

WEST OXFORDSHIRE DISTRICT COUNCIL
UPLANDS AREA PLANNING SUB-COMMITTEE

Date: 6th December 2017

Report of Additional Representations



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DISTRICT COUNCIL

Report of Additional Representations

Application Number	17/00642/OUT
Site Address	Land East Of Barns Lane Barns Lane Burford Oxfordshire
Date	4th December 2017
Officer	Phil Shaw
Officer Recommendations	Approve subject to Legal Agreement
Parish	Burford Parish Council
Grid Reference	425313 E 211905 N
Committee Date	6th December 2017

Application Details:

Outline planning application for up to 70 dwellings (Use Class C3), creation of new vehicular access off Witney Street and revised vehicular access off Barns Lane, and provision of public open space with associated infrastructure and earthworks. All matters reserved except for access (amended description and details).

Applicant Details:

Carterton Construction Ltd
c/o Agent

Additional Representations

10 objections have been received, new matters not already referred to are:

- 1) There are procedural issues arising from the Cabinet meeting on 15th November that need to be addressed.
- 2) The Chris Blandford Associates report is the subject of consultation.
- 3) WODC should -
 - a) Asks the applicant to withdraw their planning application, or postpone it from consideration, until completion of a full and transparent consultation process such that the status of the allocation of the site in the Local Plan is more clearly defined. (if the applicant will not withdraw or request that the determination is postponed)
 - b) Asks the Uplands Planning Committee to postpone the application from consideration, until completion of a full and transparent consultation process such that the status of the allocation of the site in the Local Plan is more clearly defined.
 - c) If these are impossible advises the Uplands Planning Committee to refuse the application as Para 116 of the NPPF applies to this site.
 - d) In either case, ensures WODC's own Cabinet position of this fact, minuted on 15th November 2017, is brought to the attention of the Uplands Planning Committee members.
 - e) Makes full and transparent information on emerging policy position and technical documents, including Cabinet's decision and the outcome of delegated actions concerning this

development, available to the public as part of this planning application process for consultation such that informed decision can be made.

- f) Provides a more effective and comprehensive communication of a call for response and analysis, and implements reasonable notice and timescales for this.
- 4) No notices have been posted to alert interested parties of the change to the application. This is contrary to planning law.
- 5) The planning meeting should be postponed.

An objection has been received from the Friends of Evenlode Valley referring to the following:

- 1) Arguments set out in the Officer report do not represent exceptional circumstances.
- 2) No locally generated need for development in the AONB and significant development at Shilton Road would satisfy any that existed.
- 3) In order to demonstrate exceptional circumstances, the circumstances need to be justified in the specific location.
- 4) The fact that the recent SHELAA has failed to identify sufficient sites outside the AONB to meet currently estimated district need does not mean that there is not scope to develop outside the AONB for the purposes of NPPF paragraph 116.
- 5) Conceding the principle of exceptional circumstances sets an irrevocable precedent for speculative attack and will be relied upon by both developers and planning appeal inspectors.
- 6) We would highlight the perversity in approving this and accepting that a portion of Oxford's unmet need which is being constrained by the Green Belt is instead being allocated in the AONB.
- 7) The gradual erosion of an AONB asset through loss of visitor revenue does not figure in the economic analysis.