

Democratic Services

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21 February 2020

SUMMONS TO ATTEND

MEETING: UPLANDS AREA PLANNING SUB-COMMITTEE

PLACE: COMMITTEE ROOM 1, COUNCIL OFFICES, WOODGREEN,
WITNEY

DATE: MONDAY 2 MARCH 2020

TIME: 2.00 PM (Officers will be in attendance to discuss applications with
Members of the Sub-Committee from 1:30 pm)

Members of the Sub-Committee

Councillors: Jeff Haine (Chairman), Geoff Saul (Vice-Chairman), Andrew Beaney, Richard Bishop, Mike Cahill, Nathalie Chapple, Nigel Colston, Julian Cooper, Derek Cotterill, Marilyn Davies, Ted Fenton*, David Jackson, Neil Owen and Alex Postan

(*Denotes non-voting Member)

RECORDING OF MEETINGS

The law allows the council's public meetings to be recorded, which includes filming as well as audio-recording. Photography is also permitted.

As a matter of courtesy, if you intend to record any part of the proceedings please let the Committee Officer know before the start of the meeting.

A G E N D A

- 1. Minutes of the meeting held on 3 February 2020 (copy attached)**
- 2. Apologies for Absence and Temporary Appointments**
- 3. Declarations of Interest**

To receive any declarations of interest from Councillors relating to items to be considered at the meeting, in accordance with the provisions of the Council's Local Code of Conduct, and any from Officers.

4. Applications for Development (Report of the Business Manager – Development Management – schedule attached)

Purpose:

To consider applications for development, details of which are set out in the attached schedule.

Recommendation:

That the applications be determined in accordance with the recommendations of the Business Manager – Development Management.

5. Progress on Enforcement Cases (Report of the Business Manager – Development Management – copy attached)

Purpose:

To inform the Sub-Committee of the current situation and progress in respect of enforcement investigations.

Recommendation:

That the progress and nature of the outstanding enforcement investigations detailed in Sections A – C of Annex A to the report be noted.

6. Applications Determined under Delegated Powers (Report of the Business Manager – Development Management - copy attached)

Purpose:

To inform the Sub-Committee of the applications determined under delegated powers.

Recommendation:

That the report be noted.



Giles Hughes
Chief Executive

This agenda is being dealt with by Amy Barnes- Tel: (01993) 861522
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WEST OXFORDSHIRE DISTRICT COUNCIL

Minutes of the meeting of the **Uplands Area Planning Sub-Committee** held in
Committee Room 1, Council Offices, Woodgreen, Witney, Oxon
at 2.00pm on **Monday 3 February 2020**

PRESENT

Councillors: Jeff Haine (Chairman), Geoff Saul (Vice-Chairman), Andrew Beaney, Richard Bishop, Mike Cahill, Julian Cooper, Derek Cotterill, Merilyn Davies, Andy Graham, Dave Jackson and Alex Postan.

(# Ex-officio, Non-voting)

Officers: Chloe Jacobs, Stephanie Eldridge and Amy Barnes.

48. MINUTES

RESOLVED: That the minutes of the meeting of the Sub-Committee held on 6 January 2020, copies of which had been circulated, be confirmed as a correct record and signed by the Chairman.

49. APOLOGIES FOR ABSENCE AND TEMPORARY APPOINTMENTS

An apology for absence was received from Councillors Neil Owen and Ted Fenton, and the following temporary appointment was reported:

Councillor Andy Graham for Councillor Nathalie Chapple.

50. DECLARATIONS OF INTEREST

There were no declarations of interest from Members or Officers relating to matters to be considered at the meeting.

51. APPLICATIONS FOR DEVELOPMENT

The Sub-Committee received the report of the Business Manager – Development Management, giving details of applications for development, copies of which had been circulated.

RESOLVED: That the decisions on the following applications be as indicated, the reasons for refusal or conditions related to a permission to be as recommended in the report of the Business Manager – Development Management, subject to any amendments as detailed below:-

3 19/02780/FUL No Oven Cottage, Chipping Norton Road, Little Tew

The Planning Officer, Miss Jacobs introduced the application and reminded Members that the application had been deferred at the previous meeting to enable Members to undertake a site visit. She also advised that the applicant had spoken to the Church Warden regarding the reshaping of the yew trees on site however, these were located outside of the application site and officers were therefore unable to condition this aspect.

Mr Charlie Luxton addressed the meeting in support of the application. A summary of his submission is attached as Appendix A to the original copy of these minutes.

Following a question from Councillor Jackson, Mr Luxton confirmed that the applicant was happy to undertake work to the yew trees to reduce them to two to two and a half metres in height, and would introduce inter-planting resulting in a yew tree hedge.

Councillor Cotterill highlighted that the applicant would need a formal agreement with the church to undertake this work.

Following a number of queries regarding the yew trees, the Officers reiterated that these were not part of the application before Members.

In response to a question from Councillor Saul, Mr Luxton outlined the reasons that he felt this application constituted exceptional design, including the positioning of the building which sat lower in the landscape, the retention of original features from the wall, the removal of the unattractive existing annex and the provision of a sustainable home.

The Planning Officer then presented her report containing a recommendation of refusal. She stated that the application was contrary to Principle OS2 and Policy H2 and was not felt to be of exceptional design as described in Paragraph 79 of the NPPF. Miss Jacobs accepted that the existing garage was not of interest but it was felt that the development would alter the characteristics of the plot, particularly the removal of the boundary wall.

Councillor Beaney raised a number of queries including the criteria by which the NPPF defined 'exceptional design', and whether it would be possible to control any domestic paraphernalia in the front curtilage. He also asked officers to clarify why they felt the Conservation Area would be affected by moving the gap in the wall.

Mrs Eldridge advised that exceptional design should enhance its defining setting and it was not felt that this application achieved that. With regard to the wall, this had been identified as historically highly significant and the Conservation Officer felt that to move the gap would alter the character of the existing building.

Councillor Cotterill stated that he was an advocate of removing the annex because the church was very important as was the glass work contained within it. However, he noted that there was no formal agreement in place to reduce the height of the yew trees and he would prefer to see a line of sight between the cottage and the walled garden. He therefore proposed that the application be refused as per the officer recommendations.

This was seconded by Councillor Cooper who was advised that no comment had been received from the Parish Meeting. He stated that he was not against modern design but he did not view this application in that respect. He felt there were substantial policy reasons for refusing

permission and that the applicant had not overcome the policy arguments against the granting of permission.

Councillor Jackson stated that he felt the design was clever and enquired as to whether the existing materials would be used to rebuild the wall.

Councillor Bishop complimented officers on the report. However, having visited the site twice, he could not see a strong reason for refusing permission as the application would lead to a better view of and from the church, and he appreciated the low level design and flat roof which would sit lower in the landscape.

Councillor Davies stated that in her opinion this was innovative and welcomed the hidden, secret garden aspect of the design.

Councillor Postan spoke about the historical form, design, materials and levels of this part of the country and reiterated that the church was extraordinary. He accepted that the views of the church were obstructed by the garage but the practical aspect was that this facility kept cars off the streets. He stated that he had an understanding of modern buildings and did not feel that this design was innovative.

Councillor Saul requested clarification on the policy route to approval and queried whether exceptional design needed to be truly outstanding and ground breaking.

The proposition for refusal as recommended in the report was then put to the vote and was lost.

Councillor Davies proposed approval of the application on the grounds that it was of exceptional and innovative design. This was seconded by Councillor Bishop.

Following discussions, it was agreed that the incorporation of standard conditions could be delegated to officers in consultation with the Chairman. Officers highlighted that conditions relating to drainage and ecology had been requested as per the report and an additional condition relating to domestic paraphernalia could be included.

Approved subject to:

- Standard conditions to be determined by the Business Manager, Development Manager following consultation with the Chairman of the Sub-Committee;
- Drainage conditions as per WODC Drainage Engineers;
- Ecology conditions as per Biodiversity Officer;
- Archaeological conditions as per OCC Archaeological Services;
- Highways conditions as per OCC Highways; and
- A condition restricting any domestic paraphernalia in the front curtilage.

Councillor Cooper requested that his vote against this decision be recorded.

[**NB:** See also [minute no. 53 below](#)].

16 19/02855/FUL The Gables, 10 Enstone Road, Charlbury

The Planning Officer, Mrs Eldridge introduced the application.

Mr Stuart Parker, the agent for the application, and Mr Kieran Cooke, the applicant addressed the meeting in support of the application. A summary of their submission is attached as Appendix B to the original copy of these minutes.

The Planning Officer then presented her report containing a recommendation of refusal. She advised that the development would set an unwanted precedent, failed to complement the existing linear of the area and would impact on residential amenity due to the narrow access. She therefore recommended that the application be refused for the reasons detailed in the report.

Councillor Graham spoke in support of the application. He felt that there were compelling reasons to visit the site, which he considered would demonstrate that the impact of vehicular and pedestrian movements would not be as great as suggested in the proposed refusal reason. He felt the application was ecologically sound and would be a welcome development in the area. He therefore proposed that the application be deferred to allow a site visit to take place.

This was seconded by Councillor Jackson who stated that he too had visited the site and he thought the Committee would find a visit beneficial, especially if the proposal could be marked out.

The proposition was then put to the vote and was carried.

Deferred for a site visit.

27 19/03196/OUT Cotswold Fuels Railway Yard, Station Road, Ascott under Wychwood

The Planning Officer, Mrs Eldridge introduced the report which contained a recommendation of approval.

She advised that the application site fell within the Cotswold Area of Outstanding Natural Beauty, and an objection had been received from the Parish Council as outlined in the report.

Councillor Haine stated his support for the application.

Councillor Beaney queried the strength of Condition 3 attached to the permission which limited the development to two dwellings of no more than two storeys high. He suggested that the plans should define the scale and footprint of the development. Officers advised that any landscaping details would be included in the reserved matters application and fully considered at that stage.

Councillor Beaney proposed that the application be approved as per officers' recommendations.

This was seconded by Councillor Cotterill who received confirmation relating to the parking and access arrangements.

Following a question from Councillor Saul, officers advised that conditions relating to sufficient sound insulation could be considered at the reserved matters stage.

The proposition was then put to the vote and was carried.

Approved

21 19/03155/FUL Land and Building East of Franks Cottage, Junction Road, Churchill

The Planning Officer, Mrs Eldridge introduced the report which contained a recommendation of refusal. She advised that additional representations had been received from the Parish Council along with two further objections from members of the public.

The Parish Council was concerned that the proposal set a precedent for new buildings in the vicinity because it was a new build amongst the gardens of older houses and not on the road front. In addition, the site was located behind a building of historic interest.

Mrs Eldridge outlined the refusal reasons as detailed on page 26 of the report.

Councillor Beaney proposed that the application be refused as per officers' recommendations. This was seconded by Councillor Davies.

The proposition was then put to the vote and was carried.

Refused.

52. APPLICATIONS DETERMINED UNDER DELEGATED POWERS AND APPEAL DECISIONS

The report giving details of applications determined under delegated powers was received and noted.

53. APPLICATION NO. 19/02780/FUL, NO OVEN COTTAGE, LITTLE TEW

Prior to closing the meeting, the Chairman advised the Sub-Committee that the Business Manager Development Management was concerned regarding the decision made relating to application number 19/02780/FUL, No Oven Cottage. Accordingly, he would not be implementing the decision made at this meeting and would be referring the application to the Development Control Committee for determination.

The meeting closed at 3.17 pm

CHAIRMAN

WEST OXFORDSHIRE DISTRICT COUNCIL

UPLANDS AREA PLANNING SUB-COMMITTEE

Date: 2nd March 2020

**REPORT OF THE HEAD OF THE
BUSINESS MANAGER – DEVELOPMENT MANAGEMENT**



Purpose:

To consider applications for development details of which are set out in the following pages.

Recommendations:

To determine the applications in accordance with the recommendations of the Business Manager. The recommendations contained in the following pages are all subject to amendments in the light of observations received between the preparation of the reports etc and the date of the meeting.

