

Supplementary Papers

Planning Committee

held in the The Ridgeway, The Beacon, Portway, Wantage, OX12 9BY
on Wednesday, 2 March 2016 at 6.30 pm

Open to the public including the press

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

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



Planning Committee
Wednesday 2 March 2016

Addendum Report

Item 9 – Planning Application P15/V2447/FUL – Land to the south of High Street, Drayton

Update

Members have received a representation from a local resident concerning safety and access for emergency vehicles and comments regarding trees outside of the site.

Officer response

An emergency access has been proposed; separate to the main access on Drawing B.0315_12-1V (The 'North / South primary foot / cycleway'). This has been done in such a way that private vehicles cannot take advantage of this route by the provision of a lockable bollard and is fully endorsed by the county highways engineer.

In relation to existing trees / hedgerows, the protection details are provided to ensure where tree root areas are within the application site, they are protected.

Item 10 – Planning Application P15/V2025/FUL – Land off Oxford Road, Kingston Bagpuize

There are no updates for this item.

Item 11 – Planning application P15/V3032/FUL – 3 Finmore Road, North Hinksey

There are no updates for this item.

Item 12 – Planning Application P15/V2623/O – Land off Blackbird Lane, Milton

There are no updates for this item.

Item 13 – Planning Application P15/V3041/FUL – Days House, Westcot, Sparsholt

Update

An email from the neighbours at Elderberry Cottage, Westcot has been received on Wednesday, 24 February 2016:

We will be unable to attend the council's planning committee on Wednesday 02/03/2016.

Firstly, we ask the planning officer to consider and comment on why their 'recommendation to committee is to grant planning permission' when a similar application P14/V0382/FUL in the village was refused. One of a number of questions also raised by Sparsholt Parish Council when they elected to recommend refusal.

Secondly, and of direct impact to us is that mains water to Days House is currently supplied via a shared feed from Elderberry Cottage to the North. This shared supply also feeds Peacock Cottage to the East.

This shared feed has leaked twice in recent years, requiring fairly major ground works at Elderberry Cottage by contractors of Thames Water to resolve & repair. The feed is also apparently of a capacity suitable only for a single dwelling, borne out by the often low & variable water pressure.

The most recent leak was in late 2015 and the Thames Water engineer advised then that each property should have its own main water feed installed at the earliest opportunity, with the then 'old' feed to Days House and Peacock Cottage being capped at the pipe junction at Elderberry Cottage, to reduce the likelihood of further mains water leaks.

Could we please ask that, if this proposal for an additional large property on the site is to be approved by the council, that a new mains water feed to Days House and to the proposed new property is required and that the old feed to Days House is capped at the Elderberry Cottage junction fully and as recommended by Thames Water.

We emailed the Cooks at Peacock Cottage and Louise Ahern at Days House about the Thames Water advice after the most recent ground works in late 2015.

Officer response

The principle of construction of a new detached dwelling within the application site has been already established under planning application reference P12/V2514/FUL which sought to demolish an existing dwelling and replace it with a larger structure.

Similarly, this application also seeks planning permission to demolish the existing building located to the south-east of Days House, and to construct a new dwelling, however further into the north-east part of the application site, adjacent to the existing swimming pool.

In respect to the requested condition, under current planning legislation, in particular under paragraph 206 of the National Planning Policy Framework, planning conditions should only be imposed where they are: necessary, relevant to planning and to the development to be permitted, enforceable, precise and reasonable in all other respects.

The six tests must all be satisfied each time a decision to grant planning permission subject to conditions is made. A condition cannot be imposed in order to remedy a pre-existing problem or issue not created by the proposed development.

Consequently, it is considered in the Local Planning Authority's opinion that the additional condition requested does not meet the above six tests and therefore, could not be reasonably and justifiably imposed.

In addition, as outlined in the Committee Report paragraphs 6.16- 6.17 the above proposal has been assessed by the Council's Drainage Engineer, who has raised no objection to the proposed development.

Item 14 – Planning Application P15/V2783/HH – 3 St Johns, Watery Lane, Sparsholt

There are no updates for this item.

Item 15 – Planning Application P15/V2137/HH – Merrow Down, Road between Woolstone and Uffington, Woolstone

There are no updates for this item.

Item 16 – Planning Application P15/V2733/FUL – 73 Oxford Road, Abingdon

There are no updates for this item.

Item 17 – Planning Application P15/V2613/FUL – Waitrose Ltd, Abbey Close, Abingdon

There are no updates for this item.

Item 18 – Planning Application P15/V2989/HH – 79 Abingdon Road, Drayton

There are no updates for this item.