

WEST OXFORDSHIRE DISTRICT COUNCIL

UPLANDS AREA PLANNING SUB-COMMITTEE

Date: 15th September 2025

Report of Additional Representations



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Report of Additional Representations

Application Number	25/01100/FUL
Site Address	Land South Of Millwood End Long Hanborough Oxfordshire
Date	12th September 2025
Officer	Mr Emile Baldauf-Clark
Officer Recommendations	Approve subject to Legal Agreement
Parish	Hanborough Parish Council
Grid Reference	441179 E 214473 N
Committee Date	15th September 2025

Application Details:

Erection of a self-build dwelling and detached garage with associated access and landscaping

Applicant Details:

Mathew Bowden
55 Abingdon Road
Standlake
Witney
Oxfordshire
OX29 7QH
United Kingdom

Additional Representations:

Due to an issue when generating the reports for the agenda the Parish/Town Council responses did not pull through into the 'Representations' section for any of the reports on this month's agenda and show as "No Comment Received".

However, the Parish Council did respond to this application as follows:

I write on behalf of the Hanborough Parish Council ("HPC") in respect of the above application for planning consent. We have responded separately to application 25/01099/FUL because that is how these two applications were forwarded to us for our consideration and views. It is clear to us - despite the fact of separate applications being made, that they are in reality linked quite closely. We can see that that connection has also become apparent to you.

Accordingly, and after discussion and consideration we submit this response in respect of 25/01100/FUL and ask that it is added to your document library for that application, for your / the Planning Committee's consideration in due course.

Concerns:

We note that this application is for consent to construct and occupy a single detached dwelling in land designated as "Plot 1" on the location plan provided as part of the application documentation. We note that another plot designated as "Plot 2" is indicated on the location plan and other drawings, but no indication at all is given as to what if anything is intended for Plot 2. Given the

promptness with which the initial application (25/01099/FUL) was filed with you and dealing only with Plot 1, HPC considers that the intention to pursue both applications must have been known to the applicants. It is not clear to the Parish Council why that connection was not made clear in either of the separate applications now filed with you.

HPC notes that the effect of both applications is to provide for two separate dwellings on land which appears to be in the same ownership, and which is referred to as "the Market Garden". It seems clear that that land is being used for agricultural / horticultural purposes. This is not an application which is for development within the Hanborough Conservation Area of Millwood End, nor is it an application for any infilling of a vacant space along the developed frontage of Millwood End.

HPC has noted the comments provided by residents on this application, concerning potential traffic / parking difficulties along Millwood End. The addition of construction traffic for this application will undoubtedly add to that issue in the short term at least.

As with application 25/01099/FUL, HPC is concerned that this application (25/01100/FUL) is being proposed for land which is outside the current boundary of the developed footprint for Long Hanborough, and is therefore an application for new development on agricultural land in the open countryside. We are of course fully aware of the proposed development of the housing project known as North Field (150 homes) and note that this present application lies outside and to the west of the approved boundary of that project. We at HPC do not consider that this application is appropriate development, and we consider that HPC must now object to this application. This is inappropriate development with no justification for planning consent being granted

In support of that view, we are aware of the decision of a planning appeal dated 04/08/2016, under appeal reference APP/D3125/W/16/3144869 (relating to an application for planning consent under reference 15/03418/FUL). That matter, in which the appeal by the Applicants was refused, was for a not dissimilar though less substantial development, citing very similar reasons which are now being given by the present applicants. We draw that to your attention, but we are sure that you are already aware of it.

Mitigating factors.

The striking feature, in HPC's view, is that this application (25/01100/FUL) makes no attempt to link itself to the operation or management of the Market Garden at all. So far as we can see, this is simply an application for a single dwelling development with no mitigating factors, and as such appears to us to have no merits.

A further factor which concerns HPC is the extent to which this application 25/01100/FUL simply ignores the connecting application made under reference 25/01099/FUL. By way of example, the only drawings of the two proposals together is those included in the Arboricultural statement

In the circumstances, we are unable to see any reasons why this application should be given planning consent.

In the absence of any mitigating explanation by the applicant as to reasons why this application should be granted, we cannot do other than to object. If - despite what we say - you are minded to consider factors such as those advanced by the related application under 25/01099/FUL, then we would refer you to our comments about a possible binding condition to be attached to this proposed dwelling. But we cannot see any reason - or any evidence at all - advanced by this applicant for even that sort of mitigating factor.

