

WEST OXFORDSHIRE DISTRICT COUNCIL

Minutes of a Meeting of the
LOWLANDS AREA PLANNING SUB-COMMITTEE
Held in Committee Room I, Council Offices, Woodgreen, Witney, Oxon
at 2.00 pm on Monday 17th March 2014

PRESENT

Councillors: W D Robinson (Chairman); Mrs M J Crossland (Vice-Chairman); M A Barrett; M R Booty; D S T Enright; Mrs E H N Fenton; S J Good; J Haine; P J Handley; H J Howard; R A Langridge; B J Norton and L D Poole MBE

Officers in attendance: Kim Smith; Abby Fettes; Miranda Clark; Phil Shaw and Paul Cracknell

68. MINUTES

RESOLVED: that the Minutes of the meeting of the Sub-Committee held on 17 February 2014, copies of which had been circulated, be confirmed as a correct record and signed by the Chairman.

69. APOLOGIES FOR ABSENCE AND TEMPORARY APPOINTMENTS

There were no apologies for absence or temporary appointments.

70. DECLARATIONS OF INTEREST

Mrs E H N Fenton declared an interest in application No. 13/1465/P/OP (Land to the north of New Road, Bampton), the applicants being known to her in a personal and professional capacity.

Mr Howard made reference to application No. 14/0105/P/FP (Land adjacent to the Town Hall, 19 Alvscot Road, Carterton) submitted by the Town Council. He advised that, whilst not a disclosable pecuniary interest, he was a Member of that Authority and indicated that he had taken no part in consideration of the matter at the Town Council. Accordingly, it was his intention to participate in the determination of the application at this meeting.

71. APPLICATIONS FOR DEVELOPMENT

The Sub-Committee received the report of the Head of Planning and Sustainable Communities giving details of applications for development, copies of which had been circulated. A schedule outlining additional observations received following the production of the agenda was circulated at the meeting, a copy of which is included within the Minute Book.

RESOLVED: that the decisions on the following applications be as indicated, the reasons for refusal or conditions related to a permission to be as recommended in the report of the Head of Planning and Sustainable Communities, subject to any amendments as detailed below:-

(In order to assist members of the public, the Sub-Committee then considered applications in the following order: 13/1465/P/OP; 13/1494/P/OP; 13/1752/P/FP; 14/0081/P/FP; 14/0119/P/FP; 14/0175/P/FP and 14/0128/P/OP. The results of the Sub-Committee's deliberations follow in the order in which they appeared on the printed agenda.)

3 13/1465/P/FP Land to the North of New Road, Bampton

The Senior Planner (Implementation) introduced the application and made reference to the further observations and suggested conditions set out in the report of additional representations.

Mr Trevor Milne-Day of the Society for the Protection of Bampton and Save Bampton's Future addressed the meeting setting out their objections to the proposed development. A summary of the points he raised is attached to the original copy of these minutes as Appendix A.

In response to a question from Mr Handley, Mr Milne-Day indicated that the local butchers, Budgens and owners of three bed and breakfast establishments had expressed their opposition to the proposals. In response to a question from Mr Good he indicated that some 100 to 170 homes in the area had been flooded in 2007, giving examples of their locations.

Mr Richard McBrien, representing the Bampton Parish Council then addressed the meeting. A summary of the points he raised is attached to the original copy of these minutes as Appendix B.

In response to a question from Mr Norton, Mr McBrien confirmed that the local surgery had confirmed that the practice was currently full and would have to expand to meet the additional demand that would arise as a result of further development. Mr Booty enquired how many additional homes the Parish Council considered appropriate. In response, Mr McBrien indicated that this was difficult to quantify without further consultation and research but emphasised that the local council wished to see development through community led planning rather than speculative schemes.

Mr Stuart Nelmes, the applicant's flood risk and drainage consultant then addressed the meeting on these issues. A summary of the points he raised is attached to the original copy of these minutes as Appendix C.

In response to a question from Mr Booty, Mr Nelmes indicated that a condition could be imposed requiring the construction of the proposed new culvert prior to the commencement of development. In response to a question from Mr Good, Mr Nelmes confirmed that the developers had agreed to provide funds to the Bampton Parish Council to support future ditch maintenance.

The Area Planning Manager then presented the report. In response to the questions raised by Mr Milne-Day he indicated that, in the absence of a five year land supply, the issues that he raised were not sufficient as to justify refusal of the current application.

With regard to the refusal of the earlier application submitted by Gladman Developments for the erection of 127 dwellings at land off Aston Road, the Area Planning Manager indicated that, whilst the question of sustainability added some weight to the Council's decision to refuse that application, it did not warrant refusal of itself. The earlier application was materially different in that refusal was further justified on policy, heritage and environmental considerations.

Whilst the current application was contrary to Policy H7 of the West Oxfordshire Local Plan, this was no longer the principal determining factor. The emerging plan was less restrictive and, whilst this of itself held little weight, in the absence of a five year land supply, that given to Policy H7 was reduced by paragraphs 14 and 49 of the NPPF and the presumption in favour of development increased accordingly.

This did not give carte blanche for unrestricted speculative development as other national and local constraints such as greenbelt, conservation area, flood plain and listed building policies remained applicable but these were not relevant to the application at hand. Further, the recent Court of Appeal decision in the St Albans case demonstrated that the Council could not rely on the South East Plan to calculate its five year housing land supply position.

The Area Planning Manager advised that, whilst the housing figures in the SHMA had yet to be tested in terms of capacity, there were an indication of the upwards pressure upon future housing targets. The DCLG guidance on the NPPF released in the previous week had yet to be tested through the courts and, whilst it was helpful in suggesting that previous over-provision could be taken into account when identifying future targets, doing so would not solve the on-going shortfall.

If the application was to be deferred as had been suggested the applicants could lodge an appeal on grounds of non-determination and it was likely that the benefits negotiated to be secured through a legal agreement would be lost. The existing housing land supply would continue to be used up leaving the District increasingly vulnerable to speculative applications. Whilst it was possible that there could be some mitigation, it was unlikely that there would be any significant changes in Government policy and the Council would have to determine the application in light of current constraints.

