.

## **Listed Building and Conservation Area**

- 5.16. Officers are required to take account of section 16(2) and section 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended which states that in considering whether to grant planning permission for any works the local planning authority shall have special regard to the desirability of preserving the building, its setting and any features of special architectural or historic interest which it possesses. Policy EH11 also states proposals for development within the curtilage of a Listed Building... will be permitted where it can be shown to: conserve or enhance the special architectural or historic interest of the appearance or character and setting.
- 5.17. Within a Conservation Area, Officers are required to take account of section 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended which states that, with respect to buildings or other land in a conservation area, special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area. Further the paragraphs of section 16 'Conserving and enhancing the historic environment ' of the NPPF are relevant to consideration of the application.
- 5.18. With regard to the impact on the listed building, in light of the above assessment which found the proposal unacceptable with regard to design Officers are of the view that the proposal does not preserve the setting of the listed buildings through appearing as an contrived feature in the landscape, with materials that are discordant with the listed buildings and the conservation area.
- 5.19. The applicant has outlined that the bar has public benefits in allowing customers to appreciate the pub garden and the listed buildings. However, the site was already part of the pub garden and officers consider this a wholly private benefit that does not weigh against the identified harm to the heritage assets.

5.20. The proposed development does not respect the special qualities and historic context of the listed buildings and would not maintain the setting of the listed buildings or the conservation area and as such, the proposed development would not conform to policy EH11 and EH10.

### **Impact on Cotswolds National Landscape**

5.21. Paragraph 172 of the NPPF 2019 requires great weight to be given to conserving and enhancing landscape beauty in Areas of Outstanding Natural Beauty. Policy OS2 of the West Oxfordshire Local Plan 2031 also states to give great weight to conserving the landscape and scenic beauty similarly to the NPPF states. It is considered that the bar and patio would only be viewed in its immediate context which is enclosed and will therefore conserve the wider Cotswold AONB and complies with policy EH1.

### **Residential Amenities**

5.22. Although the bar is to the rear of the holiday accommodation, in light of the existing pub use Officers do not consider the bar likely to give rise to unacceptable levels of noise.

### **Conclusion**

5.23. In summary the proposed outside bar with associated paved area is considered to be unacceptable with regard to the impact on the heritage assets and does not comply with policies, OS2, OS4, EH10 and EH11. Therefore, your officers are recommending refusal of the application.

## **6 REASONS FOR REFUSAL**

1. By reason of the design, form and materials of the bar and paved area, the proposal would appear as contrived and incongruous within the pub garden, as such the proposal will have a harmful impact on the character and setting of the grade II listed pub, surrounding listed buildings and conservation area. The impact of the development is considered to result in less than substantial harm for which no public benefit is derived that outweighs this harm and the viability of the optimal use is not at risk. The development does not, therefore, preserve the special architectural or historical interest of the listed building or its setting in conflict with policies OS2, OS4, EH10 and EH11 of the West Oxfordshire Local Plan 2031, section 16 of the NPPF and the West Oxfordshire Design Guide.

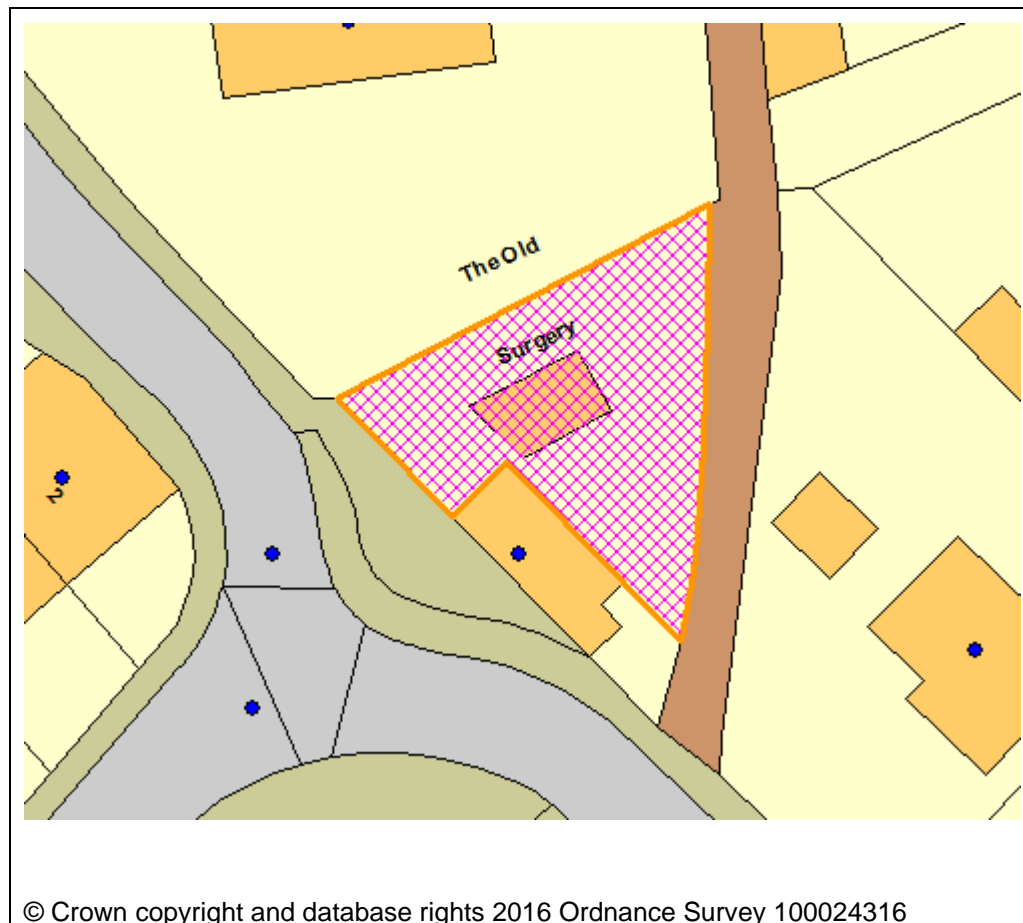
**Contact Officer:** Rebekah Orriss

**Telephone Number:**

**Date:** 9th October 2024

Application Number	24/02203/FUL
Site Address	The Old Surgery The Sands Milton Under Wychwood Chipping Norton Oxfordshire OX7 6ER
Date	9th October 2024
Officer	Sarah Hegerty
Officer Recommendations	Refuse
Parish	Milton Under Wychwood Parish Council
Grid Reference	426618 E 218114 N
Committee Date	21st October 2024

### Location Map



### Application Details:

Conversion and extension of existing garage to create a dwelling



**Applicant Details:**

Mrs Jane Potter  
8 Home Farm Cottages  
Breurn  
West Oxfordshire  
OX7 6QG

**I CONSULTATIONS**

Ecology Biodiversity Net Gain	Acceptable subject to conditions and informative.
Parish Council	Milton under Wychwood Parish Council have no objection to this planning application.
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, subject to the following condition
WODC Drainage	More information is required - Further information on the existing drainage is required, in case infiltration is proved to be impractical.
Env Health Contamination	<p>Thank you for notifying my team of the proposal to convert and extend an existing garage to create a dwelling at the above address.</p> <p>From the information submitted with the application it appears that the existing building is a former domestic garage later used for the storage of building materials. Given the proposed residential development please consider adding the following condition to any grant of permission as a precaution:</p> <ol style="list-style-type: none"><li>I. 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 Land Contamination: Risk Management (LCRM), 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.</li></ol> <p>REASON: To prevent pollution of the environment in the interests of the amenity.</p>
Thames Water	No Comment Received.

## **2 REPRESENTATIONS**

### **2.1 One general comment has been received**

- There seems to be no boundary fence separating the rear and side of the surgery from the new build for maintenance if needed;
- Also the corner of the surgery is very close to the extended part;
- My main concern is I will literally be in their garden and any noise would cause stress to me and my dog.

