

Agenda



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Date: 16 December 2022

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A MEETING OF THE

Planning Committee

WILL BE HELD ON WEDNESDAY 4 JANUARY 2023 AT 7.00 PM

MEETING ROOM 1, ABBEY HOUSE, ABBEY CLOSE, ABINGDON, OX14 3JE

You can watch this meeting [the council's YouTube channel](#).

Members of the Committee:

Max Thompson (Chair)

Val Shaw (Vice-Chair)

Ron Batstone

Cheryl Briggs

Jenny Hannaby

Diana Lugova

Robert Maddison

Mike Pighills

Janet Shelley

Substitutes Councillors

Jerry Avery

Paul Barrow, Dr

Nathan Boyd

Andy Cooke

Amos Duveen

Hayleigh Gascoigne

Alison Jenner

Ben Mabbett

Sarah Medley

Elaine Ware

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Patrick Arran

Head of Legal and Democratic

1. Chair's announcements

To receive any announcements from the chair, and general housekeeping matters.

2. Apologies for absence

To record apologies for absence and the attendance of substitute members.

3. Minutes (Pages 4 - 11)

To adopt and sign as a correct record the Planning Committee minutes of the meeting held on 30 November 2022.

4. Declarations of interest

To receive declarations of disclosable pecuniary interests, other registrable interests and non-registrable interests or any conflicts of interest in respect of items on the agenda for this meeting.

5. Urgent business

To receive notification of any matters which the chairman determines should be considered as urgent business and the special circumstances which have made the matters urgent.

6. Public participation

To receive any statements from members of the public that have registered to speak on planning applications which are being presented to this committee meeting.

Planning applications

All the background papers, with the exception of those papers marked exempt/confidential (e.g. within Enforcement Files) used in the following reports within this agenda are held (normally electronically) in the application file (working file) and referenced by its application number. These are available to view at the Council Offices (Abbey House, Abbey Close, Abingdon, OX14 3JE) during normal office hours.

Any additional information received following the publication of this agenda will be reported and summarised at the meeting.

Summary index of applications

Site Address	Proposal	Application No	Page.
7. P22/V1247/FUL - Antwick Stud, Letcombe Regis, Wantage, OX12 9JD	Conversion and extension of stable buildings to form three family homes with amenity space, parking, and associated works	P22/V1247/FUL	12 - 30
8. P22/V1890/FUL - Cedar Glen, Harris's Lane, Longworth, Abingdon, OX13 5EH	Erection of a new 4 bedroom detached dwelling (as amended by site plan received 22 August 2022, additional drainage information received 1 September 2022, amended and revised information received 14 September, additional plan received 28 September 2022 and additional information (highways technical note) received 13 October 2022) and revised site plan and visibility splays rec 23 November 2022).	P22/V1890/FUL	31 - 44

Minutes

of a meeting of the

Planning Committee



held on Wednesday, 30 November 2022 at 7.00 pm
in Meeting Room 1, Abbey House, Abbey Close,
Abingdon, OX14 3JE

Open to the public, including the press

Present in the meeting room:

Councillors: Max Thompson (Chair), Val Shaw (Vice-Chair), Ron Batstone, Cheryl Briggs, Jenny Hannaby, Diana Lugova, Robert Maddison, Mike Pighills, and Janet Shelley
Officers: Darius Zarazel (Democratic Services Officer), Emily Hamerton (Development Manager), Nathaniel Bamsey (Planning Officer), Stuart Walker (Planning Officer), and Helena Ahier (Planning Officer)
Guests: Councillor Bob Johnston (Ward Councillor)

Remote attendance:

Officers: Bertie Smith (Broadcasting Officer) and Susannah Mangion (Planning Officer)
Guests: Councillor Debby Hallett (Ward Councillor)

79 Chair's announcements

The Chair welcomed everyone to the meeting and outlined the meeting procedure to be followed. He also explained the emergency evacuation procedure.

The chair then paid his respects to Paul Bateman, former democratic services officer servicing the planning committee, who passed away on 9 November 2022 and held a minute's silence in his memory.

80 Apologies for absence

There were no apologies for absence.

81 Declarations of interest

Councillor Diana Lugova declared an interest in item 6 on the agenda due to application P22/V1120/FUL being in her ward and so she would not take part in the debate or vote on this application.

82 Urgent business

The development manager informed the committee that the planning service had withdrawn application P20/V2298/FUL on the land at Yarnells Hill, Oxford, from the agenda following legal advice.

83 Public participation

The committee noted the list of the members of the public who had registered to speak at the meeting.

84 P22/V1120/FUL - Site Of 1 Sugworth Crescent Radley Abingdon, OX14 2JR

The committee considered planning application P22/V1120/FUL for the erection of two dwellings with associated access and landscaping (as amended by plans received on the 25th of August 2022), on land at Site Of 1 Sugworth Crescent, Radley, Abingdon.

Consultations, representations, policy and guidance, and the site's planning history were detailed in the officer's report, which formed part of the agenda pack for the meeting.

The planning officer introduced the report and highlighted that the application was called into the committee by Councillor Diana Lugova. The planning officer informed the committee that site was in the parish of Radley but was considered to be within the built-up area of Kennington, within the Oxford Green Belt. There was previously a single dwelling on the site, but this was demolished leaving the site vacant.

The planning officer also indicated that permission was previously granted for a new dwelling to the north of the site, and that this application sought to subdivide the plot and erect 2 semi-detached houses on the south side.

As this application fell within the Oxford Green Belt, it would be considered inappropriate development unless there were certain exceptions. As the planning officer believed that the application could be considered limited infilling in a village, they recommended permission be granted subject to conditions.

Chris Henderson spoke on behalf of Radley Parish Council, objecting to the application.

Alex Edge, the agent representing the applicant, spoke in support of the application.

Councillor Bob Johnston, a local ward councillor, spoke objecting to the application.

Members then asked why officers considered the site was in the built-up area of Kennington, when it was in Radley, and the planning officer confirmed that it was considered to be in the built-up area of Kennington village in planning terms but was in the parish of Radley.

The committee also noted that the application was for a pair of semi-detached houses in addition to the previously approved plans for the north of the site for an additional dwelling, meaning there would be three dwellings on the site in total if the application was approved. Members believed that if three properties were put forward together then they would not be approved as it would be considered overdevelopment and out of character with the surrounding area.

As the committee agreed that this application was overdevelopment of a green belt site and that the semi-detached buildings and their frontage onto the road were out of character with the surrounding area, the members agreed that the application should be refused.

A motion, moved and seconded, to refuse the application was carried on being put to the vote.

RESOLVED: to refuse planning application P22/V1120/FUL, for the following reasons:

1. The proposed erection of two dwellings in addition to the single dwelling previously approved is considered to constitute overdevelopment of the site which would harm the openness of the Green Belt, contrary to policy CP13 of the Vale of White Horse Local Plan 2031 Part 1, policy PP.2 of the Radley Neighbourhood Plan and paragraph 137 of the NPPF.
2. The semi-detached design of the proposed dwellings is contrary to the unique character of the area particularly in relation to Sugworth Crescent to the north and the proposed hardstanding is considered to be overly prominent in the street scene. Therefore, the proposed development would be out of keeping with and harmful to local character, contrary to policy CP37 of the Vale of White Horse Local Plan Part 1 and paragraph 130 of the NPPF.

85 P20/V2298/FUL - Land at Yarnells Hill, Oxford

The application was withdrawn from the agenda.

86 P22/V1545/FUL - Public Open Space Pointer Place, Marcham Abingdon, OX13 6FN

The committee considered planning application P22/V1545/FUL for the improvements to public open space, including footpath connections, landscaping, and swales (as amended by plans and documentation received 8 August 2022), on land at Public Open Space, Pointer Place, Marcham, Abingdon.

Consultations, representations, policy and guidance, and the site's planning history were detailed in the officer's report, which formed part of the agenda pack for the meeting.

The planning officer introduced the report and highlighted that the application was brought to the committee due to the objection of Marcham Parish Council. The application itself was seeking to regularise a breach of planning control in the Willow Farm development and reinstate what was required in the original application. The planning officer noted that the parish council objected as it wanted to see additional linkages of the site to the north, and to the east where 90 dwellings had been approved. However, as the reserved matters application only contained the south link westwards, and not a link to the north, the Planning Enforcement officers were only pursuing the link shown on the approved plans. If the application was approved, it was confirmed that Planning Enforcement officers would pursue planning breaches in the adjoining site to ensure that the footpath would link, and that surfaces would be tarmacked.

The planning officer also noted the concerns of residents about the provision of a bench. The original plans had indicated there would be four benches and the planning officer advised the committee an acceptable compromise had been reached with the provision of one bench.

Overall, as both the hard and soft landscaping were considered acceptable, that the application did not diminish the character of the area, and that it was considered acceptable in drainage terms, the application was recommended for approval, subject to conditions.

Councillor Michael Hoath spoke on behalf of Marcham Parish Council, objecting to the application.

A statement was read out on behalf of Councillor Catherine Webber, a local ward councillor who could not attend the meeting, objecting to the application.

The committee asked about the possibility of implementing a link from the site to the eastern development. However, the planning officer indicated that as the land was owned by a private third party it would not be possible. Also, when asked about the link to the north not being implemented, the planning officer confirmed that enforcement action could only be taken on what was in the detailed layout plan, and therefore only the south linkage could be pursued.

Members also asked the planning officer about footpath treatment and the necessity of making it a tarmacked surface, but as the path would be used by buggies and wheelchairs, the officers considered this to be a necessity. Finally, in response to a question about the placement of the proposed bench, the planning officer also confirmed that it would be placed in a public open space and not by a private garden.

The committee expressed their concern that the footpath and linkages were not implemented when the application was first completed and that the lack of a five year housing supply at that time had led to disconnected developments, but they agreed that this application was a good compromise to remedy the situation and so should be approved, subject to conditions.

A motion, moved and seconded, to approve the application was carried on being put to the vote.

RESOLVED: to approve planning application P22/V1545/FUL, subject to the following conditions:

1. Approved plans
2. Within the next planting season and no later than 12 months of the date of this permission, all hard and soft landscape works shall be carried out in accordance with the approved details (as shown on the listed drawings in condition 1). Thereafter, the landscaped areas shall be maintained for a period of 5 years. Any trees or shrubs which die or become seriously damaged or diseased within 5 years of planting shall

be replaced by trees and shrubs of similar size and species to those originally planted.

3. Notwithstanding surface material details stated on drawing 13-1385-PACK-ICS-01-XX-DR-C-0100 Rev P02, the footpath connection shall be tarmac surfaced and within six months of the date of this permission, all drainage works, panel fence removal and the footpath shall be completed.

4. Tree Protection during construction.

87 P22/V1851/FUL - Wrens Hobbit Betty Lane Oxford, OX1 5BW

The committee considered planning application P22/V1851/FUL for the change of use from highway to private garden (amended ownership certificate received 1 Sept 2022), on land at Wrens Hobbit, Betty Lane, Oxford.

Consultations, representations, policy and guidance, and the site's planning history were detailed in the officer's report, which formed part of the agenda pack for the meeting.

The planning officer introduced the report and highlighted that the application was brought to committee by the request of the planning manager. The planning officer then informed the committee that the application was for the change of use from a highway to a private garden enclosed by a timber fence. The site itself was within the Oxford Green Belt, adjacent to the applicant's dwelling, and separated from the A34 by land of unknown ownership – although that land was not materially relevant to the application.

The planning officer noted that despite being designated as a highway, Oxfordshire County Council, the highways authority, did not have the title for the site and had no objection to the application.

Although the parish council believed that the application would harm linkages from Betty Lane to the garden centre to the north, the path through the land was not a recognised public right of way in the definitive map. In addition, the planning officer presented the definitive map to the committee and showed members the existing bridleway that linked Hinksey Hill to the garden centre and did not consider the route to be inappropriate or inaccessible.

The planning officer also noted the key planning consideration for the application about the longer-term implications its approval would have on sustainable transport aspirations. However, as the route was not a formally recognised right of way, there were no proposals or initiatives to create a route, and the existing informal route was not considered safe or accessible for pedestrians and cyclists, officers believed there were no reasonable right of way or sustainable transport reasons for refusal.

Furthermore, the planning officer believed that through approving the application, conditions could also be placed on the land to limit hard surfacing, inappropriate boundary treatment, and to prevent outbuildings, and so meet the green belt requirements.

Overall, as the highways authority did not object and the application would not interfere with the sustainable transport requirements in the local plan, officers recommended that the application be approved subject to conditions.

Paul Barney, the applicant, spoke in support of the application.

Councillor Debby Hallett, a local ward councillor, spoke objecting to the application.

The committee noted that the site was currently considered a public highway, but also that there was no objection from the highway's authority about its change of use into a private garden. In addition, members recognised that there was currently no known owner of the site as Oxfordshire County Council possessed no title and the land was not registered with the land registry. The planning officer also informed the committee that it was the applicant's intent to take possession of the land over time if an owner did not come forward.

Members then asked about access for utilities and the planning officer confirmed that, as part of the stopping up process, the applicant had to consult with utilities to ask if they had any objections, but none had come forward. In addition, the planning officer confirmed that if the change of use was granted it would not prevent access for those utilities.

At this stage, members considered adding an additional condition onto the approval about requiring the applicant to provide land for the use of a footpath if a future plan for one was made and funded, however the committee considered this condition would not meet the necessary planning tests and so was not included.

A question was raised about the application being part retrospective. Although the planning officer confirmed that this should have no material impact on the decision about the application, a highways officer had seen a chain and some garden pots being placed across a part of the highway. As the stopping up process required that the highway had not already been fenced off, the chain and pots were requested to be removed, which the applicant had since done. The Oxfordshire County Council highways officer had also indicated that the chain and pots had not precluded public access as it did not extend the full width of the site.

Finally, the planning officer clarified a point about the condition involving the removal of permitted development rights and confirmed that all outbuildings would not be permitted, and the provision of hard surfacing and a garden shed would also need planning permission.