In conclusion he indicated that, whilst the recommendation of approval was unpopular, he believed it to be right. The Council could no longer rely upon Policy H7 to refuse consent and needed to increase the available land supply to get into a better position.

The Senior Planner (Implementation) went on to consider the question of demonstrable harm. She advised that the Environment Agency and the Council's Senior Engineer raised no objections to the scheme subject to the proposed conditions and were satisfied that it would improve the flooding situation in the area.

The phasing and scale of the development reflected the historic growth levels of the settlement over the last 50 years and could be assimilated into the community. The Highway Authority raised no objection and the heads of terms of the legal agreement had been approved as detailed in the report. The developers were to meet the costs associated with the expansion of the local primary school and there was no under-capacity in secondary school places in the catchment area. The Parish Council's requests had been considered and taken into account by the developers and Thames Water had raised no objections to the proposal.

Mrs Crossland acknowledged the concerns expressed by objectors but indicated that the Council had to look at the wider picture based upon evidence, not emotion. Housing provision had not kept up with demand and more homes were needed. The SHMA identified the need for some 10,000 to 13,000 homes in the period to 2029 and the Council could not hide from demographics. The Authority needed to put a Local Plan in place but, as there was a substantial shortfall in the number of homes required to reach the SHMA projections and every significant settlement would have to do its part in meeting this need.

Mrs Crossland indicated that the concerns raised by Bampton residents were equally applicable to other settlements. Concerns over drainage and flooding had been considered by the relevant technical consultees and no objections had been raised. Following the site visit she believed the site represented a logical extension to the settlement at a scale comparable with previous increases. It was a natural rounding off that would not compromise the settlement's historic centre. She noted that there were some 80 applicants on the Council's housing list seeking accommodation in Bampton and emphasised the importance of meeting the needs of young people in order to maintain the vitality of the community.

The development would bring improvements to the primary school; and new patients at the local surgery would give rise to additional funding to support growth. There were no objections that could be considered as unique to Bampton or had not been overcome.

Accordingly, Mrs Crossland proposed the Officer recommendation of conditional approval.

In seconding the recommendation, Mr Langridge indicated that, whilst it would not be popular, he believed the recommendation to be right. Notwithstanding its land supply position, the Council would not approve inappropriate development but would look at each site. In this instance he

had found no demonstrable harm sufficient to warrant refusal and no statutory consultees had raised objection to the proposals.

In conclusion, Mr Langridge indicated that he believed the scheme was a logical extension to the village that would bring benefits to the local area.

Mr Handley expressed concern at suggestions that the Council was moving towards political planning, stressing that Members would not bow to political pressure. However, it had to be recognised that the Authority had to comply with changes in national planning guidance that sought to bring about an increase in residential development.

He questioned the accuracy of the figures for flooded properties quoted in objection, indicating that these did not accord with Fire Service statistics and noted that the site was only half a mile from local shops. He indicated that objections from local traders were focussed on concerns over parking and considered that, as Policy H7 was no longer relevant, there were no grounds upon which the application could be refused.

Mr Good thanked Officers for their work and the objectors for expressing their views. By putting forward both sides of the argument, Members were better placed to make a balanced judgement. Unlike the Aston Road site, the current application site was outside the flood plain and no technical objections had been raised. As an outline application, the changes made and the conditions proposed gave adequate safeguards and for this reason he intended to support the recommendation.

Mr Barrett expressed his sympathy with the Officer's position which had been driven by the St Albans case and the NPPF. However, he had concerns in relation to flooding and the potential impact of climate change having seen many homes flooded over the past 30 years. He expressed concern as to the flow rates from the attenuation areas, questioning whether the ditches had sufficient capacity to cope. Given that calculations had been based upon run off rates less than those currently experienced he remained concerned as to the danger of flooding and was unable to support this application.

Mr Enright also thanked Officers and advised that he too held major concerns over the possibility of flooding. He went on to express his disquiet as to the impact of the NPPF on community led planning.

Mr Norton indicated that he did not accept that the District no longer had a five year housing land supply as no formal decision to this effect had been taken. He questioned the weight that should be given to a full market assessment that had not been tested or moderated against constraints and asked whether, given robust evidence of past high delivery rates, SHMA figures could be adjusted downwards.

In response, the Planning Policy Manager advised that the position was as outlined in the report. The Council could only evidence a five year land supply if it was assessed against the South East Plan. However, the Plan had been revoked and the St Albans case made it clear that it could no longer be used as a benchmark.

As an interim position pending the assessment of the outcome of the SHMA the Council's housing land supply position had been calculated using the Government's interim household projections as adjusted through the SHMA process.

It was considered that this represented the most appropriate baseline as both economic projections and Affordable Housing projection suggested higher overall requirements. The demographic projection gave rise to the minimum additional housing requirement.

Whilst the SHMA figures would be tested, indications were that there would still be a significantly higher housing requirement than that previously identified.

The Planning Policy Manager emphasised that, whilst Policy H7 could no longer be relied upon, other Local Plan policies would remain in force. He advised that not all future residential development could be accommodated in the principal towns of Chipping Norton, Carterton and Witney and rural service centres would also have to experience some growth. Finally, he noted that the current site had been identified as suitable for development in the Council's Strategic Housing Land Availability Assessment.

Mr Norton reiterated that the SHMA figures had yet to be tested and raised further concerns in relation to Policies H7, H2, NE1, NE3, NE8, BE3 and BE4.

In response, the Area Planning Manager acknowledged that the application was contrary to and had been advertised as a departure from Policy H7. However, for the reasons previously stated, the Council could no longer sustain a refusal on these grounds. Given the nature of the District, it was inevitable that some development would take place on Greenfield sites and that under current consideration had no specific protective designation. Flood risks had been considered by the technical consultees who had raised no objection and agreed that the proposals would give rise to betterment.

The development would create additional traffic but the Highway Authority had raised no objection. The developers had agreed to contribute £100,000 towards public transport and the scheme was of a low density providing on plot parking.

Single access sites were not uncommon and, as the application was in outline only, any concerns over access for emergency vehicles could be addressed at reserved matters stage. The site was not of high landscape

value, was well screened and not widely visible. Whilst the policies quoted by Mr Norton were all potentially applicable, none was sufficient to warrant refusal given the lack of technical support and the fact that some Greenfield development was inescapable.

