

WEST OXFORDSHIRE DISTRICT COUNCIL

UPLANDS AREA PLANNING SUB-COMMITTEE

Date: 27 April 2015

Report of Additional Representations



**WEST OXFORDSHIRE
DISTRICT COUNCIL**

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Report of Additional Representations

Application Number	14/1102/P/OP
Site Address	Land To East Of Church Road Long Hanborough
Date	23rd April 2015
Officer	Phil Shaw
Officer Recommendations	Approve subject to Legal Agreement
Parish	Hanborough
Grid Reference	441853 E 214136 N
Committee Date	27th April 2015

Application Details:

Erection of up to 50 dwellings, provision of play group facilities, provision of public open space and ancillary enabling works together with access from Church Road

Applicant Details:

Corpus Christi College
C/O Agent

Dr Brooks - Walnut Cottage, Church Hanborough

The dwelling amount is still too high for me to withdraw my objection and therefore my points raised in my letters dated 2nd August 2014, 26th October 2014 and 5th March 2015 remain pertinent.

Comments on Savills' latest proposal in summary:

Traffic

- The traffic assessment data is not accurate due to the assessment occurring during a week with a bank holiday in it.
- A larger amount of cars will be entering and leaving the site than predicted.

Pre- School and School

- School capacity for 24 children and associated staff should be verified with the managers of the pre-school.
- Details of the precise arrangements on what will be supplied, including parking and play facilities have not been provided.

Other Section 106 Contributions

- Negotiations required with a number of organisations in Long Hanborough due the reduction of the number of dwellings.

Site Issues

- The boundaries of the site are unchanged even though the dwelling numbers have reduced to 50 and therefore I am worried should permission be granted a future application with increased numbers will be forthcoming.

- Incursion into open countryside and the erosion of the gap between Long Hanborough.
- The site layout and the draft local plan. It would be desirable if the area of the site were to be reduced such that this boundary would be in-line with the edge of the current settlement.
- The commitments with respect to affordable housing and giving preference to people with local connections are welcomed.
- I request that WODC discount financial arguments and proceed on the basis of granting permission for a scheme that will be an asset to Long Hanborough.

Mr Evans

- I disagree with the officer report which implies that the adopted policy H7 carries little weight.
- Concerned inadequate time and publicity has been given to amended proposals

Hanborough Parish Council

- Do not feel able to withdraw our objection to this proposal.
- The amended scheme creates less certainty.
- During the period since the submission of the amended application we have sought detail from the applicants and other affected parties regarding such matters as the size of the contribution towards the expansion of Hanborough Manor School, and whether this would be sufficient, the nature of the undertakings regarding the gift of the 1.8hectares of land on the site, whether the contribution towards the doctor's surgery would be sufficient to allow them to expand sufficiently, and the likely increase in traffic movement created by the amended application and the likely impact of those traffic movements. To date we have not received any satisfactory answers to our questions, and have formed the opinion that worryingly, such detail does not appear to exist.
- We would therefore request that this application be deferred again to provide sufficient time for the matters of detail to be dealt with adequately, and to allow the public sufficient time to make their views known.

OCC

Has clarified that the contributions towards the classroom extension will be £143,385 towards Secondary education £162,230 and SEN £7350. OCC will pick up the balance of the funding from its Basic Needs (school places) budget

WODC Leisure

Clarified that the figure is £96,392.50 and not £91392.50 as stated in the report

Application Number	I5/00836/FUL
Site Address	Land at Chaucers House, Park Street, Woodstock
Date	27 th April 2015
Officer	Abby Fettes
Recommendation	Grant, subject to conditions
Parish	WOODSTOCK
Grid Ref:	44427I 216816

Application details

Erection of detached dwelling, new access and parking to include new parking to serve 5 Chancers Lane.

Applicant

Ms Sally Ann Lasson (c/o agent)

Additional Representations

OCC Highways

I note the objections however I cannot demonstrate severe harm in terms of highway safety and convenience that would warrant the refusal of a pp.

