

Supplementary Papers

Planning Committee

held in the The Ridgeway, The Beacon, Portway, Wantage, OX12 9BY
on Wednesday, 31 January 2018 at 6.30 pm

Open to the public including the press

5. **Urgent business** (Pages 3 - 14)

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

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Planning Committee

31 January 2018

Addendum Report

Item 2 – P17/V3134/RM – Land at Reading Road, Harwell, OX11 0LW

Updates:

The applicant has submitted amended plans to address the concerns raised by Cllr Janet Shelley regarding the impact of the boundary of plot 16 on the character of the Reading Road. This proposed boundary treatment for this plot is now a “low level wall” with fence above to the east and western boundaries of the plot. The western boundary has been moved 1m eastwards, making the plot slightly smaller, to allow for the planting of a hedge in front of the boundary. A section of post and rail fencing has replaced the 800mm high brick wall to the south of the plot. The northern boundary adjacent to Reading Road continues to be made up of the existing hedgerow, which is to be enhanced with additional planting.

The applicant has also provided plans showing the paths and turning space for refuse vehicles.

Additional consultation responses have been received:

Neighbours	<p><i>Amended Plans</i> 3 objections and 1 comment received. Main issues summarised as follows:</p> <ul style="list-style-type: none">• Plans have not been altered sufficiently to address concerns re. impact on AONB.• Proposed dwellings are too large and are not in keeping with the character of Reading Road.• Concern over safety of access arrangements.• Boundary treatments are unclear.• Insufficient information on street lighting has been provided. <p><i>Original Plans</i> 2 objections and 2 comments received. Main issues summarised as follows:</p> <ul style="list-style-type: none">• Outline permission should not have been granted, and there were procedural errors made at the outline stage.• The development will have an unacceptable visual impact on the AONB.• The development will increase noise and light pollution.• Insufficient information on landscaping and screening has been provided.• Concerns regarding the usability of proposed accesses (both vehicular and pedestrian) from Reading Road, particularly in adverse weather conditions.
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Forestry Team	No strong views <ul style="list-style-type: none"> • Amended plans have largely overcome the concerns raised during the first consultation period.
Oxfordshire County Council (Single Response Team)	No objection subject to the following conditions <ul style="list-style-type: none"> • Car parking provided • Estate roads constructed prior to occupation • Garage accommodation Construction Traffic Management Plan, Surface Water Drainage and Veicular access to be considered as part of separate Discharge of Conditions application (P17/V3133/DIS). A copy of their full comments is attached to the addendum report.

Officer response

The amendments to the proposed plans are considered acceptable and officer's recommendation remains that planning permission is granted subject to conditions.

Conditions: Should the committee be minded to approve the application it is recommended that members consider imposing the following additional conditions to mitigate the impact of construction upon users of the highway and neighbouring occupiers.

1. No dwelling shall be occupied until that part of the roads, footways and street lighting referred to in Condition 3; above which is to serve that dwelling (apart from the wearing course) have been constructed in accordance with the specification in Oxfordshire County Council's Residential Road Design Guide.
2. Prior to the use or occupation of the new development, the car parking spaces shown on approved drawing number 679-P06 RevC; shall be constructed, surfaced and marked out. The parking spaces shall be constructed to prevent surface water discharging onto the highway. Thereafter, the parking spaces shall be kept permanently free of any obstruction to such use.

It is also recommended that the proposed conditions be removed as they are no longer considered necessary:

1. "Turning Space for Refused Vehicles" - this information has been provided.
2. "Cycle Parking Facilities" - Oxfordshire County Council have indicated in their representation that the plans provided are sufficient.

Item 7 – P17/V2850/FUL – 18 North Avenue, Abingdon OX14 1QN

Updates:

An additional representation has been received in response to the publication of the delegated report, an electronic copy of which was circulated to members by the committee clerk yesterday. The concerns raised cover the following issues: lack of construction traffic management and construction hours conditions; spelling errors; scale of development, bin collection, neighbour impact, parking survey.

Officer response

Conditions: Should the committee be minded to approve the application it is recommended that members consider imposing the following two additional conditions to mitigate the impact of construction upon users of the highway and neighbouring occupiers.

3. Prior to commencement of development, including demolition, details of the delivery times for all construction/demolition machinery and materials shall be submitted to and agreed in writing by the Local Planning Authority. The times shall be outside of school hours. Deliveries shall not take place outside of the approved times.
4. The hours of operation for construction and demolition works shall be restricted to 08:00-18:00 Monday to Friday and 08:00-13:00 on a Saturday. No work is permitted to take place on Sundays or Public Holidays without the prior written authority of the Local Planning Authority.

