

Supplementary Papers

Planning Committee

held in the The Ridgeway, The Beacon, Portway, Wantage, OX12 9BY
on Wednesday, 23 September 2015 at 6.30 pm

Open to the public including the press

5. **Urgent business** (Pages 2 - 16)

To receive further updates since publication of the agenda in the addendum report.



Planning Committee
Wednesday 23 September 2015

Addendum Report

Addendum Report

Item 9

Planning Reference: P15/V0979/O – Land to the south of Challow Road and north of Naldertown, Wantage

Update

Since the report was written the applicant has challenged the county council contributions request under the section 106 pooling restrictions. The county council has reviewed and re-issued their response amending their contribution request. The county council requests for contributions to Wantage Library and to Adult Day Care have been rescinded. A minor adjustment has been made to the county council Monitoring/Administration fee request.

Officer Response: The table of contributions set out under paragraph 6.44 on page 21/22 of the committee report is amended as follows.

Proposed project/type of infrastructure	Requested by	Amount
2 x Bus Stops in Vicinity	OCC Transport	£2,000
A417 Challow Rd - Pedestrian signal crossing	OCC Transport	£50,000
Primary School - Stockham Primary School	OCC Education	£97,752
Secondary School - Grove Airfield New Secondary School	OCC Education	£182,199
Monitoring	OCC	£3,750.00
Affordable Housing 40%	Vale	
Waste	Vale	£5,270.00
Outdoor tennis	Vale	£6,099.00
MUGA	Vale	£6,848.00
Cricket Pitches	Vale	£2,261.00
Rugby Pitches	Vale	£1,155.00
Recreation Club House/Pavillion	Vale	£3,958.00
Public Open Space Provision: 15% of site area	Vale	
Public Art	Vale	£8,700
Play provision (28 sq.m)	Vale	
Monitoring	Vale	£1,015
Total		£371,007

Amended Recommendation:

S106 Contributions

The committee is recommended to **approve** the updated table of S106 contributions in place of the one in the report. This also includes an additional contribution for public art in accordance with adopted local plan policy DC4 and consequential adjustment to the Vale monitoring/administration fee.

Amended Conditions

1. Commencement within 2 years of approval of reserved matters.
2. Reserved matters on appearance, landscaping and scale submitted within 3 years of outline consent.

Delete condition 4 relating to landscaping and boundary treatment. This is covered by condition 2.

Polling Station

The committee are advised that the Council's Polling Officer has also expressed concern about the loss of the polling station, which is currently housed within the St. John's Ambulance Hall every 4 years. This has been raised with the applicant who has given written assurance that the Trustees are agreeable to accommodate the polling station within the main convent site to the north of Challow Road.

Additional local response.

Since releasing the report in the public domain last week, one further response has been received from a local resident criticising the planning officer for '*pushing this case through*' in the face of legitimate local concerns.

Officer response: All relevant objections are cited and addressed in the report and the case has followed the council's standard procedure to the timelines agreed.

Corrections

Policy NE9 referred to in the report is not strictly relevant because the application affects a built up area within Wantage Town and not the countryside.

Reference to a public inquiry in paragraph 6.44 is in error and should be ignored.

Item 10

Planning Reference: P15/V1026/FUL- Silver Trees, 113 Bagley Wood Road, Kennington, OX1 5NA

Update

The submitted Silver Trees Management Plan was not attached as an appendix to the committee report. Please see this **attached** here at Appendix 2 of this addendum report.

This has also been circulated by email to members of the planning committee, and is available to view in the application folder on the public website.

Item 11

Planning Reference: P15/1215/FUL and P15/V1216/LB Land opposite Borlase, South Street, Blewbury, Didcot, OX11 9PX

Update

A decision has been received from Historic England on the application to list the barn in its own right. Historic England has decided the barn does not merit statutory listing in its own right. The reason is that it is 'a small village barn of a type and scale commonly found, but where the structure has been altered and its original use is not fully legible.'

A copy of the decision is **attached** at Appendix 1 of this addendum report.

