



CHIPPING NORTON TOWN COUNCIL

THE GUILDHALL, CHIPPING NORTON, OXFORDSHIRE, OX7 5NJ

Tel: 01608 642341

Email: deputyclerk@chippingnorton-tc.gov.uk

Office Hours: Mon – Fri 9am – 1pm
www.chippingnortontowncouncil.co.uk

TOWN CLERK: Ms Luci Ashbourne

Minutes of a Planning Sub-Committee Meeting held on the 8th November 2022, at 2pm in The Council Chamber, Chipping Norton Town Hall

PRESENT: Cllrs David Heyes (Chair), Sandra Coleman, Jo Graves

ALSO PRESENT:

Luci Ashbourne, Town Clerk

Katherine Jang, Deputy Town Clerk

12 Members of the public

PSC7	Apologies for absence No apologies for absence were received.
PSC8	Declarations of interest No declarations of interest were received.
PSC9	Minutes AGREED: That the Minutes of the sub-committee meeting held on the 17 th August 2022 were approved as an accurate record of the meeting by the Chair.
PSC10	Applications for consideration and planning appeals APPLICATION NO: 22/02681/HHD PROPOSAL: Replacement of existing timber windows with aluminum secondary windows, PCVU vertical sliding sash windows and PVCU casement windows together with replacement timber door with new PVCU entrance door. LOCATION: Fenton House, Banbury Road, Chipping Norton No objection, no comment. APPLICATION NO: 22/02680/FUL PROPOSAL: Construction of a pair of semi-detached dwellings with associated vehicular access. LOCATION: Land to the rear of 58 West Street Chipping Norton, Oxfordshire <i>"Re: Planning Application 22/02680/FUL This is a collective objection from the residents of Bell Yard. Bell Lane, West Street, Chipping Norton.</i> <i>The residents strongly object to the proposed development of two 3-bedroom 3-storey houses on Bell Lane. The lane is a narrow, private lane and the building site has been achieved by garden-grabbing with an entrance made by knocking down an historic stone wall without permission. There has never been legal access to the site from the lane.</i>



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The proposed building is completely overbearing being about 9.5m to the ridge, completely overshadowing No. 2 Bell Yard, and only 6m from this house wall, severely compromising privacy as all windows are habitable rooms. The height of the building would completely block all natural light to this property. The building would overlook the back of properties on West Street and Vernon Court, even more so because of a bizarre balcony on the first floor of one property, totally out of keeping with surrounding properties.

The lane is only 4m wide, narrowing at Burford Road end. Construction traffic would be extremely hazardous. There are zero places to park, unload or turn as required for Health and Safety/Building Regulations. Emergency vehicles would not be able to access Bell Yard, and scaffolding would cause a major and dangerous obstruction on private land to all residents and pedestrians.

Surface water from the new build would greatly impact the Listed Building on the lane, which has already been flooded.

The two parking spaces on the Plan, apart from being inadequate, are unlikely to be accessed without trespassing onto private land, and again there is no turning space for them to exit their parking spaces in a forward motion, which is required by Building Regulations. Next to one space is a telegraph pole which would impede exit and visibility. The same safety concerns resulted in The Old Farm House on West Street having permission refused to make a parking space exiting onto West Street.

Bell Lane is signposted "Permissive Pedestrian Pathway" only and has a barrier which can be erected from time to time to remind people of this. The lane is used daily by school children, and children play outside.

We hope that you will support our objections, all of which have been posted on the WODC Planning site and request that the Application is considered by the Uplands Planning Sub-Committee where it can be pointed out that there are many more discrepancies in the Planning Application.

We will be attending the meeting on 8th November, and Mr Terry Bartholomew has registered to speak."

The Chair suspended standing orders to hear public participation:

Public Participation: Residents strongly object to the planning application above due to numerous reasons. There is no legal access to the site other than the private lane. The proposed development is out of scale with existing dwellings and would block natural light to #2 Bell Yard and would overlook properties on West Street. There is no parking and unloading/turning space. Emergency vehicles would not be able to access Bell Yard.