## **3 APPLICANT'S CASE**

### **3.1 The Planning Statement is concluded as follows:**

This supporting statement confirms that:

- The conversion of the existing building on the site to a new dwelling is acceptable in this location in principle and accords with the policies in the development plan;
- The site has an existing lawful use and is previously developed. The proposal would be a general improvement over the existing appearance of the building and would be a use that more compatible with the location and neighbouring occupiers;
- The traditional vernacular design is considered to be more appropriate and will enhance the character of the area compared to the existing buildings;
- The proposed dwelling would not have any harmful impact on the scenic beauty of the AONB or the dispersed settlement character of Milton under Wychwood;
- The existing use has the potential to create vehicle movements of a greater frequency and with much larger vehicles than the proposed use of the site;
- Adequate visibility can be provided at the site entrance and on balance the proposals would be of net benefit to highway safety in the locality.

## **4 PLANNING POLICIES**

OS2NEW Locating development in the right places

OS4NEW High quality design

H2NEW Delivery of new homes

EHI Cotswolds AONB

DESGUI West Oxfordshire Design Guide

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

## **5 PLANNING ASSESSMENT**

### **Background Information**

5.1 Planning permission is sought for Conversion and extension of existing garage to create a dwelling of The Old Surgery, The Sands, Milton Under Wychwood.

5.2 The site is located in the village of Milton under Wychwood which is within the Cotswold National Landscape (formerly the AONB). The site itself is a small broadly triangular plot the last lawful use of which is unclear however, as stated within the Planning Statement that the site comprises a formerly domestic garage which has for a number of years been used for storage purposes by a local builder.

- 5.3 Therefore officers for the purposes of this application assume that the lawful use is likely to be domestic use given the wholly residential context of the site and the lack of any information to dispute this.
- 5.4 The site is bound by a fence on all sides with a no through access way running roughly north to south along the eastern boundary. There is an existing dwelling on the southwestern boundary of the site which has a small courtyard area and access from the no through access.
- 5.5 The application is being brought before Planning Sub-Committee because the views of the Town Council or Parish Council are clearly contrary to the proposed officer recommendation.
- 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 of development
  - Siting, Design and Massing
  - Residential Amenity
  - Impacts on Cotswolds National Landscape

## **Principle**

- 5.7 Section 38 (6) of the Planning and Compulsory Purchase Act 2004 requires applications for planning permission to be determined in accordance with the development plan unless material considerations indicate otherwise. Section 70 (2) of the Town and Country Planning Act 1990 provides that the Local Planning Authority (LPA) shall have regard to the provisions of the development plan so far as they are material to the application and any other material considerations. In the case of West Oxfordshire, the Development Plan is the Local Plan 2031 adopted in September 2018.
- 5.8 The revised National Planning Policy Framework (NPPF) is a material consideration. It reiterates the pre-eminence of the local plan as the starting point for decision-making. It makes clear that the presumption in favour of sustainable development does not change the statutory status of the development plan as the starting point for decision-making. Development is, therefore, to be determined in accordance with the Local Development Plan, which is the West Oxfordshire Local Plan 2031 (WOLP).  
Regarding the principle of development, Policy OS2 of the Local Plan provides an overall strategy for the location of development within the district. Within the supporting text of OS2 It sets out a 'settlement hierarchy' that Milton Under Wychwood is a village.
- 5.9 Policy OS2 itself states that 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. A number of site allocations are proposed to ensure identified needs are met. Further allocations may be made through Neighbourhood Plans. Proposals for residential development will be considered in accordance with Policy H2 of this Local Plan.
- 5.10 Policy OS2 further states that proposals for residential development will be considered in accordance with Policy H2 which permits new dwellings within the main service centres and rural service centres, "On undeveloped land within the built-up area provided that the proposal is in accordance with the other policies in the plan and in particular the general principles in Policy OS2."
- 5.11 Policy OS2 also provides the General Principles to which all development must adhere; these require that development: -

- Be of a proportionate and appropriate scale to its context, having regard to the potential cumulative impact of development in the locality;
- Form a logical complement to the existing scale and pattern of development and/or the character of the area;
- As far as is reasonably possible, protect or enhance the local landscape and the setting of the settlement/s;
- Be provided with safe vehicular access and safe and convenient pedestrian access to supporting services and facilities;
- Conserve and enhance the natural, historic and built environment;

5.12 Regarding the principle of development, the application proposal would meet policy H2 of the Local Plan. However, the general principles set out in policy OS2 are not considered to be met, and therefore, the principle of development is not considered to be acceptable.

#### *National Policy/Guidance*

5.13 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.

5.14 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*

5.15 The NPPF requires local planning authorities to demonstrate an up-to-date five year supply of deliverable housing sites. Where local authorities cannot demonstrate a five-year supply of deliverable housing sites, paragraph 11 of the NPPF is engaged. In its current 5-year Housing Land Supply Position Statement, the Council states that a formal review of the West Oxfordshire Local Plan 2031 was undertaken in accordance with Regulation 10A of the Town and Country Planning (Local Planning) (England) Regulations 2012. Following this assessment, Policies H1 and H2 were considered to be out of date.

5.16 However, in a recent appeal decision relating to Land south of Burford Road, Minster Lovell (Appeal Ref: APP/D3125/W/23/3331279) dated 28th March 2024, the Inspector concluded that the Council had a 4.38 years' supply and as such could not demonstrate a five year supply of housing land.

5.17 As such, the provisions of paragraph 11d) of the NPPF is engaged and the policies that are most important for determining the application are out of date.

5.18 In view of the above, it is clear that the decision-making process for determining this application is, therefore, to assess whether the adverse impacts of granting planning permission for the proposed development would significantly and demonstrably outweigh the benefits or whether there are specific policies in the NPPF that protect areas or assets of particular importance.

### **Siting, Design and Form**

5.19 Policies OS2 and OS4 seek a high quality of design. Policy OS2 clearly advises that new development should be proportionate and appropriate in scale to its context and should form a logical complement to the existing scale and pattern of development and should relate well to the character of the area. Similarly, Policy OS4 seeks a high quality of design that respects, inter alia, the historic and architectural character of the locality, contributes to local distinctiveness and, where possible, enhances the character and quality of the surrounding. The NPPF also makes it clear that creating high quality buildings and places is fundamental to what the planning and development process can achieve and the recently published National Design Guide provides advice on the components of good design which includes the context for buildings, form and scale, appearance, landscaping, materials and detailing.

5.20 As noted above the site is triangular in shape and of limited size. The scheme seeks to replace the garage with a single storey one bedroom dwelling comprising of a dual pitched and flat roof elements finished in wooden cladding with both concrete tile. There is also parking for one vehicle.

5.21 Due to the limited size of the plot and its unusual shape the resulting scheme is considered to be over development, cramped and contrived in nature. The available space for future occupants is poor (both internal and external) and due to the surrounding development the very limited outdoor space will be shaded for a large portion of the day. The material choices are also uncharacteristic for the site and the wider area.

Therefore the scheme is not considered to form a logical compliment to the scale and pattern of development and is considered to be overdevelopment of the plot which is not considered to be high quality design where the quality of the public realm is enhanced.

5.22 Chapter 4 of The West Oxfordshire Design Guide notes that the site lies in the Limestone Wolds region of the district. This region is characterised by Distinctive building features include the famous, creamy limestone, which, together with the extensive use of limestone slates for roofs, creates built environments of strong local character and consistency. Long fronts, narrow gables, and steeply pitched roofs are typical.

5.23 The proposed scheme features walls wholly finished in wooden cladding until a tile roof. Whilst the site is located in a residential area it is visually prominent within the streetscene and officers consider that the materials and design are not in keeping with the character of the area which is primarily brick (both red and reconstituted Cotswold stone) with a small amount of render. The scheme is therefore considered the negatively impact on the visual amenity of the streetscene.