Mr Booty indicated that there was no perfect site. The objectors recognised the need for more housing and the SHMA envisaged some 11,000 new dwellings on West Oxfordshire in the period to 2029. He suggested that it would be inappropriate to construct 160 new dwellings in Bampton at one time as the village needed to grow in an evolutionary way. However, over the next 15 years 160 new dwellings would be required and, whilst he did not support the ethos underpinning the NPPF, demographics evidenced such a need.

In the absence of a five year land supply the Local Planning Authority was faced with a difficult position and Mr Booty expressed his concern that, if the current application was to be refused both it and the previous application for the Aston Road site would be permitted at appeal with the Council losing any control over the schemes.

Alternatively, Members could approve the application subject to an additional condition requiring a phased development with 60 units being built by 2017, 50 further units in 2020 and the final 50 in 2023. This would allow for evolutionary growth and for any flooding issues to become evident.

Mrs Crossland questioned the impact of such an additional condition on delivery of developer contributions under the legal agreement. The Area Planning Manager advised that a delay in development could give rise to an increase in costs reducing the availability of developer funding. It was also likely that the delivery of infrastructure improvements could be delayed. Finally, he noted that the proposed phasing would take the development beyond the five year land supply period and reduce its mitigation of the shortfall.

Accordingly, Mrs Crossland advised that she was disinclined to revise her proposition.

Mr Booty formally proposed an amendment to the proposition that an additional condition be incorporated requiring development with 60 units being built by 2017, 50 further units in 2020 and the final 50 in 2023.

The amendment was duly seconded by Mr Good and on being put to the vote **WAS LOST.**

Mr Poole made reference to concerns that had been raised regarding flooding and land drainage in relation to development to the east of Eynsham indicating that these had proved to be groundless, the works undertaken having provided the improvements promised.

The Officer recommendation of conditional approval was then put to the vote and **WAS LOST**.

It was then proposed by Mr Good and seconded by Mr Haine that the application be approved subject to the applicants entering into a legal agreement on the basis of the Heads of Terms set out in the report, to the conditions set out in the report of additional representations and to an additional condition requiring development with 60 units being built by 2017, 50 further units in 2019 and the final 50 in 2023. On being put to the vote the recommendation **WAS CARRIED**.

Permitted subject to the applicants entering into a legal agreement on the basis of the Heads of Terms set out in the report and to the following conditions, the applicants being advised that in the submission of reserved matters it is anticipated that the details should closely follow those set out in the plans accompanying this application and referred to in the accompanying reports:-

- 1 (a) Application for approval of the reserved matters shall be made to the Local Planning Authority before the expiration of three years from the date of this permission; and
(b) The development hereby permitted shall be begun either before the expiration of five years from the date of this permission, or before the expiration of two years from the date of approval of the last of the reserved matters to be approved, whichever is the later.
REASON: To comply with the requirements of S.92 of the Town and Country Planning Act 1990.
- 2 Details of the appearance, landscaping, layout and scale, (herein called "the reserved matters") shall be submitted to and approved in writing by the Local Planning Authority before any development begins and the development shall be carried out as approved.
REASON: The application is not accompanied by such details.
- 3 Development shall not begin until details of footway provision, including appropriate crossing facilities, along New Road have been submitted and approved by the Local Planning Authority and no building shall be occupied until the aforementioned provision has been constructed in accordance with the approved plan.
REASON: Interests of highway safety and in accordance with Policy BE3 West Oxfordshire Local Plan 2011.
- 4 Development shall not begin until a construction phase traffic management plan and travel plan has been submitted and approved by the Local Planning Authority and the approved plan shall be implemented and adhered to throughout the period of construction.
REASON: In the interests of highway safety and in accordance with Policy BE3 of the West Oxfordshire Local Plan 2011.

- 5 Development shall not begin until detailed plans of the improvements to the junction of New Road and Mount Owen Road have been submitted and approved by the Local Planning Authority and no building shall be occupied until those improvements have been constructed in accordance with the approved plan.
REASON: In the interests of highway safety and in accordance with Policy BE3 of the West Oxfordshire Local Plan 2011.
- 6 Development shall not begin until details of the junction between the proposed road and the highway have been submitted to and approved in writing by the Local Planning Authority, and no building shall be occupied until that junction, including provision for pedestrians, has been constructed in accordance with the approved details.
REASON: In the interests of road safety. (Policy BE3 of the adopted West Oxfordshire Local Plan 2011)
- 7 Prior to the commencement of the development, a scheme for the drainage (both surface water and sewage) of the development shall be submitted to, and approved in writing by the District Planning Authority. The approved scheme shall be implemented prior to the occupation of any dwelling to which the scheme relates.
REASON: To ensure the effective drainage of the site and to avoid flooding. (Policy DC14 of the adopted Local Plan)
- 8 Prior to the commencement of the development hereby permitted, including any demolition, and any works of site clearance, a method statement for enhancing biodiversity on the site shall be submitted to and approved in writing by the Local Planning Authority. This is to include details of the planting scheme and the subsequent management of any ecological features. Thereafter, the biodiversity enhancement measures shall be carried out and retained in accordance with the approved details.
REASON: In the interests of biodiversity. (Policy NE13 of the West Oxfordshire Local Plan 2011)
- 9 Development shall not be commenced until such time as a drainage strategy detailing on and/or off site drainage works has been submitted to and approved by the LPA in consultation with the sewerage undertaker. No discharge of foul or surface water from the site shall be accepted into the public system until the drainage works referred to in the strategy have been completed.
REASON: The development may lead to sewage flooding and to ensure that sufficient capacity exists to serve the development and avoid adverse impact on the local community.

