

Summary of Submission by Mrs Jayne Norris

Mrs Norris highlighted that the proposed development abutted the recently approved David Wilson Homes scheme and access was not proposed from Kilkenny Lane.

It was emphasised that the proposal was deliberately of a lower density than the neighbouring development and took account of the need for larger homes in Carterton. In respect of the development it was indicated that amendments to the landscape buffer were proposed so that it was reduced in some areas.

Mrs Norris referred to restrictions on the size of plots and indicated that an affordable housing contribution, of not less than £10k per unit, was being offered subject to the removal of size limitations on the plots.

Mrs Norris concluded by highlighting that officers were recommending approval and asked the sub-committee to resolve to approve the application subject to agreement on affordable housing contributions and the revised landscape scheme.

Thistle Cottage

I believe that we have a lot of things that we all agree about;-

- a) Something needs to be done
- b) That Thistle Cottage has developed into a unique site and we would wish to retain much of that character.
- c) Almost all, probably including the developer would agree that it is a very difficult site to both work and access.

It is for this reason that over a 10 year period the number of properties proposed has gradually reduced. That is until this year when it has increased again.

The problem.

Access to the site down a single track lane without any turning place is both difficult and dangerous.

It is dangerous for the many pedestrians who use the lane, it is dangerous for the younger children and it is particularly dangerous because all large vehicles are forced to reverse out onto the B4449 at a point where visibility is in any case severely compromised.

The days when all HGV drivers had mates to assist such manoeuvres are also a thing of the past.

We have a very dangerous situation that will get a whole lot worse if the development goes ahead in it's present form.

I have produced a copy of a letter from the ambulance driver attending an incident who also had to reverse out onto the main road.

There is an easy solution to improve safety.

I have shown in my submission that safe access could be had from the eastern end of the site.

Reduce the total number of properties to seven.

By splitting the site in half for vehicle access, larger vehicles could gain access during the construction phase.

It would reduce restrictive parking in the lane.

It would allow for more turning space within the site.

From a planners perspective it would join up the village rather than build yet another isolated 'estate'.

It would probably even be better for the developer.

Although I understand that the local authorities are under pressure from both central government and developers it is the local planning systems responsibility to put the interests of the local community first and not be influence by insignificant financial offers, in terms of the West Oxfordshire budget, or central political pressure that has no consideration for local voters.

There is a better solution for the Thistle Cottage site. I appeal to the committee not to rush into a bad decision that the village will be stuck with for a very long time.

* Mr Taylor concluded by highlighting the potential implications of developers making voluntary contributions for affordable housing.

December 9th 2014

Dear Pat,

I am writing to let you know
the problems that I encountered
whilst attending a sick patient
who lived in Ham Lane. I work for
South Central Ambulance Service and
I was called to this patient
later on in the day. I recall driving
to the property but there was no
where possible to turn the
vehicle ready for a quick exit if
necessary and in the end due to
the number of cars parked I had
to reverse all the way out of
the lane which took longer and
was more dangerous to all those
involved

Lowlands Planning - PC 3 Minutes, Thistle Cottage (14/01496/FUL)

Good Afternoon.

Appendix C

In July, I addressed this committee with the strong view of the Parish Council, that the Thistle Cottage site is in serious need of an appropriate level of development which needs to be sympathetic to the location and the village as a whole. This view remains unchanged.

We are encouraged that the developer has made amendments to the site layout and is now proposing to provide a level of s106 funding in lieu of the provision of affordable housing.

However the Parish Council object to this application because in its view there is still inadequate provision for vehicle parking and movement on the site.

The Parish Council has grave concern that parking and access for existing residents of Ham Lane and Redmayes, for emergency vehicles, farm vehicles, waste collection and other service vehicles will be significantly affected by overspill parking from this site. Ham Lane is extremely unsuitable for on-road parking which would significantly increase the safety risk for all vehicle and pedestrian users.

As a solution, the Parish Council notes that there is a large area of green space between unit 1 and the entrance to the site. This currently contains trees recorded as TG6 and T3 on the Tree Survey Report dated April 2014.

This report states that these trees are self-set sycamore, dominant in feature but of poor quality and form. The recommendation of the report is that they should be removed.

The Parish Council would support the removal of these trees if the land that would be cleared could be used to create additional general private parking for the development.

By creating additional parking in this way, the current concerns of the Parish Council in relation to the inadequate parking on the development would be addressed.

In addition, other than ensuring that construction traffic would need careful management if a scheme was approved, the Parish Council is prepared to set aside any other objections in order that this development may proceed without further delay.

We note that the recommendation of the planning officer is to approve this application as it stands but we believe this committee has a unique opportunity to ensure that not only are the needs of the District Council and developer satisfied but also that our local residents will be able to embrace this development rather than resent it.

Thank you.

Richard Haines – Chairman of Aston, Cote, Shifford and Chimney Parish Council

Aston Planning Committee Speech notes

My name is Jonathan Ede and I am Managing Director of the applicant, Builders Ede, and our head office is in Witney. We have developed a number of sites throughout West Oxfordshire and I have probably spoken to a number of you before.

We originally purchased the site earlier this year, having previously completed a nice development of 5 houses on North Street in Aston a few years ago, which was well received by both the locals and the purchasers. This is another excellent opportunity where we feel we can enhance the area and transform a run-down site into a very attractive new development.

Mr. Shaw has written a very full and detailed report, for which I thank him for. I feel that there is little I need to add, other than to point out that we have reduced the proposed square footage from both the originally approved and our previous application, in addition to amending the road access and layout. We agreed this approach with Mr. Shaw at a constructive meeting when we also proposed the 106 payment in lieu of affordable housing.

Despite the Government's new planning guidance saying that we wouldn't have to pay any 106 payments, we did metaphorically "shake hands" on this amount. Furthermore, it should be noted that we do want to get on with the site, as the existing buildings are deteriorating by the day. In light of this, we are willing to honour our commitment to this payment.

Add comment here about parking (that we are willing to work with them and with Mr. Shaw to find a suitable compromise if required) if the Parish Council speak.

Thank you for your time.