

Good afternoon,

Thank you for letting me address the committee, I am here largely to answer any queries you may have regarding the application.

In summary a scheme allowed on the site for 8 very large houses to replace an extensive series of uncontrolled industrial uses was permitted in 2012. The site has shown no interest at a level that would deliver the Section 106 package *agreed* largely due to the size of the units and the proximity to a mineral working.

Having regard to the Parish Council objectives of securing smaller units an alternative scheme has been devised, which improves the architectural style and mix of units.

A revised package of Section 106 payments has now been agreed with your officers, to include parish Council contributions, an increase in affordable housing payments and contributions to the County Council towards education- specifically at Standlake school.

Issues relating to the access have been addressed in a transport statement and through a proposed modification to the highway to achieve improved visibility and bus stops. The comments raised in relation to flooding have been addressed in a Flood Risk Assessment and previously approved as acceptable by the Environment Agency.

Overall the scheme is considered to be compliant with the thrust of the NPPF towards creating sustainable development, considering its previous uses and will make a social contribution increasing the provision of mixed housing, contributing towards affordable housing and local services and environmental improvements with the clearance and effective use of this brownfield site, an improved architectural scheme based on the local vernacular and improvements to the existing highway junction and an economic contribution through the creation of construction work. .

I trust you are able to support your officers in their positive recommendation but I am here to answer any queries that you may have concerning the proposals

Background

Clanfield Post Office and Stores was founded in 1963 by Mr and Mrs Blake (Nicola Cooper's grandparents). When they retired, their daughter Janet Dry took on ownership of the business, and has run it for the last 35 years. She provides vital services to the village, and has always gone the extra mile to meet the needs of the local community.

Why now?

Unfortunately in recent years, the business has become financially not viable. In order to remain open, it requires significant investment to improve the look and feel, and to increase the products and services it provides.

As Janet Dry approaches an age where she is considering retirement, Nicola has moved back to the village to create a home for herself and her husband. Nicola left her job as a University Lecturer in Dietetics and Nutrition, to see if she could preserve and maintain the services to the village.

Nicola grew up in the shop, and recognises the importance of creating a business that is rooted in the local community. Her architect was tasked with creating a proposal that was modest in size, in keeping with the local area, and easily accessible to customers. She is aware that concerns have been raised regarding possible disturbance of the property's neighbours. The business has been trading for over 50 years, and during this time has always operated in a respectful and conscientious manner. It has never received a single complaint regarding the way it operates.

What next?

If the plans are accepted, it would provide Nicola with the scope to create a viable business. She is passionate about hospitality, and good quality food and drink. She would like to develop something that the village can be proud of.

The business would operate as a Post Office, shop, delicatessen, coffee shop and microbakery. It aims to source as many local products as possible, and provide products and services that are in-keeping with the local area. It would also bring jobs to the area, and encourage skill acquisition.

A number of products have already been trialled, for example real bread and homemade cakes are baked daily, and some fantastic local products are already being stocked.

The response and feedback to date has been overwhelmingly positive, shown in part by the support comments received for the application.

However, at this level, the business is still not financially viable; but it has given Nicola the confidence that if the plans are accepted, the business would continue to serve the village into the future.

Finial House

Planning committee meeting 20 April 2015

Ladies and gentlemen of the committee thank you for your time today in hearing this application.

I'm here today representing the applicants Mr and Mrs Anderson.

Mr and Mrs Anderson have lived at finial house for over 20 years and have been a part of the vibrant village community during their tenure in Broadwell village.

The application has been recommended for refusal by the planning officer on the grounds of scale and land supply.

An independent planning consultant and architectural practice has been employed to prepare the application and all associated drawings. As a consequence the design is very much in the style of other houses within the village including those within the immediate vicinity.

Please be aware that a pre application enquiry has been submitted in this case. Furthermore, we have accepted the advice of the planning officer following the pre application enquiry in respect of design (**and scale**).

As a consequence of the advice following the pre-application process, the ridge height has been reduced by 1.5 m and the eaves height by 1 metre the floor area from 325 sqm to 220 sqm a reduction of around 35%.

We feel it important to highlight the nature of housing within the locality of Broadwell which includes predominantly simple, well proportioned, detached housing.

We have been advised that the land supply has not yet been met and further that having use by a car to reach local services (beyond the village) is not unsustainable in itself (as determined by the Planning Inspector in the appeal decision submitted with the application).

The site is sustainable within the National Planning Policy Framework (NPPF). Furthermore, the site represents infill and would not be a new isolated home and is also set within the 30 MPH speed limit zone.

Given the redundant site and the design which has been prepared we very much feel that this application befits the character of the locality together with the size being proportionate to the site and that this is in keeping with the local vernacular.

Finial House has been used as a bed-and-breakfast destination for many years now. Finial house employs local labour to support the business which also contributes extensively to the local community.

The maintenance of the property continues to have significant financial demands on the business and the prospect of this development which is compatible with the locality offers significant promise to the retention of this business. There would also be short term economic benefits during construction of the new house, through stimulating work and trade as well as a modest social benefit when completed.

Reassuringly, a recent application for a nearby premises has been successful which will facilitate the ongoing running of the village public house.

We were delighted to receive no objections from the statutory consultees including Thames water, Oxfordshire highways and the Parish Council in respect of this application, which we believe is very much supported locally.

~~Finally, we would accept a deferment of the planning decision to the next committee if more time and information were needed by this committee.~~