Spelling errors: Paragraph 1.4 – the proposal should be referred to as a ‘new two and half storey building’, rather than two storey building. Paragraph 1.6 – vehciel should read ‘vehicle’.

Scale of development: This issue is already covered in the main report. It will be for members to make their own assessment on this issue.

Bin collection: The refuse team usually operate a different system for flats. They are provided with larger communal bins and the refuse team will collect and return bins to the store.

Neighbour impact: This issue is already covered in the main report. It will be for members to make their own assessment on this issue.

Parking survey: As set out in the main report the parking survey was carried out in accordance with a method approved by the Highway Authority.

Item 9 – P17/V2659/FUL – Faringdon Leisure Centre

Updates:

Paragraph 5.28 of the Officer's report states that officers recommend that a condition be attached requiring details of the pitch specification to be submitted for approval following advice from Sport England that the pitch should be constructed in accordance with FA technical guidance.

Further correspondence has been received from Sport England which confirms that the important requirement is that the playing area is at least 100 x 64 metres to be able to accommodate a senior football league match but this can be divided down into smaller parts. The application plans indicate that the proposed pitch will be 112 x 75 metres and divided into three smaller pitches. Officers are satisfied that the specification of the pitch proposed is adequate to meet the requirements of Sport England and a condition requiring further details is not necessary or reasonable. Officers therefore recommend that should permission be granted condition 10 set out on page 37 of the Officer's report is removed.

Item 10 – P17/V2713/HH – 5 West Street, Sparsholt

No updates

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COUNTY COUNCIL'S RESPONSE TO CONSULTATION ON THE FOLLOWING DEVELOPMENT PROPOSAL

District: Vale of White Horse

Application No: P17/V3134/RM-2

Proposal: Reserved Matters (Appearance, Landscaping, Layout, Scale) for 'Residential development of 16 homes and open space, and associated works, following Outline Planning Permission P15/V1074/O' (as amended by drawings received 11 January 2018).

Location: Land at Reading Road Harwell OX11 0LW

Response date: 29th January 2018

This report sets out the officer views of Oxfordshire County Council (OCC) on the above proposal. These are set out by individual service area/technical discipline and include details of any planning conditions or informatives that should be attached in the event that permission is granted and any obligations to be secured by way of a S106 agreement. Where considered appropriate, an overarching strategic commentary is also included. If the local County Council member has provided comments on the application these are provided as a separate attachment.

Application no: P17/V3134/RM and RM-2
Location: Land at Reading Road Harwell OX11 0LW

Transport Development Control

1.0 Recommendation:

No objection subject to planning conditions

2.0 Key issues:

- Outline planning permission (P15/V1074/OUT) all matters reserved (apart from means of access) was granted permission 16th September 2016. Therefore the principle of development and the means of access in principle have been agreed.
- It is noted a discharge of planning conditions application (P17/V3133/DIS) has been submitted to discharge certain planning conditions (Access, Surface Water Drainage, Construction Method Statement) attached to the outline planning permission (P15/V1074/OUT). The Local Highway Authority will respond shortly.
- Neighbouring land to the north west of the application site has received full planning permission (P16/V1647/FUL) for one house which is understood to be under construction.
- It is noted that the Section 106 agreement will be subject to a variation agreement due to a change in affordable housing provision. The Local Highway Authority request involvement in the variation of the legal agreement because the LHA have a concern with the wording of the bus service contribution.

3.0 Legal agreement required to secure:

A Section 106 dated 16th September 2016 was entered into between Vale of the White Horse District Council and other parties with an interest in the land. Despite Oxfordshire County Council not being a party to the Section 106 legal agreement: bus service improvement contribution and a primary education contribution.

4.0 Conditions: If the Local Planning Authority are minded to grant this application permission, the Local Highway Authority request the following planning conditions are attached:-

HY7 Car Parking

Prior to the use or occupation of the new development, the car parking spaces shown on approved drawing number 679 PO6 Revision B shall be constructed, surfaced and marked out. The parking spaces shall be constructed to prevent surface water discharging onto the highway. Thereafter, the parking spaces shall be kept permanently free of any obstruction to such use.

HR7 Reason: In the interest of highway safety and to avoid localised flooding (Policies DC5 and DC14 of the adopted Local Plan).