Accordingly and for the reasons set out above, HPC wishes to object to this planning application under reference 25/01100/FUL.

Application Number	25/01315/FUL
Site Address	Storage Land Horseshoe Lane Chadlington Oxfordshire OX7 3NB
Date	12 th September 2025
Officer	Mr Emile Baldauf-Clark
Officer Recommendations	Approve
Parish	Chadlington Parish Council
Grid Reference	432867 E 221645 N
Committee Date	15th September 2025

Application Details:

Erection of 2 commercial buildings for mixed use classes B2/B8/E(g). Provision of car parking, cycle parking and landscaping. Erection of security entrance gate.

Applicant Details:

Mr Gavin Aldworth
C/o Agent

Additional Representations:

As above, the Parish Council response did not pull through into the 'Representations' section of the original Officer's report. However, the Parish Council did respond to this application as follows:

Chadlington Parish Council wishes to comment to this planning application.

This proposed development is within the Cotswold National Landscape and the Wychwood Project Area, on the southern edge of the village.

The Council is concerned that this proposal will not contribute to the scenic beauty of the area and will not enhance the local landscape, and is therefore contrary to WODC Local Plan 2031 policies EH1 and EH2.

The Council is concerned about potential light pollution from the site: from the skylights, windows and security lights. The Council would like to draw the LPA's attention to the Cotswold National Landscape Management Plan 2023-2025, policy CE5: Dark Skies and WODC Local Plan policy EH2, and believes that this proposal is likely to adversely impact the area.

Contrary to the published planning application, the Council believes that work has already commenced on the site, with particular reference to substantial excavation works and the

destruction of wildlife habitats which have occurred. The Council believes that existing hedges and trees were removed prior to planning application submission.

The application states that there will be a biodiversity net gain, but the Council is concerned that there actually be a net loss. The Council notes that the application form states that there are no trees or hedges on the proposed site, or on land adjacent to the proposed site, which contradicts the "Ecological Impact Assessment and Biodiversity Net Gain Assessment" report. The Council is concerned that the applicant's reports are based on work undertaken after the excavation works and removal of habitats occurred, therefore skewing the results from their studies.

If the LPA is minded to approve this application, the Council requests that the hours of use of the site be limited, as per the previous application, 20/02104/FUL, on this site to safeguard the character and appearance of the area: - 6 am to 8pm: Monday to Friday - 8 am to 1 pm: Saturday - Closed: Sundays and Bank Holidays

The Council is concerned that the proposals will not adequately shield the site from the village or the valley. The previous bunds provided substantial planting and vegetation cover, the proposed planting does not appear to provide at least the same level of shielding.

Finally, the Council requests that this application goes before the Uplands Planning Committee for consideration.

Application Number	25/01834/HHD
Site Address	29 Oxford Road Woodstock Oxfordshire OX20 1UN
Date	12 th September 2025
Officer	Mr Nathan Harris
Officer Recommendations	Approve
Parish	Woodstock Parish Council
Grid Reference	444949 E 216510 N
Committee Date	15th September 2025

Application Details:

Erection of a single and first floor extension

Applicant Details:

Mr & Mrs Whitfield
29 Oxford Road
Woodstock
Oxfordshire
OX20 1UN

Additional Representations:

As above, the Town Council did respond to this application, but this did not pull through into the original Officers report. Please see their response below:

‘The above planning application was discussed at a meeting of Woodstock Town Council last night. Woodstock Town Council objects to this application on the grounds of overdevelopment; it is overbearing and changes the character of the street. There is also concern for the trees on the plot.’

Two further objection letters have also been received from the neighbour at 31 Oxford Road. These detailed letters have been circulated directly to Members of the sub-committee at the request of the objector. Therefore, the content of the letters will not be repeated in detail here, but officers do not consider that any new material planning issues are raised within these representations that have not already been raised by the objector in earlier correspondence, apart from noting that the Town Council comments had not pulled through into the Officers report. These letters are available to view online on the Council’s website.

A general comment has also been submitted from a neighbour at 25 Oxford Road who does not explicitly object to the application but raises concerns regarding the impact on trees and the need

for ensuring that a consistent approach is taken to safeguard the welfare and survival of the tree. A full version of the letter is also available on the Council's website.