

Date: 8 July 2005

TO: All Members of the Development
Control Committee
FOR ATTENDANCE

TO: All Other Members of the Council
FOR INFORMATION

Dear Sir/Madam

Your attendance is requested at a meeting of the **DEVELOPMENT CONTROL COMMITTEE** to be held in the **GUILDHALL, ABINGDON** on **Monday, 18th July, 2005** at **6.30 pm**.

Yours faithfully

Terry Stock
Chief Executive

Members are reminded of the provisions contained in Part 2 of the Local Code of Conduct, and Standing Order 34 regarding the declaration of Personal and Prejudicial Interests.

A G E N D A

Open to the Public including the Press

A Large print version of this agenda and any background papers referred to may be inspected by prior arrangement with Carole Nicholl, Democratic Services Officer on telephone number (01235) 547631.

Map and Vision

(Page 7)

A map showing the location of the venue for this meeting, together with a copy the Council Vision are attached.

1. Notification of Substitutes and Apologies for Absence

To record the attendance of Substitute Members, if any, who have been authorised to attend in accordance with the provisions of Standing Order 17(1), with notification having been given to the proper Officer before the start of the meeting and to receive apologies for absence.

2. Minutes

(Pages 8 - 25)

To adopt and sign as a correct record the Minutes of the Meeting of the Development Control

Committee held on 20 June 2005.

3. Declarations of Interest

To receive any declarations of Personal or Personal and Prejudicial Interests in respect of items on the agenda for this meeting.

In accordance with Part 2 of the Local Code of Conduct and the provisions of Standing Order 34, any Member with a personal interest must disclose the existence and nature of that interest to the meeting prior to the matter being debated. Where that personal interest is also a prejudicial interest, then the Member must withdraw from the room in which the meeting is being held and not seek improperly to influence any decision about the matter unless he/she has obtained a dispensation from the Standards Committee.

4. Urgent Business and Chair's Announcements

To receive notification of any matters, which the Chair determines, should be considered as urgent business and the special circumstances, which have made the matters urgent, and to receive any announcements from the Chair.

5. Statements and Petitions from the Public Under Standing Order 32

Any statements and/or petitions from the public under Standing Order 32 will be made or presented at the meeting.

6. Questions from the Public Under Standing Order 32

Any questions from members of the public under Standing Order 32 will be asked at the meeting.

7. Statements and Petitions from the Public under Standing Order 33

Any statements and/or petitions from members of the public under Standing Order 33, relating to planning applications, will be made or presented at the meeting.

8. Materials

To consider any materials submitted prior to the meeting of the Committee.

ANY MATERIALS SUBMITTED WILL BE ON DISPLAY PRIOR TO THE MEETING.

9. Appeals

(Wards Affected: Greendown; Hendreds; Longworth; Stanford; Sutton Courtenay and Appleford;)

Dismissed

The following appeals have been dismissed by the Planning Inspectorate: -

- (i) Appeal by Mr A Rogers against the Council's decision to refuse to permit one bungalow and garage, demolition of four garages, old green house and a concrete compost

container, at Lakeside, All Saints Lane, Sutton Courtenay. (SUT/5168/9-X). The decision to refuse planning permission was made by the Director under powers delegated to him.

The Inspector considered that the main issues in this case were whether the development proposed made adequate provision for access and the effect of the development proposed on the living conditions of adjoining occupiers.

The Inspector concluded that the proposal would result in a development with substandard access arrangements contrary to Local Plan Policy H16 in that the width of the access way would be insufficient to service the development in a safe manner and there would be the potential for vehicles being reversed across the footpath, representing a clear danger to pedestrian and highway safety.

The Inspector concluded that as the development would intensify both the vehicular and pedestrian use of the access drive, it would detract materially from the living conditions to which the occupiers of 14A and 16 Appleford Road might reasonably expect to be entitled to and would result in disturbance, overlooking and loss of privacy to those occupiers contrary to Local plan Policy H16.

The Inspector therefore dismissed the appeal. No reference to costs was made with the appeal decision.

- (ii) Appeal by Mr and Mrs Stoneham against the Council's decision to refuse to permit the partial demolition of the existing dairy and its conversion and change of use to form a single dwelling, Cold Harbour Farm, Hatford (HAT/15051/12). The decision to refuse planning permission was made by the Director under powers delegated to him.

The Inspector considered that there was little prospect of the proposed dwelling being occupied other than in a manner which rendered it dependent on access to a private car. The Inspector had considered that it was not possible to justify the proposed development in locational terms, but had nevertheless taken account of the intrinsic sustainability of the principle of the re-use of existing buildings. The Inspector concluded that within the complex of Coldharbour Farm there was no reason to suppose, in the event of the appeal being dismissed, the building would remain without a useful purpose. The Inspector therefore considered whether the appeal should succeed on the basis of limiting its occupation to guests or staff in association with the stable block. However in view of the accommodation which was clearly potentially available in the permitted conversion building, the Inspector could see no justification for a concession on these grounds.

The Inspector therefore dismissed the appeal. No reference to costs was made with the appeal decision.

- (iii) Appeal by the Trustees of FJ Gregory Discretionary settlement against the Council's decision to refuse to permit outline permission for residential development (nine dwelling) (demolition of farm buildings) at the Causeway Farm, the Causeway, Steventon (STE/107/15-X). The decision to refuse permission was made by the Development Control Committee.

The Inspector considered that the main issue in this case was whether the proposed development would accord with housing policies in respect of development within the village of Steventon.

The Inspector considered that the site was not visually contained by well established strong physical features that clearly formed an integral part of the settlement. As such the development proposed would not comprise a natural completion of the existing pattern of development. The Inspector therefore concluded that the development

proposed would represent a significant extension of the village boundary contrary to Local Plan Policy H5.

The Inspector therefore dismissed the appeal. No reference to costs was made with the appeal decision.

- (iv) Appeal by Mr A Buchanan against the Council's decision to refuse to permit a change of use of land from agriculture to residential curtilage on land adjacent to Manor Farmhouse, The Green, Charney Bassett (CHA/13735/3). The decision to refuse planning permission was made by the Strategic Director under powers delegated to him.

The Inspector considered that the main issue in this case was the effect of the proposed change of use of the land on the character and appearance of the Charney Bassett Conservation Area. The Inspector considered that the large open field which formed part of the appeal site was an important extension of the countryside into the heart of the Conservation Area and that it enhanced the open aspect of this part of the village. The Inspector concluded that the proposed development would neither preserve nor enhance the character and appearance of the area and as such was contrary to Local Plan Policies H19 and HE1.

The Inspector therefore dismissed the appeal. No reference was made to costs was made with the appeal decision.

- (v) Appeal by Mr and Mrs Males against the Council's decision to refuse to permit the conversion of attic into bedroom and dormers, access (onto unclassified road) and off street parking at Roselea, High Street, Childrey (CHD/18756/1). The decision to refuse permission was made by the Strategic Director under powers delegated to him.

The Inspector considered that the main issues in this case were the effect of the proposal on the character and appearance of the Childrey Conservation Area and on highway safety on the adjoining footpath and unclassified drive.

The Inspector considered that the existing front boundary wall and raised flowerbed contributed materially to the character and appearance of the Conservation Area. The loss of the wall and part of the flowerbed and their replacement by solid scalloped shaped gates would appear as a discordant element in the street scene and would detract from the character of the village. The loss of a small part of the village green to accommodate the proposed driveway compounded the unacceptable nature of the proposal. The Inspector therefore concluded that the proposed vehicular access would neither preserve nor enhance the character and appearance of the Conservation Area and would be contrary to Local Plan Policy HE1 and National Guidance in PPG15.