### **Highways**

5.24 In terms of parking available for the site this again is a concern. The plot is located close to a dead-end point on a very narrow access way which appears to also be used for storage of domestic refuse

bins and acts as well utilised pedestrian access through to Shipton Road to the north. Whilst there is no technical objection from County Highways Officers query the usability of the parking space and ease with which any vehicle could access/egress the site and also the safety of pedestrians and cyclists given the very narrow access.

### **Residential Amenities**

5.25 The NPPF seeks to achieve well-designed places and sets out that places should promote health and well-being, providing a high standard of amenity for existing and future users. This advice is reflected in Policies OS2 and OS4 of the Local Plan which seek to ensure that new development does not have a harmful impact on the amenity of existing occupants.

5.26 Use of the site and access would intensify, with increased comings and goings in close proximity to the existing adjacent dwelling. Furthermore, the proposed amenity space would be substandard in size and given the orientation and position of the adjacent dwelling future occupants of the proposed dwelling would be likely to experience shading in the evening resulting poor-quality external amenities.

### **Impacts on CNL**

5.27 The site is located within the CNL wherein great weight should be given to conserving landscape and scenic beauty. The proposal would have no material effect on the character of the landscape given the site's location within the residential envelope of the modern village development.

### **Conclusion**

5.28 As the Council cannot demonstrate evidence of a five-year supply of deliverable housing sites the relevant development plan policies for the supply of housing are out-of-date and that is a material consideration that can justify a departure from the plan and the grant of planning permission. Where policies for the supply of housing are out of date, para.11d) of the NPPF requires a presumption in favour of sustainable development and that planning permission be granted unless any adverse impacts of doing so would significantly and demonstrably outweigh the benefits.

5.29 In order to judge whether a development is sustainable it must be assessed against the three dimensions of sustainable development set out in the NPPF: the economic, social and environmental planning roles. With regards to the economic and social dimensions of sustainability, the proposal would provide an extra dwelling and would have some economic benefit through the provision of construction jobs and local investment during construction. However, given the limited scale of the development, I consider that limited weight should be afforded to these benefits.

5.30 In terms of the environmental dimension, the development is likely to have a significant harmful impact on the residential area in which it sits. The cramped and contrived nature of the site fails to form a logical compliment to the pattern, scale and character of the area.

5.31 Considering the scale of the development, which comprises a dwelling, access, and parking arrangement, the proposed development appears to be 'shoehorned' into the site. This would result in a cramped and contrived appearance and overdevelopment of the site which fails to form a logical compliment to the pattern of the area. Given the prominence of the site within the street, the proposed development would detract from the character and appearance of the site and locality. Overall, it is my opinion that the benefit of a single dwellinghouse to contribute to the Council's 5

year housing land supply is not outweighed by the harms associated with the provision of a dwelling in this location.

## **6 REASONS FOR REFUSAL**

- I. The proposed development due to its design, form, footprint, orientation and the awkward shape of the site, fails to demonstrate high-quality design and would appear as overdevelopment, cramped and contrived form of development which fails to respect the scale, pattern and character of the surrounding built form, eroding the character and appearance of the area and would appear as an incongruent feature within the street scene. The development would, therefore, be contrary to policies OS2, OS4, and H2 of the adopted West Oxfordshire Local Plan 2031, the West Oxfordshire Design Guide 2016, and the relevant provisions of the NPPF

**Contact Officer:** Sarah Hegerty

**Telephone Number:** 01993 861713

**Date:** 9th October 2024

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# Agenda Item 5

## West Oxfordshire District Council – DELEGATED ITEMS

### Application Types Key

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

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

## West Oxfordshire District Council – DELEGATED ITEMS Week Ending 20th September 2024

Application Number.	Ward.	Decision.
I. <b>23/02205/LBC</b> Affecting a Conservation Area	Burford	APP

Internal and external alterations to include replacement of the second floor timber casement windows with the addition of secondary glazing, re-roofing of the rear (Northwest) roof slope along with remedial works to the chimney.

**Red Lion House 120 High Street Burford**  
Mrs Pellat

2. **23/02893/FUL** Charlbury and Finstock APP
- Demolition of existing bungalow and erection of replacement dwelling to form an extension to the existing farmhouse and associated landscaping. Refurbishment of existing farmhouse. Repair, conversion and extension of existing agricultural buildings to provide ancillary accommodation. Erection of replacement barns for leisure, agricultural and equestrian use together with associated landscaping.  
**Lees Rest Woodstock Road Charlbury**  
Mr And Mrs Read
3. **23/02894/LBC** Charlbury and Finstock APP
- Demolition of existing bungalow and erection of replacement dwelling to form an extension to the existing farmhouse and associated landscaping. Refurbishment of existing farmhouse. Repair, conversion and extension of existing agricultural buildings to provide ancillary accommodation.  
**Lees Rest Woodstock Road Charlbury**  
Mr And Mrs Read
4. **24/00177/FUL** Kingham, Rollright and Enstone APP
- Conversion of existing TAC/Utility storage garden store into two holiday lets.  
**Wheatlands Enstone Road Great Tew**  
Mr Anthony Corbett
5. **24/00280/OUT** Charlbury and Finstock WDN
- Affecting a Conservation Area
- Outline application with all matters reserved to erect a two bed dwelling and garage in the grounds of existing bungalow with new parking provision for existing bungalow.  
**4 School Road Bungalows Wards Lane Finstock**  
Ms Marissa Yeoman
6. **24/00485/HHD** The Bartons APP
- Affecting a Conservation Area
- Alterations to remodel and refurbish Mill and Mill Cottage to include creation of covered parking and porch with first floor accommodation above, erection of side extension to create first floor garden room with decking and second floor solarium, and construction of a detached outbuilding (to replace existing structure) to provide three bay garage with office/workshop over. Associated works. (amended plans)  
**Barton Mill Mill Lane Middle Barton**  
Laura And Stephen Phillips And Serrem

- |     |  |                                     |     |
|-----|--|-------------------------------------|-----|
| 7.  | <b>24/00602/FUL</b>  | Woodstock and Bladon                | APP |
|     | Provision of temporary haul road for construction purposes associated with development on Land east of Hill Rise, Woodstock (Appeal Ref: APP/D3125/W/23/3315391) (WODC ref: 21/00189/FUL).   |                                     |     |
|     | <b>Land North Of Hill Rise Woodstock</b>   |                                     |     |
|     | J A Pye (Oxford) Ltd   |                                     |     |
|     |  |                                     |     |
| 8.  | <b>24/00632/FUL</b>  | Hailey, Minster Lovell and Leafield | APP |
|     | Affecting a Conservation Area  |                                     |     |
|     | Demolition of the existing garage, bungalow, associated buildings and hardstanding. Construction of five dwellings with associated works (amended plans).  |                                     |     |
|     | <b>Wychwood Garage Fairspear Road Leafield</b>   |                                     |     |
|     | Castlethorpe Homes Ltd   |                                     |     |
|     |  |                                     |     |
| 9.  | <b>24/00687/FUL</b>  | Kingham, Rollright and Enstone      | APP |
|     | Erection of an equestrian barn.  |                                     |     |
|     | <b>Harris Piece Priory Road Heythrop</b>   |                                     |     |
|     | Mr J Benfield  |                                     |     |
|     |  |                                     |     |
| 10. | <b>24/00716/HHD</b>  | Hailey, Minster Lovell and Leafield | APP |
|     | Affecting a Conservation Area  |                                     |     |
|     | Proposed external works to include demolition of existing outbuildings, erection of single storey side extension, stone canopy over front door, timber cladding to existing side extension, rear roof lights, replacement double glazed windows and formation of vehicular access to property. |                                     |     |
|     | <b>Red House Witney Lane Leafield</b>  |                                     |     |
|     | Mr Richard Tomlinson   |                                     |     |
|     |  |                                     |     |
| 11. | <b>24/00945/LBC</b>  | Chipping Norton                     | APP |
|     | Affecting a Conservation Area  |                                     |     |
|     | Conversion of existing dwelling to form two flats with associated internal alterations   |                                     |     |
|     | <b>22A High Street Chipping Norton Oxfordshire</b>   |                                     |     |
|     | Mr & Mrs Bayliss   |                                     |     |

