

WEST OXFORDSHIRE DISTRICT COUNCIL
LOWLANDS AREA PLANNING SUB-COMMITTEE

Date: 5th January 2022

Report of Additional Representations



**WEST OXFORDSHIRE
DISTRICT COUNCIL**

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Application Number	21/03565/HHD
Site Address	81A Newland Witney Oxfordshire OX28 3JW
Date	04.01.22
Officer	Elloise Street
Officer Recommendations	Approve
Parish	Witney
Committee Date	5 th January 2022

Application Details: Single storey side extension and porch. Provision of new solar panels to front elevation (Amended description)

Applicant Details: Mr A Prosser

I Additional Representations

I.1 The following consultation response has been received from OCC Highways:

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

Recommendation:

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

Application Number	20/02422/FUL
Site Address	Land (e) 432925 (n)209696 Downs Road Curbridge Witney
Date	4 th January 2022
Officer	Abby Fettes
Officer Recommendations	Provisional approve
Parish	Witney Town Council
Grid Reference	432926E 209696N
Committee Date	5 th January 2022

Application Details:

Erection of 4 employment units (Class E (g iii) B2 and B8) with drainage, car parking and landscaping (Amended Plans)

Applicant Details:

Carbide Properties and NFU Mutual Insurance Society Ltd

Additional Representations:

- I.1 Applicants updated statement of case in reference to planning application 21/02364/FUL:

The site is located within the wider employment area permitted by outline planning permission 12/0084/P/OP, forming part of the West Witney Sustainable Urban Extension and in conjunction with the land directly to the north is identified to provide 10hectares of employment development.

The site is identified for employment development by Policy EI: Land for Employment which states that employment sites are those which include predominately office-based, industrial or storage and distribution activities or related sui-generis uses.

Policy WIT6: Witney sub-area strategy of the West Oxfordshire Local Plan states that the focus of new housing, supporting facilities and additional employment opportunities will be Witney. WIT6 then goes further to state that proposals in the sub-area should be consistent with the strategy which includes the expansion of employment opportunities in the town through the retention and modernising of remaining available employment area, and, more importantly, the provision of further employment land of at least 10 hectares on the western edge of Witney to provide sufficient space for business expansion, re-location and inward investment.

The site is therefore identified to deliver employment floorspace and whilst the outline planning permission indicates part of this site to deliver B1 floorspace the allocation in the local plan indicates that B2 and B8 floorspace will also be acceptable on this site.

It is important to note that the outline planning permission is defined by a number of Parameter Plans which sets out the form and scale of how development should come forward on the site.

The building heights plan ref (7634 9602 rev L) sets out that building heights of 15m will be acceptable within the employment area. The units applied for in this application are significantly lower in height than the building heights plan allows as recognised in the committee report and whilst the proposed uses applied for in this application differ from those permitted in the outline planning consent the scale and form of the buildings conform with the outline parameters and should be considered acceptable.

The current application is accompanied by a Noise Impact Assessment which demonstrates that the proposed uses will not be detrimental to the residential amenity of the adjacent residential West Oxfordshire District Council , Witney www.pegasusgroup.co.uk Page | 2 development and concludes that for all activities associated with the uses that a British Standard 4142 assessment of 'Low Impact' will be achieved at all times.

The outline planning permission sets out in condition 14 that noise rating levels from any processes and operations conducted within the employment area shall not exceed 50dBLA 1 hour in the daytime and 45dBLA within the night-time as determined on the boundary of any residential property in accordance with BS4142:2014. The noise assessment details that the highest calculated break out noise level from the warehouse at the nearest residential façade amounts to 43db, and 39db from HGV movements. Demonstrating not only a low-impact assessment at all times but is below the noise level permissible under the outline planning consent and is acceptable, as confirmed by the Council's Environmental Health Officer.

In conclusion, the proposed development accords with the built form parameters of the outline planning consent, and the proposed land use which is afforded support by the sites allocation for employment uses within the West Oxfordshire District Plan.

1.2 Environmental Health updated noise comments:

After reviewing the noise report prepared by Hoare Lea in connection with the above application, I can find no reason to disagree with the majority of their conclusions.

I would support their recommendations, albeit with some slight amendments, and would therefore ask for the following conditions to be attached to any consent granted:

- The proposed 3.5M acoustic fence be erected and shall be continuous along the southern boundary without the gaps shown in the plan in the report submitted as part of the application. The fence shall be maintained and kept in good order by the applicant and be of a minimum density of 10Kg/m2.
- There shall be no movement of vehicles on the site between the hours of 11pm and 7am

- All external lighting shall be installed in line with guidance published by the Institute of Lighting Professionals to avoid glare and nuisance to neighbours.
- Units 10 and 12, as shown on the deposited plans, shall have panelling with minimum manufacturers rated sound reduction of Rw26 and Rw29 respectively
- Any external plant or machinery (e.g. extract ventilation fans etc.) shall be chosen so as to meet the outline planning permission noise conditions of LAeq 1hr 50dB during the day and LAeq 15-min 45dB at night at the boundary. Night shall be between the hours of 11pm and 7am.

If vehicle movements cannot be curtailed between the hours of 11pm and 7 am then I would ask for the following conditions instead:

- Reversing alarms shall not be used between the hours of 11pm and 7am. Instead any reversing of vehicles shall be undertaken with the aid of a banksman.
Between the hours of 11pm and 7am, all vehicles shall be loaded and unloaded inside of buildings whilst doors are closed.

1.3 Three further representations have been received, no new issued raised.