A further response has been submitted by the county highways officer. His comments can be summarised as follows:-

Drawing R600.05 showing the access arrangement is acceptable; existing accesses to be closed off; existing walling to right hand side of egress to be lowered as indicated on drawing and is now acceptable; drawing R600.11E suggests boundary walling along South Street rises partway to the junction of Church Road which is not acceptable as it falls within vision splays - if amended would be acceptable; car parking acceptable; no surface water shall be drained to highway. Recommendation is no objection subject to appropriate conditions.

Officer Response

Historic England's decision is noted and members should take account of this in considering the proposal.

The county highways officer's response largely duplicates his previous comments on the amended access and vision splays. The correct drawing for the vision splays and boundary walling is R600.11F. This shows that the new walling along South Street within the vision splays will be under 0.9m, the existing walling along South Street to the Church Road junction will be reduced to 0.9m and that the existing walling along Church Road will remain as it is, which is approximately 1.1m in height.

The highways officer's response also suggests that a construction traffic management plan condition should be included due to the school in the vicinity. Officers recommend that the following condition is included as condition 11 should members resolve to grant permission – the condition has been tailored to suit the scale of the development.

"Prior to the commencement of the development a Construction Traffic Management Plan (CTMP) shall be submitted to and approved in writing by the Local Planning Authority. The CTMP shall include details on:

- Routing of construction traffic and delivery vehicles and signed appropriately to the necessary standards/requirements. This includes means of access into the site.
- Contact details of the Site Supervisor responsible for on-site works to be provided.
- The use of appropriately trained, qualified and certificated banksmen for guiding vehicles/unloading etc.
- Details of times for construction traffic and delivery vehicles, which must be outside network peak and school peak hours.

The approved CTMP shall be implemented prior to any works being carried out on site, and shall be maintained throughout the course of the development.

Reason: In the interests of highway safety and to mitigate the impact of construction vehicles on the surrounding highway network and local residents, particularly at morning and afternoon peak traffic times.”

Item 12

Planning Reference: P15/V0940/FUL – 86 Cumnor Hill, Cumnor

No updates

Item 13

Planning Reference: P15/1643/FUL – 83 The Vineyard, Abingdon, OX14 3PG

Update

The council’s conservation officer has responded to the application with a comment of: “No observations.”

Officer Response

The conservation officer’s response is noted, and conditions are recommended in relation to the proposed materials and finishes.

Item 14

Planning Reference: P15/V1359/FUL Land east of A338, East Hanney

No updates.

Item 15

Planning Reference: P15/V1244/FUL The Firs, Main Street, Grove, Wantage, OX12 7LE

No updates

Item 16

Planning Reference: P15/V1626/FUL The Old Boat Yard, Ferry Walk, Abingdon, OX14 5HP

No updates

Item 17

Planning Reference: P15/V1480/O – Elfin, Grove Road, Harwell, OX11 0EE

No updates

Item 18

Planning Reference: P15/V1444/FUL Peartree Cottage, 7 Packhorse Lane , OX13 6NT, Marcham

No updates

Item 19

Planning Reference : P15/V1480/O – Upperton, The Pilgrim’s Way, Blewbury

No updates

Item 20

Planning Reference: P15/V1276/FUL- Rear of Post Office Lane, Wantage

Update

An initial objection to the proposal was made by the council’s environmental protection team. This was withdrawn following agreement to a suitably worded condition requiring a scheme of noise insulation for the proposed flat.

Officer Response

It is recommended that the following condition is added as Condition 5:-

RE15 Sound Insulation (Dwellings)

Prior to the occupation of a dwelling, that dwelling shall be insulated against all sources of external noise in accordance with a scheme which shall first have been submitted to and approved in writing by the Local Planning Authority. The approved scheme may require the insulation of the walls and roofs, the fitting of double-glazed windows, the treatment of site boundaries.”

Item 21

Planning Reference: P15/V1509/HH 18 Manor Road, Wootton, OX13 6DG

Update

A further response has been received from the neighbour to the north of the property, no. 20 Manor Road. This response is summarised below:

- Reiteration of previous objections
- Responding to the officer's report and recommendations highlighting that the BRE guidance is applicable for the layout of the property and the proposals,
- Request that members defer the decision on the application to allow for further daylight and sunlight tests to be carried out
- Loss of privacy and an increase in overlooking to living space and primary amenity space as a result of moving the first floor window.
- Conversion of the garage will lead to inadequate parking provision, storage for bikes and waste and consideration of surface water flood risk.
- The planning application has been made in parallel with active marketing of the application property.