Furthermore, the Inspector considered that in the absence of any vehicular turning space on the appeal site, vehicles would need to reverse into or from the site. The emerging visibility at the proposed access would be severely limited by the appeal dwelling and the boundary wall to the south. The Inspector was satisfied that these reversing manoeuvres would constitute a substantial risk to highway safety given the nature of the use of the immediately adjoining access to the commercial enterprise.

The Inspector concluded that the proposed development would fail to provide a safe and satisfactory access with adequate visibility onto the adjoining footpath and unclassified drive, contrary to Local Plan Policy D3. The Inspector therefore dismissed the appeal. No reference to cost was made with the appeal decision.

Recommendation

that the agenda report be received.

10. Forthcoming Public Inquiries and Hearings

(Pages 26 - 28)

A list of forthcoming public inquiries and hearings is presented.

Recommendation

that the report be received.

PLANNING APPLICATIONS

Local Government (Access to Information) Act 1995 - The background papers for the applications on this agenda are available for inspection at the Council Offices at the Abbey House in Abingdon during normal office hours. They include the Oxfordshire Structure Plan, the Adopted Vale of White Horse Local Plan (November 1999) and the emerging Local Plan and all representations received as a result of consultation.

Report 53/05 of the Assistant Director (Planning) refers.

Please note that any additional information received following the publication of this agenda will be reported at the meeting. Furthermore, the order in which applications are considered may alter to take account of the Council's public speaking arrangements. Applications where members of the public have given notice that they wish to speak will be considered first.

11. MIL/59/43 (e) – Erection of B1 office units, 115 Milton Park, Milton

(Wards Affected: Harwell; Hendreds;)

(Pages 29 - 33)

12. WAN/420/8 - Demolition of single storey store room and WCs. Erection of a single storey rear extension for car wash and valet unit and extend showroom into disused shop store unit.

(Wards Affected: Wantage Charlton; Wantage Segsbury;)

(Pages 34 - 41)

13. BAU/7616/15 – Variation of Condition 8 of Planning Permission BAU/7616/11 to allow occupation by Putra Modern and Oxford Exhibition Services without the need for highway improvements. Uffington Industrial Estate, Uffington Station, Baulking

(Wards Affected: Craven)

(Pages 42 - 55)

14. STA/7904/32 – Erection of four single storey industrial units Plot B, White Horse Business Park, Stanford-in-the-Vale

(Wards Affected: Stanford)

(Pages 56 - 60)

15. CHD/13083/9 - Siting of a Mobile Home, Meadow View Equine Centre, Ickleton Road, Childrey, Wantage

(Wards Affected: Greendown)

(Pages 61 - 72)

16. **GRO/13203/4 - Installation of a 20m high monopole, three antennas, three dish antenna, radio equipment housing and development ancillary thereto. Elms Farm, Grove Road, Grove**
(Wards Affected: Grove)
(Pages 73 - 81)
17. **GRO/19029 - Two storey and single storey extensions with internal alterations, 12 Blenheim Gardens, Grove**
(Wards Affected: Grove)
(Pages 82 - 86)
18. **WAN/19036 - Single storey extension and conversion to two flats with access and parking, 21 Harcourt Green, Wantage**
(Wards Affected: Wantage Charlton; Wantage Segsbury;)
(Pages 87 - 91)
19. **SHR/19080-X - Residential Development, land to the Rear of 6 Stainswick Lane, Shrivenham**
(Wards Affected: Shrivenham)
(Pages 92 - 96)

Exempt Information under Section 100A(4) of the Local Government Act 1972

None.



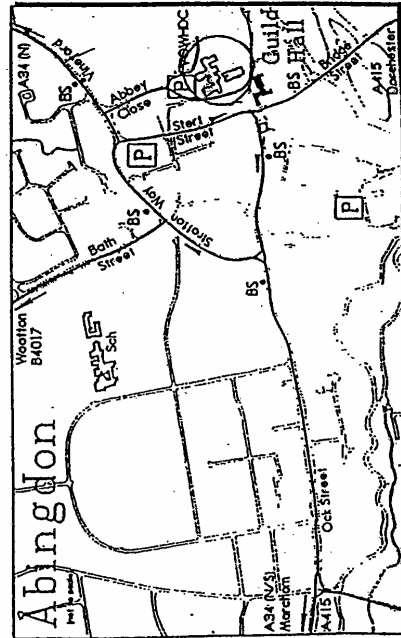
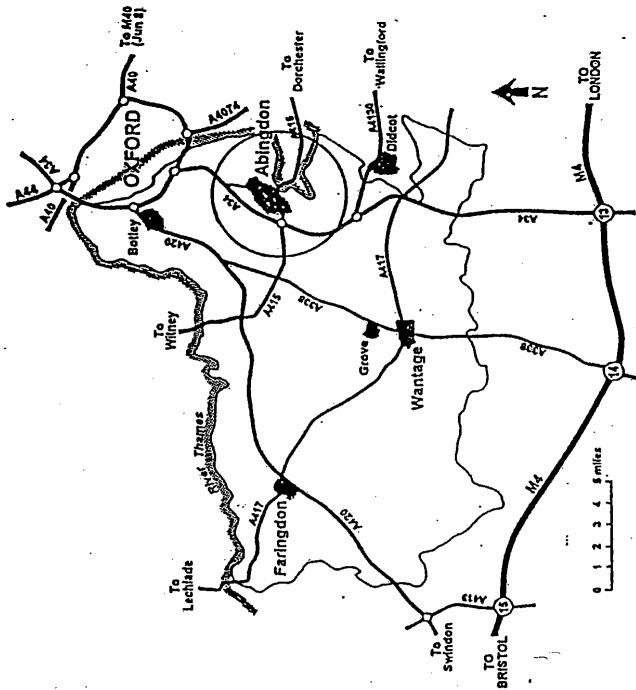
Our Vision - To build and safeguard a fair, open and compassionate community

Our Objectives -

We aim to:

- provide high quality public services which are effective, efficient and responsive to the needs of people within the Vale
- Strengthen local democracy and public involvement through freedom of information and accountability, so that everyone can take part in our community and contribute to the decisions which affect our lives
- Oppose all prejudice and discrimination
- Protect and improve our environment
- Create a safer community
- Encourage a strong and sustainable economy which is beneficial to all who live in, work in or visit the Vale
- Improve the quality of life of all members of the community

Adopted by Vale of White Horse District Council 18 October 1995



KEY : BS = Bus Stop

Vale of White Horse District Council
The Abbey House, Abingdon, Oxfordshire OX14 3JE Telephone (0235) 520202

LOCATION MAP



DC.25

**MINUTES OF A MEETING OF THE
DEVELOPMENT CONTROL
COMMITTEE (CONSIDERING SOUTH
AREA APPLICATIONS)**

**HELD AT EAST HANNEY ON
MONDAY 20 JUNE 2005
AT 6.30PM**

SECTION I (Open to the Public, including the Press)

PRESENT:

MEMBERS: Councillors Sylvia Patterson (Chair), Terry Quinlan (Vice-Chair), Roger Cox, Tony de Vere, Richard Farrell, Peter Jones, Richard Gibson, Jenny Hannaby, Monica Lovatt, Julie Mayhew-Archer, Briony Newport, Jerry Patterson, Margaret Turner, Pam Westwood and John Woodford.