- 10 Development shall not begin until a scheme for protecting the proposed dwellings from noise from the air base has been submitted to and approved in writing by the Local Planning Authority; and all works which form part of the scheme shall be completed before any of the permitted dwellings are occupied.
REASON: To ensure the creation of satisfactory living conditions in the dwellings. (Policies BE2 and BE19 of the adopted West Oxfordshire Local Plan 2011)
- 11 Fire hydrants shall be installed in accordance with details, including the phasing of installation, which have been submitted to and approved in writing by the Local Planning Authority before development commences.
REASON: To safeguard the safety of occupiers of the proposed dwellings. (Policy BE1 of the adopted West Oxfordshire Local Plan 2011)
- 12 No development shall take place until a surface water drainage scheme for the site, based on the agreed Flood Risk Assessment for Richborough Estates, Land off New Road, Bampton (Rev A, 8 October 2013)(BWB Consulting Ltd has been submitted to and approved in writing by the local planning authority. The scheme shall subsequently be implemented in accordance with the approved details before the development is completed.
The scheme shall include:
1. Reduction in surface water run-off rates to $\times 2.7$ l/s/ha
 2. Demonstration that the discharge volume required to attenuate surface water run-off from the critical 1 in 100 chance in any year storm event, with an appropriate allowance for climate change, can be provided on site, up to a 1 in 100 year storm with a suitable allowance for climate change as outlined in the FRA
 3. Swales to the eastern and southern boundary of the site as outlined in the FRA
 4. An attenuation pond to the eastern part of the site as outlined in the FRA
 5. Clarification that the receiving watercourse will be able to manage the incoming flow and discharge it off site.
- REASON: To prevent the increased risk of flooding.
- 13 The development shall be phased with 60 units being built by 2017, 50 further units in 2019 and the final 50 in 2023.
REASON: To ensure that all components of the overall development are provided as part of a phased programme and to enable the development to be better assimilated into the village.

(Mrs E H N Fenton left the meeting during consideration of the foregoing application.)

42 13/1494/P/OP Land between Saxel Close & Village Hall, Aston

The Area Planning Manager introduced the application and, for the avoidance of doubt, advised Members that the applicants had indicated that they would provide funding towards the dredging of Bull Lane Ditch, not carry out this work directly. He made reference to an email sent to Members containing photographs of flooding in the vicinity of the site and reported receipt of the observations of Ms Helen Pinner in which she raised concern over the potential disturbance of future residents of the proposed properties emanating from the village hall.

Ms Debbie Jones, the applicant's agent then addressed the meeting. A summary of the points she raised is attached to the original copy of these minutes as Appendix D.

The Area Planning Manager then presented his report and drew Members' attention to the suggested conditions and note regarding noise amelioration measures set out in the report of additional representations.

In order to enable Members to assess the impact of the development upon the surrounding area it was proposed by Mrs Fenton that consideration of the application be deferred to allow a site visit to be held. In seconding the proposition, Mr Good expressed his concern as to the potential impact of the proposed development upon the local sewerage network and requested that further information on this be provided at the next meeting.

In response to a question from Mr Norton, the Area Planning Manager advised that the provision of adequate turning circles for refuse collection vehicles could be addressed as part of any future reserved matters application.

The proposition that consideration of the application be deferred was then put to the vote and carried.

Deferred to enable a site visit to be held.

61 13/1752/P/FP Land at Swinbrook Road, Carterton

The Senior Planner (Implementation) introduced the application and drew attention to the observations submitted by the County Council's Ecology Officer set out in the report of additional representations.

Mr Alex Postan, the Chairman of Shilton Parish Council, then addressed the meeting. A summary of the points he raised is attached to the original copy of these minutes as Appendix E.

In response to a question from Mr Handley, Mr Postan indicated that, whilst the line of the road had been relocated, it had not moved far enough.

Mr Guiseppe Zanre of David Wilson Homes and Mr Rob Ellis, the applicant's agent, then addressed the meeting in support of the application.

Mr Zanre advised that he had been working on the North Carterton development project for some 10 years with significant progress having been made in the last four. Earlier applications for up to 200 dwellings had been withdrawn and the current scheme developed in consultation with the Council's Officers, the Carterton Town Council, local residents and the Shilton Parish Council. Plans had been revised to address concerns that had been raised regarding access and the provision of a buffer zone.

Mr Ellis indicated that the development would provide a range of family homes with some 30% affordable housing which would go some way towards addressing the shortfall in land supply. Following discussions, amendments had been made to refine and improve the detailed layout and the scheme would provide bus gates on Swinbrook road, the link road from Shilton Park to Shilton Road and additional pedestrian and cycle links with the town. The County Council had raised no objection to the revised proposals.

The proposal also incorporated play areas, an area for allotments and a proposal for public conveniences to serve the country park. Drainage improvements would be carried out and two flood alleviation ponds and pumping stations provided.

Mrs Crossland indicated that she considered the developers had gone a long way towards meeting the Town Councils concerns. In response to a question from Mr Handley, Mr Zanre advised that proposals for the provision of playing fields would form part of a subsequent application.

The Senior Planner (Implementation) then presented her report. She acknowledged the concerns expressed by the Shilton Parish Council but indicated that the County Council was satisfied with the proposed arrangements.

She noted that the proposals were broadly in accordance with the Local Plan and suggested that, on balance, the housing need outweighed the County ecologist's objection.

The developers had agreed to the provision of 30% affordable housing and to make financial contributions towards education, leisure facilities, off site highway works, public art and public conveniences.

Mr Howard indicated that, whilst he was content with the principle of development, he was concerned that land for the provision of playing fields to the north west of the site referred to at the recent public meeting had been subsequently excluded and the parallel application withdrawn. He proposed that consideration of the application be deferred to enable the project to be considered as a whole and for concerns over the closure of Swinbrook Road, the potential impact upon the Shilton Park estate, the

adequacy and future maintenance costs of the proposed public conveniences and the Shilton Parish Council's concerns over lighting to be addressed.

In response to a question from Mrs Crossland, the Senior Planner (Implementation) advised that whilst both applications were relevant to each other, each could be considered on its own merits. She noted that the line of the road accorded with the Development Brief and that the Highway Authority was content with the proposals. Further, any revision would require the application be re-advertised.

The recommendation of deferral was duly seconded and on being put to the vote was carried.

Deferred to enable clarification of the layout and lighting arrangements of the highway junction, the size and arrangements for the future maintenance of the public conveniences and to give Members the opportunity to consider the application having regard to the details of proposals for the adjoining site.

