

Mr Jon Westerman
Edgars Limited
The Old Bank
39 Market Square
Witney
Oxon
OX28 6AD

Our ref: 18/00731/FUL
Date Received: 8th March 2018
Parish: Stonesfield

Town and Country Planning Act

NOTICE OF DECISION

West Oxfordshire District Council, as Local Planning Authority, hereby **approves** the application, as outlined below.

Proposed: Erection of 5 dwellings with associated garaging and landscape works. Formation of new vehicular access.

At: Land West Of North Farm Woodstock Road Stonesfield Oxfordshire

For: Mr Brendan O'Brien

CONDITIONS:

- 1 The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

REASON: To comply with the requirements of Section 91 of the Town & Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act, 2004.

- 2 That the development be carried out in accordance with the approved plans listed below.

REASON: For the avoidance of doubt as to what is permitted.

- 3 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking and re-enacting that Order with or without modification), no development permitted under Schedule 2, Part 1, Classes A, B, C, D, E, G and H shall be carried out other than that expressly authorised by this permission.

REASON: Control is needed to protect the valuable AONB landscape.

- 4 Before above ground building work commences, a schedule of materials (including samples) to be used in the elevations of the development shall be submitted to and approved in writing by the Local Planning Authority. The development shall be constructed in the approved materials.

REASON: To safeguard the character and appearance of the area.

- 5 The external walls shall be constructed with a form of artificial stone that will best match the colour, texture and method of laying of the natural stone to be found in the locality. A sample of such artificial stone shall be submitted to and approved in writing by the Local Planning Authority before any such material is used on site.

REASON: To safeguard the character and appearance of the area.

- 6 Notwithstanding details contained in the application, detailed specifications and drawings of all external windows and doors to include elevations of each complete assembly at a minimum 1:20 scale and sections of each component at a minimum 1:5 scale and including details of all materials, finishes and colours shall be submitted to and approved in writing by the Local Planning Authority before that architectural feature is commissioned/erected on site. The development shall be carried out in accordance with the approved details.

REASON: To ensure the architectural detailing of the buildings reflects the established character of the area.

- 7 The window and door frames shall be recessed a minimum distance of 75mm from the face of the building unless otherwise agreed in writing by the Local Planning Authority.

REASON: To ensure the architectural detailing of the building reflects the established character of the locality.

- 8 Before development takes place, details of the provision of integrated bat roosting features (e.g. bat boxes/tubes/bricks on south or southeast-facing elevations) and integrated nesting opportunities for birds (e.g. house sparrow terrace, starling box, swift brick or house martin nest cup on the north or east-facing elevations) within the walls of the new buildings shall be submitted to the local planning authority for approval. The details shall include a drawing/s showing the types of features, their locations within the site and their positions on the elevations of the buildings, and a timetable for their provision. The approved details shall be implemented before the dwelling/s hereby approved is/are first occupied and thereafter permanently retained.

REASON: To provide additional roosting for bats and nesting birds as a biodiversity enhancement, in accordance with paragraph 118 of the National Planning Policy Framework, Policy NE13 of the West Oxfordshire District Local Plan 2011, policy EH2 of the emerging Local Plan 2031 and Section 40 of the Natural Environment and Rural Communities Act 2006.

- 9 Prior to the commencement of development above ground level, the developer must submit details for agreement in writing by the Local Planning Authority of evidence that every premise in the development will be able to connect to and receive a superfast broadband service (>24Mbs). The connection will be to either an existing service in the vicinity (in which case evidence must be provided from the supplier that the network has sufficient capacity to serve the new premises as well as the means of connection being provided) or a new service (in which case full specification of the network, means of connection, and supplier details must be provided). The development shall only be undertaken in accordance with the said agreed details which shall be in place prior to first use of the development premises and retained in place thereafter.

REASON: In the interest of improving connectivity in the District.

NB Council will be able to advise developers of known network operators in the area.

10 No dwelling shall be occupied until the bridleway has been improved according to details which have previously been submitted to, and approved by, the Local Highway Authority. The bridleway should be brought up to the standard of an Access Lane as described in section 5.2 of the OCC Residential Roads Design Guide.

REASON: In the interests of highway safety.