SUBSTITUTE MEMBERS: Councillor Peter Saunders for Councillor Matthew Barber and Councillor Eddy Goldsmith for Councillor Terry Cox.

NON-MEMBER: Councillor Yvonne Constance.

OFFICERS: M Gilbert, R Hood, L Hudson, G Leconte, C Nicholl and D Quayle.

NUMBER OF MEMBERS OF THE PUBLIC: 41

DC.20 NOTIFICATION OF SUBSTITUTES AND APOLOGIES FOR ABSENCE

The attendance of Substitute Members who had been authorised to attend in accordance with the provisions of Standing Order 17(1) was recorded, as referred to above, with apologies for absence having been received from Councillors Matthew Barber and Terry Cox.

DC.21 MINUTES

The Minutes of the meeting of the Committee held on 23 May 2005 were adopted and signed as a correct record.

DC.22 DECLARATIONS OF INTEREST

Members declared interests in report 13/05 – Deposited Plans as follows: -

<u>Councillor</u>	<u>Type of Interest</u>	<u>Item</u>	<u>Reason</u>	<u>Minute Ref</u>
Eddy Goldsmith	Personal	1 – WAN/271/9	Town Councillor	DC.28(1)
Jenny Hannaby	Personal	1 – WAN/271/9	Trustee of the Wantage Health Centre	DC.28(1)
	and Prejudicial			
Peter Saunders	Personal	3 – UFF/1082/8	Acquainted with the applicant	DC.28(3)
	and Prejudicial			
Eddy Goldsmith	Personal	5 – WAN/11215/6	Town Councillor	DC.28(5)
Eddy Goldsmith	Personal	6 – WAN/12562/20	Town Councillor	DC.28(6)
Eddy Goldsmith	Personal	9 – WAN/19036	Town Councillor	DC.28(9)
Pam Westwood	Personal	9 – WAN/19036	Acquainted with the applicant	DC.28(9)
	and Prejudicial			

DC.23 URGENT BUSINESS AND CHAIR'S ANNOUNCEMENTS

The Chair reminded Councillors and members of the public that all mobile telephones should be switched off during the meeting.

DC.24 STATEMENTS AND PETITIONS FROM THE PUBLIC UNDER STANDING ORDER 33

It was noted that 12 members of the public had each given notice that they wished to make a statement at the meeting.

DC.25 MATERIALS

The Committee received and considered materials in respect of the following:-

Mixed Use Redevelopment – Thames View, Abingdon (ABG/319/19-D)

RESOLVED

(a) *that the use of the following materials be approved:-*

*Chartham Multi Stock Bricks
Winchester Multi Stock Bricks
Ridgeway Multi Stock Bricks
Bradstone Weathered Cotswold Artificial Stone*

(b) *that the following materials be refused:-*

Warnham Red Stock Bricks

(c) *that it be agreed that roof materials and details around the windows need to be considered further with tiles, slates and detailed bricks and stone to be reported back to Committee;*

(d) *that the applicant be requested to retain existing material panels on site so that new materials submitted can be considered against them.*

DC.26 APPEALS

The Committee received and considered an agenda item which advised of two appeals which had been lodged with the Planning Inspectorate for determination and one appeal which had been dismissed.

One Member referred to the appeal decision in respect of the Council's decision to refuse to permit the conversion of an agricultural building into holiday letting accommodation units at Andersey Farm, Grove Park Drive, Lockinge. He specifically referred to the decision in respect of costs which he commented was reasonable in this case.

RESOLVED

that the agenda report be received.

DC.27 LIST OF FORTHCOMING PUBLIC INQUIRIES AND HEARINGS

The Committee received and considered an agenda report, which advised of forthcoming Public Inquiries and Hearings.

RESOLVED

that the agenda report be received.

DC.28 DEPOSITED PLANS

The Committee received and considered report 13/05 of the Assistant Director (Planning) detailing planning applications, the decisions of which are recorded below. Applications where members of the public had given notice that they wished to speak were considered first.

- (1) WAN/271/9 – Demolition of Existing Building. Erection of a 50 room elderly person's home - Wantage Health Centre, Garston Lane, Wantage

(Councillor Eddy Goldsmith had declared a personal interest in this item and in accordance with Standing Order 34 he remained in the meeting during its consideration).

(Councillor Jenny Hannaby had declared a personal and prejudicial interest in this item and in accordance with Standing Order 34 she withdrew from the meeting during its consideration).

Further to the report, the Committee was advised that one of the local Members supported the application. Furthermore, the Committee noted that the County Engineer had no objections, subject to appropriate highway conditions. Furthermore, it was noted that the County Council was seeking a financial contribution of £1,985 towards a mobile library facility. Finally, the Committee was advised that should it be minded to approve the application, an additional condition should be added to address details of external lighting.

Members spoke in support of the application but expressed concern regarding materials, commenting that a red brick and slate with contrasting brick quoins would be appropriate.

Particular reference was made to the comments of the Crime Prevention Design Adviser for Oxfordshire and it was suggested that conditions to address the comments raised should be included, specifically to address the need for an additional window in the north elevation to improve surveillance.

One Member referred to parking, expressing concern that this would be inadequate in view of the numbers of staff that would be required for this facility and he questioned whether a travel plan should be included. However, the Officers advised that to require a travel plan in this case was not considered reasonable given the location of the application site. It was noted that travel plans usually related to less accessible locations.

By 15 votes to nil, with two of the voting Members not being present during consideration of this item, it was

RESOLVED

- (a) *that the Chief Executive, in consultation with the Chair and/or Vice-Chair of the Development Control Committee, be delegated authority to approve application WAN/271/9, subject to the following:-*
- (i) *A financial contribution of £1,985 to the County Council towards a mobile library facility.*
 - (ii) *Conditions, including conditions relating to material samples, drainage, landscaping, access, external lighting and boundary treatment; appropriate highway conditions; and conditions to address the concerns of the Crime Prevention Design Adviser for Oxfordshire and to secure the provision of cycle racks, waste collection facilities and bin storage.*
- (b) *that the applicant be advised that red brick and slate with contrasting brick quoins are preferred and that a panel of materials should be erected on site with materials being reported back to Committee for approval.*
- (2) SUT/900/1 – Demolition of finishing shop. Erection of two new buildings - Pipaway Engineering Ltd, Milton Road, Drayton

The Committee was advised that should it be minded to approve the application, an additional condition should be imposed to provide for the strengthening of the landscape or replacement trees/boundary treatment along the frontage of the site.

Mr B Soper made a statement objecting to the application, raising concerns relating to matters already covered in the report. Speaking on behalf of residents of Drayton Road, he specifically raised concerns regarding noise, drainage, lack of concern for neighbouring residents, the removal of some trees, the infilling of a pond, further external works having an adverse impact on neighbours through noise and disturbance and unneighbourliness.

Some Members spoke in support of the application, noting that a statutory noise nuisance could be dealt with under Environmental Health legislation.

The Officers advised that the tannoy system was used less and less and it was not possible under this application to prevent the use of an existing amplifying system. However, it was considered reasonable to include a condition that no additional amplified or tannoy equipment should be used on the site.

One Member referred to the comments of the objector regarding the applicant operating with doors open, thus creating a noise nuisance. Again, the Committee was advised that this was a matter which could be dealt with under Environmental Health legislation if a statutory noise nuisance existed.

Furthermore, one Member questioned whether there were security lights and it was suggested that an additional condition to control any further external lighting could be included.