12. **24/00944/FUL** Chipping Norton APP  
Affecting a Conservation Area
- Conversion of existing dwelling to form two flats with associated internal alterations (additional info submitted)  
**22A High Street Chipping Norton Oxfordshire**  
Mr & Mrs Bayliss
13. **24/00977/HHD** Charlbury and Finstock WDN  
Affecting a Conservation Area
- Erection of a single storey rear extension and adjustments to existing roof and facade  
**3 The Green Fawler Chipping Norton**  
Mr And Ms A And R Richardson And Grant
14. **24/01035/HHD** Ascott and Shipton APP
- Replacement of an existing conservatory with a garden room, conversion of an existing garage into staff living accommodation and the construction of a new porch on South Elevation  
**Coldstone House 50 Shipton Road Ascott Under Wychwood**  
Alice Royden
15. **24/01036/LBC** Ascott and Shipton APP
- Internal and external alterations to include replacement of an existing conservatory with a garden room, construction of a new porch on south elevation and conversion of existing garage into staff living accommodation. Internal alterations to main house to include changes to the first floor layout including the creation of a new internal opening  
**Coldstone House 50 Shipton Road Ascott Under Wychwood**  
Alice Royden
16. **24/01136/S73** Hailey, Minster Lovell and APP  
Leaffield
- Affecting a Conservation Area
- Variation of Condition 2 of permission 22/00571/FUL to allow changes to roof height of new dwelling and removal of chimney (Amended Plans and Description)  
**49 Lower End Leaffield Witney**  
Mr Rhys Jenkins
17. **24/01166/HHD** Burford APP
- Re-roof stone slate roof, including replacement rear elevation dormer windows and roof lights.  
**Cotters Bow House Burford Road Fulbrook**  
Mr Robert Bell

18. **24/01167/LBC** Burford APP  
 Internal and external alterations to re-roof stone slate roof, including replacement rear elevation dormer windows and roof lights.  
**Cotters Bow House Burford Road Fulbrook**  
 Mr Robert Bell
19. **24/01233/FUL** Brize Norton and Shilton APP  
 Installation of new septic tank and drainage field to service small industrial building foul drainage (domestic sewage only).  
**The Pump Depot Field Assarts Witney**  
 Mr Stephen Le Tissier
20. **24/01253/HHD** Kingham, Rollright and Enstone APP  
 Affecting a Conservation Area  
 Erection of a single storey extension to existing annex and solar panels (amended plans)  
**33 The Avenue Great Tew Chipping Norton**  
 Mr and Mrs Nadav Kander
21. **24/01254/LBC** Kingham, Rollright and Enstone APP  
 Affecting a Conservation Area  
 Internal and external alterations to the erect a single storey extension to existing annex (amended plans)  
**33 The Avenue Great Tew Chipping Norton**  
 Mr and Mrs Nadav Kander
22. **24/01274/FUL** Chipping Norton APP  
 Construction of new vehicular access off A44 for new water booster station  
**Street Record Southcombe Chipping Norton**  
 Mr Lee Hatton
23. **24/01297/FUL** Kingham, Rollright and Enstone APP  
 Construction of a temporary staff car park for a period of three years, including the formation of a pedestrian and vehicular link across an existing bridleway to link the new temporary car park to the existing site, earth bunding for the storage of topsoil for future reinstatement, temporary drainage works, low level wayfinding lighting and associated works.  
**Whiteways Technical Centre Enstone Chipping Norton**  
 Mr J Crozier

24. **24/01306/CND** Chadlington and Churchill APP  
 Discharge of condition 6 (full surface water drainage scheme) of Planning Permission 23/03419/FUL  
**Holybourne House Chapel Road Chadlington**  
 Mr and Mrs Wigley
25. **24/01352/CLE** Kingham, Rollright and Enstone REF  
 Certificate of Lawfulness (retention of an open-market dwelling as built)  
**Windy Hill Farm Swerford Chipping Norton**  
 Mrs Jaynie Ford
26. **24/01357/HHD** Stonesfield and Tackley APP  
 Affecting a Conservation Area  
 Proposed single-storey side and two-storey rear extension and erection of detached hobbies room. (amended plans)  
**Deeplands The Ridings Stonesfield**  
 Mr Jordan Blair
27. **24/01382/FUL** Kingham, Rollright and Enstone APP  
 Refurbishment works to two existing dwellings to include reconfiguration and extension to provide a single detached dwelling.  
**Fulwell Farm House Fulwell Chipping Norton**  
 Mrs Sarah Payne
28. **24/01405/CND** The Bartons APP  
 Affecting a Conservation Area  
 Discharge of conditions 5 (details of the bird and bat boxes), 6 (lighting design strategy for biodiversity), 7 (e landscape scheme) and 9 (10-year Riverside Biodiversity Management Plan) of Planning Permission 22/01800/S73  
**Manor Farm Barns North Street Middle Barton**  
 Mr David Cheyne
29. **24/01406/CND** The Bartons APP  
 Affecting a Conservation Area  
 Discharge of conditions 6 (details of integrated bat roosting and nesting opportunities) and 8 (lighting design strategy for biodiversity) of Planning Permission 22/03329/FUL  
**Manor Farm Barns North Street Middle Barton**  
 Mr David Cheyne

30. **24/01407/CND** Chadlington and Churchill APP  
 Discharge of condition 10 (site investigation) of Planning Permission 21/00592/FUL  
**Rynehill House Kingham Chipping Norton**  
 Mr And Mrs P Ambler
31. **24/01417/HHD** Ascott and Shipton APP  
 Affecting a Conservation Area  
 Installation of new windows and dormers. Construction of new entrance gates and stone pillars.  
**The Summerhouse Shipton Court High Street**  
 Ms And Mr Lisa And Michael Pattenden And Rosenblum
32. **24/01418/LBC** Ascott and Shipton APP  
 Affecting a Conservation Area  
 Internal and external alterations to include installation of new windows and dormers, changes to internal layout and construction of new entrance gates and stone pillars.  
**The Summerhouse Shipton Court High Street**  
 Ms And Mr Lisa And Michael Pattenden And Rosenblum
33. **24/01423/LBC** Milton Under Wychwood APP  
 Internal alterations to the second floor and associated staircase (revised scheme)  
**Red Brick House Bruern Chipping Norton**  
 Mrs Judy Astor
34. **24/01435/CND** Burford APP  
 Discharge of conditions 10 (desk study), 11 (Remediation Scheme) and 12 (full surface water drainage scheme) of Planning Permission 23/03174/S73  
**Tadpole Farm Taynton Burford**  
 Mr and Mrs James and Sophie Bainbridge
35. **24/01443/S73** Hailey, Minster Lovell and Leafield APP  
 Removal of condition 16 of Planning Permission 05/2135/P/FP, to allow for the conversion of the garage to a playroom (retrospective)  
**Heath Rise Witney Road Finstock**  
 Mr Chris Bolton King