71 14/0009/P/FP

7 West End, Witney

Having been duly proposed and seconded the Planning Officer's recommendation of refusal was put to the vote and carried.

Refused

74 14/0042/P/FP

1 Chapel Cottages, Chapel Lane, North Leigh

The Planning Officer presented her report. She drew Members' attention to the further observations set out in the report of additional representations and made a recommendation of conditional approval.

Members noted that the applicant had indicated that the income generated by the development would enable the gradual restoration of the main house at 9 Park road and indicated that they would wish to see the funds generated applied to this purpose.

The Officer recommendation of conditional approval was proposed by Mr Booty and seconded by Mr Langridge and on being put to the vote was carried.

Permitted subject to the following conditions, the applicant being advised that Members are pleased to note that the funds to be collected from the income of this dwelling will be used to maintain the existing properties owned by the applicant.

- 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 the Town and Country Planning Act 1990.
- 2 That the development be carried out in accordance with plan No(s) Sk02a & amended block plan dated 14 February 2014.
REASON: For the avoidance of doubt as to what is permitted.
- 3 The external walls of the extension shall be constructed with reclaimed red clay brick, a sample of which shall be submitted to and approved in writing by the Local Planning Authority before development commences.
REASON: To safeguard the character and appearance of the area.
- 4 The roof(s) of the building(s) shall be covered with materials, a sample of which shall be submitted to and approved in writing by the Local Planning Authority before development commences.
REASON: To safeguard the character and appearance of the area.
- 5 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order, 1995 (or any Order revoking and re-enacting that Order with or without modification) no additional rooflights shall be constructed in the elevations of the building.
REASON: To safeguard privacy in the adjacent property and to safeguard the appearance of the locality.
- 6 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order, 1995 (or any Order revoking and re-enacting that Order with or without modification) no extension shall be constructed.
REASON: To protect the residential amenities of the neighbouring properties.
- 7 The car parking areas (including where appropriate the marking out of parking spaces) shown on the approved plans dated 14/02/2014 shall be constructed before occupation of the development and thereafter retained and used for no other purpose.
REASON: To ensure that adequate car parking facilities are provided in the interests of road safety.
- 8 No building shall be occupied until the sustainable urban drainage scheme for the site has been completed in accordance with the submitted details. The sustainable urban drainage scheme shall be managed and maintained thereafter in accordance with the agreed management and maintenance plan.
REASON: To secure an adequate and sustainable means of disposing of surface water from the site and to avoid flooding.

79 14/0081/P/FP The Saddlers Arms, New Yatt Lane, New Yatt

The Planning Officer introduced the application.

Mr James Nicoll, the applicant's agent, then addressed the meeting. He indicated that there had been little local objection to the proposal and, unusually in such cases, a significant level of support. He acknowledged that Policy TLC 12 of the West Oxfordshire Local Plan sought to retain existing community services and facilities and that the NPPF to avoid their unnecessary loss. However, Mr Nicoll contended that its past history revealed that the business was no longer viable and, whilst it had not been marketed for a continuous 12 month period, it had been on the market for a consecutive nine month period and for a total in excess of 12 months since the closure of the public house in 2012.

Mr Nicoll noted that, whilst it had been the only pub in the village, there were other licensed premises in the vicinity that could cater for the local trade. Finally, he indicated that his client had purchased the property for residential purposes unaware of the relevant planning controls.

The Planning Officer then presented her report containing a recommendation of refusal.

The Officer recommendation was proposed by Mr Robinson and seconded by Mr Langridge and on being put to the vote was carried.

Refused

86 14/0105/P/FP Land adjacent to Town Hall, 19 Alvescot Road, Carterton

The Officer recommendation of conditional approval was proposed by Mrs Crossland and seconded by Mr Howard and on being put to the vote was carried.

Permitted

89 14/0110/P/FP Bampton Design, Avenue One, Station Lane, Witney

The Officer recommendation of conditional approval was proposed by Mr Booty and seconded by Mr Langridge and on being put to the vote was carried.

92 14/0119/P/FP Witney Road, Hailey

The Planning Officer introduced the application.

The Applicant, Ms Liz James, then addressed the meeting in support of her application. A summary of the points she raised is attached to the original copy of these minutes as Appendix F. In response to a question from Mr

Enright, Ms James gave details of the development that had taken place at the site.

The Planning Officer then presented her report containing a recommendation of refusal.

In order to enable Members to assess the impact of the development upon the surrounding area it was proposed by Mr Howard and seconded by Mr Poole that consideration of the application be deferred to allow a site visit to be held. On being put to the vote the proposition was carried.

Deferred to enable a site visit to be held.

95 14/0128/P/OP Chilli Pepper, Broadwell

The Area Planning Manager presented his report and the Sub-Committee received and considered the observations of Ms Linda Walker, together with those of the Kencot Parish Meeting.

The Officer recommendation of conditional approval was proposed by Mr Langridge and seconded by Mr Haine and on being put to the vote was carried.

Permitted subject to the applicants entering into a legal agreement to ensure that the profits from the sale of the new dwelling are applied to the business to enable the public house to reopen.

100 14/0144/P/FP The Conference Centre Minster Lovell, Lovell Mill, Old Minster Lovell

The Planning Officer presented her report and drew attention to the proposed conditions set out in the report of additional representations.

The Officer recommendation of conditional approval, subject to the revocation of application No. 11/0590 and to the inclusion of an additional condition requiring approval of a foul water drainage scheme prior to the commencement of development was proposed by Mr Langridge and seconded by Mr Enright and on being put to the vote was carried.

Permitted subject to the following 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 the Town and Country Planning Act 1990.
- 2 That the development be carried out in accordance with plan No(s) 673-1102, 673-1101, 673-1103.
REASON: For the avoidance of doubt as to what is permitted.