Overall, members believed that as the highways authority had no objection, and the land was going to be controlled through conditions, the application was acceptable.

A motion, moved and seconded, to approve the application was carried on being put to the vote.

RESOLVED: to approve planning application P22/V1851/FUL, subject to the following conditions:

Standard:

1. Commencement 3 years
2. Approved plans

Compliance:

3. External lighting
4. Gates shall be inward opening only
5. Permitted development restriction on outbuildings and boundary treatments

Informatives:

6. Works within the Highway
7. Highway markers
8. Drainage

88 P22/V2414/HH - Dunraven House 32 London Street Faringdon, SN7 7AA

The committee considered planning application P22/V2414/HH for the installation of electric vehicle charging point and outdoor power socket, including electric cabling, on land at Dunraven House, 32 London Street, Faringdon.

Consultations, representations, policy and guidance, and the site's planning history were detailed in the officer's report, which formed part of the agenda pack for the meeting.

The planning officer introduced the report and highlighted that the application was brought to the committee as the application was a district councillor and local ward member. The planning officer then presented the design and placement of the proposed electric vehicle charging point and power socket at the back of the building. The planning officer believed that the proposed application was acceptable and so recommended it was approval subject to conditions.

The committee then asked if this application would have come to the committee if it was not applied for by a ward councillor and the planning officer confirmed that they did not believe it would.

Members were satisfied with the officer's report and could not see any material planning reason for refusal.

A motion, moved and seconded, to approve the application was carried on being put to the vote.

RESOLVED: to approve planning application P22/V2414/HH, subject to the following conditions:

Standard:

1. Commencement within three years
2. Development in accordance with approved plans

Compliance:

3. Details and materials in accordance with the application details

89 P22/V2278/LB - Dunraven House 32 London Street Faringdon, SN7 7AA

The committee considered planning application P22/V2278/LB for the installation of electric vehicle charging point and outdoor power socket, including electric cabling, on land at Dunraven House, 32 London Street, Faringdon.

Consultations, representations, policy and guidance, and the site's planning history were detailed in the officer's report, which formed part of the agenda pack for the meeting.

Members considered the listed building application with the prior householder application and were also satisfied with the officer's report and could not see any material planning reason for refusal.

A motion, moved and seconded, to approve the listed building consent application was carried on being put to the vote.

RESOLVED: to approve listed building consent application P22/V2278/LB, subject to the following conditions:

Standard:

1. Commencement within three years
2. Works in accordance with approved plans

Compliance:

3. Details and materials in accordance with the application details

The meeting closed at 8.30 pm

APPLICATION NO.	P22/V1247/FUL
SITE	Antwick Stud Letcombe Regis Wantage, OX12 9JD
PARISH	LETCOMBE REGIS
PROPOSAL	Conversion and extension of stable buildings to form three family homes with amenity space, parking, and associated works
WARD MEMBER(S)	Paul Barrow
APPLICANT	Mr and Mrs Samuel
OFFICER	Martin Deans

RECOMMENDATION

Planning Permission subject to the following conditions:

Standard

- 1. Commencement 3 years - Full Planning Permission**
- 2. Approved plans**

Prior to Commencement

- 3. LS2 - Landscaping Scheme**
- 4. LS4 - Tree Protection**
- 5. MC1 - Materials Details**
- 6. MC25 - Drainage Details (Surface Water)**
- 7. MC26 - Drainage Details (Foul Water)**
- 8. Details of Ecological Compensation and Enhancement**

Prior to Occupation

- 9. HY7 - Car Parking**
- 10. HY10 - Turning Space**
- 11. MC19 - Removal of Mobile Homes**

Compliance

- 12. RE2 - PD Restriction on Extensions and New Outbuildings**
- 13. RE5 – PD Restriction on Fences/Walls**
- 14. RE7 – Boundary Details in Accordance with Plan**
- 15. RE29 - Refuse Storage**
- 16. Development in Accordance with Ecological Avoidance and Mitigation Measures**
- 17. No external lighting other than in accordance with approved details**
- 18. CIL: General Consent**

1.0 INTRODUCTION AND PROPOSAL

1.1 This application comes to committee at the request of the ward member, Paul Barrow.

1.2 The planning application site comprises the three stable yards at Antwick Stud, an equestrian business that lies just to the north of Letcombe Regis. Antwick

Stud is approximately 17ha in area and principally contains two dwellings, three stable yards with 37 stables in total, and approximately 13ha of paddocks and gallops. Vehicular access to the site is via a driveway that joins Court Hill Road at its junction with Windmill Hill. The site slopes down to the south and lies within the AONB. It is adjacent to the village conservation area, which is situated to the south. A Byway Open to All traffic (BOAT) runs along the west and north boundaries of the Antwick Stud site. The site location plan is below, showing the application site edged in red and the rest of the Antwick Stud site edged in blue.



- 1.3 The application is for the conversion of the three stable yards to three individual dwellings. The north-west yard would be converted to a 5-bedroom dwelling (Unit 1), and the south-west and south-east yards would each be converted to a 4-bedroom dwelling (Units 2 and 3 respectively). Glazed corridor extensions would be added to the internal walls of all three to provide circulation space. A single storey extension would be added to Unit 2 and to Unit 3 to provide enclosure and more floor area. Two existing mobile homes sited to the north of the north-west yard would be removed. The application plans are **attached** at Appendix 1.

2.0 **SUMMARY OF CONSULTATIONS & REPRESENTATIONS**

- 2.1 Complete versions of all representations can be found on the planning application pages of the council's website, www.whitehorsedc.gov.uk.

<p>Letcombe Regis Parish Council</p>	<p>Object for the following summarised reasons</p> <ul style="list-style-type: none"> • The proposal will harm the viability of the equine business and reduce employment • No evidence that the existing stables are redundant • Light pollution will conflict with dark skies objective • The previous application P07/V1250 should be determined before the current application is considered • A viability report should be sought • Harm to the character of the AONB due to urbanising effect • Adverse effect on highway safety • No change of use of land is proposed
<p>Local Residents</p>	<p>5 objections have been received on the following summarised grounds</p> <ul style="list-style-type: none"> • The proposal represents creeping development and will lead to pressure for more housing • The loss of the existing business and employment • There will be pressure for stables on the remainder of the site • It will be visible from surrounding public routes • Loss of biodiversity • The viability of the existing business should be verified • The site is not recognised for housing development • There is no evidence that the existing buildings are redundant • The proposal is out of keeping with the character of housing found in the rest of the village • It will harm the character of its surroundings • The submitted structural survey is deficient and much more new build will be required
<p>County Highways Officer</p>	<p>No objections subject to conditions</p>
<p>Countryside Officer</p>	<p>No objections subject to conditions</p>
<p>Forestry Officer</p>	<p>No objections subject to tree protection condition</p>

Contaminated Land	No objections
Environmental Protection Officer	No objections
Waste Management Officer	No objections subject to conditions
County Archaeologist	No objections

3.0 **RELEVANT PLANNING HISTORY**

3.1 [P21/V3553/PEM](#) - Advice provided (23/03/2022)

Proposed conversion and extension of stables to form three family homes.

[P07/V1205/O](#) -Current

Outline application for the erection of additional stables (30), store and tackrooms to create three commercial equestrian yards and one private yard. New indoor riding school, manege and lunge ring. Conversion of existing bungalow into two dwellings (amended plans and additional highway information received April 2010 and further highway information and business plan information received September 2012)

[P06/V1643](#) - Approved (08/01/2007)

Extension and Alterations to existing dwelling. Erection of a domestic garage

[P97/V0498](#) - Approved (10/07/1997)

Ten additional stables and tack room. Construction of an all-weather gallop.

[P81/V5121](#) - Approved (28/10/1981)

Single storey extension at rear to provide additional living accommodation together with internal alterations.

[P80/V5141](#) - Approved (17/09/1980)

Erection of a bungalow. Site area 0.33 acres.

[P79/V5120](#) - Approved (27/02/1980)

Erection of a bungalow, as owners bungalow. Total holding area 42 acres. Site area 0.33 acres.

4.0 **ENVIRONMENTAL IMPACT ASSESSMENT**

4.1 The site lies within the AONB which is a sensitive area as defined in section 2 of the EIA Regulations 2021. However, the proposed development is relatively small in scale and falls well below the scale of development described in Schedule 2 of the EIA Regulations. Therefore, the proposal does not require screening for an EIA.

5.0 **MAIN ISSUES**

5.1 **The Principle of the Development**

The site lies outside the built area of Letcombe Regis, in open countryside. Policy DP7 of LPP2 deals with the conversion and extension of buildings for dwellings in the open countryside. It states that applications will be permitted provided that:

- The building is of permanent and substantial construction and is capable of conversion without extensive reconstruction – a structural survey will be required and a detailed survey may be required where appropriate
- It respects the character, appearance and setting of the original building, and
- It respects the rural landscape, character and locality, and
- It retains features of architectural or historic merit where appropriate

5.2 The various elements of this policy will be examined in the sections below. In terms of principle, the proposal is for the conversion and extension of existing buildings to dwellings. Objectors state that the buildings are not redundant and that the change of use will affect the viability of the lawful equestrian business. However, policy DP7 requires neither that the buildings are redundant nor that a viability appraisal accompanies a proposal. Consequently, officers consider that these aspects cannot be reasonably considered or requested as part of the application.

5.3 **The Previous Planning Application for Equestrian Development**

There is a current undetermined outline planning application on the site for equestrian development (P07/V1205). The application is for the provision of an additional 30 stables and associated storage buildings, the construction of an indoor riding school and manege, and the subdivision of The Cottage to two dwellings. This application was presented to Planning Committee in 2009 and again in 2013 when it was resolved to grant planning permission subject to a section 106 legal agreement. The site plan for the proposal is **attached** as Appendix 2.

5.4 Progress on the legal agreement was held up by a number of issues. During 2019 and 2020 discussions were held between the applicants and officers to explore other options for the site. These led to a pre-application submission in 2021 to convert the stable yards to three dwellings (ref P21/V 3553/PEM), and then to the current application.

5.5 If the current application is permitted and implemented, it will prevent the equestrian development from being implemented. The two could not be implemented together. The applicants have confirmed that the current application to convert the stables to three dwellings is the preferred alternative of the two.

5.6 Objectors are concerned that, if the current application is approved and implemented, there will be pressure for new equestrian development on the rest of the site. There is no evidence for this assertion. As members are aware,

committee should only consider the planning application as presented and should not consider other speculative future proposals.

5.7 Design and Landscape Impact

Policy CP44 of LPP1 seeks to ensure that the impact of development on local landscape is acceptable. With regard to the AONB it states that high priority will be given to the conservation and enhancement of the natural beauty of the AONB and that planning decisions will have regard to its setting. Policy CP37 of LPP1 requires a good quality of design.

5.8 A structural survey has been submitted with the application. This concludes that, with the exception of part of the north-west yard, the stable buildings are in general good condition. The buildings are constructed of block walls with timber cladding and almost all of the roofs are covered in slate. Objectors are concerned that the changes required to enable the buildings to be used as dwellings, such as internal insulation, will mean far more alteration and rebuilding than is proposed. Officers are aware of a large number of similar rural buildings across the Vale that have been successfully converted to dwellings over many years without significant rebuilding. The evidence is that the buildings are in generally sound condition and officers consider there is no evidence for concluding that significant rebuilding will be necessary. In terms of policy DP7, therefore, officers consider the buildings are of permanent and substantial construction and are capable of conversion without significant reconstruction.

5.9 Unit 1, the north-west yard, will have a small, glazed extension within the yard to provide circulation space. Unit 2 and Unit 3 will have similar glazed corridor extensions but will also have larger extensions. The larger extensions will be of a similar height and similar proportions to the existing stables, and will be constructed using the same external materials, all with the intention of achieving the appearance of natural enclosing elements that reflect traditional courtyard rural buildings. The extensions will be subordinate in scale to the existing stable buildings and, like them, will include stepped changes in slab level to accommodate the local slope. Officers consider they will be acceptable in design terms.

5.10 With regard to landscape impact, the application site lies over 100m from the BOAT to the west, over 200m from the BOAT to the north, and over 200m from Court Hill Road and Windmill Hill to the east. Consequently, the stables are seen at some distance from the closest public vantage points. The proposed internal glazed corridors will not be particularly visible from public viewpoints. Officers consider that the larger extensions to Units 2 and 3 will appear as natural enclosing additions to the stables that do not extend the built form much beyond the existing framework of the stable buildings on the site. It is recommended that permitted development rights are removed for both extensions and alterations to the proposed dwellings, as well as for boundary treatments, to allow for control of the future extent of built form and of the visual appearance of the site.

- 5.11 Objectors are concerned that the proposed residential use of the buildings, and the associated domestic activity, will cause harm to the character and appearance of the area through urbanisation. The application red line encloses the buildings and confirms the intention that the domestic activity associated with the proposed dwellings will be contained within the enclosed form of the buildings. The car parking will also be located within the framework provided by the proposed built form. Consequently, the built form and its associated activity will remain relatively contained and compact and, when viewed from surrounding public vantage points, will be little changed. Therefore, officers consider that the impact of the proposal on the wider landscape of the AONB will be relatively limited and will not cause harm to its natural beauty.
- 5.12 There is also concern about the potential for light pollution from the development and conflict with the dark skies objective. The applicants have confirmed that external lighting will only be installed in accordance with details first agreed with the council. This can be controlled through the use of a planning condition, and this should ensure there is no harmful light pollution from the proposal.
- 5.13 To conclude, in terms of the requirements of policy DP7, officers consider that the proposal respects the character, appearance and setting of the original buildings, and respects the rural landscape character of the locality. In consequence, it is considered that the proposal complies with all relevant aspects of policy DP7.
- 5.14 **Impact on Trees**
Policy CP44 requires that, as part of any development proposal, important trees are retained. There is one significant tree on the application site, a horse chestnut that is the subject of a tree preservation order (97V11) and which lies between Unit 1 and The Cottage. The applicants have clarified that there is an area of existing hard standing under part of the tree's canopy and that, although the proposal will make use of this hard standing for parking, it will not alter the hard standing. The Forestry Officer has assessed the impact on the tree and is satisfied that there will be no harm subject to protection measures during construction which can be controlled by condition.
- 5.15 **Impact on Heritage Assets**
The boundary of the village conservation area lies to the south of the site. Policy CP39 of LPP1 and policy DP37 of LPP2 state that new development must conserve or enhance the special interest, character, setting and appearance of a conservation area. Section 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 states that special attention should be paid to the desirability of preserving or enhancing the character or appearance of a conservation area.
- 5.16 This part of the village conservation area is characterised by significant space that lies between the isolated buildings along Court Hill Road, around the buildings grouped with Antwicks Manor, and up to the northern boundary of the housing on the cul-de-sac, Mill Paddock. The stable buildings on the application site, together with the adjacent Antwick Stud dwellings, sit within a large green

space that runs alongside the boundary of the conservation area and complements the space within the conservation area. This relationship is discernible from the surrounding public rights of way.