36. **24/01446/HHD** Chadlington and Churchill APP  
 Erection of 3no. single-storey rear extensions and alterations. (amended plans and description)  
**Kiln House Old London Road Chipping Norton**  
 C/O Agent
37. **24/01447/LBC** Stonesfield and Tackley APP  
 Minor internal alterations and repairs, including a new timber stud wall (revised description).  
**The Garden Cottage Woodleys Woodstock**  
 -
38. **24/01454/FUL** Kingham, Rollright and Enstone APP  
 Erection of marquee style structure for hotel functions and associated works  
**Soho Farmhouse Great Tew Chipping Norton**  
 Soho House UK Limited
39. **24/01455/HHD** Kingham, Rollright and Enstone WDN  
 Enlargement of existing outbuildings to provide home office and car storage. Removal of existing greenhouse, stables and pig sties. Replacement of outbuildings and associated works.  
**Chastleton Glebe Chastleton Moreton-In-Marsh**  
 Mr and Mrs Fisken
40. **24/01464/LBC** Chadlington and Churchill APP  
 Refurbishment of East Wing to provide accommodation rooms, staff offices, lift access and associated works  
**East Wing Ditchley Park Enstone**  
 Ditchley Foundation
41. **24/01474/FUL** Ascott and Shipton APP  
 Removal and erection of replacement barn and refurbishment of the existing barn  
**Honeydale Farm Station Road Shipton Under Wychwood**  
 Mr Ian Wilkinson
42. **24/01476/FUL** Burford APP  
 Affecting a Conservation Area  
 Erection of a detached garden building for use as an additional classroom.  
**Burford Primary School Priory Lane Burford**  
 Burford Primary School



43. **24/01481/HHD** Burford APP  
Affecting a Conservation Area
- Reinstate chimney stack for wood burning stove  
**The Old Ropery 7 Sweeps Lane Burford**  
Ms Angela Campbell
44. **24/01482/LBC** Burford APP  
Affecting a Conservation Area
- Internal and external alterations to rebuild and reinstate chimney for wood burning stove  
**The Old Ropery 7 Sweeps Lane Burford**  
Ms Angela Campbell
45. **24/01486/HHD** Charlbury and Finstock APP  
Affecting a Conservation Area
- Conversion of existing outbuilding to ancillary accommodation, replacement conservatory and alterations to the fenestration  
**The Stone House Church Street Charlbury**  
Mr Alex Birch
46. **24/01487/LBC** Charlbury and Finstock APP  
Affecting a Conservation Area
- Conversion of existing outbuilding to ancillary accommodation, replacement conservatory and alterations to the fenestration  
**The Stone House Church Street Charlbury**  
Mr Alex Birch
47. **24/01488/HHD** Ascott and Shipton APP
- Construction of an outdoor swimming pool, erection of single-storey side extension/garage and demolition of existing outbuildings. (amended plans)  
**The Old Vicarage 20 London Lane Ascott Under Wychwood**  
Mr Charles Vaughan-Lee
48. **24/01490/HHD** Milton Under Wychwood APP
- Proposed works include replacing an existing flat roof covering, garden store, greenhouse and to build a proposed new pool house in place of the existing concrete kitchen garden surfaces. Other works associated with the house and garage include new timber doors and windows in place of the existing.  
**The Old Rectory Church Street Fifield**  
Mr and Mrs H Watt

49. **24/01493/HHD** The Bartons APP  
 Internal and external alterations including garage conversion, erection of single storey rear and side extension, first floor front extension, removal of chimney stacks, internal reconfiguration, replace first floor rear windows and replace UPVC windows to double glazed aluminium.  
**52 Worton Road Middle Barton Chipping Norton**  
 Mrs Nicolett Dillon
50. **24/01499/LBC** Woodstock and Bladon APP  
 Affecting a Conservation Area  
 Erection of barbers pole to front elevation (retrospective)  
**5A Market Place Woodstock Oxfordshire**  
 Mr George Talbot
51. **24/01500/HHD** Ascott and Shipton APP  
 Affecting a Conservation Area  
 Erection of a first floor extension to front elevation  
**2 New Barn Cottages Swinbrook Road Shipton Under Wychwood**  
 Mrs Helen Pratley
52. **24/01520/CND** Chipping Norton APP  
 Discharge of condition 11 (site investigation) of Planning Permission 23/00536/OUT  
**Land South Of Hit Or Miss Farm Banbury Road Chipping Norton**  
 Miss Becky Pull
53. **24/01526/LBC** Woodstock and Bladon WDN  
 Internal and external alterations to include the erection of single storey rear extension and alterations to ground floor layout and a rear window along with alterations to the attached utility/games room.  
**Folly Bridge Bladon Woodstock**  
 Mr And Mrs Mungo And Emily Wilson
54. **24/01541/LBC** Chadlington and Churchill APP  
 Internal and external alterations to replace windows and repairs to existing windows  
**Chadlington Manor House East End Chadlington**  
 Mr and Mrs Hartz

55. **24/01578/HHD** Kingham, Rollright and Enstone APP  
Affecting a Conservation Area
- Alterations to both existing vehicular and pedestrian access, garden wall and piers. Works to include erection of new gates and relocation of pier to widen vehicular access (part retrospective).  
**Old Rectory Cottage Church Street Kingham**  
Mr Harrison
56. **24/01579/LBC** Kingham, Rollright and Enstone APP  
Affecting a Conservation Area
- External alterations to both existing vehicular and pedestrian access, garden wall and piers. Works to include erection of new gates and relocation of pier to widen vehicular access (part retrospective)  
**Old Rectory Cottage Church Street Kingham**  
Mr Harrison
57. **24/01574/FUL** Chipping Norton APP
- Replacement of sales building with new pre-fabricated shed  
**Aplegarth Nurseries Banbury Road Chipping Norton**  
Mr Duncan Birbeck
58. **24/01581/CND** Kingham, Rollright and Enstone APP
- Discharge of condition 6 (details of integrated bat roosting and nesting opportunities) of Planning Permission 23/03314/FUL  
**Land (E) 403777 (N) 227446 Elmsfield Industrial Estate Chipping Norton**  
Mr M. Stobart
59. **24/01583/HHD** Freeland and Hanborough APP
- Alterations and extensions to dwelling including erection of one and half storey annexe and front/side extension. (amended plans)  
**The Willows Broadmarsh Lane Freeland**  
Mr & Mrs Thompson
60. **24/01584/HHD** Woodstock and Bladon APP  
Affecting a Conservation Area
- Erection of oak-framed home office/library outbuilding.  
**4 Water Brook View Woodstock Oxfordshire**  
Mr Jack Nethercott

61. **24/01588/HHD** Burford APP  
Affecting a Conservation Area
- Installation of window and rooflight. Internal alterations including replace bifold doors with French doors and sidelight. External repairs to walls, landscaping scheme to include raising garden wall and widening driveway gates and changing pedestrian gate.  
**22 Taynton Burford Oxfordshire**  
Mr and Ms Paul and Maria Whitwam and Cavallaro
62. **24/01592/CND** Chipping Norton APP
- Discharge of condition 18 (details of electric vehicle charging points) of Planning Permission 23/00536/OUT  
**Land South Of Hit Or Miss Farm Banbury Road Chipping Norton**  
Miss Becky Pull
63. **24/01610/HHD** The Bartons APP
- Erection of front porch, demolition and replacement rear single storey extension, new rear roof dormer, erection of side porch canopy, installation of solar PV panels and air source heat pump (amended plans)  
**Orchard Court Ledwell Chipping Norton**  
Alexa Seagroatt
64. **24/01614/HHD** Burford REF
- Demolition of existing rear extension. Erection of one and half storey rear-extension and landscaping.  
**Wychwold Upper End Fulbrook**  
Ms and Mr Sam and Andrew Weller and Carpenter
65. **24/01620/FUL** Chadlington and Churchill APP
- Raise ground levels to form new raised patio, replace hardstanding, extend gravel parking area, and erect fencing with new gates.  
**The Langston Nursing Home Station Road Kingham**  
Mr Shanmugathas
66. **24/01621/LBC** Chadlington and Churchill APP
- External alterations to erect fencing and new gates, attached to building in association with works to raise ground levels to form new raised patio, replace hardstanding and extend gravel parking area.  
**The Langston Nursing Home Station Road Kingham**  
Mr Shanmugathas