By 16 votes to nil, with 1 abstention, it was

RESOLVED

that application SUT/900/1 be approved, subject to:-

- (i) the conditions set out in the report with condition 5 being amended to include a requirement that the doors shall remain closed whilst equipment is being used;*
 - (ii) further conditions to address the need for additional landscaping, the control of any further external lighting and the prevention of any additional amplified or tannoy equipment being used on the site;*
 - (iii) an informative to advise that dark brick and cladding materials would be preferable.*
- (3) UFF/1082/8 and UFF/1082/9-CA – Demolition of existing garage buildings. Erection of 4 x 1 bedroom flats, 2 x 2 bedroom houses, 2 x 3 bedroom houses, 1 x 4 bedroom house, and 2 x 5 bedroom houses together with associated parking and garages - Uffington Garage, Broad Street, Uffington

(Councillor Peter Saunders had declared a personal and prejudicial interest in this item and in accordance with Standing Order 34 he withdrew from the meeting during its consideration).

Further to the report, the Committee was advised that the County Engineer had no objection to the application and the Rights of Way Officer had no objection subject to an appropriate footpath diversion being sought.

Mr P Rosser made a statement objecting to the application and speaking on behalf of the Parochial Church Council raised concerns regarding the adverse effect of the proposal on the environment of the Church and the Vicarage. He suggested that the buildings would be too dominant and overbearing and whilst accepting that the existing use did not enhance the street scene, the current proposal would be worse in view of its closer proximity to the highway. He suggested that the proposal was out of character with other buildings in the area and expressed concern regarding the proposed use of materials. Finally, he expressed concern regarding traffic, parking, access difficulties and pedestrian safety.

Mr O Liddar, the applicant's agent, made a statement in support of the application, commenting that the current proposal was a modification and improvement on the previously approved scheme. He explained that mixed housing was proposed and there had been a significant amount of negotiation with the Officers regarding house types and designs. Finally, he advised that materials had been carefully selected and that the views of the Conservation Officer regarding the use of chalk stone would be taken on board.

The local Member expressed concern at the application, raising concerns regarding height and adverse impact. She specifically raised concern regarding the frontage and proximity of the houses to the highway. She expressed concern regarding dominance, use of materials and pedestrian safety. Other Members expressed support for the application but agreed that closer attention should be paid to materials. Furthermore, some concern was expressed regarding the front elevations

of Units 5, 6, 7 and 8 and it was agreed that negotiations should be entered into with the applicant to seek an amended design.

By 16 votes to nil, with one of the voting Members not being present during consideration of this item, it was

RESOLVED

that the Chief Executive, in consultation with the Chair and/or Vice-Chair of the Development Control Committee and the local Member, be delegated authority to approve application UFF/1082/8, subject to the following:-

- (i) negotiations with the applicant to seek an amended design to the front elevations of Units 5, 6, 7 and 8;*
 - (ii) the completion of Section 106 Agreements relating to the provision of affordable housing and to secure the financial contributions sought by the County Council;*
 - (iii) appropriate conditions, including conditions relating to material samples, drainage, landscaping, access, slab levels and boundary treatments;*
 - (iv) a further condition requiring full details of an archaeological field evaluation;*
 - (v) an informative to advise the applicant that the preferred materials are chalk stone with brick quoins with such materials being brought to Committee for approval.*
- (4) HAT/5327/3 – Erection of detached double garage with office/study over. (Re-submission) - 15 Hatford, Faringdon

By 16 votes to nil, with one of the voting Members not being present during consideration of this item, it was

RESOLVED

that application HAT/5327/3 be approved, subject to the conditions set out in the report.

- (5) WAN/11215/6 – Demolition of Old Slaughter House. Erection of a single dwelling - The Old Slaughter House, Manor Road, Wantage

(Councillor Eddy Goldsmith had declared a personal interest in this item and in accordance with Standing Order 34 he remained in the meeting during its consideration).

A model of the proposal was available for inspection at the meeting.

The Committee was advised that some of the fencing on the boundary of the site might need to be removed to enable the required visibility splay.

Mr C Ashby made a statement objecting to the application, raising concerns relating to matters already covered in the report. He specifically raised concerns regarding the proposal being contrary to Policies G7, G9, C1 and C2 of the Local Plan; the proposal being contrary to PPG3 and PPS7; no reference in the Officer's report to

the dismissed appeal at this site; the application site being in an Area of Outstanding Natural Beauty; the setting of a precedent and the site being outside the development boundary. He suggested that should the Committee be minded to approve the application, a precedent would be set and that the fence along the road frontage should be removed.

Mr C Jones also made a statement objecting to the application, expressing concern that the Council was not taking enforcement action against the owner of the site in respect of a caravan being sited and inhabited on the site.

Further to the report, the Committee was advised that one of the local Members had raised objection to the application in terms of its adverse impact on the Area of Outstanding Natural Beauty.

One Member noted that the application site was a brownfield site and as such was suitable for development. Other Members also spoke in support of the application, commenting that the site was a brownfield site and that the current proposal was of a good high quality design, and should be approved subject to conditions including boundary treatment. Furthermore, it was noted that it would be unreasonable of the Council to consider enforcement action regarding the siting and occupation of a caravan when an application on the site was currently being considered.

By 17 votes to nil it was

RESOLVED

that application WAN/11215/6 be approved subject to the following:-

- (i) the conditions set out in the report, with condition 5 being amended to require the removal of permitted development rights;*
 - (ii) a condition requiring the replacement of the boundary fence or appropriate landscaping to provide a soft frontage to the site;*
 - (iii) an informative to advise the applicant that the proposal was considered acceptable in view of its high quality design being similar to an agricultural building appropriate for this rural location. Any subsequent application for a suburban dwelling would not be favourably received.*
- (6) WAN/12562/20 – Erection of 9 x 1 bed units (Block A) with associated parking and works (Amended scheme) - Limborough Road Development Site, Limborough Road, Wantage

(Councillor Eddy Goldsmith had declared a personal interest in this item and in accordance with Standing Order 34 he remained in the meeting during its consideration).

Further to the report, the Committee was advised that the Environment Agency had verbally indicated that it had withdrawn its objection to the application on the grounds that a flood risk assessment had not been undertaken, it being noted that the proposed scheme was situated in exactly the same location as the permitted scheme and the original permission could be implemented. The Committee was advised that should it be minded to approve the application, an additional condition should be added to require that all building materials should be stored at least ten metres away from the brook.

Furthermore, the Committee was advised that Wantage Town Council had requested that the Committee defer consideration of the application pending the Town Council having an opportunity to consider the proposal at a meeting of the Town Council on 27 June. However, this was not recommended as the application would fall outside its determination deadline on 23 June and it was considered that the Town Council had had sufficient opportunity to consider and comment on the application.

Further to the report, the Committee was advised that an additional letter had been received from a neighbour, raising concerns that the parking provision for the whole of the development was inadequate, and expressing concerns regarding access for emergency vehicles.

One Member also raised concern at the application, particularly with regard to its impact on the Letcombe Brook and it was questioned why the Letcombe Brook Project Officer had not been consulted on the proposals.

Another Member referred to the extant planning permission, expressing support for the application but emphasised the need to have regard for the protection of the brook. In this context she suggested that any application which might impact on the Letcombe Brook should be referred to the Letcombe Brook Project Officer for comment.

Other Members spoke in support of the application.