- 5.17 The proposal is for a change of use from equestrian business use to a residential use. The residential use will be limited in scale by reason of the small number of dwellings that are proposed. New built form will be added to the stables which will be sympathetic in terms of design and subordinate in terms of scale. It will reflect the courtyard form of locally distinctive, traditional rural buildings. Moreover, the new building will not significantly alter the spatial extent of the existing built framework on the site, or the proximity of it to the conservation area. In addition, the domestic activity and parking associated with the development will be contained by the enclosed built form. It is recommended that permitted development rights for extensions and for boundary treatments are removed to retain future control over the appearance of the site.
- 5.18 In view of the limited scale of both the proposed use and of the proposed additional built form, and the compact and contained nature of the associated activity, officers consider that the contribution of the site to the green, spacious setting of the conservation area will not be materially affected, and the proposal will not cause harm to the character or appearance or setting of the conservation area.
- 5.19 **Residential Amenity**
Policy DP23 of LPP2 seeks to prevent harm to neighbours' amenities from development. The closest neighbouring dwellings to the application site are the two dwellings associated with Antwick Stud, The Cottage and Antwick Stud House. The closest neighbouring dwelling not associated with Antwick Stud is The Coach House, which lies approximately 95m to the south of the application site. The next closest are Antwicks Manor and Antwicks Stud House, approximately 150m away, and no.10 and no.11 Mill Paddock, also approximately 150m away.
- 5.20 The likely level of noise and activity associated with the proposed three dwellings is unlikely to cause harm to the amenities of the adjacent Cottage or Antwick Stud House. In view of the distance to other nearest neighbours, officers consider there is unlikely to be any harmful impact to their amenities either. Consequently, the proposal is considered to be acceptable in this regard.
- 5.21 **Traffic, parking and highway safety**
Policies CP36 and CP37 of LPP1 and policy DP16 of LPP2 require safe access and adequate parking for new development. Paragraph 111 of the NPPF states that development should only be refused on traffic grounds if the impact on highway safety is unacceptable or the impact on the road network would be severe. The County Highways Officer has assessed the application. The site has a lawful business use comprising 37 commercial stables, with a consequential level of traffic that can be reasonably associated with this use. The proposal will effectively replace these 37 stables with three dwellings. In

comparing the lawful use with the expected relatively modest level of traffic associated with three dwellings, the County Highways Officer considers that the existing access onto the main road is acceptable to serve the development. He also considers that the proposal can accommodate a turning area for delivery vehicles, and a passing space on the access drive. These details can be subject to a planning condition. Overall, the proposal is considered to be acceptable in terms of highway and public safety.

5.22 Biodiversity

Policy CP46 of LPP1 requires all development to avoid the loss of biodiversity, including harm to protected species, and to secure biodiversity gain where possible. A preliminary ecological survey has been submitted with the application and this has been assessed by the Countryside Officer. The survey indicates that some day roosts for bats and nests for barn swallows may be affected, but that these can be subject to compensation through the provision of bat boxes, a new nesting swallow barn and bird boxes. The Countryside Officer considers that the details of the compensatory measures can be satisfactorily controlled by planning condition. Subject to this, officers consider there will be no loss of biodiversity and that the proposal complies with policy CP46.

5.23 Drainage

Policy CP42 of LPP1 requires new development to minimise flood risk. The application site is neither at high risk of river flooding, nor at high risk of surface water flooding. Nevertheless, as the proposal is for residential development, officers consider it is prudent to apply conditions requiring pre-commencement agreement of surface water and foul water drainage.

5.24 Contaminated Land

Policy DP27 seeks to remove risk to development from contaminated land. The application includes a contamination risk assessment. This has been assessed by the Environmental Protection Officer. He agrees with the conclusion that there is no contamination risk to the proposal.

5.25 Community Infrastructure Levy

The proposal is for new dwellings and the proposed new floor areas are liable for CIL. The appropriate forms have been submitted.

6.0 CONCLUSION

6.1 The proposal is considered to comply with policy DP7 on the conversion and extension of existing buildings to dwellings in open countryside. The evidence is that the buildings are of permanent and substantial construction and are structurally sound enough to be converted. The impact of the proposed change of use and extensions will be relatively limited and will not harm the AONB. The setting of the village conservation area will be preserved. There will be no harm to neighbours, to highway and public safety, to the protected tree on the site, or to biodiversity. There is no risk from contamination. The proposal is considered to comply with relevant policies of the development plan and with the NPPF.

The following planning policies have been taken into account:

Vale of White Horse Local Plan 2031 Part 1 (LPP1) policies:

- CP35 - Promoting Public Transport, Cycling and Walking
- CP37 - Design and Local Distinctiveness
- CP39 - The Historic Environment
- CP42 - Flood Risk
- CP44 - Landscape
- CP46 - Conservation and Improvement of Biodiversity

A Regulation 10A review (five-year review) for Local Plan Part 1 (LPP1) has been completed. The review shows that five years on, LPP1 (together with LPP2) continues to provide a suitable framework for development in the Vale of White Horse that is in overall conformity with government policy.

Vale of White horse Local Plan 2031 Part 2 (LPP2) policies:

- DP07 - Re-use, Conversion and Extension of Buildings for Dwellings in the Open Countryside
- DP23 - Impact of Development on Amenity
- DP27 - Land Affected by Contamination
- DP28 - Waste Collection and Recycling
- DP37 - Conservation Areas

South Oxfordshire and Vale of White Horse Joint Design Guide 2022

National Planning Policy Framework 2021

Planning Practise Guidance

Equalities Act 2010

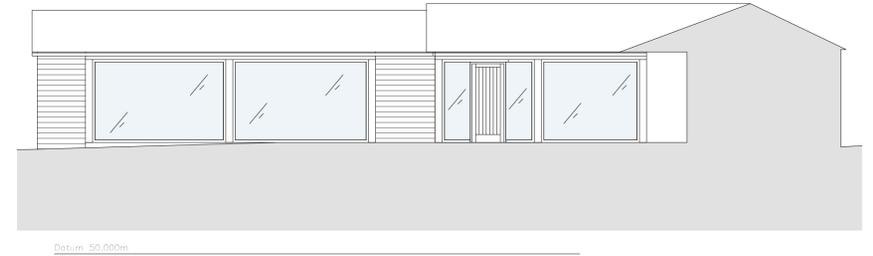
Officers have paid due regard to the duties under Section 149 of the Equalities Act. It is considered that no recognised group will suffer discrimination as a result of the development.

Human Rights Act 1998

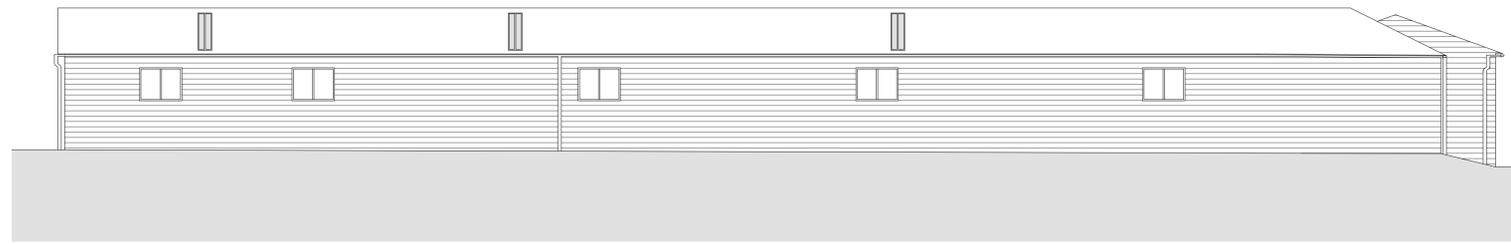
The application has been assessed against the European Convention on Human Rights, particularly Article 1 and Article 8. The individual objections have been balanced against the public interest and the recommendation is considered to be proportionate.

Author: Martin Deans
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Email: planning@whitehorsedc.gov.uk

Appendix 1



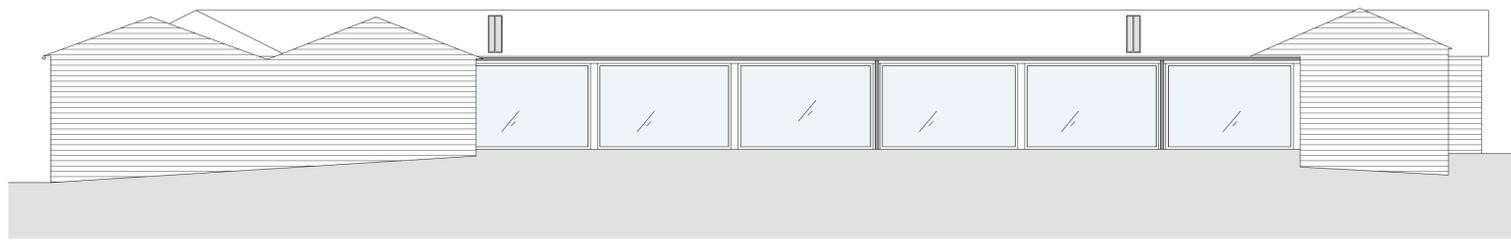
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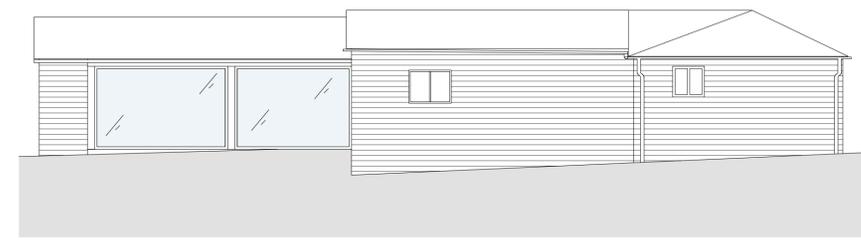
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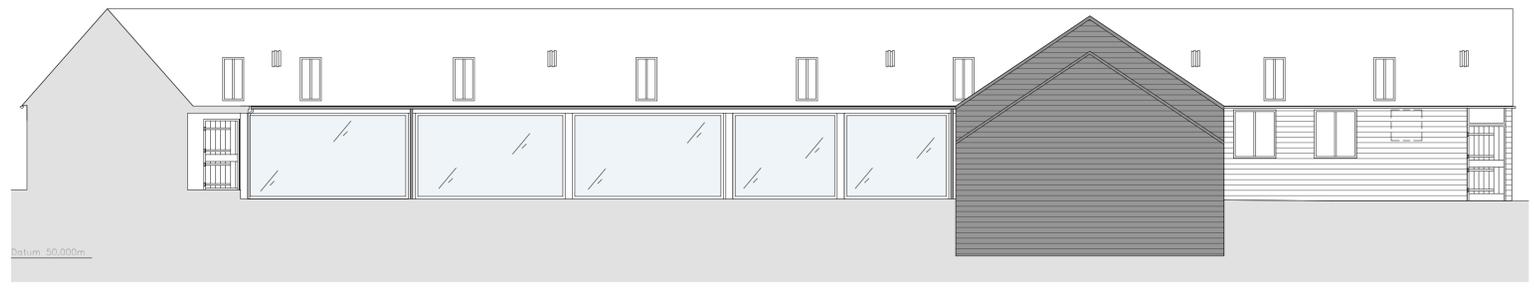


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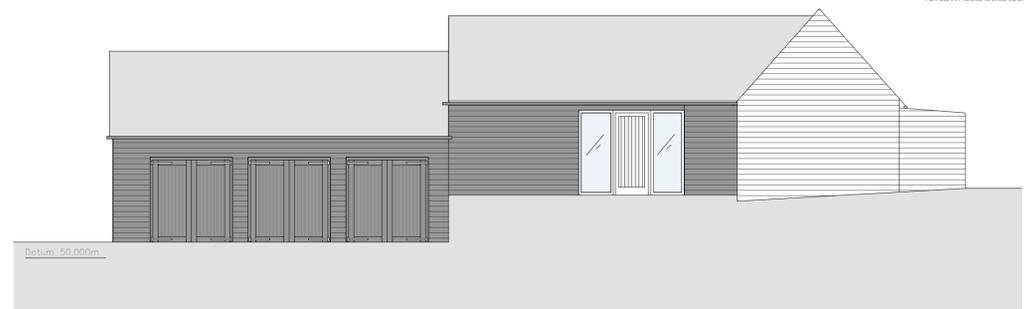