List of Background Papers

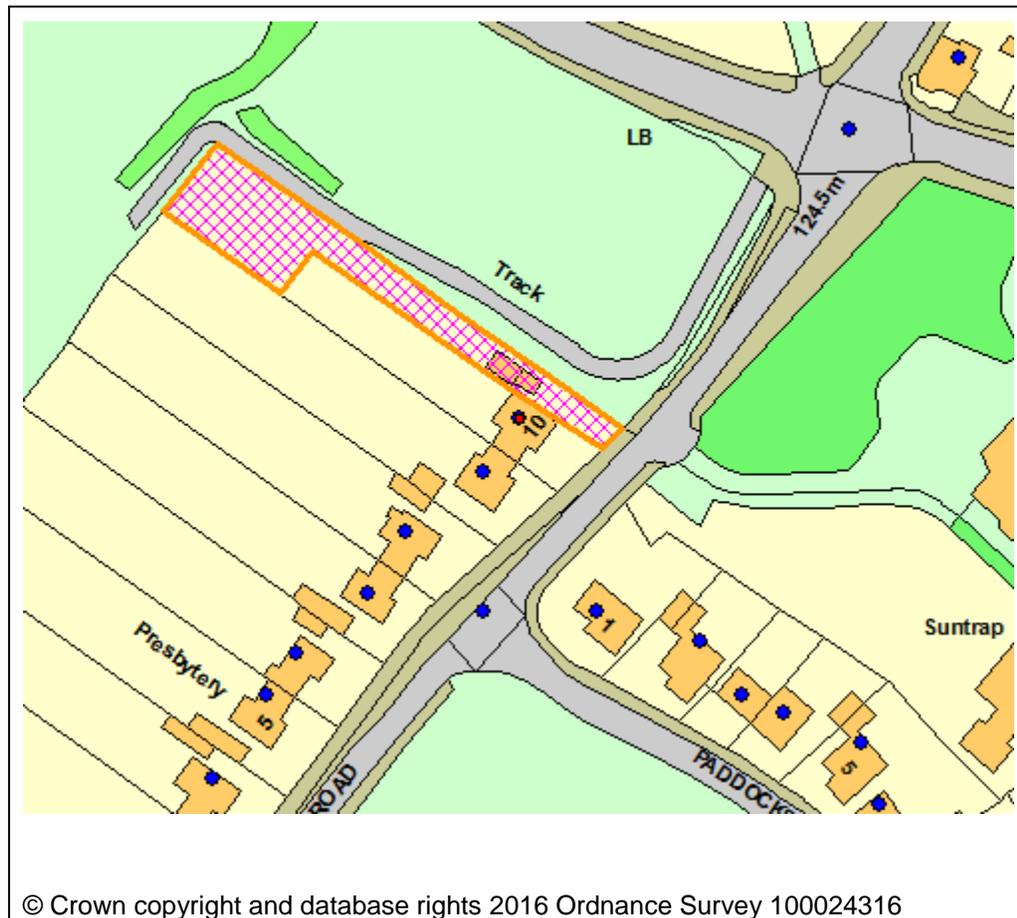
All documents, including forms, plans, consultations and representations on each application, but excluding any document, which in the opinion of the 'proper officer' discloses exempt information as defined in Section 1001 of the Local Government Act 1972.

Please note that observations received after the reports in this schedule were prepared will be summarised in a document which will be published late on the last working day before the meeting and available at the meeting or from www.westoxon.gov.uk/meetings

Application Number	Address	Page
19/02855/FUL	<u>The Gables, 10 Enstone Road, Charlbury</u>	3
19/03513/ADV	<u>Land East of Woodstock, Oxford Road, Woodstock</u>	9
19/03539/FUL	<u>17 Bear Close, Woodstock</u>	12
20/00181/S73	<u>Land at Church End, Swerford</u>	18

Application Number	I9/02855/FUL
Site Address	The Gables 10 Enstone Road Charlbury Chipping Norton Oxfordshire OX7 3QR
Date	19th February 2020
Officer	Stephanie Eldridge
Officer Recommendations	Refuse
Parish	Charlbury Town Council
Grid Reference	435937 E 219770 N
Committee Date	2nd March 2020

Location Map



Application Details:

Demolition of the existing garage and studio flat and the construction of a new sustainable 2 bedroom cottage

Applicant Details:

Mr & Mrs Kieran Cooke, The Gables, 10 Enstone Road, Charlbury, Chipping Norton, Oxfordshire, OX7 3QR

1 CONSULTATIONS

- | | | |
|-----|-----------------------------|--|
| 1.1 | Town Council | No objection and support this application which is in line with the emerging neighbourhood plan for Charlbury. |
| 1.2 | WODC Drainage Engineers | No objection subject to condition. |
| 1.3 | ERS Env. Consultation Sites | No objection. |
| 1.4 | OCC Highways | No objection subject to condition. |

2 REPRESENTATIONS

2.1 Four letters of support have been received in respect of this application. The main points raised are as follows:

- The development would provide a much needed smaller house in Charlbury;
- Would not be any adverse impact on neighbours amenity;
- Development is eco-friendly;
- Trees would shield the development.

2.2 The Charlbury Conservation Area Advisory Committee made the following comments:

- The development would be unduly prominent from the playing fields, particularly in the winter;
- Design and materials are over-fussy and alien in character to the conservation area;
- No green roof shown on the plans.

3 APPLICANT'S CASE

3.1 The Planning Statement submitted with the application is concluded as follows:

- WODC has raised no objection in principle to the establishment of a separate title within a large established plot.
- Charlbury Town Council supports the principle of subdivision in order to allow long-term residents to downsize.
- There is no compromise to the existing houses along Enstone Road in the latest submission.
- There is no evidence of the presumed level of community objection referred-to by the planning officer.
- The current submission is not overbearing or of a disproportionate scale to the existing houses.
- The environmental agenda meets with current low carbon standards.

- The Charlbury Conservation group comments made to previous submissions are contrary.
- Considerable steps have been taken to accommodate planning constraints and to adopt a consensual approach.

3.2 A statement dated 28th January 2020 prepared by the applicant's agent has also been submitted addressing some of the points raised in the officers committee report. This is available to view on the Council's website.

4 PLANNING POLICIES

OS2NEW Locating development in the right places

OS4NEW High quality design

H2NEW Delivery of new homes

BC1NEW Burford-Charlbury sub-area

H6NEW Existing housing

EH1 Cotswolds AONB

EH9 Historic environment

EH10 Conservation Areas

NPPF 2019

DESGUI West Oxfordshire Design Guide

NATDES National Design Guide

The National Planning Policy framework (NPPF) is also a material planning consideration.

5 PLANNING ASSESSMENT

5.1 This application seeks consent for the demolition of an existing garage and ancillary studio flat, and the erection of a new two bed dwelling at 10 Enstone Road in Charlbury. The site falls within the Charlbury Conservation Area and Cotswold AONB.

5.2 The application is before Members of the Uplands Planning sub-committee for consideration as your officers recommendation is contrary to the Town Council's response in accordance with the scheme of delegation.

5.3 The application was deferred from the last sub-committee meeting in January in order for Members to visit the site.

5.4 Taking into account planning policy, other material considerations and the representations of interested parties your officers are of the opinion that the key considerations of the application are:

Principle

Siting, design and form

Impact on the Conservation Area

Impact on the Cotswold AONB

Highways

Residential amenities

Principle

- 5.5 Policy H2 of the adopted West Oxfordshire Local Plan 2031 states that new dwellings will be permitted on undeveloped land within the built up area of Charlbury provided that the proposal is in accordance with the other policies in the plan and in particular the general principles in Policy OS2. The sub-area Local Plan policy BC1 states that the focus of new development will be in Burford and Charlbury, and should be consistent with the strategy including the conservation and enhancement of the Cotswolds Area of Outstanding Natural Beauty (AONB) and conservation and enhancement of the historic environment and heritage assets. Policy OS2 states development should be of a proportionate and appropriate scale to its context having regard to the potential cumulative impact of development in the locality and form a logical complement to the existing scale and pattern of development and/or the character of the area.
- 5.6 In this case, your officers are of the opinion that by reason of its siting the development would fail to form a logical complement to the existing linear pattern of development along Enstone Road to the detriment of the conservation area and set an unwanted precedent for development in the rear gardens of the dwellings in the vicinity.
- 5.7 As such, the application is unacceptable in principle.

Siting, Design and Form

- 5.8 The site context is the properties along Enstone Road. The adjacent properties are characterful two storey semi detached properties in stone with blue slate roofs. This proposal is for a two storey timber clad dwelling with an asymmetric roof, to be sited to the rear of the property 10 Enstone Road. By reason of its offset, diagonal siting on the plot, your officers are of the opinion that the development would appear cramped and contrived. Further, the development is considered to represent poor design and is not in-keeping with the character and appearance of the area contrary to the West Oxfordshire Design Guide and National Design Guide. As such, the development is considered to be unacceptable in these terms.

Impact on the Conservation Area

- 5.9 Since the application site is within a Conservation Area, your officers are required to take account of section 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended which states that, with respect to buildings or other land in a Conservation Area, special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area. Furthermore, the paragraphs of Section 16 'Conserving and enhancing the historic environment' of the NPPF are relevant to consideration of the application.
- 5.10 Proposals are supported in Conservation Areas where they can be shown to preserve or enhance the special interest, character, appearance or setting of the area. In particular, the location, form and scale of development should be sympathetic to its surrounding context, not be detrimental to views within, into, or out of the area and should not harm the original curtilage or pattern of development within the area.
- 5.11 In this case, based on the above assessment, by reason of its contrived siting and poor design your officers are of the opinion that the development would result in harm to the existing pattern of development in the area and is not in-keeping with the surrounding area failing to conserve or enhance the character and appearance of the Conservation Area.

Impact on the Cotswold AONB

- 5.12 Paragraph 172 of the NPPF has regard to the weight to be given to conserving the landscape and scenic beauty of the AONB. In this case, whilst the site is garden land, the intensification of development on this site and the precedent it would set for development in this area, would be detrimental to the current low-key residential character of this part of the AONB failing to conserve or enhance it. There would appear to be no wider planning benefits arising from this proposal which would outweigh the harm the proposal would have on character of the special landscape of the AONB.

Highways

- 5.13 The Local Highway Authority has raised no objections to the application in terms of highways safety and parking provision. As such, the application is considered to be acceptable in these terms.

Residential Amenities

- 5.14 Given the distance between the existing and proposed new dwelling which would sit approximately 48m apart your officers do not consider that the development would be overbearing or result in a loss of light or privacy to the detriment of no. 10. However, due to the siting of the access to the proposed new dwelling which would run in close proximity alongside 10 Enstone Road and the garden serving it, your officers are of the opinion that the noise and disturbance associated with the vehicular/pedestrian movements to and from the new dwelling would be detrimental to the amenity of the occupants. As such, the application is considered to be unacceptable in these terms.

Conclusion

- 5.15 In light of the above, the application is considered to be unacceptable and contrary to policies OS2, OS4, H2, BCI, H6, EH1, EH9, and EH10 of the adopted West Oxfordshire Local Plan 2031, the West Oxfordshire Design Guide 2016, the National Design Guide 2019, and the relevant provisions of the NPPF 2019.