HY13 (Amended) Estate Roads Prior to Occupation of Dwellings

No dwelling shall be occupied until that part of the residential street which is to serve that dwelling (apart from the wearing course) has been constructed to the satisfaction of the Local Planning Authority in accordance with a design to be submitted to and approved by the Local Planning Authority prior to commencement of development

HR13 Reason: In the interest of highway safety and to provide reasonable living conditions for residents during construction work (Policies DC5 and DC9 of the adopted Local Plan).

Garage Accommodation

Notwithstanding the provision of Class A of Part 1 Schedule 2 of the Town and Country Planning (General Permitted Development) Order 1995 (or the equivalent provisions of any order revoking and re-enacting that Order), the garage accommodation forming part of the development shall be retained for parking motor vehicles at all times and shall not be adapted to be used for any other purpose.

Reason: To retain adequate on-site parking provision in the interest of Highway safety (Policy DC5 of the adopted Local Plan).

5.0 Informatives:

Unique - Advanced Payment Code

Please note the Advance Payments Code (APC), Sections 219-225 of the Highways procedure a "Private Road Agreement" must be entered into with the County Council to protect the interests of prospective frontage owners is in force in the county to ensure financial security from the developer to off-set the frontage owners' liability for private street works, typically in the form of a cash deposit or bond. Should a developer wish for a street or estate to remain private then to secure exemption from the APC.

6.0 Detailed comments:

6.1 Means of Access

6.1.1 Means of access was agreed in principle at outline planning stage. It is noted that applicant has submitted Drawing 19372-01 Revision B Proposed Site Access and Visibility Splays with this application under consideration and the discharge of planning conditions application. The Local Highway Authority will consider this Drawing as supporting information to the discharge of planning condition 4 (Vehicular Access) when considering the discharge of planning conditions application (P17/V3133/DIS)

6.2 Internal Residential Development Layout

6.2.1 It is intended to have a shared surface street 6 metres in width which in principle is acceptable to the Local Highway Authority. A service maintenance strip of one metre on each side of the residential street need to be provided, unless otherwise agreed with the Local Highway Authority during the Section 38 technical approval / Private Street Agreement approval processes. All on street car parking bays must have a one metre in width hardstanding, or grasscrete, behind the on street car parking spaces. The Local Highway Authority recommends to the Local Planning Authority a suitably worded planning condition is attached to this reserved matters application requiring further details of the residential street to be submitted prior to commencement of development and to be constructed prior to first occupation of each dwelling served.

6.2.2 Drawing 19372-04 Revision A and Drawing 19372-04-02 Revision A show the refuse collection vehicle (RCV) swept path analysis for a 11.9 metres in length RCV inbound movement and turning and outbound movement respectively. The Local Highway Authority are satisfied that a RCV can manoeuvre within the extent of the residential street carriageway serving this residential development and turn around within the residential development.

6.2.3 Drawing 679 P06 Revision A submitted with this reserved matters application shows car parking, cycle storage and refuse storage points. Car parking provision, car parking space dimensions on plot, on street car parking space dimensions and garage dimensions are acceptable to the Local Highway Authority. Cycle storage is shown within garages where provided and in garden sheds with a separate access from the front where no garage is provided.

6.3 Construction Traffic Management Plan

6.3.1 The Local Highway Authority will consider this matter as part of the discharge of planning conditions application (P17/V3133/DIS) relating to the discharge of certain planning conditions attached to the outline planning permission.

6.4 Surface Water Drainage

6.4.1 The Lead Local Flood Authority will consider this matter as part of the discharge of planning conditions application (P17/V3133/DIS) relating to the discharge of certain planning conditions attached to the outline planning permission.

Officer's Name: Simon Wellbeloved

Officer's Title: Transport Engineer OCC South and Vale Locality TDC Team

Date: 29 January 2018

Application no: P17/V3134/RM-2

Location: Land at Reading Road Harwell OX11 0LW

Archaeology

Recommendation:

No objection

Key issues:

There are no archaeological constraints to this scheme.

Legal agreement required to secure:

None

Conditions:

None

Informatives:

None

Detailed comments:

The site has been subject to a geophysical survey and an archaeological field evaluation. No significant archaeological features were revealed and no further archaeological investigation was required.

As such therefore there are no archaeological constraints to this application.

Officer's Name: Hugh Coddington

Officer's Title: Archaeology Team Leader

Date: 15 January 2018

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