- 3 This planning permission shall be implemented only as an alternative to the development approved under planning permission I1/0590 and not in conjunction with or in addition to any works comprised in that permission.
REASON: In the interests of the visual amenity of the Conservation Area and the Cotswolds Area of Outstanding Natural Beauty.
- 4 The pool/spa hereby approved shall only be used for purposes ancillary to the use of the remainder of the complex and shall not be opened as a separate facility.
REASON: The scheme has been assessed as not adding to traffic on the local road network. (Policy BE3 of the adopted West Oxfordshire Local Plan 2011)
- 5 Notwithstanding details contained in the application, detailed specifications and drawings of all glazing screens, ventilation grilles, eaves details, cladding of upstand beam, rooflights, service flues, external plant and junctions with the existing buildings at a scale of not less than 1:20 shall be submitted to and approved in writing by the Local Planning Authority and before development commences. 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. (Policies BE2 and BE5 of the adopted West Oxfordshire Local Plan 2011)
- 6 The development shall be constructed with the materials specified in the application.
REASON: To ensure that the development is in keeping with the locality and for the avoidance of doubt as to what is permitted. (Policies BE2 and BE5 of the adopted West Oxfordshire Local Plan 2011)
- 7 Development shall not commence until a foul water drainage scheme, including details of the phasing of works, has been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.
REASON: To secure adequate means of disposing of foul water and to avoid pollution. (Policies BE18 and NE11 of the adopted West Oxfordshire Local Plan 2011 and Policy NRM2 of the South East Plan 2009)

103 14/0175/P/FP

Goodfellows Yard, Chapel Lane, Filkins

The Planning Officer introduced the application and drew attention to the further observations set out in the report of additional representations

The applicant's agent, Mr James Walker then addressed the meeting. A summary of the points he raised is attached to the original copy of these minutes as Appendix G.

In response to a question from Mr Norton, the planning officer indicated that there was no intention to re-roof the buildings, nor to create any additional openings in the roof slopes visible from public viewpoints.

The Planning Officer then presented her report and made a recommendation of conditional approval.

It was proposed by Mr Langridge that the application be approved subject to conditions to be determined by the Head of Planning and Sustainable Communities in consultation with the Chairman of the Sub-Committee and to the applicants entering into a legal agreement to secure a contribution of £40,000 towards the provision of affordable housing and to restrict the use of the ancillary accommodation to the relevant principal unit. The recommendation was seconded by Mr Booty and on being put to the vote was carried.

Permitted subject to conditions to be determined by the Head of Planning and Sustainable Communities in consultation with the Chairman of the Sub-Committee and to the applicants entering into a legal agreement to secure a contribution of £40,000 towards the provision of affordable housing and to restrict the use of the ancillary accommodation to the relevant principal unit.

Post Committee Note: The following conditions were agreed by the Head of Planning and Sustainable Communities in consultation with the Chairman of the Sub-Committee:-

- 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 the Town and Country Planning Act 1990.
- 2 That the development be carried out in accordance with plan No(s) E.0184_01-1, E.0184_11-5, E.0184_01-4, E.0184_04-4, E.0184_19-1, E.0184_15-1, E.0184_18-2, E.0184_05-5, E.0184_06-5, E.0184_20-1, E.0184_29-2, E.0184_09-3, E.0184_10-3, E.0184_22-1, E.0184_14-2, E.0184_08-3, E.0183_21-1, E.0184_16-1 & E.0184_17-1.
REASON: For the avoidance of doubt as to what is permitted.
- 3 The roofs of the existing barns shall remain of natural stone slate and a sample of such to be used for Barn 3B shall be submitted to and approved in writing by the Local Planning Authority before development commences. The roofs of the live/work unit to Barn 1 and the hereby approved car ports shall use timber shingles, a sample of which shall be first submitted to and approved in writing by the Local Planning Authority before development commences.
REASON: To safeguard the character and appearance of the area.

- 4 The external walls of the main barns shall be constructed with natural stone, with the outbuilding to Barn 1 and car ports to be of timber, samples of which shall be submitted to and approved in writing by the Local Planning Authority before development commences.
REASON: To safeguard the character and appearance of the area.
- 5 The window and door frames shall be recessed a minimum distance of min 100 mm (except for slit windows, which are 200 mm) 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.
- 6 Notwithstanding details contained in the application, detailed specifications and drawings of all external joinery details (including details of the roof lights), with elevations of each assembly at min. 1:20 scale, with sections of each component at min. 1:5 scale and with details of the proposed timber and the proposed treatment shall be submitted to and approved in writing by the Local Planning Authority before development commences. 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 Before development commences, details of the design and specification of all means of enclosure (including hedges) shall be submitted to and approved in writing by the Local Planning Authority. The approved means of enclosure shall be constructed before the building(s) are occupied.
REASON: To safeguard the character and appearance of the area.
- 8 All external rainwater goods shall be in cast iron or aluminium.
REASON: To safeguard the character and appearance of the area.
- 9 Except insofar as may be necessary to allow for the construction of the means of access, the existing wall along the highway boundary of the land shall be retained and not altered in any way.
REASON: To ensure the retention of a valuable feature of the site and thereby safeguard the character and appearance of the area.
- 10 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order, 1995 (or any Order revoking and re-enacting that Order with or without modification) no extensions, porches, conservatories and so forth shall be constructed.
REASON: To retain the former agricultural character and appearance of the barns and overall locality.

- 11 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order, 1995 (or any Order revoking and re-enacting that Order with or without modification) no additional windows shall be constructed in any other elevations of the buildings.
REASON: To retain the former agricultural character and appearance of the barns and overall locality.
- 12 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order, 1995 (or any Order revoking and re-enacting that Order with or without modification) no additional rooflights shall be constructed in any of the elevation(s) of the buildings.
REASON: To retain the former agricultural character and appearance of the barns and overall locality.
- 13 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order, 1995 (or any Order revoking and re-enacting that Order with or without modification) no fences, gates or walls shall be erected within the curtilage of any dwelling house forward of any wall of that dwelling house which fronts onto a road or footpath.
REASON: To safeguard the open plan character of the development.
- 14 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking and re-enacting that Order with or without modification) no wall, fence or other means of enclosure shall be constructed or erected, other than those expressly authorised by this permission.
REASON: To safeguard the character and appearance of the area.
- 15 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order, 1995 (or any Order revoking and re-enacting that Order with or without modification), no outbuildings, sheds, greenhouses and other such buildings, and any form of external lighting including security lighting other than those expressly authorised by this permission shall be erected or fitted.
REASON: Control is needed to retain the low key rural character of the locality, and to protect the residential amenities of the adjacent properties.
- 16 Bat and bird boxes shall be installed in accordance with details including phasing that have been submitted to and approved in writing by the Local Planning Authority before development commences.
REASON: To safeguard and enhance biodiversity.