67. **24/01626/CND** Charlbury and Finstock APP  
Affecting a Conservation Area
- Discharge of condition 6 (Precautionary Working Method Statement) of Listed Building Consent 24/00068/LBC  
**Newington House Sheep Street Charlbury**  
Mr Ben Cottam
68. **24/01627/CND** Charlbury and Finstock APP  
Affecting a Conservation Area
- Discharge of condition 4 (Precautionary Working Method Statement) of Planning Permission 24/00067/HHD  
**Newington House Sheep Street Charlbury**  
Mr Ben Cottam
69. **24/01630/HHD** Ascott and Shipton APP
- Replacement boiler and flue together with associated roof works  
**36 Shipton Road Ascott Under Wychwood Chipping Norton**  
Mr And Mrs Hughes
70. **24/01631/LBC** Ascott and Shipton APP
- Internal and external alterations to include the replacement of boiler and installation of a new flue with associated roof works  
**36 Shipton Road Ascott Under Wychwood Chipping Norton**  
Mr And Mrs Hughes
71. **24/01632/HHD** Kingham, Rollright and Enstone APP
- Formation of vehicular access to allow off-street car parking.  
**1 East Lodge Cottage Green Lane Heythrop**  
Miss Evelyn Dyer
72. **24/01641/HHD** Charlbury and Finstock APP  
Affecting a Conservation Area
- Removal of existing timber-framed porch and Installation of oak porch.  
**3 Shilson Lane Charlbury Chipping Norton**  
Liz Benson

73. **24/01643/CND** Kingham, Rollright and Enstone APP  
Affecting a Conservation Area
- Discharge of conditions 3 (boundary treatments) and 4 (site materials) of planning permission 23/02403/FUL  
**Squirrel Cottage The Green Kingham**  
Charles Norris
74. **24/01655/HHD** Ascott and Shipton APP
- Erection of single storey rear glass extension.  
**9 The Green Ascott Under Wychwood Chipping Norton**  
Mr Mark Tribe
75. **24/01656/LBC** Ascott and Shipton APP
- Internal and external alterations to erect a single storey rear glass extension.  
**9 The Green Ascott Under Wychwood Chipping Norton**  
Mr Mark Tribe
76. **24/01666/HHD** Burford APP  
Affecting a Conservation Area
- Alterations of existing vehicular access and increased hardstanding area.  
**Arnrige Barns Lane Burford**  
Mr Richard Hanlon
77. **24/01667/S73** Kingham, Rollright and Enstone APP
- Variation of condition 2 of Planning Permission 22/02771/FUL to allow for amendments to the design  
**New Gardens Cottage Ledwell Road Great Tew**  
New Gardens Trust
78. **24/01672/CLP** Chipping Norton APP
- Certificate of Lawfulness (creation of vehicular access and hardstanding).  
**Land To The Rear Of The Quiet Woman House Oxford Road Southcombe**  
Mrs Carole Colledge Wiggins

79. **24/01675/CLP** Burford APP  
Affecting a Conservation Area
- Certificate of Lawfulness (installation of solar panels across the rear roof slope).  
**2 Orchard Rise Burford Oxfordshire**  
Mr Martin Racher
80. **24/01677/HHD** Woodstock and Bladon APP
- Proposed loft conversion with small front pitched roof dormers and gable end windows.  
**8 Wheeler Avenue Woodstock Oxfordshire**  
Mr Calvino and Mrs Valtimora
81. **24/01691/FUL** Kingham, Rollright and Enstone WDN
- Installation of condenser unit on an existing front concrete plinth.  
**Enstone Post Office And Adams Stores The Green Oxford Road**  
Logeswaran Kantharooban
82. **24/01692/LBC** Kingham, Rollright and Enstone WDN
- Alterations to install a condenser unit on an existing front concrete plinth and display internal signage in the form of tinted stickers in windows.  
**Enstone Post Office And Adams Stores The Green Oxford Road**  
Logeswaran Kantharooban
83. **24/01712/CLP** Hailey, Minster Lovell and Leafield APP
- Affecting a Conservation Area
- Certificate of lawfulness (works to main dwelling to install secondary glazing to four sash windows and five casement windows, and draught proofing to the front door)  
**Witney Cottage Witney Lane Leafield**  
Tracy Smith
84. **24/01710/S73** Charlbury and Finstock APP  
Affecting a Conservation Area
- Variation of condition 2 of planning permission 23/01637/FUL to allow for minor amendments and design changes  
**Charlbury House Woodstock Road Charlbury**  
Mr and Mrs J Bamford

85. **24/01730/PIP** Chipping Norton REF  
 Permission in principle for the construction of up to 7 dwellings.  
**Land At (E) 429862 (N) 226882 Kennels Lane Chipping Norton**  
 PTPKL Ltd And THHK Ltd
86. **24/01729/HHD** Milton Under Wychwood APP  
 Conversion of garage into office/utility and erection of first floor side extension above garage.  
**6 Woodlands Close Milton Under Wychwood Chipping Norton**  
 Mr Robert Pratley
87. **24/01731/LBC** Kingham, Rollright and Enstone APP  
 Affecting a Conservation Area  
 Internal and external works to refurbish property, including changes to internal layout, repair works to pedestrian access, rooflight size and layout revised, installation of wood burning stove and repairs and reglazing of front door. (Part Retrospective).  
**8 West End Kingham Chipping Norton**  
 Bamford Property Ltd
88. **24/01732/LBC** Kingham, Rollright and Enstone APP  
 Affecting a Conservation Area  
 Internal and external renovation works to include changes to internal layout, installation of wood burner, replacement entrance gate and changes to fenestration. (Part Retrospective).  
**Corner Cottage I West End Kingham**  
 Daylesford Holiday Cottages
89. **24/01734/FUL** Chipping Norton APP  
 Installation of automated prescription collection machine and associated works to include changes to existing windows and replacement of glazing with solid panel.  
**Chipping Norton Health Centre Russell Way Chipping Norton**  
 Dr Sandar Hlaing
90. **24/01743/LBC** Woodstock and Bladon APP  
 Affecting a Conservation Area  
 Installation of signage to front elevation.  
**48 High Street Woodstock Oxfordshire**  
 Mr L Bushi



91. **24/01765/HHD** Chipping Norton APP  
Demolition of garage and erection of two-storey side extension.  
**Becketts Close 3 Toy Lane Chipping Norton**  
Mr A Mullins
92. **24/01724/FUL** Chadlington and Churchill APP  
Replacement of existing window on front elevation with new timber window to match existing unit in design, materials, and appearance.  
**The Langston Nursing Home Station Road Kingham**  
Shan Mugathas
93. **24/01725/LBC** Chadlington and Churchill APP  
Replacement of Existing rot-damaged window with new timber window to match existing unit in design, materials, and appearance  
**The Langston Nursing Home Station Road Kingham**  
Shan Mugathas
94. **24/01778/HHD** Ascott and Shipton APP  
Conversion of existing detached double garage into self contained annexed accommodation for family members.  
**Brookvale Shipton Road Milton Under Wychwood**  
Mr Andrew Prew
95. **24/01789/CND** Chipping Norton APP  
Affecting a Conservation Area  
Discharge of conditions 4 (upper floor windows serving plot 9), 8 (car parking areas) and 14 (rapid electronic vehicle charging points) of planning permission 22/02980/FUL.  
**Bliss Brassey And Wilkins House Hailey Avenue Chipping Norton**  
Mr Luke Dicks
96. **24/01793/HHD** Kingham, Rollright and Enstone APP  
Alterations to widen door opening to install sidelight/window, reduction in height of stone garden wall and re-location of metal storage shed.  
**Orchard Barn Pomfret Castle Farm Banbury Road**  
Ms Stephanie Schofield