By 15 votes to nil, with 2 abstentions, it was

RESOLVED

that the Chief Executive be delegated authority to approve application WAN/12562/20 subject to:-

- (i) written confirmation from the Environment Agency that it has no objection to the application;*
 - (ii) the conditions set out in the report and any reasonable conditions required by the Environment Agency;*
 - (iii) a further condition to require that materials should be stored at least ten metres away from the Letcombe Brook.*
- (7) SHR/13244/4 – Erection of detached garage with first floor residential accommodation above - Viewlands, Stainswick Lane, Shrivenham

Mr C Gay, the applicant, made a statement in support of the application. He commented that the footprint was no bigger than that of the approved permission although the building was slightly higher. He indicated that he had no intention to dispose of the accommodation as a separate dwelling and he advised that he would be willing to enter into a Section 106 Obligation, tying the garage to the main dwelling.

One of the local Members indicated that there was not a significant difference between the proposal and the approved plans, commenting that a number of garages had granny flats above them. Other Members spoke against the application, commenting that the proposal appeared as a separate unit of living

accommodation and that it would be difficult to prevent it being sold off as a separate unit in the future, it being noted that Section 106 Obligations were limited and could be challenged later.

The Committee considered that the proposal was too large and excessive for garage accommodation which could too easily be converted into a separate unit of accommodation.

By 15 votes to 2 it was

RESOLVED

that application SHR/13244/4 be refused for the reason set out in the report.

- (8) EHA/16153/5 – Erection of single storey pair of garages, detached garden room and widen access. Removal of nine conifers. (Resubmission) - Nethercot, The Green, East Hanney

Mrs S Wilkinson made a statement on behalf of the Parish Council objecting to the application, raising concerns relating to matters already covered in the report. She referred to the number of dismissed appeals on this site and expressed concern that there was an intention that the proposed garages would become a separate dwelling. She questioned the need to widen the access and raised concerns regarding the garden room facing north. Furthermore, she referred to the proximity of the proposal to the neighbouring boundary and expressed concern that the proposal would set a precedent. Finally, she advised that the proposal would neither preserve nor enhance the Conservation Area or village amenities.

Mrs V Grant made a statement objecting to the application, also raising concerns to matters already covered in the report. Speaking on behalf of a neighbour, she raised concern regarding the proposal in terms of its proximity to the neighbouring boundary and the need for the neighbour to maintain the boundary wall, increased traffic, the creation of a precedent, the proposal not preserving or enhancing the village, adverse impact on the Letcombe Brook and the intention that a separate dwelling would be created.

Mr Hodson, the applicant, made a statement in support of the application, advising that the proposal was for a garage not a house, and that there was no intention to create a separate dwelling.

In response to the concerns raised regarding the proximity of the garage to the neighbouring boundary, it was commented that this was a private matter between the applicant and the neighbour.

By 16 votes to nil, with 1 abstention, it was

RESOLVED

that application EHA/16153/5 be approved, subject to the conditions set out in the report.

- (9) WAN/19036 – Single storey extension and conversion to two flats with access and parking - 21 Harcourt Green, Wantage

(Councillor Eddy Goldsmith had declared a personal interest in this item and in accordance with Standing Order 34 he remained in the meeting during its consideration).

(Councillor Pam Westwood had declared a personal and prejudicial interest in this item and in accordance with Standing Order 34 she withdrew from the meeting during its consideration).

Further to the report, the Committee was advised of one additional letter, raising objection to the application in respect of increased parking and the setting of a precedent.

Mr Mackie made a statement objecting to the application, raising concerns relating to matters already covered in the report. He specifically raised concerns regarding the proposal being unsuitable for the purpose; parking; adverse impact in terms of noise and disturbance and the proposal being contrary to Planning Policy. He commented that the proposed kitchen would be sited next to his main bedroom which in terms of good design and practice was unacceptable. He referred to existing noise problems and expressed concern regarding the use of domestic appliances next to his bedroom which would cause further disturbance. He commented on the steel structure of the building, suggesting that it was unsuitable for conversion to flats. Finally, he raised concern regarding increase parking and emphasised that the proposal would have a detrimental affect on his amenities and would result in his inability to enjoy his own property.

Mr R Cooper, the applicant, made a statement in support of the application, advising that he had sought independent advice regarding what was appropriate. He referred to Policies H4 and H11 which applied in this case and explained that the specific criteria had been satisfied in all accounts. Finally, he advised that the proposal was sustainable in planning terms and that he had no objection to the conditions proposed.

One of the local Members expressed support for the application. However, another Member expressed concern regarding parking. She suggested that the balcony was out of keeping and commented that in view of their steel framed structure, it was likely that there would be a noise nuisance. To this end the Committee considered that it needed further information regarding noise.

Reference was made to the ownership of the grassed verge although it was noted that its ownership was not a material planning consideration.

Other Members supported the view that the proposed balcony was inappropriate and by 13 votes to nil, with 3 abstentions, it was considered that its removal should be sought.

By 15 votes to nil, with 1 abstention, with one of the voting Members not being present during consideration of this item, it was

RESOLVED

that application WAN/19036 be deferred for the following:-

- (i) *a report on the ownership of the grassed verge and confirmation as to whether notice had been served for its access;*
 - (ii) *a report on building regulations and whether sufficient noise insulation could be achieved having regard to the steel framed nature of the building;*
 - (iii) *negotiations with the applicant to seek an amendment to provide for the removal of the balcony, it being considered that the balcony was unsightly and would have an adverse impact on public amenity.*
- (10) GRO/19068 – Erection of single and two storey extension - 13 Blenheim Gardens, Grove, Wantage

Mrs J Stock made a statement on behalf of the Parish Council, raising objection to the application, referring to matters already covered in the report. She specifically raised concern regarding over development, lack of parking, the removal of the garage and a change in character of the area.

One of the local Members also expressed concern at the application, raising concerns regarding the impact on the neighbouring property. Other Members spoke in support of the application but considered that the area of hardstanding should be increased to secure adequate parking.

By 13 votes to 3, with 1 abstention, it was

RESOLVED

that application GRO/19068 be approved, subject to the conditions set out in the report, with a further condition to require provision of the parking area shown on the drawing.

DC.29 SCHEME OF DELEGATION

The Committee received and considered report 14/05 of the Assistant Director (Planning) which advised that the current Scheme of Delegation enabled the Chief Executive to decide most matters under the Town and Country Planning legislation. Such delegation enabled the Development Control Committee to focus on the more significant or controversial issues. The report explained the need to update and extend the Scheme of Delegation. Whilst it was proposed that the two existing levels of delegation from Committee were to be retained, ie Officer and Officer in consultation with the Chair and/or Vice-Chair, it was recommended that the scope of applications to be determined at both of these levels should be increased.

The Committee considered the proposed Scheme of Delegation in detail and agreed a number of minor amendments which had been incorporated into a revised version attached as an Appendix to these Minutes. One specific issue which was discussed was whether or not a Ward Member might request by telephone that an application be referred for determination. The Committee considered that such requests should be made in writing or by email to ensure an appropriate audit trail, it being noted that there was plenty of time for a Member to contact the offices.

By 15 votes to nil, with one abstention, with one of the voting Members not being present during consideration of this item, it was

R E C O M M E N D E D

- (a) that the revised Scheme of Delegation, as now amended and attached as an Appendix to these Minutes, be approved for the purposes of determining all matters under the Town and Country Planning legislation and as far as high hedges are concerned, under the provisions of Part 8 of the Anti-Social Behaviour Act 2003, with the Scrutiny Committee being advised of the recommended changes;*
- (b) that publicity to the revised Scheme of Delegation be given with Parish/Town Councils Clerks and/or Chairs being advised accordingly.*

SECTION II (Exempt Information under Section 100A(4) of the Local Government Act 1972).

