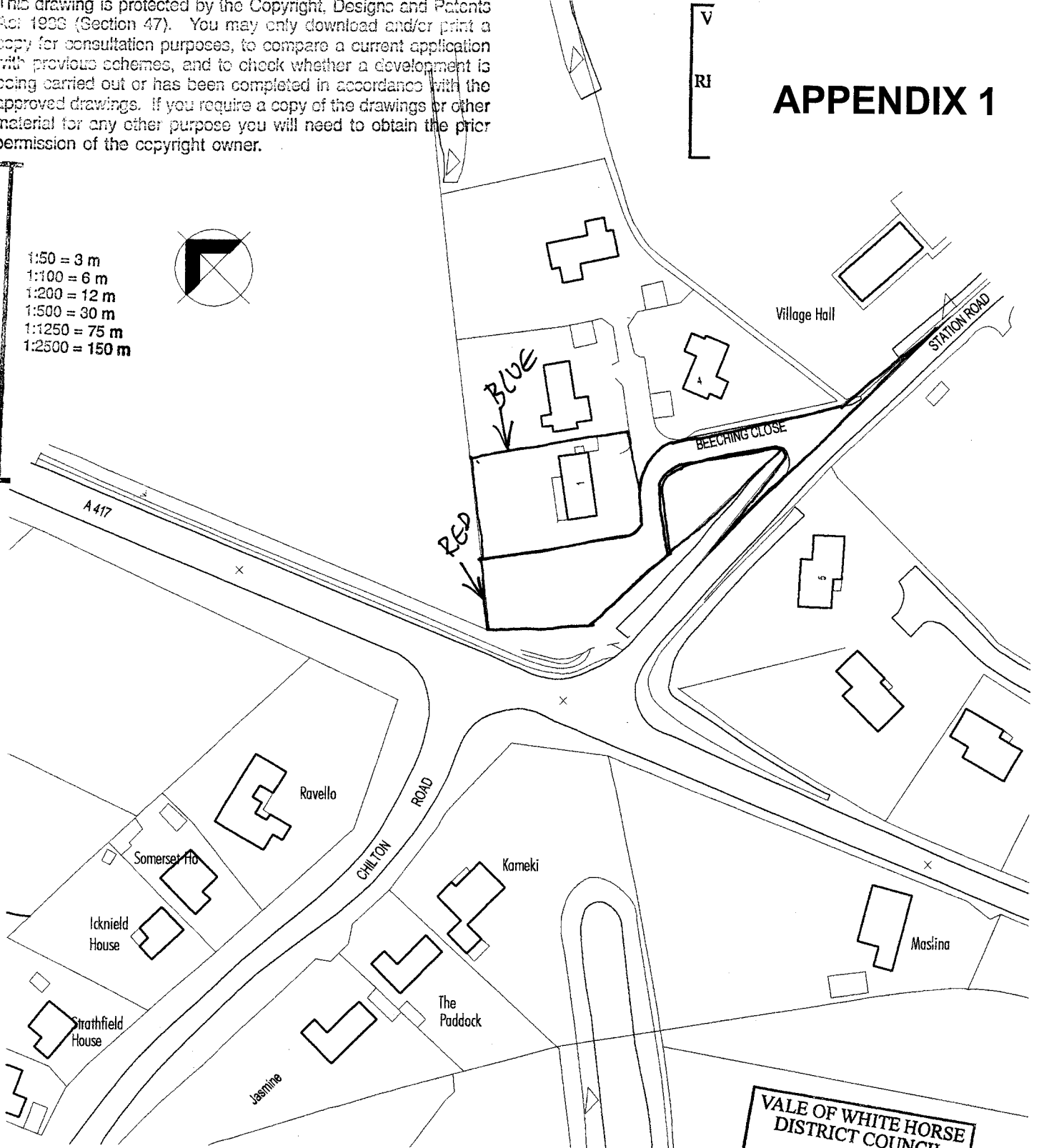


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APPENDIX 1

- 1:50 = 3 m
- 1:100 = 6 m
- 1:200 = 12 m
- 1:500 = 30 m
- 1:1250 = 75 m
- 1:2500 = 150 m