97. **24/01794/LBC** Kingham, Rollright and Enstone APP  
 Internal and external alterations to widen door opening to install sidelight/window and reduction in height of stone garden wall.  
**Orchard Barn Pomfret Castle Farm Banbury Road**  
 Ms Stephanie Schofield
98. **24/01801/HHD** Burford APP  
 Affecting a Conservation Area  
 Replacement roof and frames on existing conservatory  
**Orchard Cottage 80 Witney Street Burford**  
 Mrs J James
99. **24/01821/FUL** Woodstock and Bladon APP  
 Change of use of 2 no. units from use class A1, A2, B1 and D1 to use class E (Commercial, Business and Services).  
**Land East Of Woodstock Oxford Road Woodstock**  
 Miss Tammy Scullion
100. **24/01833/FUL** Charlbury and Finstock WDN  
 Affecting a Conservation Area  
 Erection of an external store, erection of a replacement bar and erection of a pizza bar (retrospective).  
**Bell Hotel Church Street Charlbury**  
 C/o Agent
101. **24/01787/CND** Kingham, Rollright and Enstone APP  
 Discharge of condition 5 (surface water drainage) relating to Planning Permission 21/00358/FUL.  
**Mo Tighe Chapel House Grounds Chipping Norton**  
 Mr C Baylis
102. **24/01837/S73** Chipping Norton REF  
 Variation of condition 5 of permission 23/00089/HHD to allow changes to soakaway.  
**3 Cox Lane Chipping Norton Oxfordshire**  
 Mr Berwyn Jones

103. **24/01838/NMA** Chipping Norton APP
- Alterations to include erection of first floor and two storey extensions along with a replacement single storey extension. Works to include increase of hard surface to the existing driveway (Non-material amendment to change cream-coloured render, with ashlar quoins to a sand-cement render, painted cream to match the other rendered walls, to change the valley gutter to grey coloured single ply membrane and the footpath along the north side of the house to be replaced with gravel footpath)  
**3 Cox Lane Chipping Norton Oxfordshire**  
Mr Berwyn Jones
104. **24/01847/LBC** Chadlington and Churchill APP
- Replace deteriorated windows and replace with handmade bespoke timber windows to match house.  
**Foresters House Ditchley Park Enstone**  
Mr Neil Hyatt
105. **24/01856/HHD** Woodstock and Bladon APP  
Affecting a Conservation Area
- Installation of 12no. PV panels on rear south east facing roof and replace curved glass wall with squared wall. (Part Retrospective) (Amended).  
**85A Oxford Street Woodstock Oxfordshire**  
C/o Agent
106. **24/01867/HHD** Kingham, Rollright and Enstone APP  
Affecting a Conservation Area
- Conversion of existing outbuilding to create garden room ancillary to the main house. (amended plans)  
**Leys Farmhouse Chapel End Swerford**  
Mr Newton Scott
107. **24/01868/LBC** Kingham, Rollright and Enstone APP  
Affecting a Conservation Area
- Internal and external alterations to convert existing outbuilding into a garden room ancillary to the main house. (amended plans)  
**Leys Farmhouse Chapel End Swerford**  
Mr Newton Scott

108. **24/01878/HHD** Stonesfield and Tackley APP  
Affecting a Conservation Area
- Erection of two-storey side extension, first-floor rear extension, garage conversion and porch.  
**Karinya Churchfields Stonesfield**  
Mrs V Tomlinson
109. **24/01887/PN56** Freeland and Hanborough P4REF
- Change of use of agricultural building to create two dwellings along with proposed building operations.  
**Goose Eye Farm Eynsham Witney**  
Mr Dustin Dryden
110. **24/01893/FUL** Chadlington and Churchill APP
- Change of use and conversion of agricultural building to office use (class E)  
**Watermans Lodge Cornbury Park Charlbury**  
Bertie and Allison Cayzer
111. **24/01870/FUL** Burford APP  
Affecting a Conservation Area
- Conversion of two units into one and erection of flat roof single storey extension  
**89 Witney Street Burford Oxfordshire**  
Mr Simon West
112. **24/01889/HHD** Chadlington and Churchill APP  
Affecting a Conservation Area
- Construction of tennis court with surround fencing.  
**Edena Chipping Norton Road Churchill**  
Mr & Mrs Greenland
113. **24/01895/HHD** Charlbury and Finstock APP  
Affecting a Conservation Area
- Replacement of wooden shed with steel shed.  
**7 Chartwell Drive Charlbury Chipping Norton**  
Dr David Carugo

114. **24/01896/CLP** Stonesfield and Tackley REF  
 Certificate of Lawfulness (conversion of existing loft to create first floor habitable space including insertion of rooflights and dormer windows).  
**15 Greenfield Crescent Stonesfield Witney**  
 Mr Robert Hoare
115. **24/01897/HHD** Woodstock and Bladon APP  
 Proposed replacement of single storey front entrance porch to contain WC/Shower room with wheelchair access  
**6 Princes Ride Woodstock Oxfordshire**  
 Ms C McCallum
116. **24/01909/PDET28** Chadlington and Churchill P2NRQ  
 Erection of a bull pen  
**Curdle Hill Farmhouse Chipping Norton Road Chadlington**  
 Diddly Squat Farm
117. **24/01921/HHD** Burford APP  
 Affecting a Conservation Area  
 Erection of first floor rear extension  
**26 Oxford Road Burford Oxfordshire**  
 Mr Simon Cox
118. **24/01933/CND** Milton Under Wychwood APP  
 Discharge of condition 5 (schedule of materials) of Planning Permission 23/02920/S73  
**The Homestead Frog Lane Milton Under Wychwood**  
 Goddard
119. **24/01937/PDET28** Kingham, Rollright and Enstone P2NRQ  
 Construction of agricultural building for the storage of hay and agricultural machinery.  
**Woodyard And Ancillary Structures Churchill Road Kingham**  
 Daylesford Organic Ltd
120. **24/01944/HHD** Woodstock and Bladon APP  
 Conversion of loft with pitched roof and addition of dormer windows to the rear elevation  
**7 Cowells Road Woodstock Oxfordshire**  
 Mr Whelan and Ms Hay

121. **24/01946/CND** Milton Under Wychwood APP  
 Discharge of condition 10 (surface water drainage scheme) of Planning Permission  
 21/00776/FUL  
**Vicarage Field Church Road Milton Under Wychwood**  
 Mr Alex Cade
122. **24/01948/HHD** Burford APP  
 Affecting a Conservation Area  
 Replacement side extension with lean-to roof  
**31 Oxford Road Burford Oxfordshire**  
 Mr C Edgington
123. **24/01968/HHD** Ascott and Shipton APP  
 Affecting a Conservation Area  
 Installation of electric vehicle charger outside front elevation of property.  
**1B Milton Road Shipton Under Wychwood Chipping Norton**  
 Mr William Gee
124. **24/01958/CND** Stonesfield and Tackley APP  
 Discharge of conditions 3 (schedule of materials) and 8 (swift bricks) of Planning Permission  
 24/01205/S73  
**Skyfall Church Street Stonesfield**  
 Mr Daniel Hobbs
125. **24/01974/NMA** Milton Under Wychwood APP  
 Erection of two detached dwellings and associated works (non-material amendment to  
 replace external triple glazed timber framed windows and doors with upvc framed double  
 glazed units)  
**The Homestead Frog Lane Milton Under Wychwood**  
 Goddard
126. **24/01980/HHD** Kingham, Rollright and Enstone APP  
 Affecting a Conservation Area  
 Conversion of loft space and associated rooms, change in roof covering and external finishes  
 to approved extension, rebuilding section of garage wall and other minor amendments  
**Bell House Chipping Norton Road Little Tew**  
 Philippa Radford