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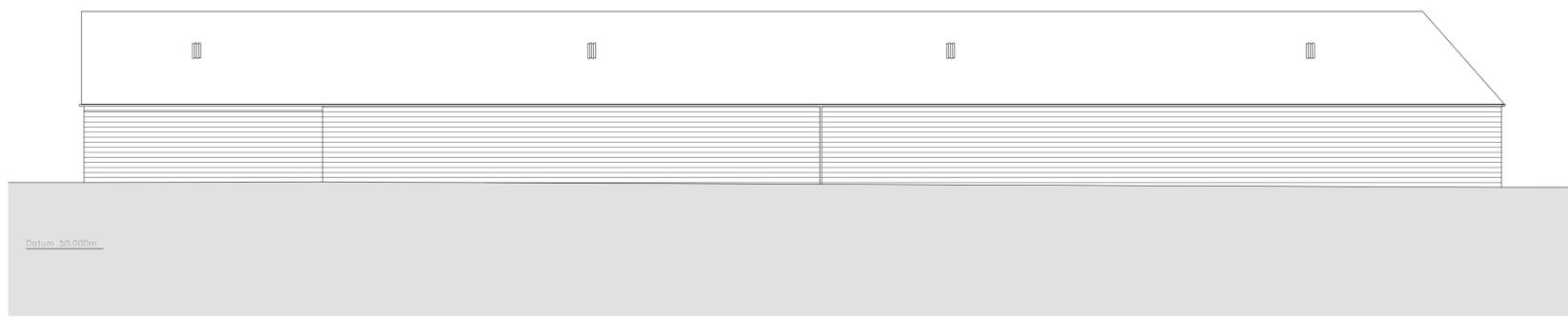
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drawing title
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job/drawing no/revision
21016 - PE0010 - A
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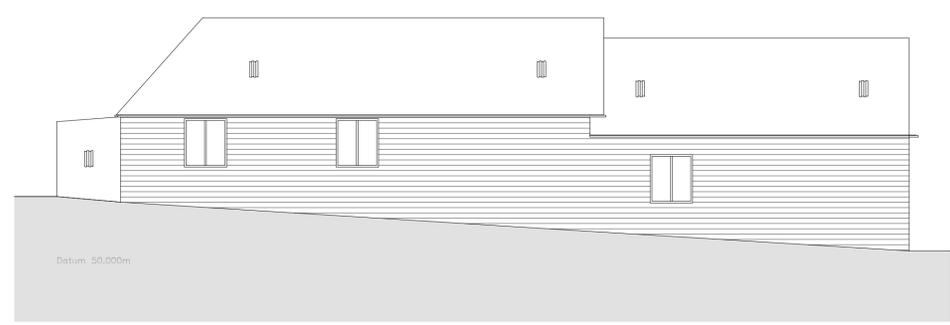
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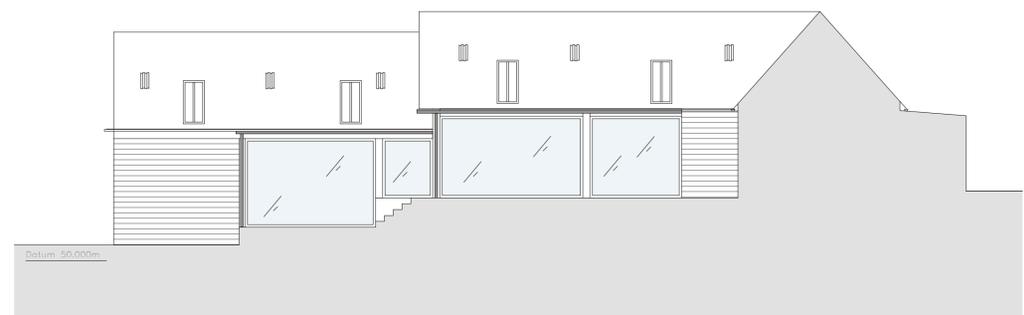
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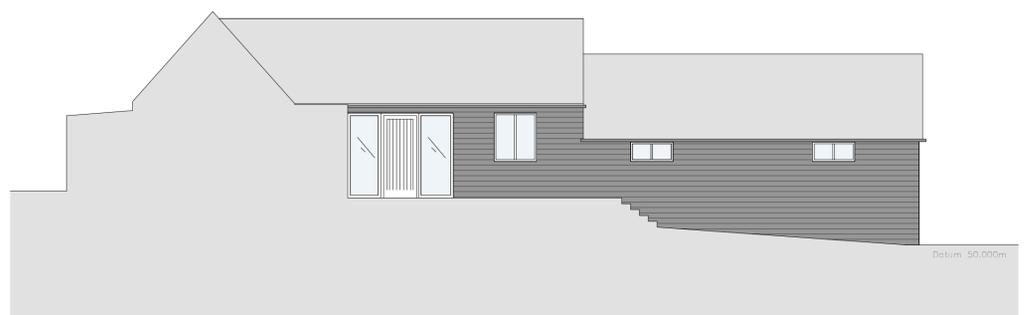
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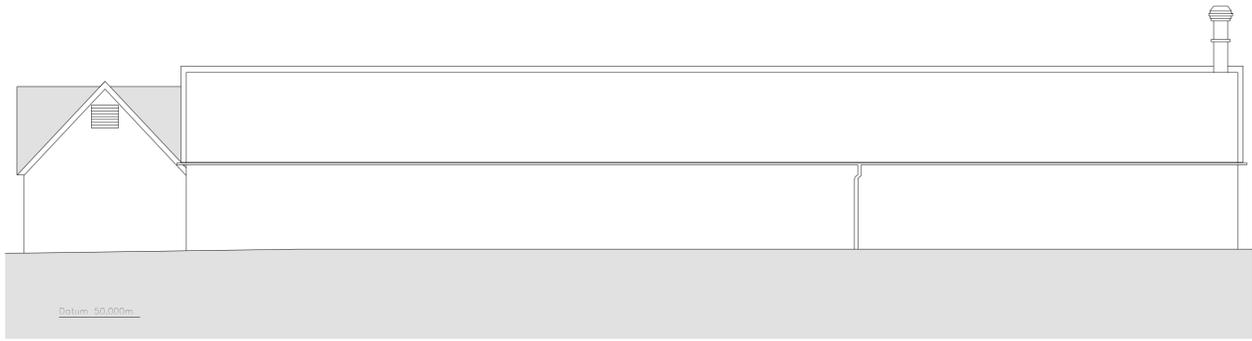


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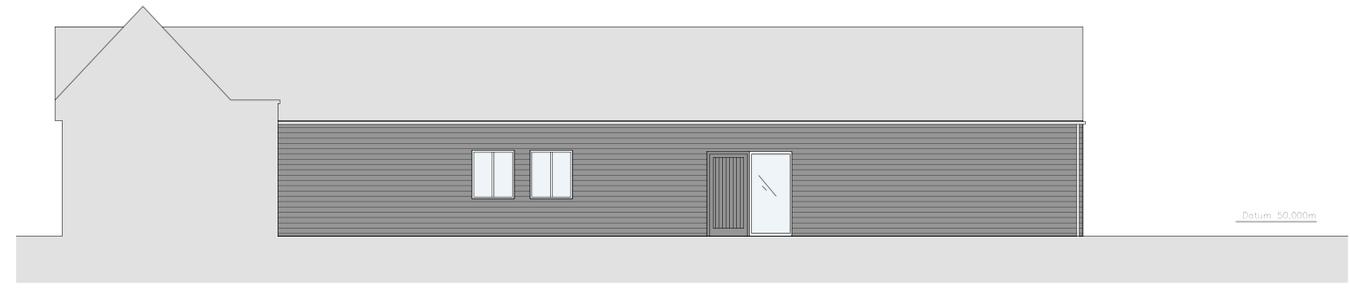


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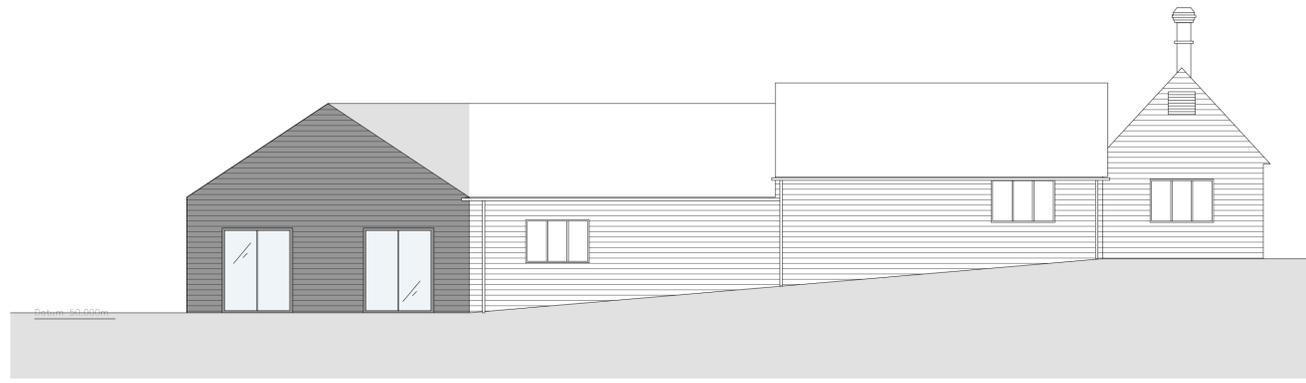
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 B 24/03/22 General Updates
 A 06/10/21 General Updates
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 drawing title
UNIT 2 - PROPOSED ELEVATIONS
 first issued drawn scale # of A1
 21/05/21 MAC 1:100
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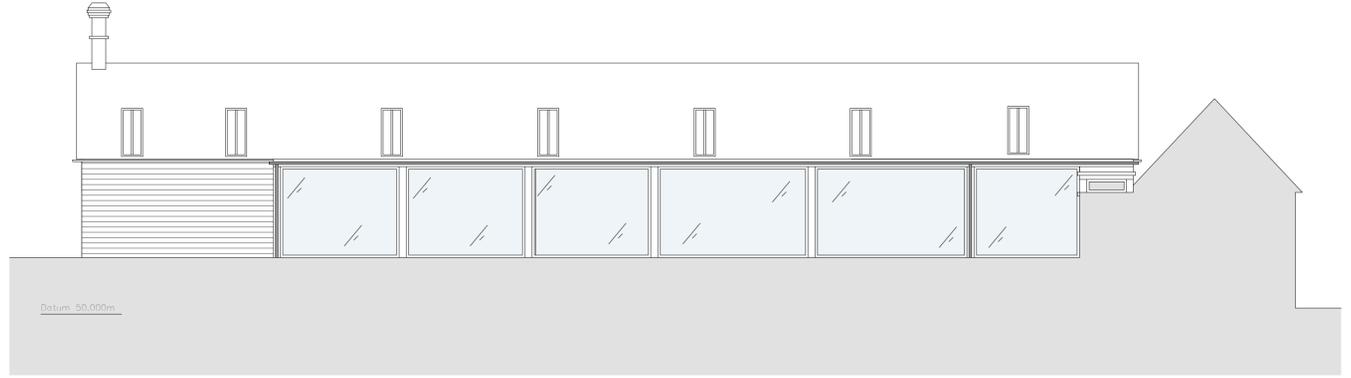
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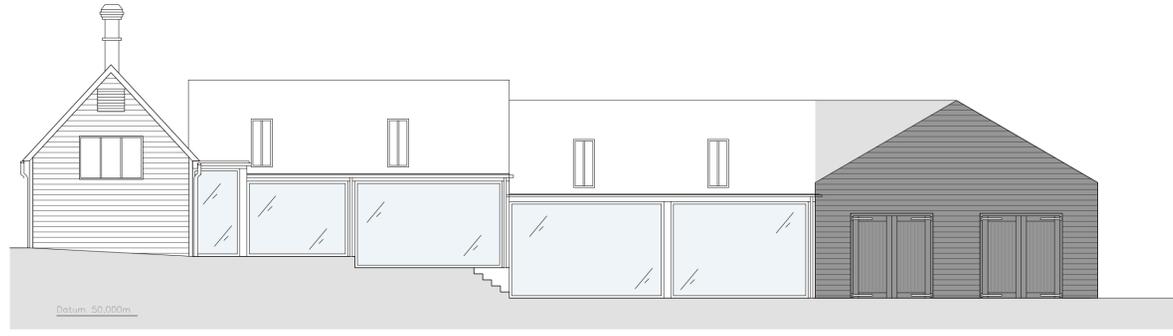


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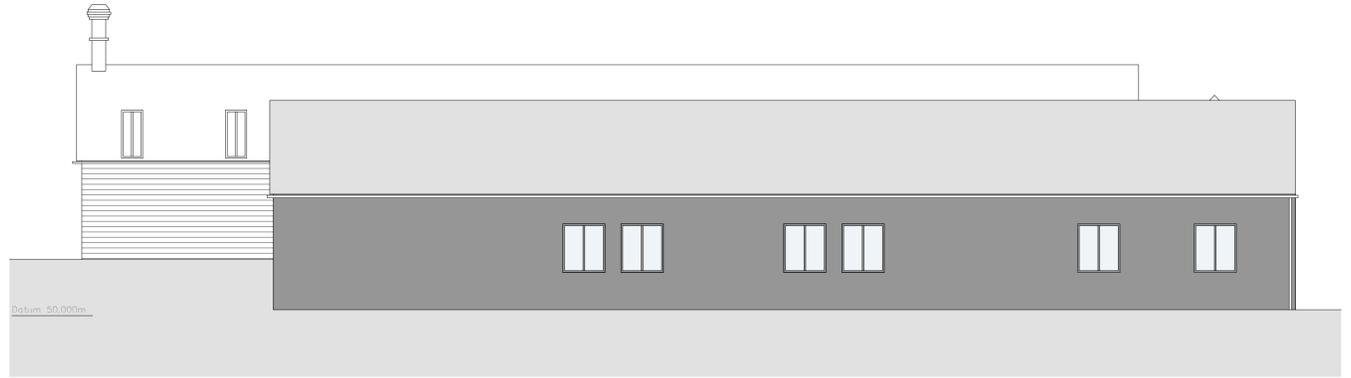