Vehicles associated with the proposal, if permitted, should not create harm to pedestrians or other vehicles on the adjacent road network.

No objection subject to conditions.

Mrs. Patricia Lund - 32 High Street

1. It will have a negative impact on a Listed Building both in terms of character and setting and on the residential amenity of No. 3. Chancers Lane.

2. It will intensify the density of development adversely affecting the character of this part of historic Woodstock.

3. I would suggest the proposed site cannot be described as infill, but rather ' garden grab' and should be resisted on that ground.

4. It has the potential of a negative impact on highway and pedestrian safety on a narrow lane with existing poor and sub-standard visibility, which the intensification of residential development both during and post construction would exacerbate.

Mrs West – 2 Chaucers Lane

1. I am writing in support of the application.
2. I like the design, it is very discreet and sensitive to the garden.
3. I cannot foresee any problem with the parking arrangements and feel it will have little impact.

Proposed conditions

I 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 as amended by S51 of the Planning and Compulsory Purchase Act 2004.

- 2 That the development be carried out in accordance with the approved plans listed below.
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 The external walls shall be constructed of natural local 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.
- 5 Notwithstanding details contained in the application, detailed specifications and drawings of all eaves; soffit; rainwater goods; sedum roof; fenestration at a scale of not less than 1:20 including details of external finishes and colours 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.
- 6 The means of access between the land and the highway shall be constructed, laid out, surfaced, lit and drained in accordance with details that have first been submitted to and approved in writing by the Local Planning Authority and all ancillary works therein specified shall be undertaken in accordance with the said specification before first occupation of the dwellings hereby approved.
REASON: To ensure a safe and adequate access. (Policy BE3 of the adopted West Oxfordshire Local Plan 2011).
- 7 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.
- 8 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. The Surface Water Drainage scheme should, where possible, incorporate Sustainable Drainage Techniques in order to ensure compliance with the Flood and Water Management Act 2010. The development shall be carried out in accordance with the approved details prior to the first occupation of the development hereby approved.
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 the supporting Technical Guidance).

- 9 No development (including site works and demolition) shall commence until all existing trees which are shown to be retained have been protected in accordance with a scheme which complies with BS 5837:20012: 'Trees in Relation to design, demolition and construction' and has been submitted to, and approved in writing by, the Local Planning Authority. The approved measures shall be kept in place during the entire course of development. No work, including the excavation of service trenches, or the storage of any materials, or the lighting of bonfires shall be carried out within any tree protection area.
REASON: To safeguard features that contribute to the character and landscape of the area.
- 10 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.
- 11 The existing hedge along the northern boundary of the land shall be retained at a height of not less than 1.8 metres and that any plants which die shall be replaced in the next planting season with others of a similar species and shall be retained. The hedge shall be protected whilst development operations are in progress, in accordance with a scheme to be agreed in writing with the Local Planning Authority and to be implemented before development commences.
REASON: To safeguard a feature that contributes to the character and landscape of the area.
- 12 No development, including any works of demolition, shall take place until a Construction Method Statement has been submitted to and approved in writing by the Local Planning Authority. The approved Statement shall be adhered to throughout the construction period and shall provide for:
- I The parking of vehicles for site operatives and visitors
 - II The loading and unloading of plant and materials
 - III The storage of plant and materials used in constructing the development
 - IV The erection and maintenance of security hoarding including decorative displays
 - V Wheel washing facilities
 - VI Measures to control the emission of dust and dirt during construction
 - VII A scheme for recycling/disposing of waste resulting from demolition and construction works.
 - VIII Safeguarding drains
 - VIII Safeguarding neighbouring walls
- REASON: To safeguard the character and appearance of the area, living conditions and road safety.
- 13 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking and re-enacting that Order with or without modification), no development permitted under Schedule 2, Part 1, Classes A, B, C, D, E and G shall be carried out other than that expressly authorised by this permission.
REASON: Control is needed to protect the character of the area