127. **24/01981/LBC** Kingham, Rollright and Enstone APP  
Affecting a Conservation Area
- Conversion of loft space and associated rooms, change in roof covering and external finishes to approved extension, rebuilding section of garage wall and other minor amendments  
**Bell House Chipping Norton Road Little Tew**  
Philippa Radford
128. **24/01982/HHD** Kingham, Rollright and Enstone APP
- Erection of attached garage and garden store, air source heat pump and associated works.  
**Willowbrook Radford Chipping Norton**  
Mr O Daley
129. **24/01983/NMA** Woodstock and Bladon APP
- Demolition of existing retirement dwellings. Construction of 37 no. replacement age restricted apartment units contained in 4 no. apartment blocks together with associated works, amenity spaces and parking (non-material amendment to allow for alterations to the sun room, moving of Plot 27 Front Entrance Door, Omission of Cladding on Block A West Elevation, Change to Communal and Front Entrance Door Designs, and additional Footpath to Block C)  
**Street Record Rye Grass Woodstock**  
M Yeoman
130. **24/01996/HHD** Charlbury and Finstock WDN  
Affecting a Conservation Area
- Conversion and extension of former garage to form garden room.  
**62 The Slade Charlbury Chipping Norton**  
Mr Ian Pout
131. **24/02009/HHD** The Bartons APP  
Affecting a Conservation Area
- Installation of ASHP on flat roof to rear of house.  
**Green Rise Ledwell Chipping Norton**  
Mr James Alexander-Sinclair
132. **24/02011/HHD** Milton Under Wychwood APP
- Erection of a single storey and first floor rear extensions, proposed front porch, and photovoltaic panels to rear garage roof.  
**White Spring House Shipton Road Milton Under Wychwood**  
Mr James Orton-Malyon

133. **24/02015/HHD** Kingham, Rollright and Enstone APP  
 Conversion of part of garage to create utility room. (Retrospective).  
**Glyme Bank Lidstone Chipping Norton**  
 MR M Baggaley
134. **24/02016/S73** Milton Under Wychwood REF  
 Variation of condition 2 of Planning Permission 21/00776/FUL to allow for design changes and discharge of conditions 3 (schedule of materials), 6 (details of external lighting), 7 (landscape scheme) and 12 (boundary treatment).  
**Vicarage Field Church Road Milton Under Wychwood**  
 Mr Cade
135. **24/02022/HHD** Charlbury and Finstock APP  
 Affecting a Conservation Area  
 Proposed single storey rear link extension and conversion of outbuilding to habitable space  
**3 Sturt Road Charlbury Chipping Norton**  
 David And Emily Lewis-Edwards
136. **24/02042/HHD** Kingham, Rollright and Enstone APP  
 Removal of existing single storey side extension, erection of two storey and single storey rear extension, new dormer and alterations to create open sided entrance porch both to side (south) elevation. Provision of plant store/boiler room and reopen pedestrian access to front elevation and solar panels to front roof slope.  
**Barn Cottage Chapel Lane Enstone**  
 Jen Campbell
137. **24/02058/NMA** Burford APP  
 Affecting a Conservation Area  
 Erection of a detached garden room (non-material amendment to 23/02302/HHD to reduce the size, alter the position, and alterations to fenestration)  
**Westview House 151 The Hill Burford**  
 Mrs Fiona Watson
138. **24/02060/PIP** Burford REF  
 Erection of one infill dwelling and associated works and landscaping  
**Land South Of Field House Westhall Hill Fulbrook**  
 Dr Oliver Sharpley



139. **24/02083/HHD** Charlbury and Finstock APP  
Affecting a Conservation Area
- Erection of replacement garage (amended plans received).  
**9 Woodstock Road Charlbury Chipping Norton**  
Mr Alan Hazlett
140. **24/02123/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 brick colour from Brunswick Wilton Yellow to the Hardwick Minster Bekstone Mixture)  
**Bliss Brassey And Wilkins House Hailey Avenue Chipping Norton**  
E G Carter
141. **24/02126/CONBGP** Kingham, Rollright and Enstone APP
- Discharge of Biodiversity Net Gain details required by Planning Permission 24/01454/FUL  
**Soho Farmhouse Great Tew Chipping Norton**  
Soho House UK Limited
142. **24/02134/LBC** Burford APP  
Affecting a Conservation Area
- Internal alterations including partition and door linking the shop and house removed, opening blocked with new plasterboard partition, new cloakroom installed, new cloakroom partition, door and fittings installed within an existing pantry (retrospective).  
**Wysdom Hall 115 High Street Burford**  
Mr and Mrs Hart
143. **24/02158/NMA** Stonesfield and Tackley APP  
Affecting a Conservation Area
- Alterations and refurbishment of Grade II Listed farmhouse and associated barns and stables. Demolition of modern construction barn (non-material amendment to re-word condition 5 to: Within eighteen months of the date of commencement of development, the Barn labelled D and shown to be removed on Plan 2329\_003\_E (dated August 2023) shall be demolished and removed from the land in its entirety)  
**Lower Dornford Farm Wootton Woodstock**  
Miss Tammy Scullion

144. **24/02218/LBC**  
Affecting a Conservation Area

Burford

APP

Internal alterations to the Wool Barn to include the addition of a partition and doorway to divide the principle first-floor room, along with installation of new floor joists spanning across the tops of the existing tie beams with plasterboard ceiling below and loft floorboards above, creating a new loft storage space (accessed by ladder and hatch) and with the sloping ceilings lined with insulating membrane (Retrospective)

**Wysdom Hall 115 High Street Burford**

Mr and Mrs Hart

## Uplands Appeal Decisions

[APP/D3125/D/24/3345765](#)

24/00609/HHD 15 Oxford Road WOODSTOCK

The development proposed is Full Planning Application for the demolition of a rear flat roof extension and the erection of a 2-storey extension.

Dismissed

[APP/D3125/D/24/3343214](#)

24/00002/HHD 87 Wroslyn Road, Freeland

The development proposed is described as 'construction of part single-storey and part two-storey extension to dwelling, involving demolition of existing single-storey garage, with associated alterations to existing dwelling - revised proposal following Refusal of Planning Permission dated 13/09/2023 in respect of application Ref:23/01794/HHD

Allowed

[APP/D3125/W/23/3331704](#)

23/00860/FUL Land Formerly Known As The Square, Road Through Church Enstone, Church Enstone

The development proposed is described as "The proposal is for the construction of a single family dwelling of three bedrooms and a fourth bedroom/home office, three bath/shower rooms (two on the first floor, and a third accessed at ground floor level) with a series of reception rooms - kitchen/dining/living and sitting room - with supporting storage and utility areas. The nett internal floor area of the dwelling is 202 sq m. An outbuilding will have a footprint of c. 40 sq m. The house has been designed to achieve 'carbon neutral' based on Passivhaus, providing a healthy environment with low operational costs, achieved by the construction of a highly insulated and airtight envelope, with mechanical ventilation and heat recovery (MVHR) and with appropriate renewable technologies. The superstructure will be built off-site. The site will incorporate both natural and more intimate 'garden areas' while retaining all the existing trees of which four are the subject of a TPO."

Allowed

[APP/D3125/W/23/3331621](#)

23/00721/S73 Land West Of Greenacres, Churchill Road, Kingham

The application sought planning permission for 'Construction of dwelling together with associated outbuildings and landscaping. Close existing and formation of new vehicular access in revised position' without complying with conditions attached to planning permission Ref 22/02717/S73, dated 18 November 2022.

The conditions in dispute are Nos 2 and 3 which state that: 2 That the development be carried out in accordance with the approved plans listed below. 3 The external walls shall be constructed of natural local stone in accordance with a sample panel which shall be erected on site and approved in writing by the Local Planning Authority before any external walls are commenced and thereafter be retained until the development is completed.

The reasons given for the conditions are: 2 For the avoidance of doubt as to what is permitted. 3 To safeguard the character and appearance of the area.

Dismissed

[APP/D3125/W/23/3321908](#)

22/02947/OUT Land East of Worton Road, Middle Barton

The development proposed is 'Outline planning for development of up to 28 dwellings, vehicular access, green infrastructure including landscaping, and related drainage and other infrastructure works, (all matters reserved other than access from Worton Road)'.

Dismissed

You can click on the appeal number to view the Inspectors decision