SOUTH ELEVATION - COURTYARD

Page 24

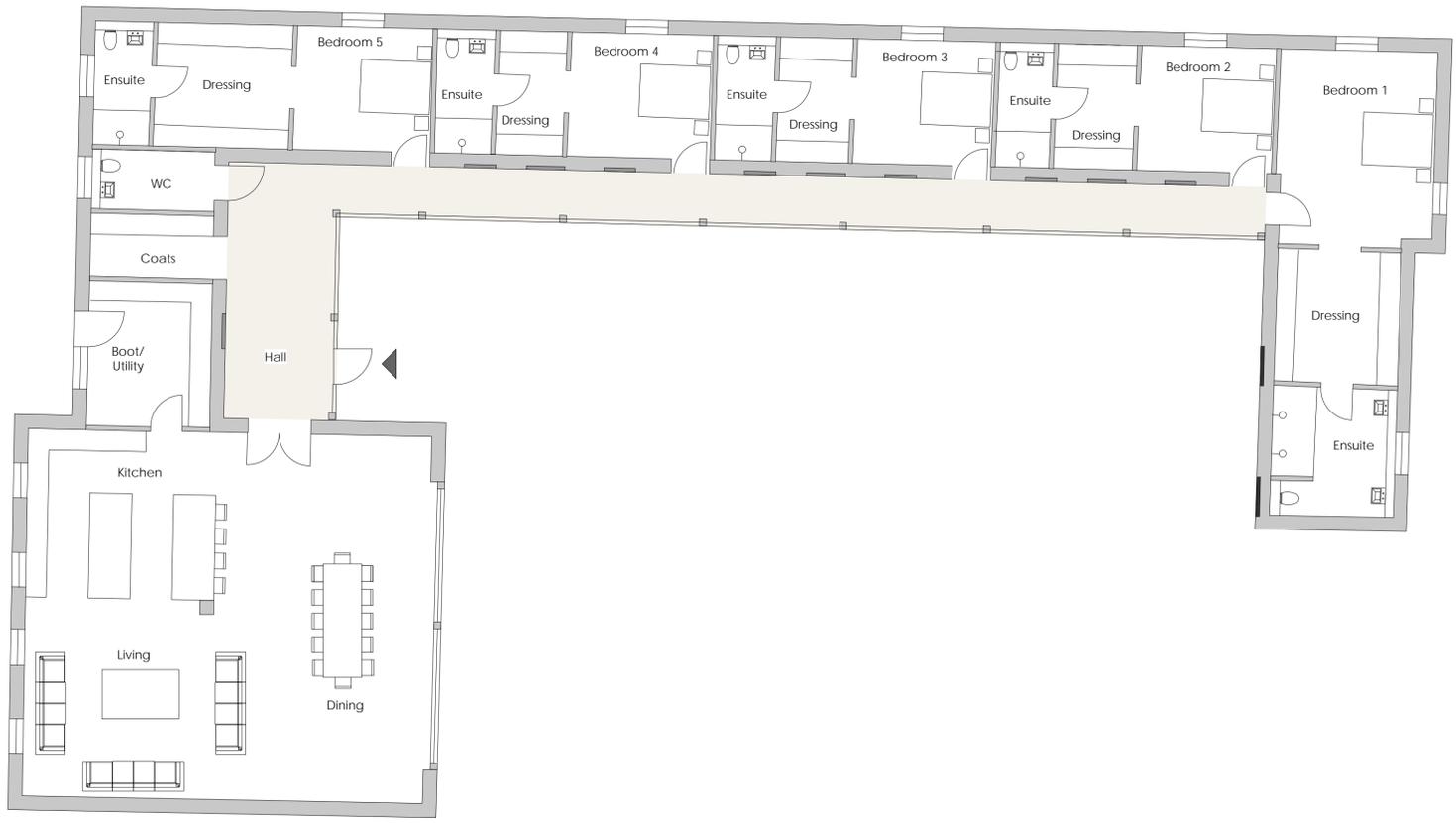


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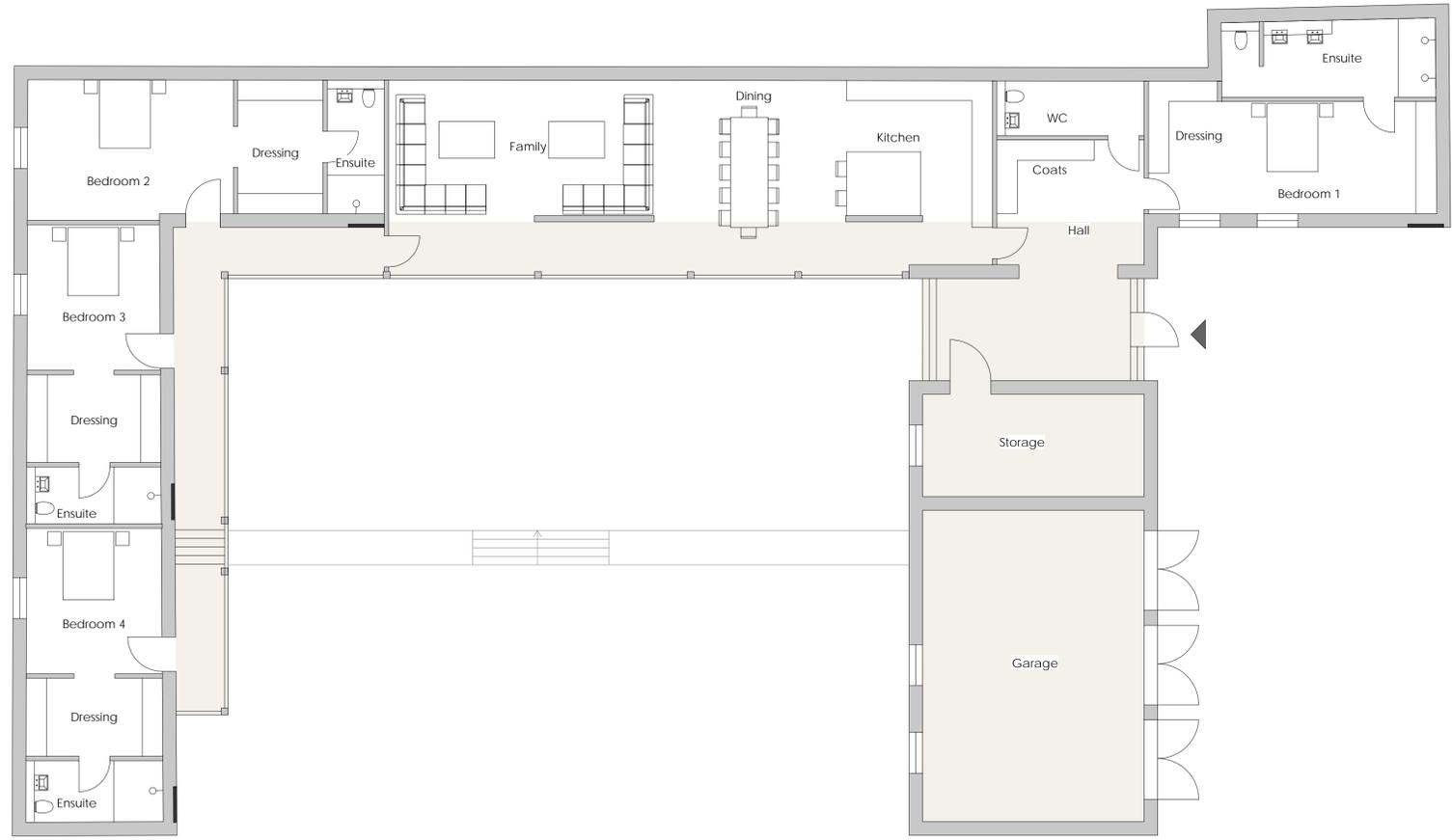


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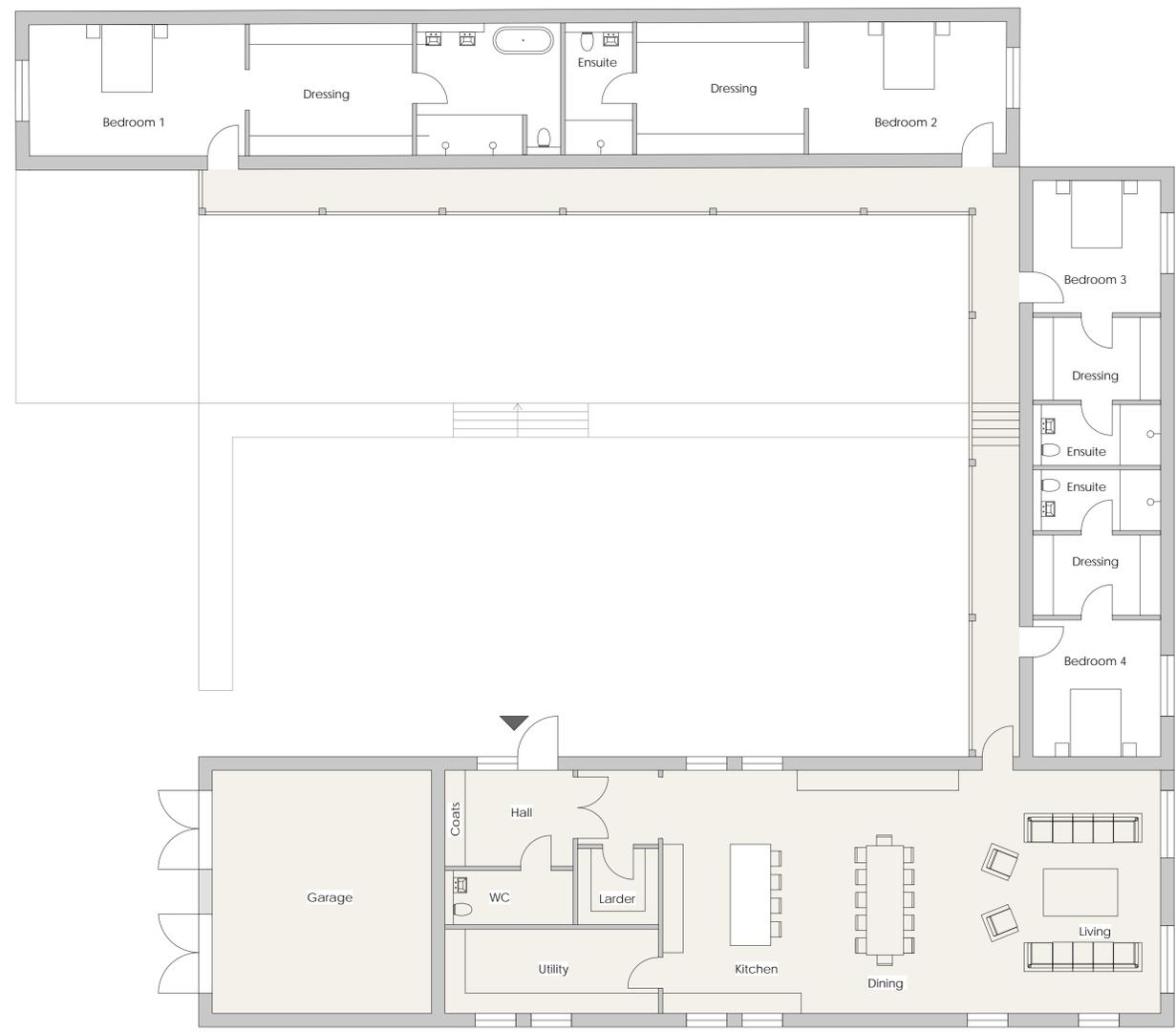
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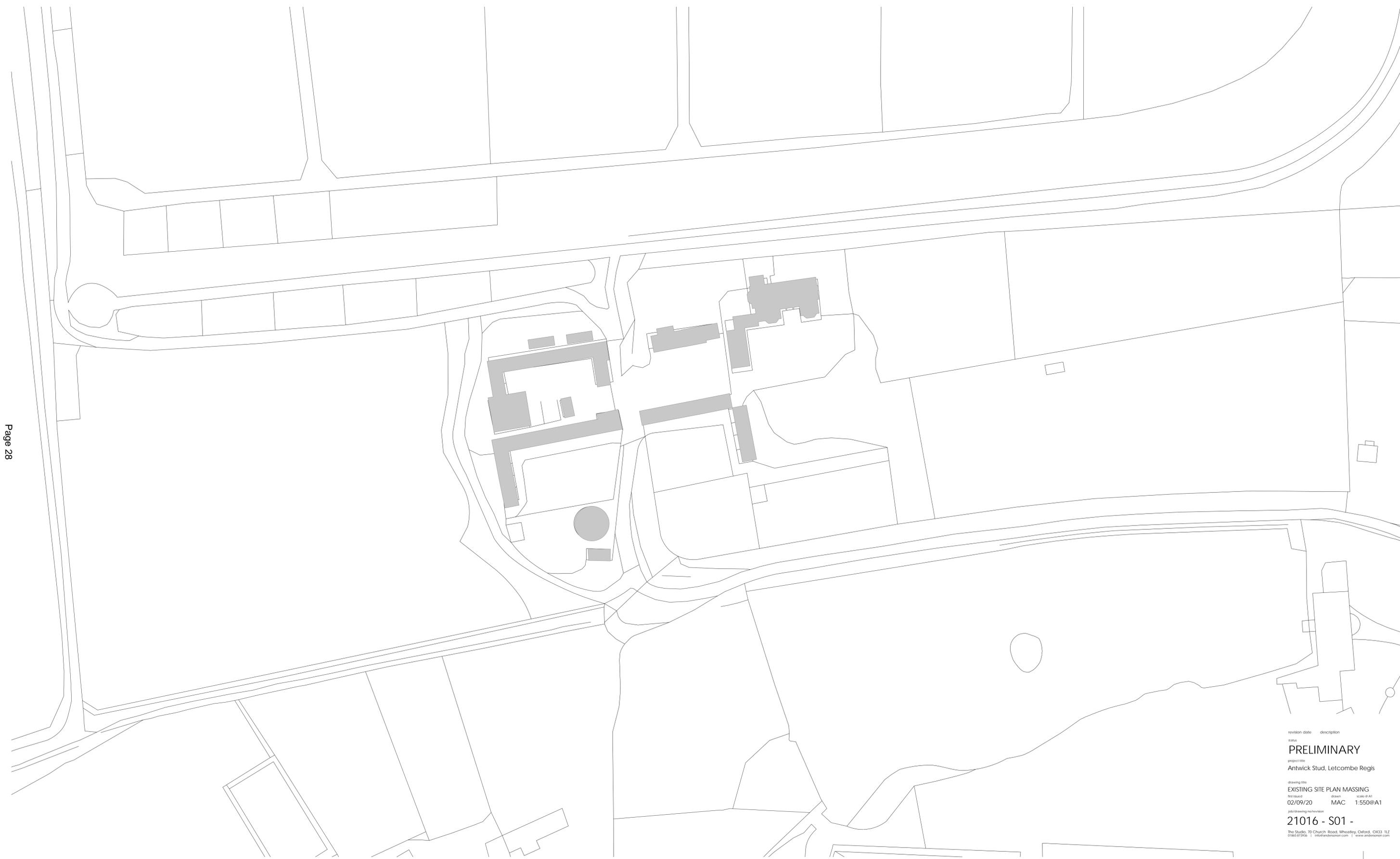
PROPOSED PLAN - UNIT 1



