

WEST OXFORDSHIRE DISTRICT COUNCIL

LOWLANDS AREA PLANNING SUB-COMMITTEE

Date: 24th May 2021

REPORT OF ADDITIONAL REPRESENTATIONS



WEST OXFORDSHIRE
DISTRICT COUNCIL

Item	Application Number	Address
	20/03365/FUL	Ducklington Farm Course Hill Lane
	20/03561/FUL	Unit 1 - 6 Lakeside Industrial Estate

Application Number	20/03365/FUL
Site Address	Ducklington Farm Course Hill Lane Ducklington Witney Oxfordshire OX29 7YL
Date	12th May 2021
Officer	Chloe Jacobs
Officer Recommendations	Refuse
Parish	Ducklington Parish Council
Grid Reference	434310 E 207429 N
Committee Date	24th May 2021

Application Details:

Erection of a new farm shop and café

Additional representations:

Additional information has been submitted by the agent in regards to a suggested condition which would allow for goods retailed from the farm shop to be limited to that which comes from the farm holding and from a 30 mile radius from the farm shop.

Officer's comments:

Your officers are of the opinion that the suggested condition does not address the fundamental issues with the scheme in regards to the size and scale of the building within its open countryside location. In addition to this, officers are of the opinion that this condition would not fall within the policy requirements of Policy E2 which states that '*Farm shops will be permitted where there they form part of a diversification scheme to sell produce from the farm or farms in the immediate vicinity*'.

Application Number	20/03561/FUL
Site Address	Unit 1 - 6 Lakeside Industrial Estate Stanton Harcourt Witney Oxfordshire OX29 5SL
Date	12th May 2021
Officer	Chloe Jacobs
Officer Recommendations	Approve
Parish	Stanton Harcourt Parish Council
Grid Reference	440867 E 205535 N
Committee Date	24th May 2021

Application Details:

Change of use of existing class use B8 site to mixed class uses B1 and B8. Erection of two storage barns, an office building and ancillary amenity facilities together with associated car parking.

Additional representations:

Works have already started on site and so officers are seeking to change the wording of condition 4 so that it reads:

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

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