In addition, a response from a Right of Light Surveyor on behalf on the neighbours, no. 20 Manor Road has also been received. This response is summarised below:

- Breach of BRE guidelines 25-degree test, Annual sunlight hours test and winter sunlight hours test
- Request for the Committee hearing to be adjourned to allow for sunlight and daylight tests to be carried out.
- Useful to consider rights of light at the planning stage.

Officer Response

It is acknowledged that the BRE 25-degree test, which recommends further sunlight and daylight tests, can be applied to the proposal in the application. However officers consider it is neither reasonable nor necessary. The BRE guidance states that its status is advisory and that local planning authorities may wish to use different criteria (3.2.8). The BRE guidance is not adopted policy in the Vale of White Horse. Instead the 40-degree rule is the council's long established mechanism for protecting the amenities of neighbouring properties. In addition the BRE guidance highlights the importance of considering whether the existing building in question is a good neighbour, standing a reasonable distance from the boundary and taking no more than its fair share of light (2.2.3). Due to the existing orientation, in which no. 20 benefits from light available from the application site, it is the officer's opinion that it is unreasonable to request further sunlight and daylight tests to be carried out.

A further factor that members are advised to note is the scale of development that could be carried out without the need for planning permission under permitted development rights. The proposed single storey element projects beyond the rear elevation by 3.2 metres. The entire proposal including, the first floor addition, could be carried out under permitted development rights if the projection to the rear was reduced by 200mm to 3 metres. This represents the "fall-back" position against which the current proposal should be compared.

In addition the proposed alteration to the first floor bedroom window is also permitted development and does not require planning permission.

The adequacy of parking provision has been assessed in the officer's report.

The active marketing of the application property is not a material planning consideration.

Corrections

Reference in the report to the BRE 25-degree test not being designed for proposals where the development is opposite the main window of a habitable room is incorrect. It can be applied in this situation. However, as stated above, it is the officer's opinion that it is not reasonable or necessary.

Appendix 1



Ms Sally Stradling
Conservation and Design Officer
Vale of White Horse District Council
Abbey House
Abbey Close
Abingdon
Oxfordshire
OX14 3JE

Our Ref: 1428964
Direct Line: 020 7973 3377
EMail:
Jane.Biro@HistoricEngland.org.uk

17 September 2015

Dear Ms Stradling

Barn, Borlase, South Street, Blewbury

I am writing to confirm that we have carried out an initial assessment to consider whether the above building should be added to the List of Buildings of Special Architectural or Historic Interest.

The Secretary of State for Culture, Media and Sport has asked us to consider this application in our role as the Government's statutory adviser on the historic environment with responsibility for listing. We have now considered the application and completed an assessment of the building based on the material provided. The Secretary of State has decided not to add the barn opposite Borlase in Blewbury to the List.

Please follow the link below to download a copy of the report setting out the reasons for this decision.

<http://services.historicengland.org.uk/webfiles/GetFiles.aspx?av=D0D2AC1A-65B5-49FE-BB D3-9FDF1E5107D8&cn=5FE798FD-7252-4270-A50B-08DBB14A4977>

If you consider that this decision has been wrongly made you may contact the Department for Culture, Media and Sport within 28 days of the date of this letter to request that the Secretary of State review the decision. An example of a decision made wrongly would be where there was a factual error or an irregularity in the process which affected the outcome. You may also ask the Secretary of State to review the decision if you have any significant evidence relating to the special architectural or historic interest of the building which was not previously considered. Further details of the review criteria and process and how to request a review are contained in the annex to this letter.



Please do not hesitate to contact me if I can be of any further assistance. Further information can also be found on our website at www.historicengland.org.uk.

Yours sincerely

A handwritten signature in black ink, appearing to read "JBiro".