PROPOSED PLAN - UNIT 2



PROPOSED PLAN - UNIT 3



revision	date	description

status
PRELIMINARY

project title
Antwick Stud, Letcombe Regis

drawing title
EXISTING SITE PLAN MASSING

first issued 02/09/20 drawn by MAC scale @ A1

job/drawing no/revision
21016 - S01 -

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Red hatch indicates existing structures to be removed

No works are to undertaken within the R.P.A.
 R.P.A. TPO Tree
 Existing hardstanding
 Nesting Swallow Barn

LIVE APPLICATION
 P21/V2826/HH

RECENT PERMISSION
 ADJOINING SITE
 P20/V1808/FUL

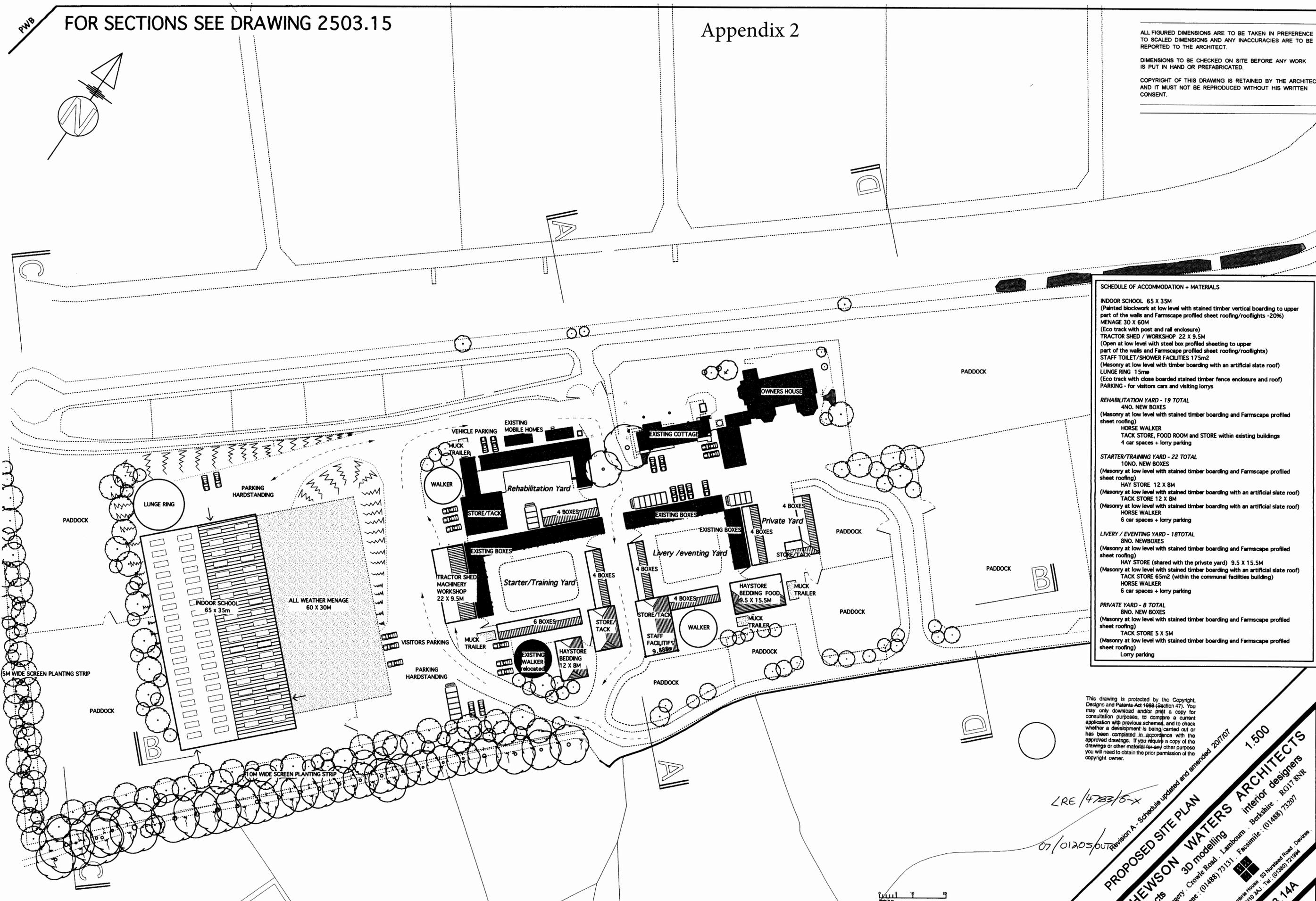
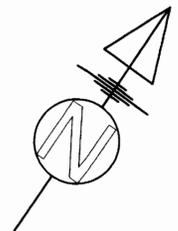
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E	8-4-22	General Updates
D	14-12-21	General Updates
C	06-10-21	General Updates
B	27-05-21	General Updates
A	15-03-21	General Updates

status
PRELIMINARY
 project title
 Antwick Stud, Letcombe Regis
 drawing title
PROPOSED SITE PLAN
 first issued 15/03/21 drawn by MAC scale 1:500@A1
 job/drawing no/revision
21016 - PP0010 - F
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SCHEDULE OF ACCOMMODATION + MATERIALS

INDOOR SCHOOL - 65 X 35M
 (Painted blockwork at low level with stained timber vertical boarding to upper part of the walls and Farmscape profiled sheet roofing/rooflights -20%)
 MENAGE 30 X 60M
 (Eco track with post and rail enclosure)
 TRACTOR SHED / WORKSHOP 22 X 9.5M
 (Open at low level with steel box profiled sheeting to upper part of the walls and Farmscape profiled sheet roofing/rooflights)
 STAFF TOILET / SHOWER FACILITIES 175m²
 (Masonry at low level with timber boarding with an artificial slate roof)
 LUNGE RING 15m²
 (Eco track with close boarded stained timber fence enclosure and roof)
 PARKING - for visitors cars and visiting lorries

REHABILITATION YARD - 19 TOTAL
 4NO. NEW BOXES
 (Masonry at low level with stained timber boarding and Farmscape profiled sheet roofing)
 HORSE WALKER
 TACK STORE, FOOD ROOM and STORE within existing buildings
 4 car spaces + lorry parking

STARTER/TRAINING YARD - 22 TOTAL
 10NO. NEW BOXES
 (Masonry at low level with stained timber boarding and Farmscape profiled sheet roofing)
 HAY STORE 12 X 8M
 (Masonry at low level with stained timber boarding with an artificial slate roof)
 TACK STORE 12 X 8M
 (Masonry at low level with stained timber boarding with an artificial slate roof)
 HORSE WALKER
 6 car spaces + lorry parking

LIVERY / EVENTING YARD - 18 TOTAL
 8NO. NEWBOXES
 (Masonry at low level with stained timber boarding and Farmscape profiled sheet roofing)
 HAY STORE (shared with the private yard) 9.5 X 15.5M
 (Masonry at low level with stained timber boarding with an artificial slate roof)
 TACK STORE 65m² (within the communal facilities building)
 HORSE WALKER
 6 car spaces + lorry parking

PRIVATE YARD - 8 TOTAL
 8NO. NEW BOXES
 (Masonry at low level with stained timber boarding and Farmscape profiled sheet roofing)
 TACK STORE 5 X 5M
 (Masonry at low level with stained timber boarding and Farmscape profiled sheet roofing)
 Lorry parking

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LRE / 4783 / 5-x

07/01205/OUT

Revision A - Schedule updated and amended 20/7/07

PROPOSED SITE PLAN

MATHEWSON WATERS ARCHITECTS
 interior designers

The Old Swanery · Croyle Road · Lambourn · Berkshire · RG17 8NR
 Telephone : (01488) 73131 · Facsimile : (01488) 73207

Studio also at: Capenhurst House · 23 Northwood Road, Devesey, Wiltshire · SN10 3AU · Tel: (01280) 722904

1.500

2503.14A

APPLICATION NO. SITE	P22/V1890/FUL Cedar Glen Harris's Lane Longworth Abingdon, OX13 5EH
PARISH PROPOSAL	LONGWORTH Erection of a new 4 bedroom detached dwelling.
WARD MEMBER(S) APPLICANT OFFICER	(As amended by site plan received 22 August 2022, additional drainage information received 1 September 2022, amended and revised information received 14 September, additional plan received 28 September 2022 and additional information (highways technical note) received 13 October 2022) and revised site plan and visibility splays rec 23 November 2022). Jerry Avery Kilkenny & Gomm Developments Susannah Mangion

RECOMMENDATION

It is recommended that planning permission is granted subject to the following conditions:

Standard:

1. Commencement 3 years
2. Approved plans

Compliance:

3. Ecology implementation
4. Surface water drainage Implementation
5. Foul drainage implementation
6. Landscaping implementation
7. Tree protection (implementation as approved)
8. Materials in Accordance with Application
9. Access, Visibility, Parking & Turning
10. Gates, bin and cycle store
11. Obscure glazing

Informatives:

12. Bats Informative
13. Works within the Highway
14. CIL: General Consent (Vale)

1.0 **INTRODUCTION AND PROPOSAL**

- 1.1 This application is being considered at Planning Committee at the discretion of the Planning Manager.

- 1.2 The application site is lies to the east of Harris's Lane in Longworth and is 0.26ha in area. It comprises the northern half of a former residential plot of a dwelling known as Cedar Glen. Cedar Glen was a 3-bedroom detached bungalow of brick with a plain tile roof, which has since been demolished, along with its associated outbuildings. Other buildings formerly on site comprised the following: a single garage with timber boarding and a corrugated tin sheet roof; a large timber framed workshop in poor condition of timber boarding and a corrugated tin roof; a greenhouse; and a timber framed shed.
- 1.3 The site of the former Cedar Glen is on the edge of one of the built-up areas of Longworth with open countryside to the south. Immediately to the south of the site is a paddock area extending to 0.35 ha. Harris's Lane comprises mainly semi-detached dwellings. To the north are dwellings on Appleton Road. To the east is the rear garden of Chestnut Cottage, beyond which is Woodland Farm.
- 1.3 On 4 May 2022 planning permission was granted (ref. P22/V0007/FUL) for the demolition of Cedar Glen and the erection of a replacement dwelling with integral garage. The replacement dwelling would be located towards the southern boundary of the Cedar Glen site and would be a 4-bedroom 1.5 storey dwelling of red brick with elements of timber cladding and a pitched tiled roof.
- 1.4 The current application seeks to erect a 4-bedroom 1.5 storey detached dwelling on what is effectively the northern half of the former Cedar Glen plot. The new dwelling will be to the north of the dwelling granted permission earlier this year, in the gap between it and the neighbouring dwelling to the north, no.1 Martens Lake. The proposed materials would be buff coloured Bradstone with elements of timber cladding and a pitched roof of slate. Parking associated with the development is proposed to be located forward of the dwelling in addition to within the integral garage and the existing access in the north-west of the site would be used.
- 1.5 Amendments and additional information was submitted during the application process to preclude the need for pre-commencement conditions.
- 1.6 Extracts from the plans are **attached** at Appendix 1.
- 1.7 A site location plan is included below:

(Demolition of existing dwelling and other outbuildings, and erection of replacement dwelling and garage)

[P21/V0076/DIS](#) - Approved (19/04/2021)

Discharge of conditions 3 (Biodiversity), 4 (Drainage Details (Surface Water)), 5 (Drainage Details (Foul Water)), 7 (Landscaping (incl boundary treatment)), 8 (Access) and 10 (Tree Protection) in application P20/V0797/FUL. (Additional information rec 29 March 2021)

Demolition of existing dwelling and other outbuildings, and erection of replacement dwelling and garage.

[P20/V0797/FUL](#) - Approved (24/06/2020)

Demolition of existing dwelling and other outbuildings, and erection of replacement dwelling and garage.(as amended by revised drawing PL-02A existing and proposed site layout and site photographs received 7 April 2020, as amplified by letter from Agent received 30 April 2020 and amended by drawings received 8 June 2020).

[P19/V2607/O](#) - Refused (21/01/2020)

Outline permission for the demolition of all existing buildings, and erection of one detached two-storey dwelling together with the erection of a pair of two-storey semi-detached dwellings with parking and associated access. (As amended by revised site layouts and illustrative street elevations showing retention of silver birch received 5 December 2019)

[P19/V1858/O](#) - Approved (09/09/2019)

Demolition of existing dwelling and other outbuildings, and erection of replacement dwelling and garage

4.0 **ENVIRONMENTAL IMPACT ASSESSMENT**

- 4.1 The proposed development is neither of a sufficient scale, nor within a location of sufficient environmental sensitivity, to require an EIA.

