

JPPC ref: AE/5368

Planning Portal Reference: 09929287

Stephanie Eldridge
Planning and Strategic Housing
West Oxfordshire District Council
Elmfield
New Yatt Road
Witney
OX28 1PB

17 June 2021

Dear Miss Eldridge

APPLICATION FOR PLANNING PERMISSION

**EXTENSION TO GYMNASIUM TO PROVIDE EXTRA FLEXIBLE
STUDIO SPACE, PLANT AREA AND OTHER ASSOCIATED WORKS
INCLUDING LANDSCAPING**

SOHO FARMHOUSE, GREAT TEW

Further to our site meeting in October 2020, please find enclosed a full planning application for the Council's formal consideration in respect of the development described above. A payment of £2,338.00 (inclusive of the planning portal fee) to cover the application fee has been paid. The plans, drawings and reports that are included with the application are listed below.

- Farmhouse Master Plan – 1:1250@A0 – drawing ref: 118_MP_GA_00_00_03 Rev M
- Gym Extension Existing Site Plan – 1:500@A3 – drawing ref: 44_2015__PL_000
- Gym Extension Existing Ground Floor Plan – 1:100@A1 – drawing ref: 44_2015_PL_001
- Gym Extension Existing Roof Plan – 1:100@A1 – drawing ref: 44_2015_PL_002
- Gym Extension Existing Elevations – 1:100@A1 – drawing ref: 44_2015_PL_003

The John Phillips Planning Consultancy

Partners:

Adrian Gould MRTPI Ltd

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Henry Venners Ltd



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- Gym Extension Proposed Site Plan – 1:500@A3 – drawing ref: 44_2015_PL_100
- Gym Extension Proposed Ground Floor Plan – 1:100@A1 – drawing ref: 44_2015_PL_101
- Gym Extension Proposed Roof Plan – 1:100@A1 – drawing ref: 44_2015_PL_102
- Gym Extension Proposed Elevations – 1:100@A1 – drawing ref: 44_2015_PL_103
- Gym Extension Proposed Section – 1:100@A1 – drawing ref: 44_2015_PL_104
- Gym Extension Door and Window Details – 1:20 & 1:50@A3 – drawing ref: 44_2015_PL_105
- Gym Extension Flue Details – 1:20@A3 – drawing ref: 44_2015_PL_106
- Gym Extension Existing & Proposed View – NTS@A3 – drawing ref: 44_2015_PL_107
- Gym Extension External Materials Schedule – NTS@A3 – drawing ref: 44_2015_PL_108
- Gym Extension Landscape Plan – 1:500@A2 – drawing ref: 1351_L169 Rev A
- Gym Extension Planting Plan – 1:500@A2 – drawing ref: 1351_L170 Rev A
- Gym Extension External Lighting Plan – 1:500@A2 – drawing ref: 1351_L171 Rev A
- Tree Constraints Plan – 1:500@A3 – drawing ref: 36_GYM_DRW_TCP_01
- Tree Constraints Plan (with aerial view) – 1:500@A3 – drawing ref: 36_GYM_DRW_TCP_01
- Tree Protection Plan – 1:500@A3 – drawing ref: 36_GYM_DRW_TPP_01
- Tree Protection Plan (with aerial view) – 1:500@A3 – drawing ref: 36_GYM_DRW_TPP_01
- Arboricultural Implications Plan – 1:500@A3 – drawing ref: 36_GYM_DRW_AIP_01
- Arboricultural Implications Plan (with aerial view) – 1:500@A3 – drawing ref: 36_GYM_DRW_AIP_01
- Proposed Drainage Strategy Plan – 1:500@A3 – drawing ref: 219467-C-SK-1000 Rev P01
- This Covering Letter prepared by JPPC Chartered Town Planners dated 17 June 2021

- Planning, Design and Access Statement prepared by JPPC Chartered Town Planners dated June 2021
- Transport Statement prepared by PFA Consulting dated June 2021 – report ref: S493-FN20-Gym Extension-TS
- Tree Schedule dated 7 June 2021 – report ref: 36_GYM_INF_SCH_01
- Arboricultural Impact Assessment (including Arboricultural Method Statement) prepared by Tree Frontiers dated 7 June 2021 – report ref: 36_GYM_RPT_AIA_01
- Ecological Assessment (including Precautionary Working Method Statement) prepared by AA Environmental dated June 2021 – report ref: 193422
- Gym Extension Drainage Strategy Report prepared by Mason Navarro Pledge dated June 2021 – report ref: 219467-C-RP005-P01

The application follows on from the discussions we had with you on site and where you subsequently confirmed in writing that the proposed development is supportable in planning terms. It is hoped therefore that officers will recommend that planning permission is granted.

Should you require any further information please do not hesitate to contact me.

Yours sincerely



Andrew Eaton BA(Hons) DipTP MRTPI

Associate

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