VALE OF WHITE HORSE
DISTRICT COUNCIL
REC'D 01 MAR 2006
CORPORATE POSTAL
SERVICES - 2

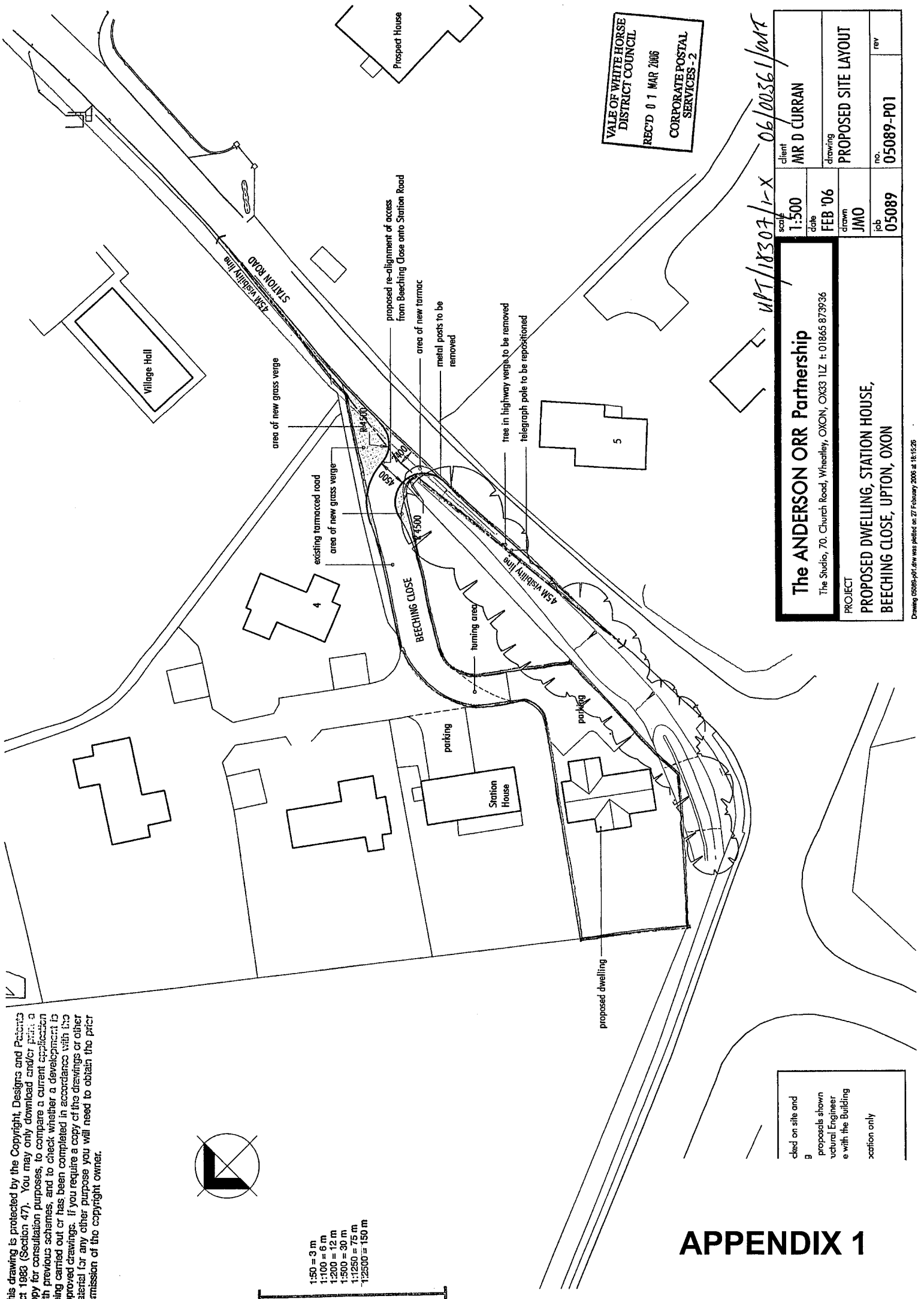
UPT/18307/1-X 06/00361/MT

| | | | |
|--------------------------------------------------------------------------------------------------------------|---------|---------------|------|
| The ANDERSON ORR Partnership The Studio, 70. Church Road, Wheatley, OXON, OX33 1LZ t: 01865 873936 | scale | client | |
| | 1:1250 | MR D CURRAN | |
| PROJECT PROPOSED DWELLING, STATION HOUSE, BEECHING CLOSE, UPTON, OXON | date | drawing | |
| | FEB '06 | LOCATION PLAN | |
| | drawn | no. | |
| | JMO | 05089-L01 | rev. |
| | job | | |
| | 05089 | | |