None.

The meeting rose at 10.18pm.

List of Forthcoming Public Inquiries and Hearings

Date	Appeal reference	Planning reference	Appellant	Location	Development	Hearing/ Public Inquiry	Witness	Area	Decision
8.3.05	APP/V3120/A/04/1151 545	EHE/521/3	Thomas	Fordbrook Ford Lane East Hendred Wantage Oxon OX12 8JU	Erection of two new houses, garages and work thereto. Alterations and extensions to existing house.	Hearing	Emma Phillips	South	Dismissed
19.4.05	APP/V3120/A/04/1157 635	LOC/12028/4	Beaumont	Andersey Farm Grove Park Drive Lockinge Wantage Oxon	Conversion of agricultural building into holiday letting accommodation units.	Hearing	Ken Dijkman	South	Dismissed
Not confirmed	APP/V3120/A/04/1168 964	WAN/13787/3	Mr Reed	25-26 Market Place Wantage Oxon OX12 8AE	Proposed development comprising of 2 x 2 bed flats, 1 x 1 bed flat and conversion of existing single storey building into a 2 bedroom dwelling (re-submission). (Access off Church Street).	Hearing	Emma Phillips	South	
Not confirmed	APP/V3120/A/05/1171 680	DRA/445/25- X	Mrs J Ray	East Paddocks Milton Road Drayton Abingdon Oxon OX14 4EZ	Erection of three detached houses with garages and parking spaces.	Hearing	Laura Hudson	South	
Not confirmed	APP/V3120/A/05/1172 984	WAN/18492/1	Mr H Gibson	5 Belmont Wantage Oxon OX12 9AS	Demolition of single storey extension. Extension and alterations to existing dwelling. Erection of new dwelling.	Hearing	Emma Phillips	South	
16.8.05	APP/V3120/A/05/1177 869	WAN/7226/1	Pegasus Retirement Homes Plc	61 Mill Street Wantage Oxon OX12 9AN	Erection of a two storey block and 2/3 storey block of 44 apartments for the retired together with residents lounge, guest suite, estate managers office, access and parking provisions (Existing workshops to be demolished)	Public Inquiry	Geraldine LeCointe	South	

Date	Appeal reference	Planning reference	Appellant	Location	Development	Hearing/ Public Inquiry	Witness	Area	Decision
16.8.05	APP/V3120/E/05/1179 797	WAN/7226/2- CA	Pegasus Retirement Homes Plc	61 Mill Street Wantage Oxon OX12 9AN	Demolition of buildings.	Public Inquiry	Geraldine LeCointe	South	
28.6.05	APP/V3120/C/04/1161 877 / 78 APP/V3120/A/05/1171 115	NHI/6287/13- E	Caisbrook	Land to the rear of The Fold Harcourt Hill North Hinksey	Enforcement/ Planning Appeals against unauthorised building and hardstanding and unauthorised use of land	Public Inquiry	M Deans	North	
Not confirmed	APP/V3120/A/04/1166 048	ABG/7375/7	Abingdon Bowls Club	Park Road Abingdon	Construction of new all weather bowling green with associated fencing, hedging and external work. Remove existing leylandii and fir hedging. (Re-submission).	Hearing	Mark Chattoe	North	
Not confirmed	APP/V3120/A/04/1162 005	ABG/7375/6	Abingdon Bowling Club	Park Road Abingdon Oxon	Extend bowling green to provide All Weather green.	Hearing	Mark Chattoe	North	
Not confirmed	APP/V3120/A/04/1166 096	GFA/4905/4-X	Cover Construction	The Willow House 18 Coxwell Road Faringdon Oxon SN7 7EZ	Outline application for residential development for 9 dwellings (Demolition of existing house & outbuildings). Revised access and service road. Erection of acoustic fence and alterations to No.20 Coxwell Road. (Site area approximately 0.48 hectares).	Public Inquiry	Martin Deans	North	

Date	Appeal reference	Planning reference	Appellant	Location	Development	Hearing/ Public Inquiry	Witness	Area	Decision
Not confirmed	APP/V3120/A/05/1174 751	ABG/1781/3	Mr Miah	116 Oxford Road Abingdon Oxon OX14 2AG	Demolition of detached dwelling. Erection of 2 storey building of 4 x 2 bed flats and 3 x 1 bedroom flats. Parking for 11 cars, landscaping and ancillary works.	Hearing	Martin Deans	North	
Not confirmed	APP/V3120/A/05/1178 169	ABG/17140/1	Builders Ede Ltd	Land Adjacent To The Police Station Colwell Drive Abingdon Oxon OX14 1AU	Erection of 18 x 1 bed apartments, 21 x 2 bed apartments and 23 houses.	Hearing	Martin Deans	North	
Not confirmed	APP/V3120/A/05/1178 302	ABG/9504/2	Mr J R & Mrs N C Dagnell	186 Wootton Road Abingdon Oxon OX14 1JZ	Erection of two storey side extension and sub-division of proposed extended property to form 2 x 2 bedroom flats and 2 x 1 bedroom flats. Provision of 4 car parking spaces, cycle and bin stores.	Hearing	Martin Deans	North	
Not confirmed	APP/V3120/A/05/1178 957	KEN/17076/1- X	Infill Land Consultants	Land To Rear Of 179 - 189 Poplar Grove Kennington Oxford Oxon OX1 5QS	Erection of 12 dwellings & creation of a new access following demolition of 185 Poplar Grove.	Hearing	Martin Deans	North	

MIL/59/43 (e) – MEPC Milton Park Ltd
Erection of B1 office units,
115 Milton Park, Milton, Abingdon

1.0 **The Proposal**

- 1.1 The application involves the erection of four Class B1 office units on land at 115 Milton Park. See the attached plans at **Appendix 1**. The site is currently undeveloped but has planning permission for the erection of a larger Class B1 unit.
- 1.2 The proposed buildings are flat roofed and will each provide three floors of accommodation. The buildings are to be constructed of brick and pre-weathered profiled zinc cladding under a mid grey coloured profiled metal roof. They will provide a total of 4518 sq metres of floor space.
- 1.3 The application comes to Committee because the proposal is for commercial development in excess of 1000 sq metres of floorspace.

2.0 **Planning History**

- 2.1 On 4th July 2002, planning permission was granted at 114/115 Milton Park for the erection of two large Class B1 office blocks of identical design. One of these blocks (114 Milton Park) has been built and this application relates to the second half of the site.

3.0 **Planning Policies**

- 3.1 Policy E10 of the adopted Local Plan promotes development within Use Classes B1, B2 and B8 within Milton Park. Policy E5 of the Second Deposit Draft Local Plan also promotes these uses subject to development meeting the requirements of the Travel Plan for the Park, appropriate contributions being made to the local highway infrastructure, the safeguarding of existing landscaped or recreational open spaces and high quality landscaping with new development.

4.0 **Consultations**

- 4.1 The Parish Council has no objections to the proposal.
- 4.2 The County Engineer has no objections to the proposal.