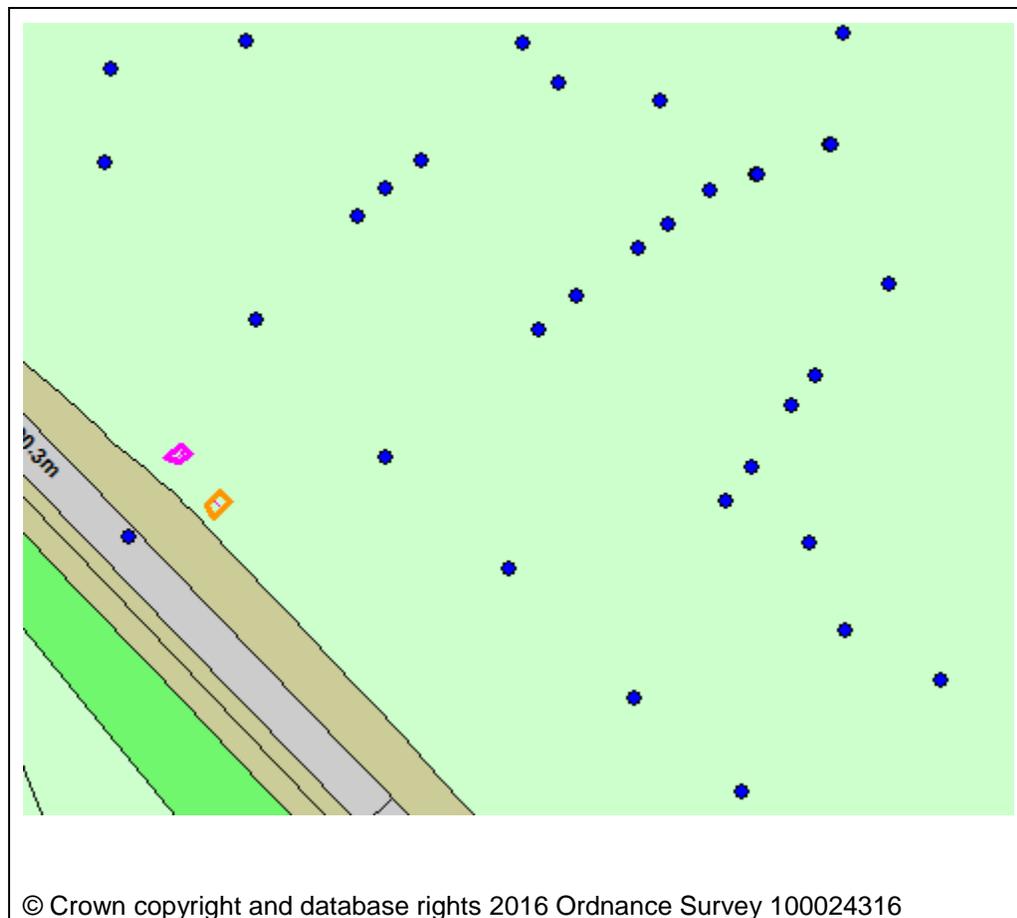
6 REASONS FOR REFUSAL

- I The development, by reason of its siting, would fail to form a logical complement to the existing linear pattern of development along the Enstone Road to the detriment of the character and appearance of the Charlbury Conservation Area and Cotswold AONB. Further, by reason of its siting and design, the development would appear cramped and contrived on the site and would not appear in keeping with the surrounding context failing to conserve or enhance the character and appearance of the Conservation Area. Therefore, the development is contrary to policies OS2, OS4, H2, BCI, EH1, EH9, and EH10 of the West Oxfordshire Local Plan 2031, the West Oxfordshire Design Guide 2016, the National Design Guide 2019, and the relevant provisions of the National Planning Policy Framework 2019.

- 2 The proposed access, by reason of its siting running in close proximity alongside 10 Enstone Road, would have a detrimental impact on the amenity of the occupants of 10 Enstone Road by way of the noise and disturbance associated with the vehicular and pedestrian movements to and from the new dwelling. Therefore, the development would be contrary to policies OS2 and H6 of the adopted West Oxfordshire Local Plan 2031 and the relevant provisions of the National Planning Policy Framework 2019.

Application Number	19/03513/ADV
Site Address	Land East of Woodstock Oxford Road Woodstock Oxfordshire
Date	19th February 2020
Officer	Kelly Murray
Officer Recommendations	Approve
Parish	Woodstock Town Council
Grid Reference	445519 E 216334 N
Committee Date	2nd March 2020

Location Map



Application Details:

Planning application for 2 x fixed solar illuminated monolith advertisements. (Retrospective).

Applicant Details:

Mr Ashley Maltman, Langford Locks, Kidlington, OX5 1HZ

I CONSULTATIONS

- 1.1 Town Council The Committee requested that the District Council fully consult with the County Council over its concerns about this new sign being a distraction to drivers.
- 1.2 OCC Highways See below.

2 REPRESENTATIONS

No formal representations have been made.

3 APPLICANT'S CASE

The applicant has not submitted any representations in addition to the information provided with the application.

4 PLANNING POLICIES

OS2NEW Locating development in the right places

OS4NEW High quality design

The National Planning Policy framework (NPPF) is also a material planning consideration.

5 PLANNING ASSESSMENT

- 5.1 This is a retrospective application under the Town and Country Planning (Control of Advertisements) (England) Regulations 2007 ("the 2007 Regulations") for consent to the display of two illuminated advertisements on land to the East of Woodstock. The site lies to the south east and on the edge of the existing settlement boundary for Woodstock. It is not within the Conservation Area.
- 5.2 The signs have been erected on either side of the Oxford Road entrance to the Pye Homes and Blenheim Estates site on which housing development is taking place (pursuant to application 16/01364/OUT). Each sign measures 3500 x 1400 x 200mm and is made with ACM (satin laminate), with wood effect wrapped posts which integrate them into the body of the sign. The lettering on the signs (with the exception of "Opening January 2020") is described as "push-through illuminated acrylic" and so is visible in the dark. The illumination is powered by photovoltaic panels embedded into the top of the signs and invisible from ground level.
- 5.3 The signs are set back some 12.5 metres from the highway and are angled to be easily visible to passing traffic.
- 5.4 The 2007 Regulations provide that the LPA must exercise its powers in the interests of amenity and public safety, taking into account the provisions of the development plan and any other relevant factors. This is echoed in the NPPF which advises that cumulative impacts are to be taken into account. In practice, the 2007 Regulations state that 'amenity' includes both visual and aural amenity and therefore consideration must be had to the effect of the advertisements upon the immediately surrounding area. The issue of 'public safety' relates to the safe use and operation of any form of traffic or transport on land (including the safety of pedestrians). Regard must be had to matters such as the behaviour of drivers and possible confusion with, or

obstruction of any traffic sign or signal. It is of course recognised that all advertisements are intended to attract people's attention, however what matters is whether the advertisement, or its siting would be so confusing or distracting so that it creates a hazard for, or endangers, people who are taking reasonable care for their own and others' safety.

- 5.5 Taking into account the requirements of the planning policy and other material considerations, the key considerations of the application are:

Principle

- 5.6 The principle of an advertisement in this location is acceptable. Advertisement consents must by virtue of the 2007 Regulations be temporary, so that, were consent to be granted in this case it would expire 5 years from the commencement of the display - i.e. 19 December 2024.

Amenity

- 5.7 In terms of amenity, the signs, although clearly visible from the street scene are not obtrusive and are of high quality design and materials. Officers do not consider the signs to be harmful to the character and appearance of the surrounding area or to be incongruous in the particular context, bearing in mind the proximity to the Conservation Area and to Blenheim Palace.

Highways

- 5.8 County Highways have raised no objection and having been asked specifically about illumination possibly being distracting to passing drivers have stated:-

"The application details the maximum level of illumination to be 50 cd/m² which even in this at present dark area can be considered as low level lighting. It is not unusual for advertisements to be illuminated within the range 500 - 600cd/m² or even higher.

I cannot demonstrate sufficient harm as to warrant the refusal of the application for reasons of highway safety and convenience."

- 5.9 The application is therefore considered to comply with local plan policy.

Conclusion

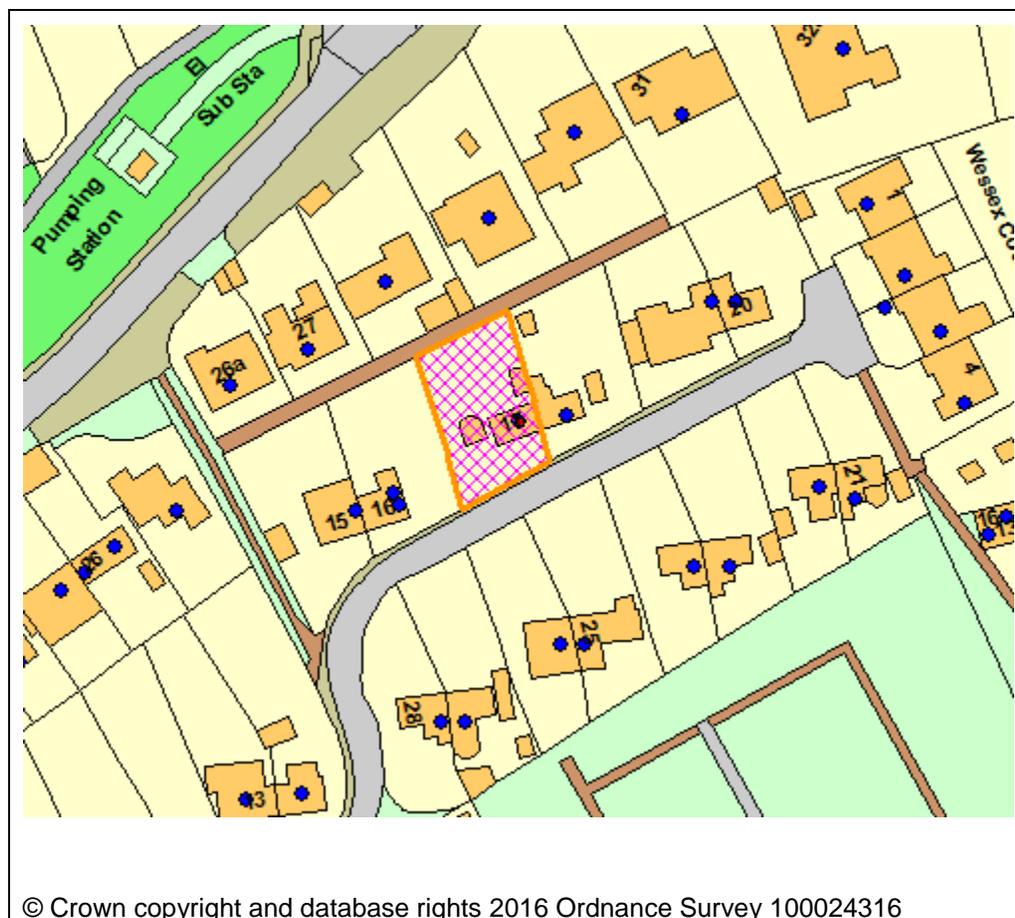
- 5.10 In view of the reasoning above and since they are compliant with policies OS2 and OS4 of the West Oxfordshire Local Plan 2031 and relevant provisions of the revised NPPF, the signs are recommended for approval subject to the usual conditions for advertisements.

6 CONDITIONS

- 1 This consent shall operate for a period of five years from the date of the commencement of the display (19 December 2019).
REASON: By virtue of the Advertisement Regulations.
- 2 That the advertisements are in terms of design, form and location, as shown on the approved plans listed below.
REASON: For the avoidance of doubt as to what is permitted.

Application Number	19/03539/FUL
Site Address	17 Bear Close Woodstock Oxfordshire OX20 1JT
Date	19th February 2020
Officer	Stephanie Eldridge
Officer Recommendations	Approve
Parish	Woodstock Town Council
Grid Reference	444814 E 217006 N
Committee Date	2nd March 2020

Location Map



Application Details:

Erection of two flats with associated parking and gardens.

Applicant Details:

Mr ChangLei Sun, 17 Bear Close, Woodstock, Oxfordshire, OX20 1JT

I CONSULTATIONS

- I.1 Town Council WTC object to this application on the grounds that it does not comply to policy H6 bullet point 2 of the West Oxfordshire Local Plan 2031 as shown below:-
Alterations, extensions or sub-division of existing dwellings will respect the character of the surrounding area and will not unacceptably affect the environment of people living in or visiting that area. Sub-division of existing dwellings in the open countryside and small villages will be limited to large properties where continued residential use cannot be secured in any other way;
- Council was also of the opinion that this proposal constituted overdevelopment. Bear Close is an area of semi-detached homes some of which have been extended as a part of the main dwelling. However, this extension results in two further homes. This means that there could be as many as four cars resulting in overflow parking in the street. It is not rare for the refuse collection lorries to be unable to access the end of the street because of vehicles parked on the street.
- Imposing two new homes on the neighbours who will now have three dwellings to which they are semi-detached appears to WTC to fail to respect neighbourliness. This is yet another blow on neighbours that have had the anxiety of several previous proposals for this site in recent years.
- I.2 Thames Water No Comment Received.
- I.3 OCC Highways No objection subject to conditions.
- I.4 WODC Env Health - Uplands No Comment Received.
- I.5 WODC Drainage Engineers No objection subject to condition.
- I.6 Conservation Officer No Comment Received.