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VALE OF WHITE HORSE
 DISTRICT COUNCIL
 REC'D 01 MAR 2006
 CORPORATE POSTAL
 SERVICES - 2

UPT/18307/1-X 06/00361/0017

| | | | |
|------------------------------------------------------------------------------------------------------------------|-----------------|---------------------------------|------------------|
| client MR D CURRAN | | drawing PROPOSED SITE LAYOUT | |
| scale 1:500 | date FEB '06 | drawn JMO | job no. 05089 |
| PROJECT The ANDERSON ORR Partnership The Studio, 70, Church Road, Wheatley, OXON, OX33 1LZ t: 01865 873936 | | rev 05089-P01 | |

cleared on site and
 proposals shown
 structural Engineer
 e with the Building
 excavation only

APPENDIX 1

Drawing 05089-p01.dwg was plotted on 27 February 2006 at 16:15:25



Department of the Environment and
Department of Transport

Common Services

Room 1421 Tollgate House Houlton Street Bristol BS2 9 DJ

Telex 449321

Direct line 0272-218 95

Switchboard 0272-21881

APPENDIX 2

Messrs Blandy and Blandy
Solicitors
1 Friar Street
READING
RG1 1DA

Your reference

NJB

Our reference

T/APP/Q3115/A/83/5277, 5278 and

Date 27 JAN 84 5276/PE3

Gentlemen

TOWN AND COUNTRY PLANNING ACT 1971, SECTION 36 AND SCHEDULE 9
APPEAL BY: MESSRS C AND M BUCKNELL
APPLICATION NOS: UPT/4721/3, 4 AND 5

I have been appointed by the Secretary of State for the Environment to determine your clients' 3 appeals against the decisions of the Vale of White Horse District Council to refuse planning permission for the erection of a bungalow on each of 3 plots, A, B and C at Station Yard, Upton, near Didcot.

2. From my inspection of these sites on 19 December 1983 and my consideration of all the written representations made by you and by the Council together with those made by the Upton Parish Council I have concluded that the main issue in all 3 cases is as follows: whether, in the light of approved Structure Plan and local policies, the schemes would be too prominent on the edge of the village to the detriment of its character and that of the surrounding countryside.

3. While the objectives of approved Structure Plan policies are to restrain development in such rural areas as this, there is some flexibility. The 1980 Rural Settlement Policy allows smaller schemes. Upton is able to accept a limited amount of new housing. But the Council argue that these sites are clearly outside the village limits and on prominent rising ground. It would be premature to allow such development in advance of the Local Plan. The site is not much smaller than that refused on appeal in September 1980. Even with additional planting, any new dwellings on this site would obtrude in the countryside outside the established village limits and cannot be considered to be infilling or rounding off.

4. The scheme for 6 houses refused on appeal in September 1980 does not in my opinion compare with these applications. Although in outline, that scheme indicated the most northerly of the houses to be outside the present site limits. The dwellings now proposed are carefully detailed bungalows close to the most southerly corner of the site. Therefore I shall consider the latest proposals on their own merits on this different site.

5. Looking at the proposed arrangement of the 3 bungalows on their sites it seems to me that they have been designed together as a group. They have clearly been carefully located in order to both relate to Station House and, together with it, positioned to form a unified enclosure. Although they would be on rising ground, they would be single storey buildings of sympathetic character to the 2 former railway buildings in the immediate vicinity. The scheme would therefore relate to the village without projecting far out into the open countryside or interrupting the skyline. Such proposals would, in my view, not be as obtrusive or detrimental to the character of the village and its surroundings as the council fear. Other dwellings extend

far north on Chilton Road. The 3 schemes together, though not
g off or infilling, would be within the general village group, without
ng into the countryside any more than the Village Hall and recreation ground
ing to the east.