5.0 **MAIN ISSUES**

5.1 **Current Housing Policy and the Principle of Development**

The site is located on the edge of Longworth, a settlement identified at policy CP3 as a smaller village with a low level of services and facilities, where any development should be modest and proportionate in scale, and primarily be to meet local needs. Policy CP4 manages development in the smaller villages and states that limited infill development may be appropriate within the existing built areas of these settlements, or if it is allocated within an adopted Neighbourhood Development Plan or future parts of the Local Plan 2031. Proposals for limited infill development should be in-keeping with local character, proportionate in scale and meet local housing needs.

- 5.2 The Longworth Neighbourhood Plan is also a key consideration in respect of the proposal due to its definition of 'limited infill'. This requires development to be:

- within the built-up areas on available sites that fall between existing houses

- design must be in keeping with the majority of properties in the immediate area
 - developments must retain appropriate road frontage to substantiate the proposed development and also with access direct from an existing adopted/adoptable road
 - provision for off road parking for at least two vehicles per property is desirable for all developments to avoid congestion
 - development must consist of no more than one of the following on any single site: 2 detached homes; 1 pair of semi-detached home and 1 detached home; 1 terrace of up to 3 homes.
- 5.3 Whilst the proposed site is not currently between existing houses, as explained in paragraph 1.3 above, planning permission has been granted for a replacement dwelling to be erected on the southern part of the Cedar Glen site, which is to the south of the current application site. (See fall-back position below).
- 5.4 With regard to character considerations of the Neighbourhood Plan policy above, the homes within the immediate vicinity of the site on Harris' Lane comprise mainly semi-detached 2-storey homes with hipped roofs. However, more widely, including on Appleton Road there is more variety of house type including bungalows and two-storey dwellings with both hipped and gabled roofs constructed using a variety of materials including brick, render and stone with tiled roofs. Officers consider the proposed scale, form, appearance and materials of the proposed dwelling to be broadly acceptable, having regard to Neighbourhood Plan requirements.
- 5.5 With regard to meeting local housing needs, there is no evidence of local housing needs in the Neighbourhood Plan, so officers rely upon the need expressed within the Local Plan evidence and the controls on the scale and suitability of new housing development contained within policies CP3 and CP4 of LPP1.
- 5.6 **Fall-back position**
Planning permission was granted on 4 May 2022 (ref. P22/V0007/FUL) for the erection of a replacement dwelling with integral garage. The new dwelling would be located on the southern part of the Cedar Glen site. The existing structures on site have been demolished, so officers consider it likely the replacement dwelling will be constructed.
- 5.7 The weight to be attached to a 'fallback' option has been relatively well-defined by court cases including, inter alia, *Spackman v SOS & Thamesdown BC*, *Snowden v SOS & City of Bradford MC*, *Gwinnell v SOS & LB Islington* and *Simpson v SOS and Medway Council*. In short, these cases identify that the weight to be attached to a 'fallback' option increases commensurately with the likelihood of that scheme being implemented if an alternative option, requiring planning permission, is refused.
- 5.8 These issues are encapsulated in the judgement of Mr George Bartlett QC with regard to the Simpson case, where he stated:

“The essence of any fallback position is that although the proposed development might have an adverse effect, if planning permission were withheld, other uses or operations with adverse effects but not requiring planning could also be carried out, so that in the final evaluation, the proposed development ought to be judged acceptable in view of what might occur if permission for it was refused (see Snowdon v SoS). A fallback position has two elements that need to be established before it can be brought into the evaluation and used to justify the grant of permission. The first is the nature and content of the alternative use or operation. The second is the degree of likelihood of the alternative being carried out”.

- 5.9 In this case, it is relevant as part of the decision-making process to consider that the applicant can construct a replacement dwelling to the south of the current application site, which creates a gap into which an infill dwelling could then be erected. The current proposal is for that infill dwelling. This would then comply with the Neighbourhood Plan requirement for infill to be between existing houses.
- 5.10 Consequently, officers consider that the existence of the ‘fallback’ position and the distinct likelihood of the home already permitted being erected, should be given weight in the decision-making process.
- 5.11 The existence of the fall-back means the current application is crucially different to the former refused application referred to be the Parish Council, P19/V2607/O. This former application was for the redevelopment of the whole Cedar Glen site to provide three dwellings. It was not an application for infill development, whereas officers consider the current application is for infill development. This explains the different stance officers have adopted.
- 5.12 **Design and Layout**
Policy 2 of the Longworth Neighbourhood plan seeks to ensure the scale and layout of development proposals (amongst other considerations) maintains and enhances the character of the village. Policy CP37 requires new development to be of a high-quality design that responds positively to the site and its surroundings. The NPPF also gives weight to the need for good design and the JSVDG gives further advice in respect of good design principles.
- 5.13 The proposed dwelling would be of comparable form and scale to the dwelling already granted permission on the southern side of the site and the density of development would be in-keeping with that of the locality. The form of the dwelling would be articulated with a lower element over the integral garage and it includes gabled projections. The varying eaves heights, which are set low to the front elevation, would help moderate the visual impact of the building. Officers consider the dwelling would appear broadly sympathetic to the character and appearance of the area.
- 5.14 **Residential Amenity**
Policy DP23 requires that development will not result in significant adverse impacts on the amenity of neighbouring uses. Officers are satisfied the distance of the proposed dwelling from the dwellings to the north and the home which

has been permitted to the south of the site would ensure there is no visual dominance or unacceptable loss of light.

- 5.15 There would be no side facing windows to the north elevation of the proposed home. Side facing windows to the south elevation would serve an en-suite and a secondary bedroom window, also benefitting from a rear-facing window. Both side facing windows to the first floor south elevation would need to be conditioned to be obscure glazed to ensure there is no overlooking or loss of privacy in relation to the permitted dwelling to the south, particularly as the permitted dwelling benefits from a side facing first floor bedroom window to its north elevation. Views from this permitted window it will be towards the side elevation of the proposed dwelling and, in view of the separation between the two (approximately 6m), officers do not consider the relationship to be problematic.
- 5.16 **Landscape and Visual Impact**
Policy CP44 requires that development should preserve and promote local distinctiveness and diversity. The silver birch tree to the site frontage is proposed to be retained and tree protection measures are proposed to be put in place during development. Supplementary planting comprising six fruit trees and mixed native hedging is proposed to be undertaken on site and the council's Forestry Officer had no objection to the proposal, subject to the development being undertaken in accordance with the submitted Arboricultural Method Statement, Tree Protection and Planting plans. These elements would be controlled by conditions.
- 5.17 **Flood Risk and drainage**
Policy CP42 seeks ensure development provides an appropriate, sustainable drainage strategy. The council's Drainage Engineer had no objection to the development subject to implementation of the proposed drainage scheme which would be controlled by conditions .
- 5.18 **Traffic, parking and highway safety**
Policies CP35 and CP37 of LPP1 and policy DP16 of LPP2 require safe access and adequate parking. The proposal demonstrates adequate off-road parking provision and turning space and the Highways Liaison Officer is satisfied with the access arrangements. There is sufficient space for cycle storage to be accommodated on site, details of which can be required to be provided by pre-occupation condition.
- 5.19 **Biodiversity**
Biodiversity policy CP46 seeks to protect and enhance biodiversity. The council's Countryside Officer considers the scheme is acceptable subject to a condition to implement the submitted biodiversity and mitigation enhancement strategy. This would minimise the impacts of development on, and secure net gains for biodiversity.
- 5.20 **Waste Management**
Policy DP28 of LPP2 requires sufficient space for the provision of refuse and recycling storage. Officers consider there is sufficient space for bin and

recycling storage to be accommodated on site, details of which can be required to be provided by pre-occupation condition.

6.0 **CONCLUSION**

6.1 Officers consider the principle of the development to be acceptable and generally in-line with development plan policy in respect of infill development within Longworth. The proposed dwelling is of a scale and form which is broadly sympathetic to the character of the local area does not give rise to unacceptable concerns regarding amenity impacts, biodiversity or the landscape. The access and proposed parking provision is acceptable, and the proposal accords with the aims of the development plan and the National Planning Policy Framework.

The following planning policies have been taken into account:

Vale of White Horse Local Plan 2031 Part 1 (LPP1)

(A Regulation 10A review for Local Plan Part 1 (LPP1) was completed in December 2021, evaluating LPP1's policies for their consistency with national policy, considering current evidence and any relevant changes in local circumstances. The review shows that five years on, LPP1 (together with LPP2) continues to provide a suitable framework for development in the Vale of White Horse that is in overall conformity with government policy.)

CP01 - Presumption in Favour of Sustainable Development

CP03 - Settlement Hierarchy

CP04 - Meeting Our Housing Needs

CP08 - Spatial Strategy for Abingdon-on-Thames and Oxford Fringe

CP33 - Promoting Sustainable Transport and Accessibility

CP35 - Promoting Public Transport, Cycling and Walking

CP37 - Design and Local Distinctiveness

CP39 - The Historic Environment

CP42 - Flood Risk

CP44 - Landscape

CP46 - Conservation and Improvement of Biodiversity

Vale of White Horse Local Plan 2031 Part 2 (LPP2)

DP02 - Space Standards

DP16 - Access

DP23 - Impact of Development on Amenity

DP28 - Waste Collection and Recycling

DP29 - Settlement Character and Gaps

Neighbourhood Plan

This Longworth Neighbourhood plan was made (adopted) as part of the district council's development plan on 16 October 2016.

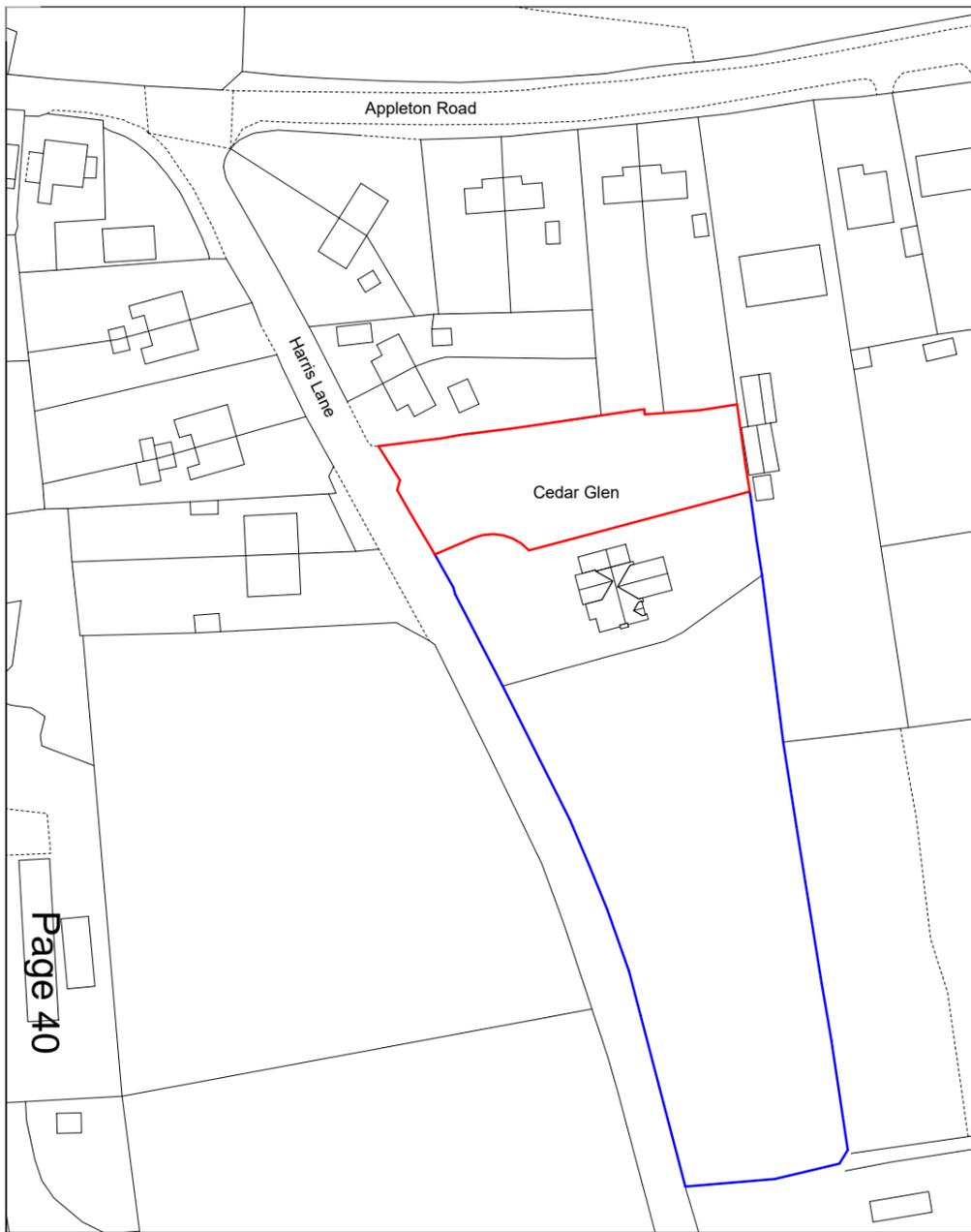
Policies:

Policy 1

Policy 2

Joint South Oxfordshire and Vale of White Horse Local Plan, 2022

Author: Suzannah Mangion
Contact No: 01235 422600
Email: planning@whitehorsedc.gov.uk