2 REPRESENTATIONS

- 2.1 5 letters of objection have been received in respect of this application. The full versions can be accessed on the Council's website. The key issues raised are as follows:
- overdevelopment of the site;
 - would set a precedent which would destroy character of the area;
 - space for parking is inadequate;
 - could cause serious issues for refuse collection and emergency services;
 - no provision for refuse storage.

2.2 A letter of objection has also been received from Cllr I Hudspeth as follows:

- I do object to this planning application on the grounds of increased vehicle movements in a road that is already suffering from too many vehicles which regularly impacts on refuse vehicles being able to get through to collect the rubbish. If there was an incident that required a fire engine to attend then it might not be able to get through due to the parked vehicles.
- The solution to this is to put a condition that people living in the properties are not able to own a vehicle. They are minutes away from the town centre which has one of the best bus services in the county. There are frequent buses to central Oxford, Oxford Parkway and Hanborough Rail Stations. Such a condition would comply with West Oxfordshire's recent council motion to reduce carbon emissions.

3 APPLICANT'S CASE

The design and access statement is concluded as follows:

- The proposal is a high quality and sympathetically designed scheme, which will fit in with the character of the area. This is in keeping with the overall scale of the adjacent houses and allows for two self contained dwellings whilst retaining the existing adjacent, attached house.
- The proposal recognises the importance of the character and feel of the area and draws upon previously agreed designs and the local vernacular. The proposed materials are in keeping with the existing buildings. Works will be completed to a high standard. This is in accordance with Policy OS2 as set out in the pre-advice response.
- There is no overbearing impact of this proposal on its surroundings; it will not significantly affect the existing views or levels of daylight of the adjacent dwellings and fits well into the existing setting.

4 PLANNING POLICIES

OS2NEW Locating development in the right places

OS3NEW Prudent use of natural resources

OS4NEW High quality design

H1NEW Amount and distribution of housing

H2NEW Delivery of new homes

H6NEW Existing housing

T4NEW Parking provision

DESGUI West Oxfordshire Design Guide

NPPF 2019

The National Planning Policy framework (NPPF) is also a material planning consideration.

5 PLANNING ASSESSMENT

5.1 This application seeks consent for the erection of two flats (1 x 1-bed and 1 x 2-bed) with associated parking and gardens on land at 17 Bear Close in Woodstock. The site does not fall within any special designated areas of control.

- 5.2 Planning permission was granted in 2018 (ref: 18/03457/FUL) for the erection of one new semi-detached dwelling with associated parking and gardens.
- 5.3 Taking into account planning policy, other material considerations and the representations of interested parties your officers are of the opinion that the key considerations of the application are:

Principle

- 5.4 Policy H2 of the adopted West Oxfordshire Local Plan 2031 states that new dwellings will be permitted on previously developed land within the built up area of Woodstock provided that the proposal is in accordance with the other policies in the plan and in particular the general principles in Policy OS2. Policy OS2 states development should be of a proportionate and appropriate scale to its context having regard to the potential cumulative impact of development in the locality and form a logical complement to the existing scale and pattern of development and/or the character of the area.
- 5.5 The proposal, the subject of this application, comprises of the provision of two flats within a similar built form to the single dwelling previously approved under ref: 18/03457/FUL. These issues will be assessed in detail below but your officers are of the opinion that the development is acceptable in principle.

Siting, Design and Form

- 5.6 There is a mix of house types and extensions to properties along Bear Close. The properties directly adjacent to the site are two storey semi-detached houses which feature hipped tiled roofs and rendered facades.
- 5.7 The proposed development comprises two flats within the build which has been designed to have a hipped roof and would be constructed using rendered finish, a tiled roof and UPVC and aluminium fenestration.
- 5.8 The siting, scale and design of the proposed development is all consistent with the previously approved single dwelling on the site (18/03457/FUL). The external built form will be relatively unchanged albeit the form and design is slightly simplified. Therefore, in light of the previously approved consent and by virtue of the siting, scale, and design, your officers are of the opinion that the development would be in keeping with local vernacular, respect the character and appearance of the street scene and would form a logical complement to the existing pattern of development along Bear Close.

Highways

- 5.9 The proposal includes the provision of two additional car parking spaces to serve the two flats proposed. Bear Close is a narrow road and your officers note the concerns raised by the local residents in relation to the parking provision and the impact on the local road network. The Local Highway Authority has stated that it cannot be demonstrated that although Bear Close is narrow with substandard alignment that the additional traffic generation during the morning peak hour (when traffic in Bear Close is busiest) would cause such harm in terms of highway safety and convenience as to warrant the refusal of the application. Further, given the location of the site which is within walking/cycling distance of the town centre and public transport the

parking provision is not considered inadequate. Therefore, no objections have been raised subject to a number of conditions. In light of this, your officers consider that the application is, on balance, acceptable in these terms.

Residential Amenities

- 5.10 Your officers are of the opinion that given the context of the site, and by virtue of the siting, scale, and design the proposed development would not be overbearing or result in a loss of light or privacy to the detriment of the occupants of neighbouring properties, and would not have any additional or significant impact than that previously approved under ref: 18/03457/FUL.
- 5.11 Further, the internal floorspace of the proposed flats would meet the national housing standards, and your officers of the opinion that any future occupiers of the development would be afforded sufficient levels of amenity.

Conclusion

- 5.12 In light of the above, the application is considered to be acceptable and compliant with policies OS2, OS3, OS4, H1, H2, H6 and T4 of the adopted West Oxfordshire Local Plan 2031, the West Oxfordshire Design Guide 2016, the National Design Guide 2019, and the relevant provisions of the National Planning Policy Framework 2019.

6 CONDITIONS

- 1 The development hereby permitted shall be begun before the expiration of three years from the date of this permission.
REASON: To comply with the requirements of Section 91 of the Town & Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act, 2004.
- 2 That the development be carried out in accordance with the approved plans listed below.
REASON: For the avoidance of doubt as to what is permitted.
- 3 The development shall be constructed with the materials specified in the application.
REASON: To ensure that the development is in keeping with the locality and for the avoidance of doubt as to what is permitted.
- 4 No dwelling shall be occupied until a plan indicating the positions, design, materials, type and timing of provision of boundary treatment to be erected has been agreed in writing by the Local Planning Authority. The boundary treatment shall include provision for hedgehog highways, and shall be completed in accordance with the approved details and retained thereafter.
REASON: To safeguard the character and appearance of the area, and improve opportunities for biodiversity.
- 5 Before the erection of any external walls, details of the provision of integrated bat roosting features (e.g. bat boxes/tubes/bricks on south or southeast-facing elevations) and integrated nesting opportunities for birds (e.g. house sparrow terrace, starling box, swift brick or house martin nest cup on the north or east-facing elevations) within the walls of the new buildings, and hedgehog gaps/holes under/through walls and/or fences, shall be submitted to the local planning authority for approval. The details shall include a drawing/s showing the types of features, their locations within the site and their positions on the elevations of the buildings, and a timetable

for their provision. The approved details shall be implemented before the dwelling/s hereby approved is/are first occupied and thereafter permanently retained.

REASON: To provide new features for roosting bats and nesting birds, and ensure permeability for hedgehogs, as biodiversity enhancements in accordance with paragraphs 170, 174 and 175 of the National Planning Policy Framework, Policy EH3 of the West Oxfordshire District Local Plan 2031 and Section 40 of the Natural Environment and Rural Communities Act 2006.

- 6 The means of access between the land and the highway shall be constructed, laid out, surfaced, lit and drained in accordance with details that have first been submitted to and approved in writing by the Local Planning Authority and all ancillary works therein specified shall be undertaken in accordance with the said specification before first occupation of the dwellings hereby approved.

REASON: To ensure a safe and adequate access.

- 7 The car parking areas (including where appropriate the marking out of parking spaces) shown on the approved plans shall be constructed before occupation of the development and thereafter retained and used for no other purpose.

REASON: To ensure that adequate car parking facilities are provided in the interests of road safety.

- 8 No dwelling shall be occupied until a plan indicating the provision of safe and secure cycle parking has been submitted to and approved in writing by the Local Planning Authority. The cycle parking shall be completed in accordance with the approved details and retained thereafter.

REASON: To ensure that adequate cycle parking facilities are provided in the interests of road safety.

- 9 That, prior to the commencement of above ground works, 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 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.

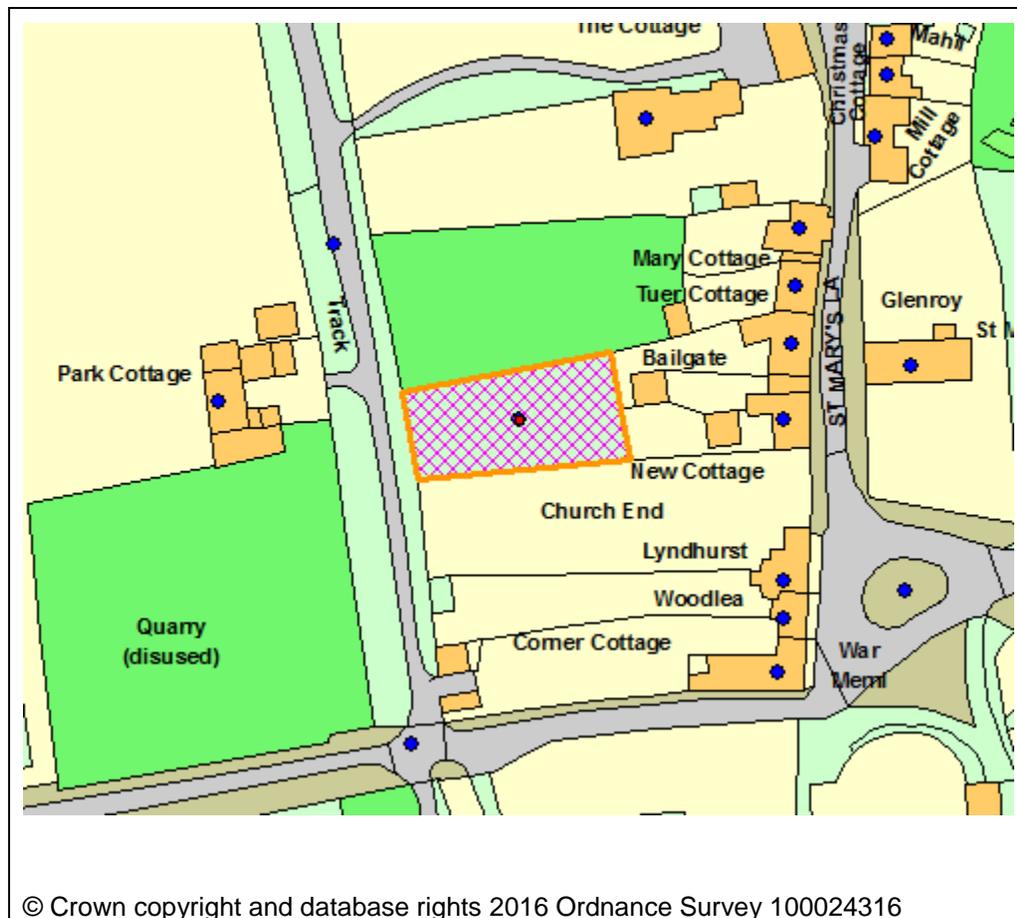
REASON: To ensure the proper provision for surface water drainage and/ or to ensure flooding is not exacerbated in the locality (The West Oxfordshire Strategic Flood Risk Assessment, National Planning Policy Framework and Planning Practice Guidance). If the surface water design is not agreed before works 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.