In order to further integrate the development into the village it would be
ssary in my view to carefully landscape the site by planting trees on each of
sites. These would mature in time to provide both some enclosure to a fairly
posed site and further absorb the schemes into the existing character of this well
anted part of the village. Therefore a condition is imposed on each of the
approvals to this effect.

7. While accepting that there is a general policy of restraint contained in the
approved Structure Plan, I do not consider that 3 modest and sympathetically designed
dwellings would be a significant enlargement of this sizeable village. Local
planning policy, in any case, allows for some limited growth in Upton. Your clients'
proposals would not therefore be so contrary to these planning objectives. I am not
convinced that these well integrated schemes closely related to each other and the
village without protruding into the countryside should not be permitted as long as
further planting is agreed. All the other points raised in the written representa-
ons have been carefully considered but none override the factors that have brought
me to these conclusions.

8. For the above reasons, and in exercise of powers transferred to me I hereby
allow your clients' 3 appeals and grant planning permission for the erection of a
bungalow on each of 3 plots A, B and C at Station Yard, Upton, near Didcot, in
accordance with the terms of the applications (Nos UPT/4721/3, 4 and 5) dated
25 January 1983 and the plans submitted therewith, subject to the following
conditions:

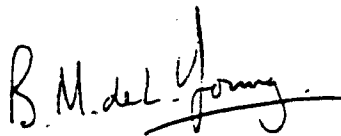
1. the development hereby permitted shall be begun not later than
5 years from the date of this letter;

2. within 12 months from the date when any one of the dwellings is
occupied, trees shall be planted on the 3 sites in such positions and
of such species as may be agreed with the Council. Any trees removed,
dying, being severely damaged or becoming seriously diseased within
2 years of planting shall be replaced by trees of similar size and
species to those originally required to be planted.

9. Attention is drawn to the fact that an applicant for any consent, agreement or
approval required by a condition of this permission has a statutory right of appeal
to the Secretary of State if approval is refused or granted conditionally or if the
authority fail to give notice of their decision within the prescribed period.

10. This letter does not convey any approval or consent which may be required under
any enactment, byelaw, order or regulation other than section 23 of the Town and
Country Planning Act 1971.

I am Gentlemen
Your obedient Servant



B M de L YOUNG AADipl RIBA
Inspector

- (1) BOU/5703/18 – Demolition of existing porch and erection of replacement. Creation of school car park. Erection of sports hall, separate changing room block, creation of all weather sports pitch and play area. Change of use of agricultural land to use as school sports pitches - Pinewood School, Bourton

As referred elsewhere in these Minutes, (Minute DC.206 refers) the Committee noted that this application had been withdrawn from the agenda.

- (2) SUT/6828/3 – Erection of a wooden building to be used as temporary studio/workshop and storage - The Old Boathouse, Church Street, Sutton Courtenay

Mrs E Wakely, the applicant, made a statement in support of the application, referring to the need for the proposal and commenting that there were similar constructions in the vicinity. She commented that the plans included a large gap under the door and questioned whether this was necessary. In response, the Committee noted that as the site was in the flood plain, the Environment Agency had advised that such a design was necessary.

Members spoke in support of the application but it was commented that the wooden building should be an appropriate dark colour. To this end it was considered that a further condition to address this should be added to any permission.

By 16 votes to nil it was

RESOLVED

that application SUT/6828/3 be approved, subject to the conditions set out in the report and a further condition to address materials.

- (3) UPT/7108/1-X – Formation of shared vehicle access. Erection of a single storey detached dwelling - Ravello, Chilton Road, Upton

Mr M Orr, the applicant's agent, made a statement in support of the application, advising that Ravello was a large single storey dwelling in an area where there were predominantly two storey houses and buildings. He advised that the proposal would be screened by mature planting and existing hedges. He referred to the gradient of the land and commented that the proposed dwelling would not be out of keeping. He referred to the consultations emphasising that the County Engineer had raised no objection and he could see no reason to refuse permission. He advised that the proposed bungalow would be lower than Ravello. He referred to an Inspector's decision in 1999, relating to a neighbouring plot and emphasised that this plot was not in the open countryside but part of the village. He referred to similar cases elsewhere in the district and sought the Committee's approval of the application.