5.0 **Officer Comments**

- 5.1 The application site is situated in a central position within the estate and has an extant permission for the erection of one large office block with associated car parking. This application will provide 4 smaller office blocks with slightly less gross floor space (4518 sq metres as opposed to the permitted 4535 sq metres) than the permitted building on the site. A total of 150 car parking spaces will be provided around the buildings, which meets current maximum requirements.
- 5.2 The bulk and scale of the new units is more diminutive than the permitted scheme. The new units are 10 metres high, four metres lower than the permitted building. The design of the new units is also different, having a strong horizontal emphasis which is accentuated by their flat roofs. However, in the context of the variety of different designs of buildings found at Milton Park, Officers consider the proposal to be acceptable, particularly as the site is not prominent within the Park.
- 5.3 The County Engineer has no objections to the proposal and is not requiring any infrastructure contributions because these were previously secured as part of the extant permission on the site.

6.0 **Recommendation**

6.1 *That permission be granted subject to the following conditions:*

1. *TL1 Time Limit - Full Application*
2. *MC2 Submission of Materials (Samples)*
3. *LS1 Implementation of Landscaping Scheme (No existing Trees)*

WAN/420/8 – V W Ridgeway (Wantage)

Demolition of single storey store room and WCs. Erection of a single storey rear extension for car wash and valet unit and extend showroom into disused shop store unit.

Ridgeway Garages (Wantage) Ltd, Grove Road, Wantage

1.0 The Proposal

1.1 This application proposes the demolition of the existing flat roof section of the building which currently houses storage areas and WCs. It is proposed that this is replaced with an enlarged extension which would house two car valet bays and an extension to the car showroom and other internal changes. The application drawings are at **Appendix 1**.

1.2 The application comes before committee as two letters of objection have been received.

2.0 Planning History

2.1 The garage was originally given consent in 1955. Since then there have been many applications for minor changes and signage the most recent being an application for advertisement consent for new signs which was approved in July 2000.

3.0 Planning Policies

3.1 Policy D1 of the adopted Local Plan states that the Council will seek to ensure that all new development is of a high standard of design in terms of architectural style, layout, site coverage, scale, bulk, height, materials, visual impact and relationship to nearby properties. Policy DC1 of the second deposit Local Plan carries forward similar objectives.

3.2 Policy D2 of the adopted Local Plan states that the Council will seek to ensure that all new development does not cause demonstrable harm to the occupiers and users of neighbouring development in terms of amongst other things; loss of privacy, loss of daylight, loss of sunlight, visual intrusion, dominance and noise. Policy DC9 of the second deposit Local Plan carries forward similar objectives.

3.3 Policy D3 of the adopted Local Plan states that the Council will seek to ensure that new development provides for, and does not interfere with, the safe and free flow of pedestrian, cyclist and vehicular traffic in terms of access, turning areas, servicing and parking.

4.0 Consultations

4.1 The County Engineer has no objection.

4.2 Wantage Town Council have no objection

4.3 Two neighbour objections have been received which relate to the following:

- Concern about noise from car wash
- Concerns that the development will lead to additional parking in Hans Avenue

5.0 Officer Comments

5.1 Your Officers consider that main issues in determining this case to be (1) whether the proposal is acceptable in terms of impact upon neighbours and (2) whether the proposal is acceptable in terms of highways issues, in particular car parking.

5.2 The proposal includes valeting bays which will internalise the hand washing which currently takes place outside of the building and does not involve a free standing automatic car wash. Your environmental health officers advise that the proposals should improve the current situation in terms of the impact of noise on neighbouring properties. The building will be 2.3m closer to the

nearest property; Lindisfarne, however distance between the two buildings exceeds the 12m standard applied by the Council and as such it is not considered that there would be harm caused to the amenities of this property sufficient to warrant refusal of the application.

5.3 The use of the site will remain largely unchanged. The small extension beyond the existing building would not encroach onto an existing parking area, and therefore the parking situation should remain unchanged by this proposal.

6.0 **Recommendation**

6.1 *It is recommended that the planning permission be granted subject to the following conditions:*

1. TL1 Time Limit – Full Application
2. MC1 Submission of Materials (samples)

BAU/7616/15 – Pakeman Properties

Variation of Condition 8 of Planning Permission BAU/7616/11 to allow occupation by Putra Modern and Oxford Exhibition Services without the need for highway improvements. Uffington Industrial Estate, Uffington Station, Baulking

1.0 The Proposal

- 1.1 This application seeks permission to vary Condition 8 of Planning Permission BAU/7616/11. The original permission allowed 4 small additional industrial units of between 174 sqm and 220 sqm in size, and the extension of Unit C for the existing occupant, Oxford Exhibition Services. Two of the additional units (G and H) are for Putra Modern (Europe) Ltd. who already occupy another unit on the site but have an urgent requirement for additional storage which will be linked to the existing building. The remaining two units (E and F) are for speculative occupants for B1 or B2 purposes.
- 1.2 A copy of the site location and layout plans are at **Appendix 1.**
- 1.3 The previous application was considered by Committee on 3 separate occasions (8/11/99, 6/03/00, and 3/04/00) before a final resolution was made to grant permission subject to the completion of a Section 106 Agreement restricting any further development on the site. This was not signed until December 2004, when the decision was finally issued. Conditions were also imposed requiring a routing agreement for HGV vehicles and improvements to the access and approach roads.
- 1.4 Copies of the above Committee reports and minutes are attached at **Appendix 2.**
- 1.5 Due to the urgency of Oxford Exhibition Services and Putra Modern's requirements to expand into the new premises, and the fact that they are low traffic generating uses already in existence on the site, it was agreed by members that they would be able to occupy the new premises prior to the highway improvements being carried out. However, due to the period of time that had lapsed between the resolution to grant permission (April 2000) and the permission being issued (December 2004), reference to the above occupants was omitted from the decision notice, therefore, preventing the existing occupants commencing development in their urgently required premises until the highway works had been completed.
- 1.6 A copy of the decision notice is at **Appendix 3.**
- 1.7 The application comes to Committee as Baulking Parish Meeting object.

2.0 Planning History

- 2.1 This is set out in the committee report dated 8th November 1999, at **Appendix 2.**
- 2.2 The previous application was approved in December 2004 as outlined above.

3.0 Planning Policies

- 3.1 These are set out in the Committee report dated 8th November 1999.
- 3.2 Policy E9 of the Second Deposit Draft Local Plan refers to similar issues set out in adopted Policy E13.

4.0 Consultations

- 4.1 Baulking Parish meeting object to the proposal. Their comments are attached at **Appendix 4.** Officers have clarified a number of points raised in their response specifically the reason for the time lapse between the consultation process and the final decision. Furthermore the fact that highway improvements were secured for any new occupants of the site has also been clarified.

- 4.2 Revised comments have now been received further to this clarification. Their response is as follows: "With regard to the recent proposal I confirm that objections raised in my letter still stand. Because of the poor quality of access to the estate the parish would not want to agree to any development which increases traffic to the area".
- 4.3 Uffington Parish Council initially objected to the proposal. However, on further clarification that the current proposal would not result in any additional development to that previously approved, revised comments were submitted. These were as follows: "Uffington Parish Council has no objection to allowing the above proposal to be carried forward as long as highways works are carried out before any new occupiers take up the sites".
- 4.4 The County Engineers full comments have yet to be received and will be reported orally at the meeting.
- 4.5 No neighbour objections have been received.

5.0 **Officer Comments**

- 5.1 The main issue to consider in determining this application is whether allowing the construction and occupation of Units G and H and the extension to Unit C by existing businesses on the site, without the required highway works in place, would result in detriment to highway safety.
- 5.2 This was an issue that was explored and debated during consideration of the previous proposal. It was agreed, after advice was taken from an independent Highway Consultant, that these existing occupants would not result in significant additional traffic movements above current levels which would result in detriment to highway safety. The urgency of these company's requirements was also a consideration.
- 5.3 Reference should have been made to this issue in Condition 8. However due to the time lapse between consideration of the proposal and the decision, this caveat in the condition was omitted.