- 10 No dwelling hereby approved shall be occupied until the means to ensure a maximum water consumption of 110 litres use per person per day, in accordance with policy OS3, has been complied with for that dwelling and retained in perpetuity thereafter.

REASON: To improve the sustainability of the dwellings in accordance with policy OS3 of the West Oxfordshire Local Plan 2031.

Application Number	20/00181/S73
Site Address	Land at Church End Swerford Chipping Norton Oxfordshire
Date	19th February 2020
Officer	Claire Green
Officer Recommendations	Approve
Parish	Swerford Parish Council
Grid Reference	437123 E 231120 N
Committee Date	2nd March 2020

Location Map



Application Details:

Variation of condition 2 of planning permission 18/00249/FUL to allow the insertion of doors, window and rooflights.

Applicant Details:

Mr J Smith, C/O Agent.

I CONSULTATIONS

I.1 Parish Council

History

The applicants, Charlbury Builders have owned the little site accessed off Backside, Swerford, since at least 1990 and probably before. They bought a site approximating to two burgage plots (you can find it on the 1802 map) between St Mary's Lane and Backside, demolished the tumbledown houses and built two new ones fronting onto St Mary's Lane and reserved to themselves a small plot with access only from Backside.

Since that date they have applied for planning permission to build a small house at least five times. Each time permission has rightly been rejected because such a build would wholly contradict the Area Plan which, in the absence of any local infrastructure, clearly prohibits such a development.

In the meantime the plot has been left, almost abandoned. However, in the way of builders a certain amount of material has been dumped on the site possibly out of convenience, but more likely simply to demonstrate usage. At no time since the building of the two houses on St Mary's Lane in about 1990 has the site been used intensively. Indeed, most residents would say that quite usually there would be no traffic at all onto the site for a twelve month period or more.

Certainly, there has been no activity other than storage - nothing has been assembled, disassembled, etc.

None of the above should be a surprise. Charlbury Builders are based in Charlbury and are not employed significantly hereabouts - so why should any sane builder ship materials in and out of a site quite at the back of beyond?

However it is futile to argue that the site has not been used to store materials and as such having failed in around 2016 to gain permission, again, for a dwelling on the site, Charlbury Builders sought and were granted a Certificate of Lawful Use to confirm their valid use of the site for the storage of building materials.

What must be clear from the above was that Charlbury Builders had as their objective the use of the plot for a dwelling. That has been their objective for the last thirty years. Its use as a dump has simply been to buy time.

Application 18/00249/FUL

In 2018, armed with the Certificate of Lawful Use, Charlbury Builders applied for permission to build a "materials storage shed". Their stated logic being that this would allow them to store things in a safer, weatherproof, neater, less untidy fashion. This was self-evidently bogus as they had never tried to be any of these things before nor could they evidence any historic losses. However, there is a presumption that applicants are genuine and after modifications, and subject to conditions, permission was granted.

The design was of a stone walled shed with wide hinged double doors to the front access onto Backside all under a tiled roof. There were no internal divisions. A safe secure low-cost design suitable to hold

building materials in shelter. There was no ornamentation, there were neither windows nor other doors, and why should there be? Any delivery or removal required the front doors to be wide open giving direct access to the whole shed, which was only 8 metres by 10. Bearing in mind the extensive history of Charlbury Builders attempts to gain permission for a dwelling, the conditions applied to the approval included (in paragraph 8) " No development permitted under Schedule2, Part 2, Class A, Schedule 2 , Part 3 or Schedule2 Part 7 Class H of the Order shall be carried out other than that expressly authorised by this permission". Or to put it more baldly "no creeping development".

Autumn 2019

As the autumn progressed it became clear that Charlbury Builders were not building the approved design. There were windows to all three plain sides, a rear door and a side door, roof lights etc etc. Local residents, and this Council, reported the matter to Planning Enforcement who agreed that what had been built was not in any way acceptably close to the approved plan and Charlbury Builders have now sought retrospective approval to their wilful disregard of what had been approved.

Planning Application 20/00181/S73

Bearing in mind that the approved design has bare plain walls, two hinged "shed" doors, and a tiled roof what have Charlbury Builders built?

Looking at the shed on Saturday 8th of February they have indeed built the walls of stone, the roof of tiles and there are two hinged doors.

In addition there is, all in blatant disregard of the approved design:

- a) A recessed square with stone drip moulding for a window in both the front and the rear gable-end elevations, ideal for the first-floor bedroom.
- b) Roof lights to both north and south roofs, again ideal for the first-floor bedroom.
- c) Roof trusses, not detailed in the original drawing, are designed in both dimensions and in geometry to support first floor rooms without the slightest need for alteration.
- d) Initial works for a decorative fireplace in the ground floor.
- e) Two doors, one to the rear and another to the side.
- f) 3 windows to the South side and to the rear, 2 of which are now "disguised" by being block-filled after the lintels have been installed.
- g) 2 high level windows (ideal for illuminating a stairway up to the first floor) to the North side with lintels and sills installed.

The Planning Application seeks retrospective approval to the two doors, two roof lights and one window whilst ignoring all the works carried out for the four other windows to the side and rear, the two windows in the gable ends and the fireplace. There is no stated

intention whatsoever to actually restore the building design to what was submitted and approved.

The justification for the two doors and one window is "operational", whatever that might mean, and none is given.

Any openings of course make a building more insecure, and not less, and are out of sight of the right of way. If there is an issue of securing the double doors, there are many designs of a pedestrian entry door set within a larger hinged door.

It is instructive that we are assured that the roof lights "will not allow instances of overlooking": well they wouldn't, being 3 metres off the ground, unless the builders were intending to put a first floor into the shed! These roof lights cannot be of any value down on the ground floor, as there is a forest of heavy-duty rafters installed.

No explanations for the other alterations are given: they are "swept under the carpet" because there is no "operational" justification; they are there as the precursors of the intended conversion into a dwelling. If there is an operational reason for the fireplace or the ditzy little windows in the North wall, we would really, really be interested.

The Application itself is incorrect/untrue in that if the two doors and a window are to be the only alterations to the as-was-approved building, then the applicants are undertaking to, as one example, demolish the two gable ends to remove the pre-prepared windows. We do not believe this is the case however - the Application is silent. Have WODC asked for formal clarity of their intentions?

The Parish Council has considered this Application and recommends that it be REFUSED and that the applicants be required to build the approved design. This approved design, chosen by the builders who are the owners and operators of the site, is perfectly adequate for the purpose of storage of building materials. All of the alterations, with a blatant disregard of the application and its subsequent approval, have only one purpose, which is to facilitate a conversion into a dwelling with the minimum cost and maximum ease.

2. REPRESENTATIONS

To date, one objection comment has been received, from Mr M George. The document is available to view in full online, but is summarised as follows:

- Successive applications over many years by the builder to erect a dwelling on this site have all been refused.
- It was my understanding that in granting permission for the storage building it was made clear that there could not be a presumption that at some future date it could be converted into a dwelling. Therefore any additional features inserted into the building fabric that

would facilitate such a conversion are in fact a deliberate attempt to overturn the restriction on such a conversion.

- The additional provisions for doors and windows are of no relevance to the functioning of the building for its approved purpose.
- The building was required to be constructed with local materials to fit in with its surroundings. Additional windows and doors are a negative factor in this respect, especially on the south side, which can easily be seen from the adjacent property.
- Assuming that heating is even necessary, the roof lights will make no sensible contribution to heating.
- The applicant claims there are door openings on the south and east elevations but makes no mention of any windows. There is a window opening on the east elevation.
- The applicant claims that for security purposes an additional doorway is needed to allow access of the main westerly door from the inside. Even if the need for internal control of the large doors is conceded there is no need for more than one additional door into the building.
- There is a further deviation from the drawings submitted with the original planning application in the height of the top of the doorway in the west elevation relative to the bottom edge of the roof. The top of the doorway is shown on the original drawing to be about 0.5 metres above the roof verge whereas it is now actually roughly level with the verge. The roof pitch appears to be as shown on the original drawing so that unless the doorway has been reduced in height the roof ridge will now be about 0.5 metres higher than was approved. This deviation is clear from the drawings submitted with the revised application because they are the original drawings amended to show the extra openings but not the change in height of the west doorway and the date of the drawings has not been amended.
- There are factual inaccuracies in the presentation. It is claimed, for instance that the building is centrally placed on the plot, it is, except that it is as close as possible to the northern boundary.
- The application refers, as far as other users of the lane called Backside, only to Park Cottage. It is the vehicle access to The Cottage, and Swerbrook to the north and the rear access to 3 properties to the south. It is also the access for the farmer at the north end of the lane and the lane itself is a footpath to Hook Norton.
- The applicant does not fully detail the additional visible features that have been incorporated into the building structure.
- The applicant has shown blatant disregard for the approval originally given and has proceeded to create a structure that can be easily converted into a dwelling.
- The very least that should be required of him is remove all visible non-plain stone work and to substitute plain stone work in their place so that the building will then conform to the character that was agreed to by local residents and the Parish Council in good faith.

3 PLANNING POLICIES

DESGUI West Oxfordshire Design Guide

OS2NEW Locating development in the right places

OS4NEW High quality design

EH9 Historic environment

EH10 Conservation Areas

EH11 Listed Buildings

The National Planning Policy framework (NPPF) is also a material planning consideration.

4 PLANNING ASSESSMENT

- 4.1 Planning permission was granted under LPA Reference 18/00249/FUL for the erection of a storage building. Construction of the development is largely complete.
- 4.2 This retrospective application is made under section 73 of the Town and Country Planning Act (1990) (as amended) and is seeking the variation of conditions 2 of approval 18/00249/FUL to allow the insertion of doors, a window and rooflights.

The amendments include:

- 1 rooflight in North roof slope (side)
- 1 rooflight in South roof slope (side)
- 1 door and 1 window to the Southern elevation (side)
- 1 door to the Eastern elevation (rear)

- 4.3 The principle of development has been established in the approved scheme whereby, with relevant conditions, it was considered to be acceptable in design terms and appropriate for the site location and the character and appearance of the wider setting.
- 4.4 This retrospective application is seeking to regularise the minor changes to the approved development.
- 4.5 The site is within the Swerford Conservation Area. Within a Conservation Area, Officers are required to take account of section 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended, which states that, with respect to buildings or other land in a conservation area, special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area. Further, the paragraphs of section 16 'Conserving and enhancing the historic environment' of the NPPF are relevant to the consideration of the application.
- 4.6 It is Officers opinion that the minimal changes - the insertion of one window, two doors and two rooflights, are sympathetic to the sites Conservation Area context. High quality traditional materials have been used in the building project thus far, and will be required by condition should consent be granted. The variations to the original scheme are acceptable and are not considered to unacceptably erode the character and appearance of the Swerford Conservation Area. Furthermore, views into and out of the Conservation Area, as well as views within the Conservation Area are not harmed.
- 4.7 In accordance with Section 66(1) the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended, the Act requires that in considering whether to grant planning permission for development which affects a listed building or its setting, the LPA shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses. In this regard, by reason of the distance between the development and the nearest Listed buildings, it is Officers opinion that the additional openings represent less than substantial harm to the assets, and is therefore considered to preserve the setting of the Listed buildings.
- 4.8 Following a site visit, it was observed that no partitioning has been carried out internally and that no other aspects of the scheme, including the external measurements, were identified as being changed from the original approval.

- 4.9 The proposed changes, to include additional openings, are considered to be of an appropriate design which fall within the scope of section 73 of the planning Act, and would not result in detrimental harm to the character and appearance of the approved development scheme or the Swerford Conservation Area. Therefore and, having regards to the above it is considered that the proposal accords with the considerations of policies OS2, OS4, EH9, EH10 and EH11 of the West Oxfordshire Local Plan 2031 and as such the recommendation is that the application to variation to Condition 2 be approved.