The local Member reported that he had requested that the application be brought to Committee for consideration. He advised that he was in support of the proposal in that he did not consider the proposed dwelling was out of keeping and could see no harm resulting from it in the context of the Local Plan. He suggested that in his opinion the proposed site was part of the village albeit on the western fringe and that the plot was an appropriate infill plot for such a

proposal. Finally, he commented that in view of the gradient of the site and existing screening there would be no visual harm.

Other Members spoke against the proposal, agreeing with the Officers that the building would be in the open countryside and that it would have an adverse impact on the environment.

To clarify, the Officers read out extracts of Policy H5 of the adopted Local Plan which made clear the circumstances where infill development could be considered acceptable. The policy addressed areas within the built up part of the village and had regard to the impact of the proposal on the village. In view of the prominence of this site, harm had been considered in this context.

Other Members spoke in support of the application, commenting that on balance they considered that the site was within the village and that the proposed bungalow would not be harmful.

The Chair moved the Officers' recommendation that application UPT/7108/1-X be refused for the reason set out in the report but this was lost by 7 votes to 8, with 1 abstention.

It was then proposed by the Chair, seconded by Councillor Matthew Barber, and by 8 votes to 7, with 1 abstention, it was

RESOLVED

that application UPT/7108/1-X be approved, with conditions for approval together with reasons, to be formally approved at a future meeting of the Committee.

- (4) GOO/10200/7 and GOO/10200/8-LB - Conversion of barns into seven dwellings - Goosey Wick Farm, Goosey

Further to the report, the Committee was advised that Goosey Parish Meeting had no objection to the proposal. In addition, the Campaign to Protect Rural England had indicated that it supported the re-use of barns, but not this proposal, suggesting that three dwellings only would be appropriate in this case. Finally, the Committee was advised that the Society for the Protection of Ancient Buildings had indicated that the proposal would affect the character of the buildings and therefore any development should be sensitive in design terms.

The local Member spoke in support of the applications but requested that careful consideration be given to the enclosures of the garden areas with a view to "domestication" of the area being limited as far as possible. Whilst regretting the loss of the barns for agricultural purposes, he accepted that the proposal would ensure their retention.

In response, the Officers advised that it was proposed that a condition requiring details of boundary treatments should be attached to any permission. Furthermore, a condition was proposed removing permitted development rights relating to further alterations and outbuildings.

PARISH/TOWN COUNCIL RESPONSE FORM

The observations of
Register No. 06/00361/OUT

Parish/Town Council
Officer Miss Emma Phillips

Application Number UPT/18307/1-X

Amended plans yes/no

Address of Proposal

1 Beeching Close, Upton, Didcot, Oxon, OX11 9JR

Please select the response that most accurately reflects your views on this application by ticking one box and providing the relevant reasons where this is requested, using a separate sheet if required.

1. Fully Support for the following reasons:

2. No objections.

3. Do not object but request the following issues be given consideration:

4. Object for the following reasons

See attached note

Signed by: *u/p Callum*

2/03

Parish clerk

Dated: *19/4/06*

Response of Upton Parish Council to planning application UPT/18307/1-X

1 Beeching Close, Upton – erection of single detached dwelling and alteration of existing access to highway, on land adjacent to 1 Beeching Close – for Mr D Curran.

Extract from the Minutes of the planning meeting of Upton Parish Council on 18 April 2006

Mr Fletcher had studied this planning application and he presented his findings to the meeting. After a full discussion of both the planning application and the views expressed by members of the public, it was unanimously agreed that the Parish Council should object to it on the following grounds:

- i) A planning application in 1987 (UPT4721/6) for 5 new dwellings in Beeching Close was rejected. Only 3 chalet-type houses were permitted in order to preserve the historical importance of Station House (built in 1872). Nothing has changed since then.
- ii) The Parish Council regards the proposed access as inadequate to accommodate additional traffic. Indeed, it will be made worse by narrowing the existing entrance onto Station Road.
- iii) The Parish Council is concerned by contradictions between the plan and statements in the planning application regarding the impact of the development on the felling of trees - an important environmental feature of the area. In addition, insufficient information has been provided within this planning application for the Council to comment on the adequacy of provision for garaging/parking of vehicles.