

WEST OXFORDSHIRE DISTRICT COUNCIL
UPLANDS AREA PLANNING SUB-COMMITTEE

Date: 13th December 2021

Report of Additional Representations



**WEST OXFORDSHIRE
DISTRICT COUNCIL**

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Report of Additional Representations

Application Number	20/02600/FUL
Site Address	Bladon Chains Caravan Park Bladon Woodstock Oxfordshire OX20 IPT
Date	1st December 2021
Officer	Joan Desmond
Officer Recommendations	Approve
Parish	Bladon Parish Council
Grid Reference	445436 E 215747 N
Committee Date	13th December 2021

Application Details:

The re-organisation and upgrade of the existing Caravan Club Site to include the removal of 92 touring caravan pitches and demolition of existing site buildings, construction of replacement facilities and maintenance/housekeeping buildings with provision of static accommodation in the form of 36 Holiday Lodges

Applicant Details:

Vanbrugh Unit Trust
Vanbrugh Unit Trust
The Estate Office
OX20 IPP

Additional Representations:

County Archaeological Officer - A report for the archaeological evaluation we requested has been submitted with this planning application.

This evaluation only recorded possible archaeological features in three trenches, all of which were very shallow and contained no dateable material. The report concludes that these are likely to be related to drainage. No further archaeological investigation of these features will be required.

There are therefore no archaeological constraints to this proposal.

Application Number	21/02343/OUT
Site Address	Land East Of Barns Lane Barns Lane Burford Oxfordshire
Date	1st December 2021
Officer	Joan Desmond
Officer Recommendations	Refuse
Parish	Burford Parish Council
Grid Reference	425313 E 211905 N
Committee Date	13th December 2021

Application Details:

Outline planning application with all matters reserved for up to 141 assisted extra care residential units (Class C2) and up to 32 affordable housing units (Class C3) along with associated communal facilities, parking, vehicular and pedestrian access, internal roads, public open space, landscaping, drainage and other associated infrastructure.

Applicant Details:

Greystoke
C/o Agent

Additional Representations:

OCC – Transport

Recommendation: No objection subject to highway conditions.

Key Points: Improvements to pedestrian and cycle accessibility in the local and wider context to allow and encourage walking and cycling to the site.

Comments - Following the Objection made by the LHA on the 27/07/21 for the following reason:

- Provisions made for pedestrian and cycle access are not considered safe as well as sufficient to ensure that opportunities to promote sustainable transport modes can be taken up and that priority is given first to pedestrian and cycle movements (NPPF).

The applicant has provided a Response Note to address our earlier comments and concerns. The following comments are therefore about the submitted document.

The LHA welcomes the acceptance of Section 106 contributions detailed in our earlier response on 27/07/2021 concerning the above application.

- 3.2.1 – Although not ideal still, we accept the use of dropped kerbs to the existing footway, it must also be noted that the condition of the existing path on Witney Street is poor and unsuitable for wheeled users. This path needs to be improved (widened and resurfaced where necessary) up to the existing 30mph gateway feature to make this route more accessible for the residents of the site.
- 3.2.2 - It is appreciated that the applicant agrees to a TRO to move the 30mph east of the site access. This should include any measures necessary to ensure the speed limit is adhered to and the road design/ layout should be a continuation of the existing 30mph.

- 3.2.4 – The use of dropped kerbs is acceptable, these dropped kerb should also have tactile paving. Dropped kerbs and tactile paving should be provided at all crossings along the route between Wysdom Way and the bus stops on the A40 and the applicant should provide these if they are not currently present or upgrade if any are poor quality.
- 4.2.5 – Provision of a footway would be good, although the width is below the Oxfordshire Walking Design Standards recommendation of 2m to allow two wheelchairs to pass each other. The provision of a footway here would also need to be subject to discussion with relevant officers at OCC and West Oxfordshire District Council (WODC) in relation to conservation and utilities in particular. If a footway is not feasible then the Quiet Lane concept would be acceptable, subject to discussion with relevant officers at OCC and WODC. The applicant must provide all measures necessary to make Barns Lane suitable for Quiet Lane if this approach is taken.
- 4.2.6 Welcome the provision of low- level lighting along PROW 149/7/10 and improvements to the existing ramp.
- 4.2.9 The LHA accepts the point that at this outline application stage and applicant is committed to the compliance the required OCC Car parking Standards and be providing a detailed car parking layout plan at detail application stage.
- 5.2.1 Regarding the provision of Section 106 contributions for public Transport service and infrastructure, we welcome the Applicant’s decision to provide the necessary funding.