5 CONDITIONS

- 1 Notwithstanding details contained in the application, detailed specifications and drawings of all external windows and doors to include elevations of each complete assembly at a minimum 1:20 scale and sections of each component at a minimum 1:5 scale and including details of all materials, finishes and colours shall be submitted to and approved in writing by the Local Planning Authority before that architectural feature is commissioned/erected on site. The development shall be carried out in accordance with the approved details.
REASON: To ensure the architectural detailing of the buildings reflects the established character of the area.
- 2 That the development be carried out in accordance with the approved plans listed below.
REASON: For the avoidance of doubt as to what is permitted.
- 3 The development shall be constructed with the materials specified in the application.
REASON: To ensure that the development is in keeping with the locality and for the avoidance of doubt as to what is permitted.
- 4 Notwithstanding the plan submitted, a scheme of hard and soft landscaping of the site shall be submitted to and approved in writing by the Local Planning Authority before any above ground development commences. The scheme shall be implemented as approved within 12 months of the commencement of the approved development or as otherwise agreed in writing by the Local Planning Authority and thereafter be maintained in accordance with the approved scheme. In the event of any of the trees or shrubs so planted dying or being seriously damaged or destroyed within 5 years of the completion of the development, a new tree or shrub of equivalent number and species, shall be planted as a replacement and thereafter properly maintained.
REASON: To safeguard the character and landscape of the area.
- 5 No storage, industrial or other business use, except the parking, manoeuvring and loading and unloading of vehicles, shall take place outside the building(s).
REASON: To protect the residential and visual amenities of the locality and to ensure there is no interference with the circulation and manoeuvring of vehicles on the site.

- 6 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking and re-enacting that Order with or without modification), the building hereby permitted shall be used for storage Class B8 only (as set out in the Town and Country Planning (Use Classes) Order 1987 as amended). No development permitted under Schedule 2, Part 2, Class A, Schedule 2, Part 3 or Schedule 2, Part 7, Class H of the Order shall be carried out other than that expressly authorised by this permission. As referred to in condition 5 of this decision notice, storage outside the building is not permitted.
REASON: Control is needed on the site as development permitted under Schedule 2 Part 2, Part 3 and Part 7 could be inappropriate in this location due to its unsustainable location, impact on neighbouring amenity, residential amenity and visual amenity given its position within a Conservation Area.
- 7 Notwithstanding the site plan submitted, no development (including site works and demolition) shall commence until the tree labelled T7 shown on plan no. 171079-12 has been protected in accordance with a scheme which complies with BS 5837:2012: 'Trees in Relation to design, demolition and construction' The measures shall be kept in place during the entire course of development. No work, including the excavation of service trenches, or the storage of any materials, or the lighting of bonfires shall be carried out within any tree protection area.
REASON: To ensure the safeguard of features that contribute to the character and landscape of the area.
- 8 No floodlighting or other form of external lighting shall be installed except in accordance with details which have previously been submitted to and approved in writing by the Local Planning Authority. Such details shall include location, height, type and direction of light sources and intensity of illumination. Any lighting which is so installed shall not thereafter be altered without the prior consent in writing of the Local Planning Authority.
REASON: To safeguard the character and appearance of the area.



WEST OXFORDSHIRE
DISTRICT COUNCIL

WEST OXFORDSHIRE DISTRICT COUNCIL

Name and date of Committee	Uplands Area Planning Sub-Committee: Monday 2 March 2020
Report Number	Agenda Item No. 5
Subject	Progress on Enforcement Cases
Wards affected	As specified in Annex A
Accountable officer	Phil Shaw, Business Manager, Development Management Email: phil.shaw@publicagroup.uk
Author	Kim Smith, Principal Planner (Enforcement) Tel: 01993 861676 Email: kim.smith@westoxon.gov.uk
Summary/Purpose	To inform the Sub-Committee of the current situation and progress in respect of enforcement investigations
Annex	Annex A – Schedule of cases (Sections A to C)
Recommendation	That the progress and nature of the outstanding enforcement investigations detailed in Sections A – C of Annex A be noted.
Corporate priorities	N/A
Key Decision	N/A
Exempt	No

I. BACKGROUND AND MAIN POINTS

- 1.1. [Section A](#) of Annex A contains cases where the requirements of a formal notice have not been met within the compliance period ([page 3](#)).
- 1.2. [Section B](#) contains cases where formal action has been taken but the compliance period has yet to expire ([page 5](#)).
- 1.3. [Section C](#) contains cases which are high priority but where the expediency of enforcement action has yet to be considered ([page 6](#)).
- 1.4. The Sub-Committee should be aware that the cases included in this update constitute only a small number of the overall enforcement caseload across the District, which at the time of writing consists of 312 live cases. The high priority cases for both Uplands and Lowlands constitute approximately 16% of the total caseload.

2. FINANCIAL IMPLICATIONS

- 2.1. There are no financial implications resulting from this report.

3. ALTERNATIVE OPTIONS

- 3.1. Not applicable, as the report is for information.

4. BACKGROUND PAPERS

- 4.1. None

SECTION A – PROGRESS ON CASES WHERE THE REQUIREMENTS OF A FORMAL NOTICE HAVE NOT BEEN MET WITHIN THE COMPLIANCE PERIOD

The cases listed in the following section are those where a notice has been served and the requirements have not been met within the compliance period or there has been an unauthorised display of advertisements. This means that an offence is likely to have been committed and that the Council need to consider the next steps to secure compliance. In some cases this will entail the initiation of legal proceedings to bring about a prosecution.

Site Address and Case No.	Unauthorised Development	Notes	Update/Action to be taken
Unicorn Public House, Great Rollright	Listed Building allowed to fall into a state of disrepair	The pub has been closed for many years and the subject of on-going complaint regarding its appearance/state of repair.	<p>Since the last enforcement progress report in Jan 2019 and following the report to Cabinet in November 2018 where Officers recommended that if the building is to be secured it will be necessary to enact the resolution to compulsorily purchase it and make budgetary provision for such action a full report was put to Council on 23 January 2019 and agreed.</p> <p>Since then:</p> <p>Building Control has continued inspections to review safety of the structure.</p> <p>Officers have met specialist external consultants to clarify CPO process/next steps</p> <p>Estates have commenced discussions with the owner to ascertain whether a negotiated purchase can be secured without the need for formal CPO action</p> <p>Update on progress to be reported separately.</p>
The Bull Inn, Sheep Street, Charlbury	Unauthorised flue and extraction system.	<p>Planning and Listed Building consent applications for the unauthorised extraction flue were submitted under references 16/01140/FUL and 16/01141/LBC and were subsequently withdrawn.</p> <p>Applications were refused for the same extraction flue at a different location on the building (Ref nos. 17/00790/FUL and 17/00791/LBC).</p> <p>In light of the refused applications and the fact that the existing</p>	<p>On 7th August 2017 Members of the Uplands Planning Sub-Committee 07/08/2017 resolved that Officers be authorised to issue an enforcement notice to secure removal of the extraction unit with flue within 3 months of the notice coming into effect.</p> <p>On 22nd September 2017 Enforcement Notices were served which would take effect on 30th October 2017.</p> <p>On 30th October 2017 an appeal was lodged against the notice.</p> <p>The appeal was dismissed on 30 October 2018 and the enforcement notice upheld.</p> <p>Listed Building Consent was approved for an alternative extraction unit and flue on 30 May 2019.</p> <p>A recent site visit has confirmed that notwithstanding the grant of planning permission and listed building consent for an alternative extraction system the</p>

Site Address and Case No.	Unauthorised Development	Notes	Update/Action to be taken
		<p>system that is in situ is considered to adversely impact on both the architectural character and appearance of the listed building and the Conservation Area, your Officers prepared an enforcement report with a recommendation to take formal enforcement action.</p>	<p>unauthorised flue remains in situ.</p> <p>In light of non - compliance with the terms of the Enforcement Notice the next step is to consider the initiation of legal proceedings to secure compliance.</p>
<p>45 High Street, Ascott Under Wychwood</p>	<p>Unauthorised pergola and first floor balcony.</p>	<p>Planning permission for the retrospective works was refused and subsequently dismissed at appeal.</p> <p>A later planning permission was approved for an amended pergola and balcony detail that was considered to address the concerns raised by the Planning Inspector.</p> <p>Despite repeated confirmation from the owner that the amended approved scheme would be implemented in order to address to the breach, the pergola and balcony remains unaltered.</p>	<p>An Enforcement Notice seeking removal of the unauthorised pergola and balcony was issued in June 2019 with a short compliance period.</p> <p>At the time of writing the unauthorised pergola and balcony remains in situ.</p> <p>In light of non - compliance with the terms of the Enforcement Notice the next step is to consider the initiation of legal proceedings to secure compliance.</p>
<p>Bowerham, Shipton under Wychwood</p>	<p>Insertion of 7 roof lights without planning permission.</p>	<p>Application refused for 7 lights but modified application for 4 subsequently approved.</p>	<p>Roof lights not removed voluntarily and so an Enforcement Notice was issued on 2 December 2019 requiring removal of three unauthorised roof lights.</p> <p>The notice took effect on 5 January 2020 as no appeal was made in respect of the notice requiring removal and making good of the roof slope by 5 February 2020.</p> <p>A recent site visit confirms compliance with the terms of the Enforcement Notice. CLOSE</p>

SECTION B – PROGRESS ON ENFORCEMENT INVESTIGATIONS WHERE FORMAL ACTION HAS BEEN TAKEN.

The cases listed in Section B are ones where a notice has been served but the compliance date has not yet passed.

Site Address and Case No.	Unauthorised Development	Notes	Update/Action to be taken
Unit A, Farm Buildings, Farley Lane, Stonesfield	Breach of condition 1 of planning permission 07/1871/P/S73 which restricted the use of the building for the purposes of a welding business for one year only.	Given that this consent was only granted for one year the business has been operating from the site for nearly 10 years without consent and conditions controlling the use(hours of operation, noise etc).In addition to the above in the interim period a small housing estate has been constructed in close proximity to the building	Once the breach came to light and given the very tight timeframe in respect of the unfettered use becoming lawful, your Officers issued an enforcement notice requiring the use to cease within 6 months of the notice coming into effect. The Enforcement Notice was the subject of an appeal which was subsequently dismissed on 14 October 2019 and the Enforcement Notice upheld . The period of compliance given with the notice is 6 months thus requiring cessation of the use by 13 April 2020.
The Golden Pheasant, High Street, Burford	Unauthorised ATM and signs	Following refused retrospective applications and dismissed appeals an Enforcement Notice was issued requiring removal of the ATM pod, concrete base and bollards.	The Enforcement Notice required removal of the unauthorised works by 8 July 2019. Notice complied with. CASE CLOSED

SECTION C – PROGRESS ON OTHER ENFORCEMENT INVESTIGATIONS IDENTIFIED AS BEING HIGH PRIORITY

Site Address and Case No.	Unauthorised Development	Notes	Update/Action to be taken
The Heyes, Churchill	Unauthorised Storage and processing of logs The Heyes, Churchill	As reported to Members in the last update report the landowner is claiming that the use under investigation has been going on for in excess of 10 years and is therefore lawful. Officers have advised that in order to evidence this claim a CLEUD application needs to be submitted for consideration. No such application has been received to date.	Since the last report to Members in respect of this issue the contravener has made it quite clear that he has no intention of submitting a CLEUD application to seek to evidence a lawful use. Latest contact with the contravener has confirmed that a local agent has been instructed to submit a retrospective planning application in an attempt to regularise the breach. An application has been submitted but it has not been registered to date as flood risk assessment is needed in order to validate the application.
The Beeches, Old London Road, Chipping Norton	Car park extension. Additional caravans located on the periphery of the site.	Officers have noted that a number of plots on the periphery of the site have additional caravans on them. Further that there is a car park extension to the south east of the site.	As there are likely to be a number of issues relating to the alleged breaches of planning control on the land that are not planning matters, Officers are seeking to liaise with other relevant Services within the Council and possibly other agencies in order to discuss the best way to approach the investigation. Progress on the alleged breaches on this site have been protracted due to the complexity of the issues Similar breaches have taken place on a caravan park in Lowlands which are presently being progressed by way of the intended submission of part retrospective planning applications.
26 High Street, Ascott under Wychwood	Unauthorised change of use of land from agricultural to garden.	Planning application 16/03240/FUL was submitted in an attempt to regularise the breach. It was refused on the grounds that the extension of the garden curtilage adversely intrudes into and urbanises the open countryside thus failing to conserve and enhance the Cotswolds AONB.	In light of the refusal of planning permission and in the absence of an appeal your officers anticipated that that if the unauthorised change of use was not resolved voluntarily that it would be expedient to issue a Planning Enforcement Notice in respect of the breach. It has however been difficult to date to confirm whether or not the contravener has ceased using the land as garden because of the ability to move goal posts, trampolines etc very easily on to and off of the land. In light of the above periodic monitoring of the site continues.

