

WEST OXFORDSHIRE DISTRICT COUNCIL

UPLANDS AREA PLANNING SUB-COMMITTEE

Date: 2 March 2015

Report of Additional Representations



**WEST OXFORDSHIRE
DISTRICT COUNCIL**

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Report of Additional Representations

14/1102/P/OP- Land To East Of Church Road, Long Hanborough	
Date	18/02/2015
Officer	Phil Shaw
Recommendation	Approve
Parish	Hanborough
Grid Ref:	441853 E 214136 N

Application details

Erection of up to 64 dwellings, public open space and ancillary enabling works together with access from Church Road.

Applicant

Corpus Christi College, C/O Agent

Additional Representations

Errata 1

Unfortunately the conclusion of the report was truncated and so it is repeated in full below:

Conclusion

This is a contentious application and the fact that a larger proposal has been submitted concurrently has exacerbated concerns about the impact that it will have on the quality of life and character of the village. Concerns have been raised in particular about the scheme exacerbating the existing traffic problems in the village and adding to the problems of educating village children at the popular and oversubscribed local school. To seek to address these concerns the developer has agreed a small reduction in the number of units proposed and has tabled an amended proposal which in conjunction with OCC funding will both meet the existing education shortfall as well as meeting the needs of the pupils generated by this development. The existing pre-school will get a new facility and the County Council will get free land to meet any future educational needs as it sees fit. Affordable housing and other mitigation requests have been met in full

The settlement is relatively sustainable in the context of a rural area such as West Oxfordshire and the site has been previously identified as potentially suitable for development by way of the SHLAA. Its development would be contrary to adopted policy H7 but this policy does not hold full weight and the policies of the emerging plan are more positive about development in such locations as part of the requirement to meet housing need and create a step change in housing delivery. None of the identified issues are considered such as would pass the significant and demonstrable harm test as set out in the NPPF and as such the application is recommended for conditional approval subject to the applicant first entering into a legal agreement the Heads of terms of which are broadly set out above

Errata 2

The cross reference within paragraph 7.8 to the comments of OCC at paragraph 2.15 is incorrect. The OCC comments are set out on pages 5, 6, 7 and part of page 8 of the report

Update

At the time of preparation of this report there have been additional comments from the local GP practice and the agent regarding surgery provision and from the agent regarding contributions to additional facilities at the railway station. A small number of additional third party representations have also been received. These will be reported verbally

The on-going negotiations has meant that the preparation of the suggested conditions has not been possible but it may be possible to work these up in more detail dependant on the outcome of the negotiations and update members at the meeting

Application Number	14/01884/FUL
Site Address	Land South And East Of Walterbush Road Walterbush Road Chipping Norton Oxfordshire
Date	26th February 2015
Officer	Abby Fettes
Officer Recommendations	Approved subject to Legal Agreement
Parish	Chipping Norton
Grid Reference	431292 E 226179 N
Committee Date	2nd March 2015

Application Details:

Demolition of existing buildings and erection of 228 dwellings, a new clubhouse for Football Club, associated parking, landscaping, new vehicular accesses and servicing.

Applicant Details:

Bellway Homes Ltd and Archstone Chadlington Ltd
C/O Barton Willmore

Additional Representations

OCC Highways

We have now had a chance to look at the additional sensitivity testing we requested from the developer in order to demonstrate that the traffic from the development can be accommodated safely and efficiently on the transport network. We are satisfied that the junctions will operate with sufficient capacity.

