

WEST OXFORDSHIRE DISTRICT COUNCIL

UPLANDS AREA PLANNING SUB-COMMITTEE

Date: 7th February 2022

Report of Additional Representations



**WEST OXFORDSHIRE
DISTRICT COUNCIL**

Agenda Index

21/03836/FUL	Tennis Courts, Beaconsfield Hall, Station Road, Shipton Under Wychwood, Oxfordshire
21/03893/FUL	Building Referred To As Asgard South East Of Valhalla, Church Street, Stonesfield, Oxfordshire

Report of Additional Representations

Application Number	21/03836/FUL
Site Address	Tennis Courts Beaconsfield Hall Station Road Shipton Under Wychwood Oxfordshire
Date	4th February 2022
Officer	Sarah Hegerty
Officer Recommendations	Refuse
Parish	Shipton Under Wychwood Parish Council
Grid Reference	427804 E 218146 N
Committee Date	7th February 2022

Application Details: Erection of 9 lighting columns to provide floodlighting for tennis courts 1 and 2.

Additional Representations

One additional letter of support has been received summarised as follows

“This comment is for my grandson who uses this facility: This enhancement to excellent leisure and sports facility will maximise use and value of the already installed facility. It is the obvious thing to do-as has been done at many local tennis courts.

With modern design respecting all standards there will be no inconvenience to anybody. And setting this infrastructure improvement in context of other intrusive housing developments completed in SuW and surround, it pales into insignificance.

National government health, educational and welfare departments pump out messages on keeping fit and maximising usage of community facilities, and should be an a premise behind this application and approval.”

Following the late submission of additional reports by the agent in response to the Biodiversity Officer’s objection, Officers request that if members are minded to resolve to refuse the application in line with officer recommendation, that the decision be delegated to Officers. This will allow time for the Biodiversity Officer to fully assess the additional information and decide whether refusal reason 2 is still relevant or if the additional information has addressed the objection.

Application Number	21/03893/FUL
--------------------	--------------

Site Address	Building Referred To As Asgard South East Of Valhalla Church Street Stonesfield Oxfordshire
Date	4th February 2022
Officer	Kelly Murray
Officer Recommendations	Approve
Parish	Stonesfield Parish Council
Grid Reference	439431 E 216860 N
Committee Date	7th February 2022

Application Details: Change of use of detached holiday let to a dwelling with associated parking.

Additional Representations

There have been 3 comments in support of the application, which in summary state that the building and parking areas are already in place.

There have been two objections:-

-We object to this proposal because it would set an unwelcome precedent and a new building line for residential dwellings which could be carried through into surrounding agricultural land. First there was an empty agricultural field behind the houses in Brook Lane. Then there was permission for a 'stable block' in the middle of this field. Then there was permission to build a house 'Valhalla' behind Tyne Lodge with the argument that this was just an extension of an existing building line. Permission also to build a large detached building as garage and workshop within the curtilage of the new house. Then there was permission to build another house 'Tyne View' behind Well Furlong and Stoney View with the argument that this was now infilling and on the same building line. Permission also to build a large detached building as garage and workshop within the curtilage of this new house. Then there was change of use to turn the 'stable block' into a gym. Then there was a change of use to allow the garage etc of Valhalla to be used as a holiday let. Then there was a change of use to allow the garage etc of Tyne View (now named separately as 'Skyfall') to be used as a holiday let. Now there is this proposal to turn the garage etc of 'Valhalla' now turned into a holiday let into a separate residential building. This creeping development has all occurred over a few years and is not accidental. It has all the hallmarks of a carefully worked out plan designed to enable the next stage. The block plan for this proposal shows a separated area around 'Skyfall', so it's only a matter of time before there is an application for this too to become a separate dwelling. Now is the time to put a definitive stop to this. It is interesting to note that the block plan for this latest development no longer shows 'Tyne View' although the foundations have been laid.

-Very sad to see this planning application. Completely out of line with other properties and thought the building was previously arranged to be a garage with space above.