- 17 The ancillary accommodation hereby permitted shall be used as accommodation ancillary to the existing dwelling on the site and shall not be occupied as a separate dwelling or for commercial purposes. REASON: A separate dwelling in this location would harm the residential amenities of adjacent properties and would intensify the existing access resulting in highway safety issues.
- 18 The carport(s) shall not be altered or enclosed and shall be used for the parking of vehicles ancillary to the residential occupation of the dwelling(s) and for no other purposes. REASON: In the interest of road safety and convenience and safeguarding the character and appearance of the area.
- 19 The means of access between the land and the highway shall be formed, laid out and constructed in accordance with the specification of the means of access attached hereto, and all ancillary works therein specified shall be undertaken in accordance with the said specification before first occupation of the converted barns. REASON: To ensure a safe and adequate access.
- 20 Vision splays shown on the submitted plan shall be provided as an integral part of the construction of the accesses and shall not be obstructed at any time by any object, material or structure with a height exceeding 0.9 metres above the level of the access they are provided for. REASON: In the interests of road safety. (Policy BE3 of the adopted West Oxfordshire Local Plan 2011)
- 21 No building shall be occupied until the sustainable urban drainage scheme for the site has been completed in accordance with details which 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. <Where appropriate 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.
- 22 The sustainable urban drainage scheme shall be managed and maintained thereafter in accordance with the agreed management and maintenance plan. REASON: To secure an adequate and sustainable means of disposing of surface water from the site and to avoid flooding. (Policies CC2 and NRM 4 of the South East Plan 2009)

- 23 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, land drained in accordance with details that have been submitted to and approved in writing by the Local Planning Authority.
REASON: In the interests of road safety.
- 24 The car parking areas (including where appropriate the marking out of parking spaces) shown on the approved plans shall be constructed before occupation of the development and thereafter retained and used for no other purpose.
REASON: To ensure that adequate car parking facilities are provided in the interests of road safety.

NOTES TO APPLICANT

- 1 You are reminded that some of the conditions imposed upon this permission may require the submission and approval of additional details before development commences on site. Failure to meet this requirement could result in enforcement action.
- 2 The Surface Water Drainage scheme should, where possible, incorporate Sustainable Drainage Techniques in order to ensure compliance with;
- Flood and Water Management Act 2010 (Part 1 - Clause 27 (1))
 - Code for sustainable homes - A step-change in sustainable home building practice
 - The forthcoming local flood risk management strategy to be published by Oxfordshire County Council before March 2014. As per the Flood and Water Management Act 2010 (Part 1 - Clause 9 (1)).
- 3 Where communal drainage schemes are proposed approval of the scheme will probably be required from Oxfordshire County Council and the scheme will need to be adopted after April 2014 under the Flood and Water Management Act.

107 14/0179/P/FP

The Old Swan Hotel, Old Minster Lovell

The Planning Officer presented her report and drew attention to the proposed conditions set out in the report of additional representations.

The Officer recommendation of conditional approval, subject to the revocation of application No. 13/1328 was proposed by Mr Langridge and seconded by Mr Enright and on being put to the vote was carried.

Permitted subject to the following 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 the Town and Country Planning Act 1990.
- 2 That the development be carried out in accordance with plans accompanying the application as modified by revised plans referenced as 673-320a and 673-321a.
REASON: For the avoidance of doubt as to what is permitted.
- 3 This permission shall be implemented only as an alternative to the development approved under planning permission 13/1328 and not in conjunction with or in addition to any works comprised in that permission.
REASON: For the avoidance of doubt as to what is permitted.
- 4 The vision splay of 2.4 x 90 metres detailed in drawing 613-314 is to be provided and maintained free from obstructions over 0.9m in height prior to first occupation. Works to the public highway will require separate written permission from the Northern Area Office (0845 310 1111).
REASON: In the interests of highway safety. (Policy BE3 of the West Oxfordshire Local Plan 2011)
- 5 Any ground resurfacing works shall be SUDS compliant.
REASON: In the interests of highway safety. (Policy BE3 of the West Oxfordshire Local Plan 2011)
- 6 Before 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. (Policies BE2 and BE5 of the adopted West Oxfordshire Local Plan 2011)
- 7 The external walls shall be constructed of either artificial stone or natural stone in accordance with a sample panel which shall be erected on site and approved in writing by the Local Planning Authority before development commences and thereafter retained until the development is completed.
REASON: To safeguard the character and appearance of the area. (Policies BE2 and BE5 of the adopted West Oxfordshire Local Plan 2011)

- 8 The roof(s) of the building(s) shall be covered with materials, a sample of which shall be submitted to and approved in writing by the Local Planning Authority before development commences.
REASON: To safeguard the character and appearance of the area. (Policies BE2 and BE5 of the adopted West Oxfordshire Local Plan 2011)
- 9 The roof(s) to be covered in slates shall be covered with natural Cotswold stone slates of random sizes, samples of which shall be submitted to and approved in writing by the Local Planning Authority before development commences, and the slates shall be laid in courses diminishing in width from eaves level to the ridge of the roof in accordance with normal practice in the locality.
REASON: To safeguard the character and appearance of the area. (Policies BE2 and BE5 of the adopted West Oxfordshire Local Plan 2011)
- 10 All new external joinery shall be painted in a colour that has been submitted to and approved in writing by the Local Planning Authority and shall thereafter be retained in that colour.
REASON: To ensure that the building details are in keeping with the local vernacular style. (Policy BE2 of the adopted West Oxfordshire Local Plan 2011)
- 11 Bat and bird boxes shall be installed in accordance with details including phasing that have been submitted to and approved in writing by the Local Planning Authority before development commences.
REASON: To safeguard and enhance biodiversity. (Policy NE13 of the adopted West Oxfordshire Local Plan 2011)
- 12 A scheme of hard and soft landscaping of the site shall be submitted to and approved in writing by the Local Planning Authority before development commences. The scheme shall include : the retention of any existing trees and shrubs and planting of additional trees and shrubs; proposed finished levels or contours; all ground surface treatments and materials; means of enclosure; car parking layouts; other vehicle and pedestrian access and circulation areas; minor artefacts and structure; proposed and existing functional services above and below ground; retained historic landscape features and proposals for restoration, where relevant and shall be implemented as approved within 12 months of the commencement of the approved development or as otherwise agreed in writing by the Local Planning Authority and thereafter be maintained in accordance with the approved scheme. In the event of any of the trees or shrubs so planted dying or being seriously damaged or destroyed within 5 years of the completion of the development, a new tree or shrub of equivalent number and species, shall be planted as a replacement and thereafter properly maintained.
REASON: To safeguard the character and landscape of the area.