Jane Biro
Senior Designation and Business Coordinator - South

Historic England
1 Waterhouse Square
138 Holborn
London
EC1N 2ST

Data Protection Act 1998

Your personal details, along with the other information you have provided and information obtained from other sources, will be retained by Historic England for administrative purposes and, where applicable, for future consideration. Historic England will not release personal details to a third party if the disclosure would contravene the Data Protection principles.

Freedom of Information

Historic England is subject to the Freedom of Information Act 2000 and the Environmental Information Regulations 2004 which provide a general right of access to information we hold. We may provide the information you have supplied in response to a request made under this legislation, subject to any exemptions which apply. Historic England will consult with external parties as necessary prior to releasing information.

Application Name: Barn, Borlase, Blewbury OX11 9PX**Number:** 1428964**Type:** New**Heritage Category:** Listing**Address:**

Borlase, South Street, Blewbury, Didcot

County	District	District Type	Parish
Oxfordshire	Vale of White Horse	District Authority	Blewbury

Recommendation: Reject**Assessment****BACKGROUND/CONTEXT**

Historic England has been asked to assess Borlase Barn for listing in the light of a planning application for conversion to domestic use. It stands on the north side of South Street, opposite Borlase Gallery, the Grade II listed C17 and C18 house to which it appears to have belonged historically. It was not given statutory protection when Borlase, now Borlase Gallery, was listed in 1966, but has been locally listed and is regarded as curtilage listed for the purposes of the current planning application.

The adjacent early to mid-C20 loggia was assessed as not listable in 2014. The buildings are prominent within Blewbury Conservation Area.

HISTORY/DETAILS

Borlase barn is a small barn, typical of its context within the village, probably C18 in date. Historic mapping indicates that it was part of a larger complex of buildings on the site. It has been suggested that it was used as a cart or wagon shed although its form, with a hayloft above also implies it might have been stabling. It is also possible that the western face was open-sided, facing a yard, which may explain its varied construction. It is built principally of red brown brick, with burnt headers, with a prominent brick pier at the southern corner, while elements of a timber frame, including a corner post, survive on the western elevation where it is clad in weather boarding and set on a later brick plinth. It is said to have a queen post truss, side purlin roof, and is clad in plain tiles. The entrance is in the south gable wall which is weather boarded above C20 timber doors, with a rectangular pitching door in the gable. There is no evidence of internal fixtures and fittings.

CRITERIA/ASSESSMENT

Borlase Barn is assessed against the Principles of Selection for Listing Buildings (March 2010) and the English Heritage Selection Guide: Agricultural Buildings (April 2011). Relevant factors include intactness, rarity, architectural interest and innovation.

Its strong physical and historic association with Borlase Gallery and its local significance are already recognised, but judged against the following criteria, Borlase Barn does not qualify for statutory listing:

* Architectural interest, rarity and intactness: a small village barn of a type and scale commonly found, but where the structure has been altered and its original use is not fully legible.

CONCLUSION

Borlase Barn, a small barn of C18 origin, associated with Borlase Gallery, does not merit statutory listing but is locally important as part of a historic group and is regarded by the local planning authority as curtilage listed.

Appendix 2

Silver Trees Management Plan

Introduction

We are an inner London local authority which borders the City of London with a track record of providing high quality provision for families that is renowned internationally for innovation. A new initiative, with financial backing from the Department for Education, aims to provide families with a break away in a 'home away from home' to provide them with time and space to strengthen family relationships, have fun together, and develop interests, skills and routines that will benefit them when they return home. It will provide an ideal family living experience in a beautiful, peaceful and rural setting.

Purpose of property

Silver Trees is proposed to be used as a 'family home' to provide a maximum of three families at any one time with a different experience from their everyday lives, in a calm, peaceful and inspiring environment. The location on the outskirts of the village of Kennington, in a Green Belt area, with surrounding woodland provides an ideal setting, whilst offering access to a range of educational, cultural and fun family activities in the local area.

The house will be maintained largely in the current set-up and style of a family home, with no additional bedroom space added, and living areas remaining as recreational family spaces. The current layout of the property, as per the existing floor plans, provides an ideal set up to support the stay of three families when necessary. Facilities will include family bedrooms, bathrooms and access to a communal lounge, dining room, play room, laundry, kitchen, garden and private woods. This will support the intended 'feel' of a family home where families can relax in pleasant surroundings.