Residents cite West St Farm House having an application refused due to the lack



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of safe parking. The resident also note multiple discrepancies in the planning application documents.

The Chair resumed standing orders to discuss the above planning application:

Objection – Chipping Norton Town Council strongly objects to this application. The relevant material considerations include:

Overlooking/loss of privacy:

The front wall of this proposal is 6 metres from 2 Bell Yard, with windows facing occupied rooms on both floors in number 2.

In addition the proposed dwelling overlooks the rear of numbers 58-64 West Street and some of the properties in Vernon Court.

Loss of light or overshadowing:

At a proposed height of 9 metres, a mere 6 metres to the south of 2 Bell Yard, the loss of light would be substantial and unreasonable.

Parking:

While there is provision for a single parking place for each house, there is no other parking available nearby. In addition, the width of the lane at that point would suggest it will not be possible to enter or leave the parking places in a single sweep.

Highway safety:

The western entrance to Bell Yard occurs at a pinch point in West Street. As such it forms a dangerous blind exit, impassable to larger vehicles. The eastern half of Bell Lane is extremely narrow, and therefore impassable to all but cars. It is difficult to see how construction vehicles could access the site. There is serious concern that emergency vehicles are unable to access Bell Lane.

Noise:

Bell Yard, West Street and Vernon Court form an area of very dense housing. Noise from this development, particularly during construction, will be very intrusive and disrupting.

Effect on listed building and conservation area:

1 Bell Yard and 43 West Street, both listed buildings, have been affected by flooding from heavy rain flowing down Bell Yard. This development can only worsen that issue.

Layout and density of building:

In the view of the Council, to build two additional houses in this area of very dense housing, constitutes over-development. The land lies within the Conservation Area and the AONB.

Other considerations:



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Bell Lane is a private road, believed to be in the ownership of 1 Bell Yard. The proposer of this planning application does not have a right of way to access the property. While not, strangely, a formal planning consideration, it would seem strange to grant permission, thus leaving the residents to argue it out in the courts.

Chipping Norton Town Council would like to recommend that a site visit is undertaken by both Oxfordshire County Council's Highways Officer and Uplands Planning Committee members to view the material concerns noted above and to consult with residents.

APPLICATION NO: [22/02610/FUL](#)

PROPOSAL: Change of use of land to site one shepherd hut, one bell tent together with conversion of a chicken shed to a kitchen/shower room for short term holiday use – Retrospective.

LOCATION: Priory Barn, Oxford Road, Southcombe, Oxfordshire

No objection, no comment (outside Parish boundary).

APPLICATION NO: [22/02807/FUL](#)

PROPOSAL: Change of use from printers (Use of Class B2) to hot food takeaway (sui generis), external works including plant and ventilation equipment.

LOCATION: 13 Worcester Road, Industrial Estate, Chipping Norton, Oxfordshire

No objection, no comment.

APPLICATION NO: [22/02828/OUT](#)

PROPOSAL: Outline planning application to demolish the existing cottage and erect a two-storey detached dwelling, with garage for two cars and annexe above, outdoor swimming pool and a garden office pod in rear garden (with all matters reserved).

LOCATION: Ash Tree Farm Cottage, Burford Road, Chipping Norton, Oxfordshire

Objection – The proposed dwelling is adjacent to well-used sports and leisure facilities. Members are concerned that if granted, this sets a precedent for further dwellings in that area.

APPLICATION NO: [22/02967/HHD](#)

PROPOSAL: Erection of rear conservatory

LOCATION: 1 Lords Piece Road, Chipping Norton, Oxfordshire

No objection, no comment.

APPEAL REF: APP/D3125/W/22/3301266



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	<p>APPLICATION NO: 22/00583/FUL LOCATION: 31 Worcester Road, Chipping Norton, Oxfordshire OX7 5YF DECISION: The appeal is dismissed</p> <p>This appeal decision is to note.</p>
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The Chair closed the meeting at 3.00 pm.