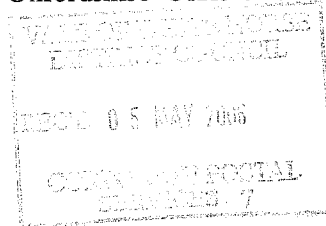


Sutton Courtenay Parish Council

Clerk: Mrs. L. A. Martin B.A.

Telephone/Fax: Frilford Heath
(01865 391833)

Orchard House,
90 Howard Cornish Road,
Marcham, Abingdon,
Oxfordshire OX13 6PU



Ms. L. Hudson,
Planning Services,
Vale of White Horse District Council,
Abbey House,
Abingdon,
Oxon.
OX14 3JE

3rd May, 2006

Dear Ms. Hudson,

SUT/19506 Demolition of existing house and outbuildings Restoration and conversion of Sutton Mill to form ancillary house, office/studio and storage. Erection of five dwellings with associated car parking and landscaping. Upper Mill, Sutton Mill and land adjacent to 13A Tullis Close, 1 Mill Lane, Sutton Courtenay

For: Cranbourne Homes Ltd

As far as the restoration of the Mill is concerned, the Parish Council feels that this is a sympathetic restoration, and does not have any objections to this section of the application, but it would ask that the use of the mill be retained as office/studio and not, at any time, be converted to a further dwelling.

As far as the remainder of the application is concerned the Parish Council would object to the proposal believing it to be over-development which is detrimental to the character and form of the existing settlement and its rural setting, and by its nature is just back land infilling.

The Parish Council supports the view of the highway authority when it states that owing to the narrow width of Mill Lane and lack of footways and passing places, Mill Lane could support only two dwellings. Should any development take place the Parish Council would not wish to see any more than two units with access off Mill Lane owing to the substandard condition and dangers to pedestrians and horses who use Mill Lane for access to the adjacent bridleway and footpath.

The Parish Council objects to the pair of narrow fronted detached dwellings off Tullis Close. These dwellings would create a dense impact and are totally out of character with others in Tullis Close in that the other properties are wide frontage properties

with reasonable access space all round. Those proposed appear like a pair of semi-detached dwellings with a cleft in the centre. These two would be detrimental and harmful to the character of the area and the Parish Council which is not acceptable to the Parish Council. Should the District Council be mindful of granting consent to some development then the Parish Council would probably not object to one wide frontage house which was in keeping with the design already in Tullis Close.

Similarly should there be the need to create a private drive then this too should be in keeping with and in sympathy with the remainder of Tullis Close. Plots 4 and 5 are forward of the general building line of 13a - 17 Tullis Close. Should one wide frontage dwelling be permitted then the Parish Council would request that this be set back at least in line with those.

Finally the Parish Council has concerns about the drainage from the properties in that the sewers in the High Street have been full and overflowing on more than one occasion in the last 2-3 years. There are well recognised problems with the sewage system. Thames Water Utilities Ltd has sent a representative to the Parish Council meeting and is currently carrying out a study into the High Street public sewer and its problems. The Parish Council would not wish to see these problems exacerbated by any new connections.

Yours sincerely,



L.A. Martin
Clerk to the Council

COMMENTS ON LISTED BUILDING CONSENT

Sutton Courtenay Parish Council

Clerk: Mrs. L. A. Martin B.A.

Telephone/Fax: Frilford Heath
(01865 391833)

Orchard House,
90 Howard Cornish Road,
Marcham, Abingdon,
Oxfordshire OX13 6PU

Ms. L. Hudson,
Planning Services,
Vale of White Horse District Council,
Abbey House,
Abingdon,
Oxon.
OX14 3JE

3rd May, 2006

SUT/19506/1-LB Removal of existing extension. Conversion and refurbishment of Mill to form home office/studio and storage ancillary to dwelling.

Sutton Mill, Mill Lane

For: Cranbourne Homes Ltd

The Parish Council has no objection to the conversion and refurbishment of the Mill. The Mill is a village asset and should be preserved intact as a listed building, and restored with great sensitivity. The Parish Council does, however, have concerns that the floor plans of the existing structure show mill machinery, grinding wheels and hoppers on the first floor and hoppers on the second floor, yet these are not shown on the proposed drawing.

The parish council would wish to see all machinery on all floors retained as it forms a significant part of the features of historical interest.

The Parish Council would not wish the mill to become an additional dwelling and appropriate conditions should be included to prevent this.