Parents retain responsibility for themselves and their children for the duration of their stay, and are voluntarily taking part in the experience.

Use of the property

- Silver Trees will have the capacity for a maximum of 18 people during the day and 14 people at night. This will be a combination of adult family members, children and staff. On a typical day this is expected to be significantly lower.
- Included in the 18, will be a maximum of 3 families (approximately 12 adults/children). This is based on the total number of bedrooms in the property.
- Typically, the number of family occupants is expected to be lower than 12
- Families will not be living at Silver Trees for extended periods of time; the average length of stay will be 3 weeks as the house is not intended to provide temporary accommodation, rather a break away.
- Children of all ages may be staying at the property and will be supervised by parents and/or staff at all times whilst at the house.
- As Silver Trees will be a "home away from home" it will not be able to accommodate anyone where a significant level of care is required e.g. nursing care.
- Families will cook for themselves in a communal kitchen and are expected to provide for their own physical needs and those of their child/ren. Families will be expected to carry out the full range of domestic family duties.
- A thorough assessment will be undertaken by the local authority before a family is accepted as suitable guests for the house.

- Families will be encouraged to make use of the gardens for activities such as gardening, relaxation and play.

Running of the House

- There will be a Designated Manager of the house who will be responsible for its day to day running, and will ensure that families live by 'house rules' during their stay and adhere to all Health and Safety Guidelines They will also ensure that there is always a member of staff at the house overnight when families are staying.
- There will be other staff who will support the Manager to ensure the smooth running of the house, organise activities for families, and ensure they get the most relaxation out of their stay.
- The Manager will be responsible for accepting new families as guests at Silver Trees.
- The Manager will ensure that families staying at the property have access to a full programme of structured activities to encourage them to learn new skills and have new experiences whilst they are given the opportunity to stay at the house.
- The Silver Trees Manager will aim to develop strong and mutually beneficial ties with the local community and businesses. The Manager will act as a named contact that neighbours can approach if they wish to discuss any matters relating to the use of the house.
- As families will be guests at the house for a short period of time, and the focus will be on helping the family to strengthen relationships, and develop skills and interests outside of their day to day lives, families will be largely self-sufficient.
- To ensure security of the property, a CCTV system will be installed on the site.

Hours of operation

- The house will be open to families 24 hours a day, as any other family home. However, families will be supported to develop a structured itinerary for their stay, which will ensure that family routines and activities do not create any adverse impact on neighbours. Bedtime hours will be applicable to the ages of children.
- The process of "moving in" and "moving out" will happen in a managed and staggered way so as to create the least impact on the surrounding area. For example, consideration will be given to making provision for families only to arrive and depart in off peak hours.

Travel and parking arrangements

- Families will not have their own transport with them whilst staying at Silver Trees
- All staff will be encouraged to use public transport therefore the current parking provision for 5 vehicles at Silver Trees is more than adequate. It also leaves enough space to allow vehicles to park and turn around within the grounds of the property
- No additional parking provision is proposed.

Maintenance of the Building and Housekeeping

- A rolling programme of Re-decoration and Preventative and Planned maintenance will be put in place to ensure the upkeep of the building.
- Areas for the storage of rubbish, recycling and food compost will be available for use by families, within a discrete area, not visible to neighbours or from the road.
- All external areas will be kept clean and well landscaped and waste/recycling will be stored safely and securely with regular collections.

- The property will not produce only general household waste, which is not expected to be more than that produced by the current 3 unit family property.
- Any non-emergency works to the building will be carried out Monday to Friday no earlier than 9am and no later than 5pm unless not practically possible.
- No smoking will be allowed in any part of the building. There will be designated area for smoking outside in the garden.
- Families will be required to live by house rules for the duration of their stay.

Benefits to the local community

- Outdoor games and activities will be essential part of family life at Silver Trees, and as such there will be scheduled days out to local places, and use of local resources such as outward bound activities. All off site activities and resources will be accessed/sourced locally.
See www.southernoxfordshire.com/assets/52bookartp644.pdf
- If there is a need to hold an event or workshop, local venues will be sought via the Vale of White Horse meeting room directory.
- Food and other provisions will be bought locally.