Site Address and Case No.	Unauthorised Development	Notes	Update/Action to be taken
Burford House 99 High Street	Alterations to listed building	Unauthorised works have been undertaken to a Grade II listed building	Applications for part retrospective works have been approved under 19/01293/FUL and 19/01294/LBC. A site visit is to be undertaken to confirm whether or not the works as approved have been carried out on site.
20 Taynton	Listed building at risk	Dwelling and barn both Grade II listed	Owner given time to provide a schedule of works to restore the building. No schedule received. Officers have re-visited the site and consider that no action is justified at this time. During the last six month period the owner of the property has had repair and maintenance work carried out to the roof of the cottage and has confirmed that there has been no spread of the thatched roof on the outbuilding in the garden. Condition of building to be monitored.
Track at Tracey Lane Great Tew	Unauthorised track created	Planning permission refused retrospectively	Amended application seeking to address archaeological and landscape issues has been approved under reference 18/02236/FUL. A site visit is to be undertaken in due course to confirm whether or not the requisite landscaping has been carried out in accordance with a planning condition imposed on 18/02236/FUL.
19 Tilsley Road Chipping Norton	Erection of enclosure and change of use of verge to garden	Advice given to remove or submit retrospective application but no change/application.	At the time of writing the fence remains in situ and no planning application has been submitted in an attempt to regularise the unauthorised development. The expediency of taking formal enforcement action to seek to remedy the breach is now under consideration.
1 Lords Piece Road Chipping Norton	Close boarded fence and change of use OCC land to garden	No retrospective application received but close boarded fence removed voluntarily and replaced with a post and wire fence and hedgerow.	OCC contacted in order to ascertain whether or not the County wish to pursue the enclosure of land alleged to be in its control and ownership.
Spring Cottage Sheep Street Charlbury	Porch and Canopy in CA	Retro application refused	Canopy has been removed voluntarily and breach has ceased. CLOSE

Site Address and Case No.	Unauthorised Development	Notes	Update/Action to be taken
Davenport Close Gt Rollright	Greenhouse in front garden	Retro application refused and the subject of an appeal.	Appeal dismissed. Greenhouse removed voluntarily. CLOSE
Hemplands Gt Rollright	Unauthorised vehicular access	No application submitted	To consider the expediency of formal action to remedy the breach.
1 Washington Terrace Middle Barton	Fence and Garden in floodplain	CLEUD application submitted for a change of use of land to garden and retention of fence.	Lawful Development Certificate granted for the change of use to garden but fence not considered lawful. To consider the expediency of taking formal action to remove the unauthorised fence if it is not removed voluntarily.
34 Grove Road Bladon	Works not as per approved plans	Members noted retro application was being sought at May 2019 meeting	Planning permission granted for retrospective works. CLOSE
Enstone Airfield	Unauthorised waste storage; Change of use of two agricultural buildings to commercial uses; Non-compliance with conditions attached to the extension of the Shooting Ground; Potentially unauthorised hangers.	There are a number of breaches on the airfield which involve various landowners. Officers have been in discussions with one landowner and have advised on how to progress the breaches that have been identified to date. There are however more potential breaches on the land which are self-evident when visiting the airfield.	<ol style="list-style-type: none"> 1. Retrospective applications are to be submitted in respect the two unauthorised commercial uses that have been identified. 2. Officers have a meeting on site with OCC and the EA in respect of the waste storage and bund construction associated with the Shooting School. 3. Officers will visit the site to consider whether or not is expedient to pursue apparent further breaches of planning control on the airfield.

Site Address and Case No.	Unauthorised Development	Notes	Update/Action to be taken
Manor Farm, Great Rollright	Unauthorised storage of caravans on land	The landowner has been advised that the storage of caravans on the land is a breach of planning control and that it is considered expedient in this case to proceed to formal Planning enforcement action.	At the time of writing Enforcement Notice in draft with issue imminent once all of the relevant interests are known.
Manor Farm, Great Rollright	Alleged non - compliance with an agricultural tie on the farmhouse.	The landowner has advised Officers that the condition has been breached for in excess of ten years .Officers have advised that in order to seek to regularise the alleged breach of condition that the owner should consider the submission of a CLEUD application .No such application has been received at the time of writing.	At the time of writing Enforcement Notice in draft with issue imminent once all of the relevant interests are known.
Land at Church End, Swerford	Development not in accordance with the approved plans	A stone storage building presently being constructed on land the subject of a number of refusals for a dwelling, is being constructed at variance with the approved plans .Additional door and window openings.	A retrospective planning application has been submitted in an attempt to seek to regularise the variances.
Orchard Barn, Pomfret Castle Farm	Unauthorised fence and outbuilding	The outbuilding has been located to an alternative location which is considered acceptable on its planning merits. The fence however remains in situ.	Next steps under consideration

Application Types Key

<u>Suffix</u>		<u>Suffix</u>	
ADV	Advertisement Consent	LBC	Listed Building Consent
CC3REG	County Council Regulation 3	LBD	Listed Building Consent - Demolition
CC4REG	County Council Regulation 4	OUT	Outline Application
CM	County Matters	RES	Reserved Matters Application
FUL	Full Application	S73	Removal or Variation of Condition/s
HHD	Householder Application	POB	Discharge of Planning Obligation/s
CLP	Certificate of Lawfulness Proposed	CLE	Certificate of Lawfulness Existing
CLASSM	Change of Use – Agriculture to Commercial	CND	Discharge of Conditions
HAZ	Hazardous Substances Application	PDET28	Agricultural Prior Approval
PN42	Householder Application under Permitted Development legislation.	PN56	Change of Use Agriculture to Dwelling
PNT	Telecoms Prior Approval	POROW	Creation or Diversion of Right of Way
NMA	Non Material Amendment	TCA	Works to Trees in a Conservation Area
WDN	Withdrawn	TPO	Works to Trees subject of a Tree Preservation Order
		FDO	Finally Disposed Of

<u>Decision Code</u>	<u>Description</u>	<u>Decision Code</u>	<u>Description</u>
APP	Approve	RNO	Raise no objection
REF	Refuse	ROB	Raise Objection
PIREQ	Prior Approval Required	P2NRQ	Prior Approval Not Required
P3APP	Prior Approval Approved	P3REF	Prior Approval Refused
P4APP	Prior Approval Approved	P4REF	Prior Approval Refused

West Oxfordshire District Council – DELEGATED ITEMS

	Application Number.	Ward.	Decision.
1.	19/02232/FUL	Kingham, Rollright & Enstone	APP
	Construction of overflow car park. Whiteways Technical Centre Enstone Chipping Norton Mr Martin Cummings		
2.	19/02784/HHD	Chipping Norton	REF
	Affecting a Conservation Area Alterations to form external steps down to and reinstatement of cellar door. Installation of railings to front elevation. 34 New Street Chipping Norton Oxfordshire Mr And Mrs M Eldridge		

3. **19/02785/LBC** Chipping Norton REF
Affecting a Conservation Area
- Internal and external alterations to form outdoor steps down to and reinstatement of cellar door with works to cellar floor. Installation of railings to front elevation.
34 New Street Chipping Norton Oxfordshire
Mr And Mrs M Eldridge
4. **19/02789/FUL** Ascott and Shipton APP
Two storey rear extension and loft conversion to main house with insertion of dormer windows and roof lights.
Alterations to existing outbuilding to include conversion and extension to create a self contained annexe ancillary to main dwelling. (amended plans)
11 London Lane Ascott Under Wychwood Chipping Norton
Mr Philip Prime
5. **19/02811/FUL** Ascott and Shipton REF
Nine dwellings and new public open space.
Land North East Of 53 High Street Ascott Under Wychwood
Cutler
6. **19/02825/FUL** Charlbury and Finstock APP
Affecting a Conservation Area
- Conversion of barn into dwelling with the addition of a conservatory. Demolition and replacement of outbuilding to provide a study/workspace with WC.
Barn North East Of Ticknell Cottage Park Street Charlbury
Ms Linda Gomm
7. **19/02826/CND** Burford SPL
APPROVED:-REFUSED:-
Land West Of Shilton Road Burford
Lioncourt Homes (Dev. No1) Ltd And Beechcroft Dev. Ltd
8. **19/02912/HHD** Kingham, Rollright & Enstone APP
Affecting a Conservation Area
- Replacement of main vehicular gate with new vehicular and pedestrian gate. (Part retrospective)
Manor House Chipping Norton Road Little Tew
David and Alison Reston
9. **19/02913/LBC** Kingham, Rollright & Enstone APP
Affecting a Conservation Area
- Replacement of main vehicular gate with new vehicular and pedestrian gate. (Part retrospective)
Manor House Chipping Norton Road Little Tew
David and Alison Reston

10. **19/02979/LBC** The Bartons APP
Affecting a Conservation Area
- Refurbishment of 2 leaded light windows and 4 steel casement windows on front elevation. Also, repair to the stone window cills and timber lintels above the windows.
Manor Farm Cottage Ledwell Chipping Norton
Mrs S Holden
11. **19/02987/HHD** Milton Under Wychwood APP
Single storey extension together with external works including the insertion of additional roof lights (amended plans)
Old Foxcote Farmhouse Foscot Chipping Norton
Mr And Mrs Wilson
12. **19/02988/LBC** Milton Under Wychwood APP
Internal and external alterations to include single storey extension, changes to fenestration and internal layout (amended plans)
Old Foxcote Farmhouse Foscot Chipping Norton
Mr And Mrs Wilso
13. **19/02993/CLP** Hailey, Minster Lovell & Leafield APP
Affecting a Conservation Area
- Certificate of Lawfulness (erection of a new outbuilding).
Roselyne 60 Lower End Leafield
Mr Mikael Armstrong
14. **19/03194/LBC** Charlbury and Finstock APP
Affecting a Conservation Area
- Internal and external alterations to include re-roofing and various works to the fabric of building.
Talbot Farm Thames Street Charlbury
Mrs Amanda Clarke
15. **19/03022/S73** Hailey, Minster Lovell & Leafield APP
Affecting a Conservation Area
- Variation of condition 2 of planning permission 17/04042/FUL to allow removal of rooflight and timber cladding to NE elevation, changes to fenestration in SW elevation, repositioning of flue and reduction in the length of dwelling (all to plot 1).
Malthouse Court Witney Lane Leafield
Kings Church Homes Ltd
16. **19/03068/OUT** Charlbury and Finstock APP
Affecting a Conservation Area
- Erection of detached dwelling.
7 Hughes Close Charlbury Chipping Norton
Cottsway Housing Association