(Policies BE2 and BE5 of the adopted West Oxfordshire Local Plan 2011)

- 13 Development shall not commence until a foul water drainage scheme, including details of the phasing of works, has been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.
REASON: To secure adequate means of disposing of foul water and to avoid pollution. (Policies BE18 and NE11 of the adopted West Oxfordshire Local Plan 2011 and Policy NRM2 of the South East Plan 2009)
- 14 Prior to the first use of the refurbished facility details of the energy generation measures to be used shall be submitted to and approved in writing by the Local Planning Authority and the development shall not be used other than with the said agreed measures in place and operational.
REASON: To reduce the carbon footprint of the development. (Policy BE2 of the West Oxfordshire Local Plan 2011)
- 15 Prior to the first use of the facility hereby approved a travel plan for staff employed at the spa and with the aim of reducing private car usage shall be submitted to and approved in writing by the Local Planning Authority and the spa shall only be operated in accordance with the said agreed details.
REASON: In the interests of highway safety. (Policy BE3 of the West Oxfordshire Local Plan 2011)

110 14/0189/P/FP

Abingdon & Witney College, Holloway Road, Witney

The Officer recommendation of conditional approval was proposed by Mr Booty and seconded by Mrs Fenton and on being put to the vote was carried.

Permitted subject to the following 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 the Town and Country Planning Act 1990.
- 2 That the development be carried out in accordance with plan No(s) 13-27-03 C, 13-27-04 B, 2960-103 B, 2960-121 A, 2969-120 B, 2960-111 A, 2960-110, 2960-131 A & 2960-133.
REASON: For the avoidance of doubt as to what is permitted.

- 3 Before 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.
- 4 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order, 1995 (or any Order revoking and re-enacting that Order with or without modification), no external flues, plant equipment and air conditioning units etc {{other than those expressly authorised by this permission}} shall be installed/attached to the hereby approved buildings.
REASON: Control is needed to protect the visual character & appearance of the locality, and to protect the residential amenities of nearby dwellings.
- 5 That, 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. <Where appropriate 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 Policy Statement 25 Technical Guidance)
- 6 Prior to the first occupation of the development hereby approved, a Travel Plan prepared in accordance with the Department of Transport's Best Practice Guidance Note Using the Planning Process to Secure Travel Plans and its subsequent amendments shall be submitted to and approved in writing by the Local Planning Authority. Thereafter, the approved Travel Plan shall be implemented and operated in accordance with the approved details.
REASON: In the interests of sustainability, to ensure a satisfactory form of development and to comply with Government guidance contained within the National Planning Policy Framework.

- 7 Prior to the commencement of the development, a Construction Traffic Management Plan, which shall include details of the measures to be taken to ensure construction works do not adversely affect the local highway network, shall be submitted to and approved by the Local Planning Authority; thereafter the development shall be carried out in accordance with approved plan.
REASON: To ensure the safety and convenience of highway users is protected during construction in accordance with Government guidance contained within the National Planning Policy Framework.
- 8 Prior to the commencement of development, a scheme shall be submitted to and approved in writing by the Local Planning Authority for the provision for public art as part of the development, and that provision shall be installed within an agreed and approved timescale with the Local Planning Authority, and be retained as such thereafter.
REASON: To ensure compliance with Policy TLC7.
- 9 No development shall commence until details of the measures to be incorporated into the development to demonstrate how 'Secured by Design' accreditation will be achieved have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details, and shall not be occupied or used until the Council has acknowledged in writing that it has received written confirmation of SBD accreditation.
REASON: For the development to meet the requirements of: The National Planning Policy Framework 2012 (Part 7, Sect 58; 'Requiring good Design' and Part 8, Sect 69; 'Promoting Healthy Communities') where it is stated that development should create 'Safe and accessible environments where crime and disorder, and the fear of crime do not undermine quality of life or community cohesion' & Supplementary Planning Guidance Document 'Safer Places - The Planning System and Crime Prevention', ODPM 2004. In addition, it would assist the authority in complying with its obligations under Section 17 of the Crime and Disorder Act 1998 in doing all it reasonably can in each of its functions to prevent crime and disorder in its area.

NOTES TO APPLICANT

- I The Surface Water Drainage scheme should, where possible, incorporate Sustainable Drainage Techniques in order to ensure compliance with;
- Flood and Water Management Act 2010 (Part 1 - Clause 27 (1))
 - Code for sustainable homes - A step-change in sustainable home building practice
 - The forthcoming local flood risk management strategy to be published by Oxfordshire County Council before March 2014. As per the Flood and Water Management Act 2010 (Part 1 - Clause 9 (1)).

- 2 Where communal drainage schemes are proposed approval of the scheme will probably be required from Oxfordshire County Council after April 2014 and the scheme will need to be adopted under the Flood and Water Management Act.
- 3 Please be advised that the owner of property Applegarth has suggested that his land can be used for the parking of construction vehicles and associated vehicles whilst work is undertaken. This is to prevent any traffic issues from arising from this development.

72. APPLICATIONS DETERMINED UNDER DELEGATED POWERS AND APPEAL DECISIONS

The report giving details of applications determined by the Strategic Director with responsibility for development under delegated powers together with appeal decisions was received and noted.

The meeting closed at 6:20pm.

CHAIRMAN