Location Plan
1 : 1250

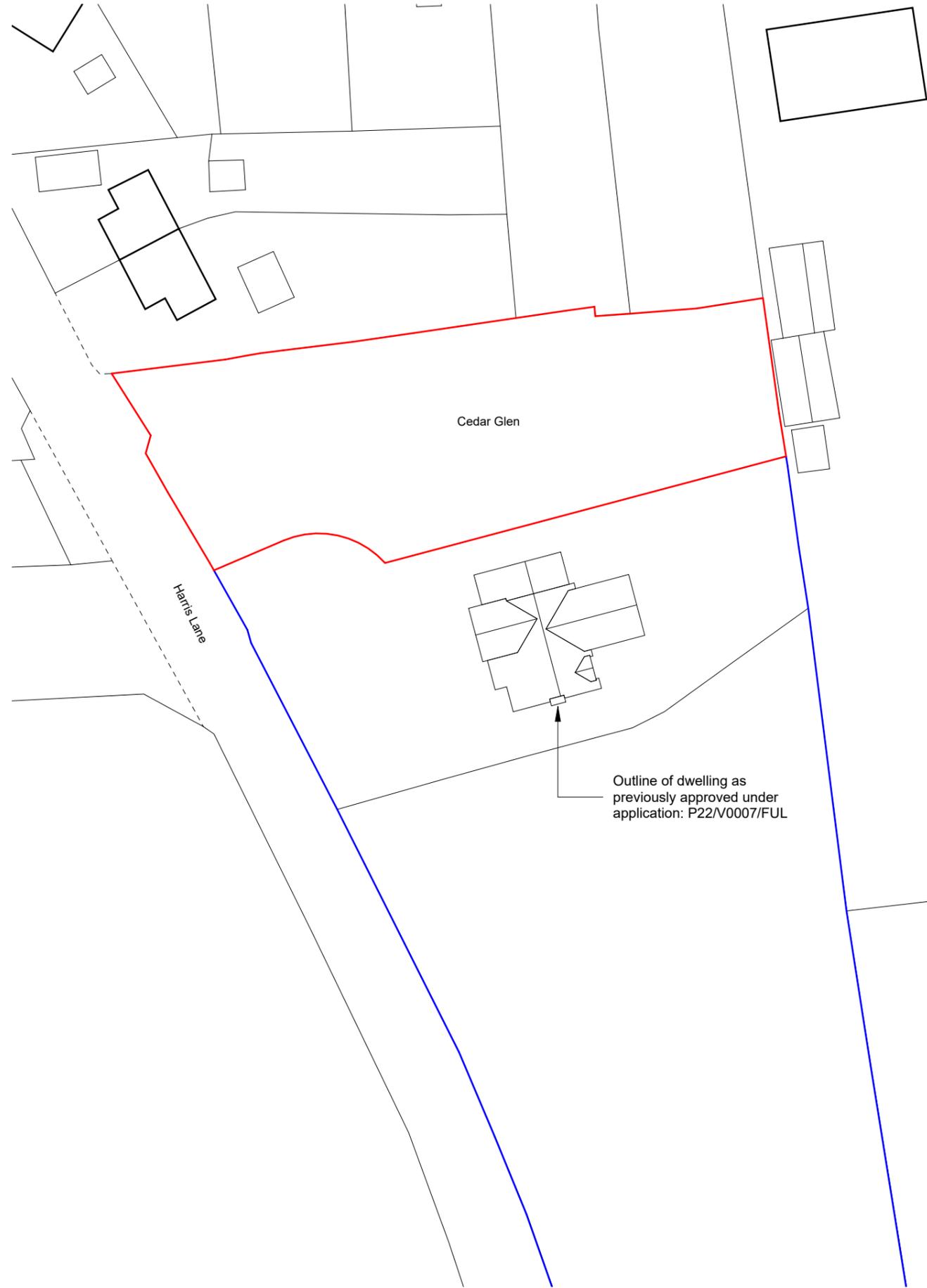
Page 40



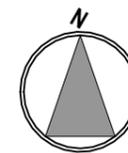
SCALE 1:1250 @ A3



SCALE 1:500 @ A3



Block Plan
1 : 500



GENERAL NOTES

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2. This drawing should be read in conjunction with all other project related drawings, specifications and documents.
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Rev	Date	By	Chk	Comment
A	11.05.2022	RK	NC	Planning Issue

Appendix 1

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Client:

Killkenny Gomm

Project Title:

Cedar Glen

Drawing Title:

Location and Block Plan

Status:

PLANNING ISSUE

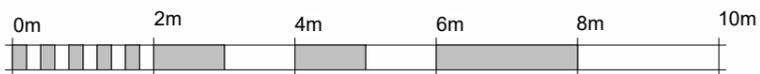
Issue Date: 11.05.2022	Scale @ A3: As indicated	Drawn: RK	Checked: NC
Job No 210385	Discipline A	Type ST	Number 001
		Revision A	



Proposed Side Elevations 1:100



Proposed Front Elevations 1:100



SCALE 1:100 @ A3

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Rev	Date	By	Chk	Comment
B	07.09.2022	RK		Garage amended following highways comments
A	11.05.2022	RK	NC	Planning Issue

Materials Key

1. Timber cladding
2. Bradstone Rough Dressed Stone: Buff
3. Slate

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Client:

Kilkenny Gomm

Project Title:

Cedar Glen

Drawing Title:

Proposed Front and Side Elevations

Status:

PLANNING ISSUE

Issue Date:	Scale @ A3:	Drawn:	Checked:	
11.05.2022	1 : 100	RK	NC	
Job No	Discipline	Type	Number	Revision
210385	A	EL	204	B

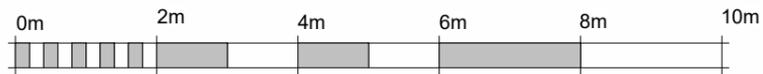


Proposed Side Elevations 1:100

Page 42



Proposed Rear Elevations 1:100



SCALE 1:100 @ A3

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2. Bradstone Rough Dressed Stone: Buff
3. Slate

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Client:

Killkenny Gomm

Project Title:

Cedar Glen

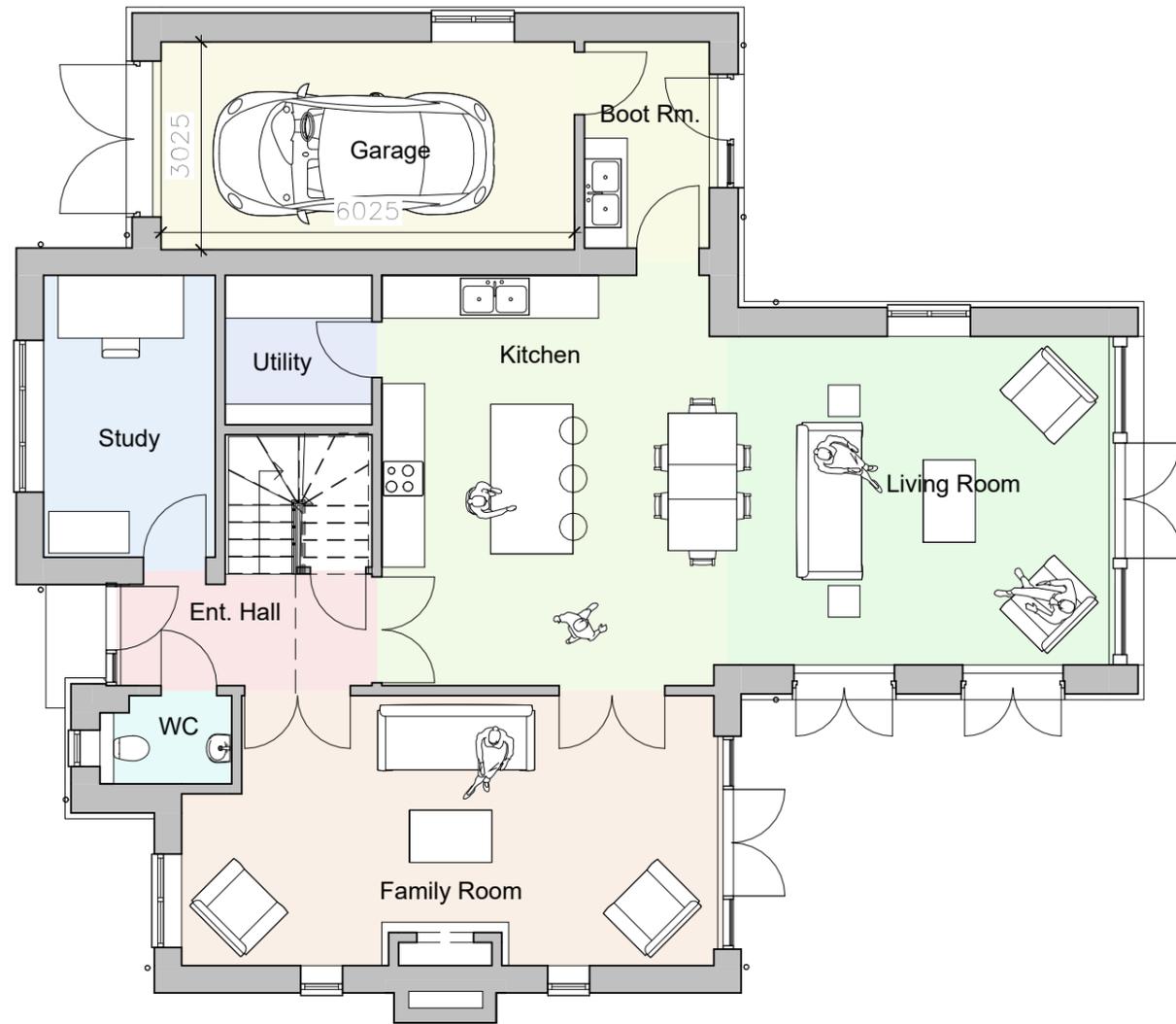
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Proposed Rear and Side Elevations

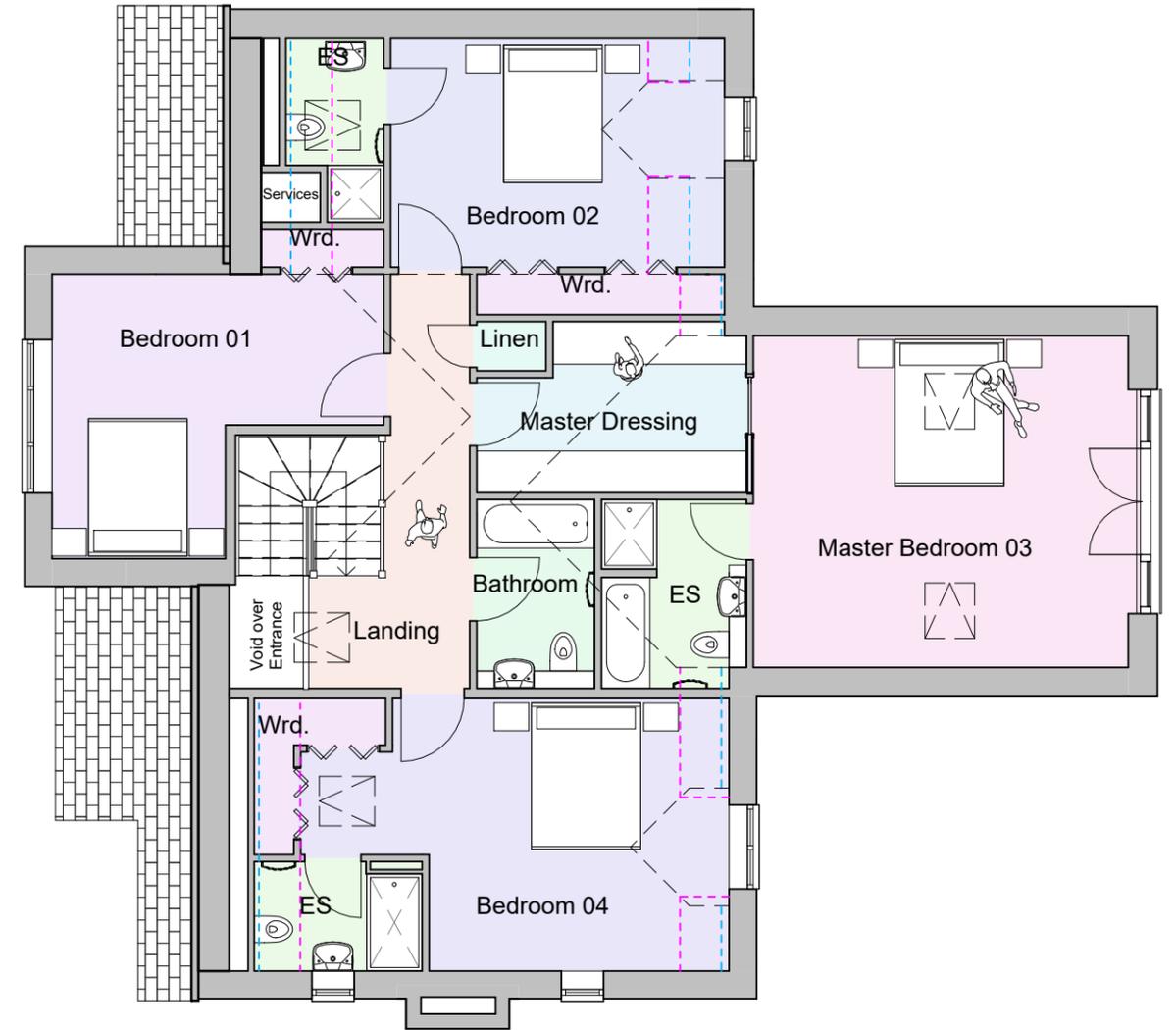
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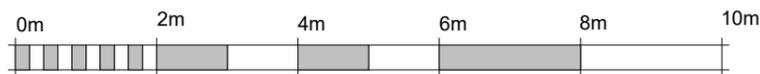
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210385	A	EL	203	B



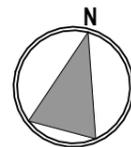
Proposed Ground Floor Plan



Proposed First Floor Plan



SCALE 1:100 @ A3



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Rev	Date	By	Chk	Comment
B	07.09.2022	RK		Garage amended following highways comments
A	11.05.2022	RK	NC	Planning Issue

- - - - - Indicates previously consented dwelling
- - - - - 1.5m Headroom
- - - - - 2.0m Headroom

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Client:

Killkenny Gomm

Project Title:

Cedar Glen

Drawing Title:

Proposed Plans

Status:

PLANNING ISSUE

Issue Date:	Scale @ A3:	Drawn:	Checked:	
11.05.2022	1 : 100	RK	NC	
Job No	Discipline	Type	Number	Revision
210385	A	PL	102	B