Yours sincerely,



L.A. Martin
Clerk to the Council

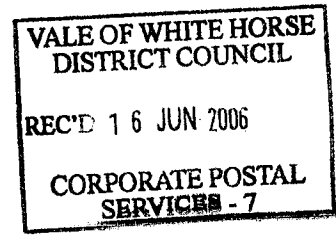
Act 10/05/06

SUTTON COURTENAY PARISH COUNCIL

Clerk: Mrs. L.A. Martin B.A.,
Tel: Frilford Heath
(01865) 391833

90 Howard Cornish Road,
Marcham, Abingdon,
Oxon. OX13 6PU

Ms. L. Hudson,
Planning Services,
Vale of White Horse District Council,
Abbey House,
Abingdon,
Oxon.
OX14 3JE



15th June, 2006

Dear Ms. Hudson,

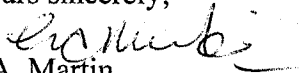
**SUT/19506 Demolition of existing house and outbuildings. Restoration and conversion of Sutton Mill to form ancillary house, office/studio and storage. Erection of five dwellings with associated car parking and landscaping. Upper Mill, Sutton Mill and land adjacent to 13A Tullis Close, 1 Mill Lane, Sutton Courtenay
For: Cranbourne Homes Ltd**

The Parish Council wishes to maintain its previous objection to two dwellings off Tullis Close. These are narrow fronted in contrast to the existing wider frontage properties. The new ones would create a dense impact and are totally out of character with others in Tullis Close which have reasonable access space all round. Should the District Council be mindful of granting consent to some development then the Parish Council would probably not object to one wide frontage house which was in keeping with the design already in Tullis Close.

Similarly should there be the need to create a private drive then this too should be in keeping with and in sympathy with the remainder of Tullis Close. The proposed new driveway has been moved closer to no. 13A. This the Council feels is detrimental to the amenity of no. 13A. It would much prefer to see one wide frontage property and a driveway to the properties to the rear which would not impact on existing Tullis Close houses.

Finally the Parish Council has concerns about the drainage from the properties in that the sewers in the High Street have been full and overflowing on more than one occasion in the last 2-3 years. There are well recognised problems with the sewage system. Thames Water Utilities Ltd has sent a representative to the Parish Council meeting and is currently carrying out a study into the High Street public sewer and its problems. The Parish Council would not wish to see these problems exacerbated by any new connections.

Yours sincerely,


L.A. Martin
Clerk to the Council

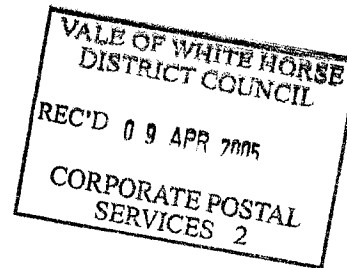
McCoy Associates Chartered Town Planners

54 New Street • Henley-on-Thames • Oxon RG9 2BT • Tel: 01491 579113
Fax: 01491 410852 www.mccoyassociates.co.uk email: denis@mccoyassoc.co.uk

8 May 2006
Your ref **SUT/19506**

For the attention of Alison Blyth

Assistant Director (Planning)
The Vale of White Horse District Council
PO Box 127
The Abbey House
ABINGDON OX14 3JN



Dear Sir

re: Demolition of existing house and outbuildings. Restoration and conversion of Sutton Mill to form ancillary house, office/studio and storage. Erection of 5 dwellings with associated car parking and landscaping
**Upper Mill, Sutton Mill, and land adjacent to 13A Tullis Close,
1 Mill Lane, Sutton Courtenay.**

Thank you for the drawings of the above project received on 26 April which was due to be discussed at the Architects Panel meeting on 3 May and on which you have requested design comments.

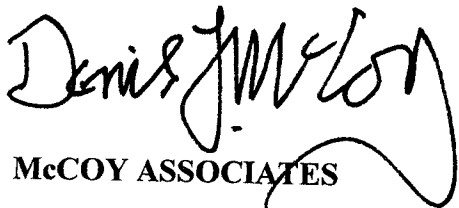
In my judgement the design proposals for plots 1-3 are skilfully handled and offer an appropriate setting for the old mill building. As agreed I have not examined the proposals for that building itself.

At plots 4 and 5 it seems to me that a hipped roof assists in allowing the different form of house, and higher ridge, to relate in a visually neighbourly way to the Tullis Close buildings.

However I cannot reconcile myself to the eccentric relationship between these two proposed houses – surely a semi-detached pair would be preferable in townscape terms? I consider the minimal gap currently proposed (and emphasised by the chimney features) would not contribute positively to an attractive streetscene and ought to receive further thought before a planning decision is reached.

Your papers and drawings are returned with this letter.

Yours faithfully

A handwritten signature in black ink, appearing to read "Denis McCoy". The signature is fluid and cursive, with the first name "Denis" and the last name "McCoy" clearly distinguishable.

McCOY ASSOCIATES

encs

This letter refers to drawings nos 666.01 and .02 and architects design statement date stamped 2 March 2006

APPENDIX 3