11 No dwelling shall be occupied until the vehicular accesses, driveways, car and cycle parking spaces, turning areas and parking courts that serve that dwelling has been constructed, laid out, surfaced, lit and drained in accordance with details that have been first submitted to and approved in writing by the Local Planning Authority.

REASON: In the interests of road safety

12 Prior to the commencement of development, a full surface water drainage scheme shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall include details of the size, position and construction of the drainage scheme and results of soakage tests carried out at the site to demonstrate the infiltration rate. Three tests should be carried out for each soakage pit as per BRE 365 with the lowest infiltration rate (expressed in m/s) used for design. The details shall include a management plan setting out the maintenance of the drainage asset. The development shall be carried out in accordance with the approved details prior to the first occupation of the development hereby approved and shall be maintained in accordance with the management plan thereafter.

REASON: To ensure the proper provision for surface water drainage and/ or to ensure flooding is not exacerbated in the locality (The West Oxfordshire Strategic Flood Risk Assessment, National Planning Policy Framework and Planning Practice Guidance).

13 No dwelling shall be occupied until a plan indicating the positions, design, materials, type and timing of provision of boundary treatment to be erected has been agreed in writing by the Local Planning Authority. The boundary treatment between the curtilages and the boundary buffers shall be a stone wall minimum 1m high. The boundary treatment shall be completed in accordance with the approved details and timescale, and retained thereafter.

REASON: To safeguard the character and appearance of the area and protect the landscape buffers from encroachment.

14 Except insofar as may be necessary to allow for the construction of the means of access, the existing hedge along the whole of the highway boundary of the land shall be retained at a height of not less than 1.5m and any plants which die shall be replaced in the next planting season with others of a similar size which shall be retained thereafter.

REASON: To safeguard a feature that contributes to the character and landscape of the area.

15 Notwithstanding the information submitted with the application, prior to the first planting season after commencement on site, details of the 5 metre wide landscaping buffer to the western boundary, the 3 metre wide landscape buffer on the southern boundary shown on drawing number 371_180206A along with a 5m landscape buffer along the eastern boundary shall be submitted to and approved in writing by the Local Planning Authority. The western boundary shall be maintained in perpetuity by the occupiers of plots 4 and 5, and the 3 metre wide landscape buffer to the south shall be maintained in perpetuity by the occupiers of plots 3 and 4, and the eastern boundary shall be maintained in accordance with details first agreed by the Local Planning Authority prior to the occupation of any of plots 1, 2 and 3.

REASON: In the interests of visual amenity and to enhance the visual appearance of the Cotswolds AONB.

- 16 The hedgerow on the northern boundary and the 5 metre wide landscape buffer to the eastern boundary (identified on the amended plan in yellow and green boxes) shall be retained under the terms of a landscape maintenance agreement which is to be submitted and agreed in writing by the Local Planning Authority prior to first occupation.

REASON: In order to protect the hedgerows historic, cultural and wildlife value in accordance with the Hedgerow Regulations 1997 and to mitigate the works to the northern hedgerow, and enhance the Cotswolds AONB.

APPROVED PLANS:

Reference No:	Version :	Description :
371 180206	A	Site plans
371(2)	Plot 2	Floor Plans - Proposed
371(2)	Plot 2	Elevations - Proposed
371(3)	Plot 3	Floor Plans - Proposed
371(3)	Plot 3	Elevations - Proposed
371(4)	Plot 4	Floor Plans - Proposed
371(4)	Plot 4	Elevations - Proposed
371(5)	Plot 5	Floor Plans - Proposed
371(5)	Plot 5	Elevations - Proposed
371(G)	garages	Floor Plans - Proposed
371(G)	garages	Elevations - Proposed
371(I)	Plot 1	Floor Plans - Proposed
371(I)	Plot 1	Elevations - Proposed



Giles Hughes
Head of Planning and Strategic Housing

Dated 12th July 2018

IT IS IMPORTANT THAT YOU READ THE NOTES ACCOMPANYING THIS NOTICE.
THESE CAN BE FOUND AT www.westoxon.gov.uk/decisionnotes. If you require a hard copy or do not have access to the internet please contact us on 01993 861420 and we will provide you with a paper copy.