

Supplementary Papers

Planning Committee

held in the The Ridgeway, The Beacon, Portway, Wantage, OX12 9BY
on Wednesday, 18 May 2016 at 6.30 pm

Open to the public including the press

5. **Urgent business** (Pages 2 - 4)

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



Planning Committee
Wednesday 18 May 2016

Addendum Report

Item 9 – P16/V0508/FUL – 56 Hurst Rise Road, Cumnor Hill, Oxford, OX2 9HQ

Update

Objections have been raised by local residents and the parish council to the consultation process undertaken for this application and that the report was published prior to the end of the latest re-consultation on the clarifications and minor amendments submitted. Paragraph 2.2 of the report outlines these and the process undertaken. Such minor amendments are not necessarily required to be re-consulted on. However in this case, given the level of local interest officers decided to notify the parish and neighbours of them. This consultation period has ended. A summary of the additional comments that have been received are set out below:

Parish council – objection

- Concern on consultation process
- Disappointed drainage engineer objection has been removed as no hydrological survey has been undertaken for the site and large hard surface will be used for parking
- Turning area for parking unrealistic. Lack of on-site parking

11 further letters of objection from local residents. The points raised can be summarised as the following:

- Amendments don't address objections
- Out of character
- Parking/highway issues
- Overdevelopment of site
- No drainage report/drainage issues
- Impact on beech tree
- Amendments don't alter proposal
- Turning diagrams unrealistic
- Handling of consultation process
- Planning conditions cannot be robust

The above issues are covered in the main report at section 6. Further clarification is provided below on drainage, highways and forestry.

The submitted hydrology report has been reviewed by the drainage engineer. He required some clarification and the area of SUDS to be shown on plan. He is satisfied with the additional information submitted. He has therefore removed his holding objection.

The pedestrian visibility splays and vehicle tracking requested by the highway officer has been submitted. The highway officer is satisfied with the details and has therefore removed his holding objection.

Further to his original comments, the forestry officer had discussions with the agent on addressing his main concerns. These centred on the impact of the construction of the SUDs hard surfacing and the impact of the cycle store area within the RPA of the pine tree. These have been addressed with the minor amendments and he is

satisfied that adequate tree protection can be ensured by a planning condition. He therefore does not object to the application.

Item 10 – P16/V0350/O – 73 Robsart Place, Cumnor, Oxford, OX2 9QT

There are no updates for this item

Item 11 – P16/V0445/HH – 51 Curtis Avenue, Abingdon, OX14 3UL

There are no updates for this item

Item 12 – P16/V0023/HH – Pook's, 121 Cumnor Hill, Oxford, OX2 9JA

There are no updates for this item

Item 13 – P16/V0565/HH – 10 Manor Grove, Kennington, Oxford, OX1 5QY

Update

Initially the county highways officer issued a holding objection to request a drawing demonstrating two parking spaces on site, including one to replace the existing garage to be lost. The applicant declined to produce this as he argues the existing garage does not meet parking standards to enable a car to be safely parked and is not used for parking. The site therefore only has one car parking space currently. The county highways officer has reviewed this additional information. He notes the high sustainable location of the site, close to a regular bus route into Oxford. Consequently, he has withdrawn the holding objection to the application.