The applicant acknowledges that since, this is an outline application, the internal layout of this site, including both car and cycle parking will therefore be finalised at the detailed design stage. The layout plans shall be required to demonstrate the ability of refuse vehicles and cars to manoeuvre within the site and back onto the highway in a forward gear particularly utilising Turning Heads. It is also expected in future that layout details at either full or reserved matters applications present a comprehensive pedestrian network throughout the development with footways connectivity that is also sympathetic to requirements of mobility impaired users.

8.2.1 A revised Travel Plan in Appendix C has been reviewed, a few minor changes to the Travel Plan will be required: -

- Typo in paragraph 6.5. it should read ‘need’
- Visitors and residents should also be surveyed at the same time of year as the staff survey.

In line with our first response the LHA would still require a Travel Plan and a Travel Information Pack for approval; with a Section 106 legal Agreement to secure a Monitoring Fee of £2,379 (RPIx Dec 2020).

9.2.1 The applicant accepts that a CTMP is required; the document would therefore be prepared by the contractor and secured by planning condition to cover all the points in fulfilment of stipulated planning condition attached to the planning application

Provided the above issues and conditions are satisfied at a detailed application Stage, The LHA authority has no objection to above planning application from the Transport perspective.

Lead Local Flood Authority

Recommendation: No objection subject to surface water drainage conditions.

Agent’s comments - In order to address the affordable housing reason for refusal my client is prepared to make an offer of £1m to be used for the purposes of providing affordable housing off site. This payment would be additional to the 32no. C3 AH units that are proposed as part of the application.

Officer comments: Given the latest comments from the Highways Officer, refusal reason 4 is recommended to be omitted.

Application Number	21/02800/FUL
Site Address	The Bungalow Wilcote Chipping Norton Oxfordshire OX7 3EA
Date	1st December 2021
Officer	Stuart McIver
Officer Recommendations	Approve
Parish	North Leigh Parish Council
Grid Reference	437276 E 215423 N
Committee Date	13th December 2021

Application Details:

Demolition of 2 bungalows and associated buildings and construction of a replacement dwelling. The erection of a detached garage with ancillary accommodation above, the provision of a swimming pool. Associated works and landscaping. (Amended plans and description).

Applicant Details:

Mr And Mrs S Cook
C/o Agent

Additional Representations:

This application falls within Lowlands, and as such will be discussed at the next Lowlands Planning Committee on 5th January 2022.

Application Number	21/02804/RES
Site Address	Land North East Of 51 High Street Ascott Under Wychwood Oxfordshire
Date	1st December 2021
Officer	James Nelson
Officer Recommendations	Approve
Parish	Ascott Under Wychwood Parish Council
Grid Reference	430680 E 218918 N
Committee Date	13th December 2021

Application Details:

Reserved matters application for the erection of two detached dwellings with associated works including detached garaging and vehicular and pedestrian accesses to both properties.

Applicant Details:

Bloombridge LLP
4th Floor
Venture House
27-29 Glasshouse Street
London
W1B 5DF

Additional Representations:

One additional representation has been received from Nigel and Anne Braithwaite of The Mill, Ascott-under-Wychwood.

The representation is in support of the application, stating that the applicants have proactive in engaging with the local community and the amendments made indicate this. The letter expresses the view that the design, siting and form is appropriate for its context and Members should therefore support the application.