17. **19/03071/FUL** Kingham, Rollright & Enstone REF
 Construction of a landscape bund in connection with outline planning permission ref: 16/03761/OUT
Land West Of Quarhill Close Quarhill Close Over Norton
 Little Rollright Farm Ltd
18. **19/03079/S73** Ascott and Shipton APP
 Non compliance with condition 2 of planning permission 18/02997/FUL to allow for the relocation of the Mechanical Barn (Bat Loft). (amended)
Barn Hill Buildings Burford Road
 Mr Richard Hartley
19. **19/03094/HHD** Freeland and Hanborough APP
 First floor extension.
Glebe Farm The Green Freeland
 Crocker
20. **19/03107/ADV** Freeland and Hanborough APP
 Erection of sign.
The Wolfram Centre Lower Road Long Hanborough
 Mr Anthony Barlow
21. **19/03113/FUL** Milton Under Wychwood APP
 Erection of replacement building for use as ancillary gym and music building and construction of replacement garage and machine store building, together with landscaping works to extend domestic garden curtilage (including new entrance gates and dry stone walling).
Old Foxcote Farmhouse Foscot Chipping Norton
 Mr And Mrs Wilson
22. **19/03114/LBC** Milton Under Wychwood APP
 Demolition of existing Dutch barn and erection of replacement building for use as ancillary gym and music building. Construction of replacement garage and machine store building, together with landscaping works to extend domestic garden curtilage (including new entrance gates and dry stone walling)
Old Foxcote Farmhouse Foscot Chipping Norton
 Mr And Mrs Wilson
23. **19/03121/HHD** Woodstock and Bladon APP
 Affecting a Conservation Area
 Rear extension to create a new garden room together with landscaping works including new walling with glass and steel balustrade. Insertion of roof light to rear.
86 Oxford Street Woodstock Oxfordshire
 Ms Aimee Bryan

24. **19/03122/LBC** Woodstock and Bladon APP
Affecting a Conservation Area
- Internal and external alterations to include a rear extension to create a new garden room together with landscaping works including new walling with glass and steel balustrade, insertion of roof light to rear and changes to internal layout to provide an en suite on the second floor and alterations to ground floor wash room and utility.
86 Oxford Street Woodstock Oxfordshire
Ms Aimee Bryan
25. **19/03305/CLP** Charlbury and Finstock APP
Affecting a Conservation Area
- Certificate of lawfulness (Conversion of garage to create extra living space)
6 Elm Crescent Charlbury Chipping Norton
Mr Duncan Forbes
26. **19/03308/CLP** Freeland and Hanborough APP
- Certificate of lawfulness (Single storey rear extension)
61 Marlborough Crescent Long Hanborough Witney
Mr And Mrs Rainsley
27. **19/03161/HHD** Stonesfield and Tackley APP
- Conversion of existing garage/store to create extra living space with glazed link extension through to main house
Grimsdyke Farm Cottages Over Kiddington Woodstock
Matthew Fielden
28. **19/03162/CLP** Brize Norton and Shilton APP
- Certificate of Lawfulness (construction of front porch, single storey rear extension and conversion of loft to living space to include the insertion of roof lights).
The Bungalow Worsham Witney
Mr R Walker
29. **19/03178/S73** Milton Under Wychwood APP
- Non compliance with condition 2 of planning permission 16/02735/HHD to allow design change.
36 Elm Grove Milton Under Wychwood Chipping Norton
Mr L Woodward
30. **19/03344/FUL** The Bartons APP
- Construction of menage
Wattle Hill Farm Ledwell Chipping Norton
Mr And Mrs P And M Wilson

31. **19/03227/CND** Milton Under Wychwood APP
 Discharge of conditions 3 and 4 (materials). (16/03682/HHD).
12 Jubilee Lane Milton Under Wychwood Chipping Norton
 Ms Amanda Schofield
32. **19/03246/HHD** Kingham, Rollright & Enstone APP
 Alterations and erection of single storey side extension plus addition of new rooflights.
The Pine Tree Choice Hill Road Over Norton
 Mrs Beverley Davison
33. **19/03265/S73** Woodstock and Bladon APP
 Affecting a Conservation Area
 Non compliance with condition 2 of planning permission 15/04147/FUL to allow plot 3
 carports changed to garages (amended plans)
80 Manor Road Woodstock Oxfordshire
 Mr David Leslie
34. **19/03424/LBC** Kingham, Rollright & Enstone APP
 Affecting a Conservation Area
 Alterations to doorway and roof over the rear and internal alterations
44 The Green Great Tew Chipping Norton
 Mr Keith Handley
35. **19/03286/FUL** Woodstock and Bladon REF
 Affecting a Conservation Area
 Erection of dwelling with associated works.
Land Between 35 And 37 Manor Road Bladon
 Vanbrugh Unit Trust
36. **19/03446/HHD** Stonesfield and Tackley APP
 Affecting a Conservation Area
 Conversion of existing loft, including extension to rear and dormer to side to create first
 floor accommodation.
1 Dorn View Wootton Woodstock
 Mr And Mrs Roberts
37. **19/03306/FUL** Kingham, Rollright & Enstone APP
 Installation of temporary LPG tanks with associated compound
Heythrop Park Hotel Heythrop Park Heythrop
 Warner Leisure Hotels

38. **19/03319/HHD** Kingham, Rollright & Enstone APP
Affecting a Conservation Area
- Construction of replacement shed.
Kingham Lodge West End Kingham
Mr Christopher Stockwell
39. **19/03491/S73** Freeland and Hanborough APP
Variation of condition 2 of planning permission 18/03385/FUL to allow the construction of external chimney stack to both properties.
Land Adjoining 1 Parklands Freeland
Mr Paul Cox
40. **19/03345/HHD** Hailey, Minster Lovell & Leafield APP
Affecting a Conservation Area
- Single and two storey rear extensions
19 Chapel Close Leafield Witney
Mr And Mrs G Bull
41. **19/03346/HHD** Charlbury and Finstock APP
Affecting a Conservation Area
- Erection of single storey extensions to front and rear with the addition of front porch and first floor side extension.
14 Wychwood Close Charlbury Chipping Norton
Mr P White
42. **19/03527/HHD** Woodstock and Bladon APP
Affecting a Conservation Area
- Erection of single storey extension to replace existing conservatory.
27A Union Street Woodstock Oxfordshire
Mr And Mrs T Bronock
43. **19/03374/LBC** Charlbury and Finstock APP
Affecting a Conservation Area
- Alterations to replace failed first floor section of bay window to front elevation (Retrospective)
1 Church Street Charlbury Chipping Norton
Mr Gary Slinn
44. **19/03375/FUL** Chipping Norton APP
Erection of gates to The Pillars
Land South Of Banbury Road Chipping Norton
Mr Jon Bryan

45. **19/03380/HHD** Charlbury and Finstock APP
Affecting a Conservation Area
- Garage conversion into family room with single storey rear extension.
Kantara Woodstock Road Charlbury
Mr Greg Lynch
46. **19/03385/CND** Kingham, Rollright & Enstone APP
Discharge of conditions 5 (bat roosting and bird nesting details) and 6 (materials).
(18/02954/HHD).
Cornwell Glebe Cornwell Chipping Norton
Mr Edward Wray
47. **19/03386/HHD** Kingham, Rollright & Enstone APP
Affecting a Conservation Area
- Construction of new garden shed.
Manor House Chipping Norton Road Little Tew
Mr And Mrs David And Alison Reston
48. **19/03387/LBC** Kingham, Rollright & Enstone APP
Affecting a Conservation Area
- Removal of remains of existing outbuilding and erection of new garden shed.
Manor House Chipping Norton Road Little Tew
Mr And Mrs David And Alison Reston
49. **19/03389/HHD** Charlbury and Finstock APP
Affecting a Conservation Area
- Erection of single storey extension to replace existing conservatory, construction of first floor extension, new front entrance porch and changes to fenestration.
43 Woodfield Drive Charlbury Chipping Norton
Mr Kieran Hood
50. **19/03542/HHD** Kingham, Rollright & Enstone APP
Affecting a Conservation Area
- Erection of detached outbuilding.
Lansdowne Cottage East End Swerford
Mr Guy Wengraf
51. **19/03402/HHD** The Bartons APP
Alterations and erection of two storey and single storey rear extension and front porch.
27 Marshall Crescent Middle Barton Chipping Norton
Mr Simon North

52. **20/00012/HHD** Milton Under Wychwood APP
 Alterations and erection of two storey side extension.
1 The Sands Milton Under Wychwood Chipping Norton
 Ms Heather Shute
53. **19/03451/HHD** Kingham, Rollright & Enstone APP
 Affecting a Conservation Area
 Alterations and erection of rear garden room.
21 Manor Farm Close Kingham Chipping Norton
 Mr Scott Morrison
54. **19/03452/HHD** Kingham, Rollright & Enstone APP
 Replacement of porch.
Rose Cottage Choice Hill Farm Choice Hill Road
 Mr R Simpson
55. **20/00025/HHD** Burford APP
 Affecting a Conservation Area
 Garden summerhouse
11 Tanners Lane Burford Oxfordshire
 Mr Peter Martin
56. **20/00027/ADV** Chipping Norton APP
 Affecting a Conservation Area
 1 no. chalkboard and external lighting to existing signs
Chequers Inn Goddards Lane Chipping Norton
 Mr P Jackson
57. **20/00028/LBC** Chipping Norton APP
 Affecting a Conservation Area
 1 no. chalkboard and external lighting to existing signs
Chequers Inn Goddards Lane Chipping Norton
 Mr P Jackson
58. **20/00039/FUL** Ascott and Shipton APP
 Conversion of existing store/garages to enlarge kiosk space including single storey extension to South East Elevation
Station Road Garage Station Road Shipton Under Wychwood
 Mr David Johnson
59. **20/00041/S73** Burford APP
 Non compliance with condition 2 of planning permission 16/03322/FUL to allow retention of two windows to North elevation.
St Andrews Barn Widford Lane Burford
 M R Tony Woods

60. **19/03465/HHD** Burford APP
Affecting a Conservation Area
- Single story side extension. Rear single story extension, proposed dormer.
Maple Barn Barns Lane Burford
Mr & Mrs Jennie and Ken Craven
61. **19/03470/S73** Kingham, Rollright & Enstone APP
Non compliance with conditions 2: to increase width of bridge, 4: approved protected species method statement, 5: no lighting shall be installed and 6: approved scheme for biodiversity enhancement of planning permission 18/03410/FUL
Tracey Barn Farm Enstone Road Great Tew
Soho House Group
62. **19/03476/HHD** Stonesfield and Tackley APP
Affecting a Conservation Area
- Single storey side extension
4 The Cottages Churchfields Stonesfield
Mr Weston
63. **19/03483/FUL** The Bartons APP
Change of use from paddock to gallops for equestrian use. (Part retrospective)
Sycamore Farm Duns Tew Road Middle Barton
Mr & Mrs Clark
64. **19/03499/HHD** Freeland and Hanborough APP
Single storey rear, side and front extensions
10 Church View Freeland Witney
Mr P Panting
65. **20/00053/HHD** Chipping Norton APP
Affecting a Conservation Area
- Erection of satellite dish.
Flat 5 18 Horsefair Chipping Norton
Mrs Monica Routledge
66. **19/03510/HHD** Brize Norton and Shilton APP
Affecting a Conservation Area
- Alterations to include a single storey side extension and construction of a stone portico to East elevation
Vicarage Swinbrook Burford
Mr And Mrs D Golding

67. **19/03516/FUL** Chadlington and Churchill APP
 Erection of a lambing shed and farm shop, including car parking and associated access.
 Potential for occasional film-making.
Land North West Of Chipping Norton Road Chadlington
 c/o Agent
68. **20/00092/HHD** Charlbury and Finstock APP
 Affecting a Conservation Area
 Erection of single storey rear extension.
11 Elm Crescent Charlbury Chipping Norton
 Mr Christopher Hunt
69. **20/00213/NMA** Kingham, Rollright & Enstone APP
 Non compliance with conditions 3,4,9,10.16 and 17 of planning permission 16/00971/FUL to
 allow variation of wording of pre-commencement conditions (non-material amendmenr to
 allow changes to approved tree protection phasing).
Land At New Gardens Ledwell Road Great Tew
 Mr Nicholas Johnston
70. **20/00236/NMA** Burford APP
 Affecting a Conservation Area
 Alterations and erection of single and two storey extensions (amended) (non-material
 amendment to allow Aluminium external bifolding doors in place of PVC-u external bifolding
 doors.
Walnut Tree Cottage Swan Lane Burford
 Ms Sarah Millard