With this additional information, the changes that have been made to the proposed site access arrangements and development layout, and the amendments to the travel plan, our highways concerns are overcome, provided the proposed mitigation can be secured. Please note the following from our original response:

Should permission be granted for this development, the following will be required:

- *S106 agreement for*
 - *contribution to public transport improvements of £1000 per dwelling*
 - *bus stop and pedestrian infrastructure improvements in the vicinity of the site*
 - *Parking restrictions and traffic regulation orders required to ensure safe access to, from and within the development, including amendments to the speed limit on the A361. The developer would need to cover the cost of additional or changed signage, and administration and consultation for the Traffic Regulation Orders.*
- *S278 agreement for works on the highway including right turn lane and informal crossing on A361, and footway works in Walterbush Road.*
- *A full travel plan would be required for this development. A monitoring fee of £1,250 would also be required to ensure that the travel plan could be monitored over a period of five years.*
- *A residential travel information pack should be provided for each dwelling to ensure that residents are aware of the travel choices available to them from the outset.*

WODC Waste

If access permits an emergency vehicle (fire/ambulance), we can access with our fleet of large and narrow recycling and refuse waste vehicles. Emergency appliances are much larger than our vehicles and therefore, this should not pose a problem.

Any communal bin stores need to be accessed in the event of fire, so our vehicles can equally facilitate collection along the same routing. We would not be encouraging our crews to be walking out bins or boxes, but with common sense prevailing, this should not be evident.

Amendment to report

At para 5.19 it should state that the proposed materials are natural stone, stock red brick and buff brick not re-con stone and render.

Revised conditions

Condition 7 amended to:

No development shall take place until there has been submitted to and approved in writing by the Local Planning Authority a plan indicating the positions, design, materials and type of boundary treatment to be erected. The boundary treatment shall be completed in accordance with the approved details *prior to the occupation of any associated/relevant building*.

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

Condition 12 amended to:

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

REASON: In the interests of road safety (Policy BE3 of the adopted West Oxfordshire Local Plan 2011).

Additional condition 20:

Prior to the commencement of any residential development, a strategy to facilitate super-fast broadband for future occupants of the site shall be submitted to and approved in writing by the Local Planning Authority. The strategy shall seek to ensure that upon occupation of a dwelling, either a landline or ducting to facilitate the provision of a superfast broadband service (>24mbs) to that dwelling from a site-wide network, is in place and provided as part of the initial highway works, unless evidence is put forward and agreed in writing by the Local Planning Authority that technological advances for the provision of a superfast broadband service for the majority of potential customers will no longer necessitate below ground infrastructure. The development of the site shall be carried out in accordance with the approved strategy.

REASON: In the interest of improving connectivity in rural areas.

Additional condition 21:

Prior to commencement of development of the football clubhouse, details of the car parking and landscaping for the clubhouse with area to accommodate a recycling facility will be submitted to and approved by the council. The clubhouse car park area will be completed in accordance with the approved details.

REASON: In the interests of sustainability.

Application Number	15/00210/HHD
Site Address	6 Chapel Row Chadlington Chipping Norton OX7 3NA
Date	26th February 2015
Officer	Cheryl Morley
Officer Recommendations	Approve
Parish	Chadlington
Grid Reference	433086 E 221920 N
Committee Date	2nd March 2015

Application Details:

Erection of single storey and two storey rear extension and detached double garage with store.

Applicant Details:

Mr and Mrs V Pashley
6 Chapel Row
Chadlington
Chipping Norton
Oxfordshire
OX7 3NA

Additional Representations

Mrs Magee – Glebe Cottage, East End, Chadlington

- Increase traffic;
- Possible noise and disturbance from workshop;
- Amendments to frontage are inappropriate for the general look of the row of cottages;
- Extension would spoil character of long gardens;

Mr and Mrs Wigley, Holybourne House

- Impact on the character of area – design, massing and materials;
- Impact on trees and biodiversity;
- Assessment of non-designated heritage asset;
- AONB;
- Other matters – Use of access, loss of residential amenity and site red line;

Mrs Colchester – 7-8 Cob Cottage Chapel Row, Chadlington

- Impact on large trees the other side of the boundary hedge and proximity of the proposed garage to the Cedrus;
- Loss of chimney to a window;
- Proposed materials;
- Increased overlooking into the garden of 7-8, Chapel Row;
- Loss of light;

Mrs Dewar – The Grey House, East End, Chadlington

- Scale and appearance;
- Traffic down Watery Lane;
- Impact rural, central part of the village.