6.0 **Recommendation**

- 6.1 *It is recommended that planning permission be granted and that Condition 8 should be amended as follows:*

- 1) *No development, apart from the construction of Units G and H for occupation by Putra Modern (Europe) Ltd and the extension to Unit C for occupation by Oxford Exhibition Services, shall take place on site until the following requirements are satisfied:*
 - *Three passing spaces on Station Road between the site and Baulking Lane have been provided in accordance with details to be agreed with the highway authority.*
 - *Visibility splays at the Baulking Lane/Station Road junction of 4.5 metres by 160 metres in both directions have been provided in accordance with Drawing No. 1024/8A.*

Informative:

- 1) *This permission should be read in conjunction with Planning Permission BAU/7616/11, all the remaining conditions of which still apply.*

STA/7904/32 – D P and C A Miedziak

Erection of four single storey industrial units

Plot B, White Horse Business Park, Stanford-in-the-Vale

1.0 The Proposal

- 1.1 The application seeks permission for the erection of four new industrial units at the White Horse Industrial Park. The site is situated in a central location within the park and is currently undeveloped.
- 1.2 The four new units form an 'L' shaped building with a total floor space of 674 sq m. Please see the plans attached at **Appendix 1**.
- 1.3 The building is to be constructed of brick and dark green plastic coated profiled steel sheets under a profiled steel roof also of dark green. These materials will match other buildings within the Park.
- 1.4 This application comes to Committee as the Parish Council has objected.

2.0 Planning History

- 2.1 None relevant to this application.

3.0 Planning Policies

- 3.1 Policy E7 of the adopted Local Plan allows for the provision of new business development within Classes B1, B2 and B8 at the White Horse Business Park. Policy E8 of the Second Deposit Draft Plan reiterates this allocation and Policy E11 seeks to protect the employment use of the site.
- 3.2 Draft Supplementary Planning Guidance for the Park also exists. This identifies the boundaries of the Park and sets out development guidelines.

4.0 Consultations

- 4.1 The Parish Council has objected to the application on the grounds that there is "insufficient data regarding future use" of the buildings.
- 4.2 The County Engineer has queried the level of car parking proposed on the site and wishes to see the provision of cycle racks. Amended plans addressing these issues are awaited. A request has also been made that signage within the site be improved.

5.0 Officer Comments

- 5.1 The application site lies wholly within the allocated industrial park boundaries. The proposed buildings will provide a mixture of Class B1, B2 and B8 uses and the four units all fall below the 500 sq metre threshold referred to in the Supplementary Planning Guidance. The proposal is therefore considered to comply with adopted and emerging planning policy and guidance.
- 5.2 The proposed walling and roofing materials will match other more recent developments in the park and are considered acceptable.
- 5.3 The Parish Council has objected to the application because there are no named users for the units. This is not a planning issue on this site and is not considered by your Officers to be a valid reason for rejecting the proposal.
- 5.4 The request for signage by the County Engineer would involve development on land outside the

application site and outside the control of the applicant. For this reason it is not recommended that the applicants be required to provide off-site signage.

6.0 **Recommendation**

6.1 *That permission be granted subject to the following conditions:*

1. *TL1 Time Limit - Full Application*
2. *LS1 Implementation of Landscaping Scheme (No existing Trees)*
3. *MC11 Details of External Lighting*
4. *MC2 Submission of Materials (Samples)*

CHD/13083/9 - Mrs C Denton-Powell
Siting of a Mobile Home, Meadow View Equine Centre,
Ickleton Road, Childrey, Wantage

The Proposal

- 1.1 The application proposes the siting of a temporary mobile home on land at the Meadow View Equine Centre which is situated in open countryside to the south east of the village of Childrey. The site lies close to, but outside, the North Wessex Downs Area of Outstanding Natural Beauty and is accessed from the B4507. The application site covers an area of approximately ¼ hectare (0.7 acre) and is currently occupied by 9 stables, ancillary storage buildings and an all weather sand school. Additional land of over 6 hectares is also owned/rented by the applicant. A site plan is at **Appendix 1**.
- 1.2 Fifteen horses are currently housed on the site, of which 12 are in rehabilitation and undergoing treatment, 2 are in full livery and 1 is a dressage horse. The main core of the business is the treatment and care of injured racehorses and approximately 30 – 50 horses are treated in any one year.
- 1.3 The proposed mobile home would be sited on the southern boundary of the application site, adjacent to an existing hedgerow.
- 1.4 This application comes to Committee as the Parish Council has objected.

2.0 Planning History

- 2.1 In October 1993 planning permission was granted for the erection of a barn on the application site to house horses. This permission was subject to a legal agreement which prevented any further development on the site. The legal agreement, however, was revoked on 23 May 2003.
- 2.2 In April 1995, retrospective planning permission was granted for the erection of dog kennels on the site and in May 1995 planning permission was granted for the erection of a hay and straw store.
- 2.3 In May 1997 outline planning permission was refused for the erection of a four bedroom chalet bungalow to serve the stables/agricultural land (ref: CHD/13082/3-X). Prior to determining this application, the Council sought expert advice from Reading Agricultural Consultants on the application. Their findings at that time were that the enterprise did not meet the necessary functional and financial tests. A copy of the conclusions of this report is attached at **Appendix 2**.
- 2.4 A retrospective planning application was made in 1998 for the construction of a working/exercise area for horses on land outside the stable yard. This was refused on 26th May 1998 and led to the issuing of a number of enforcement notices to remove the works and the unauthorised change of use. An appeal against these notices was dismissed on 13th August 1999. The working/exercise area was removed and a smaller manege was created within the permitted equestrian site.
- 2.5 On 26th May 1998 planning permission (ref: CHD/13082/5) was also refused for the siting of a mobile home for a temporary period on the site. This refusal was considered jointly with the enforcement appeals referred to above and was dismissed. A copy of the Inspector's decision letter is attached at **Appendix 3**.
- 2.6 On 8th November 2001 planning permission was refused for the siting of a mobile home on the site.

3.0 Planning Policies

- 3.1 Adopted Local Plan Policy H8 refers to the provision of new housing in open countryside and states that dwellings will only be permitted where a special or exceptional justification exists in connection with a rural enterprise. Policy H12 of the Second Deposit Draft Local Plan states that new houses in open countryside will not be permitted unless they are proved to be essential to meet the needs of an established, viable agricultural or equestrian enterprise. New dwellings which are permitted are required to be located within or adjacent to existing buildings and to be of a size compatible with the enterprise.
- 3.2 Annex A of PPS7 – Sustainable Development in Rural Areas - sets out the criteria under which applications for permanent and temporary dwellings in open countryside should be judged. This includes the requirement to demonstrate a functional need for a dwelling on the site and a financial test to show that the enterprise is viable and has been established for at least 3 years.
- 3.3 Policy C1 of the adopted Local Plan and Policy GS2 of Second Deposit Draft Local Plan seek to protect the character of the countryside from non-essential development.

4.0 **Consultations**

- 4.1 The Parish Council has objected to the application and a copy of their comments is attached at **Appendix 4.**
- 4.2 The County Footpaths Officer – No objections, but the bridleway should not be obstructed at any time.
- 4.3 I letter of objection has been received on the basis that there has been no material change since the previous applications and appeal. The mobile home would be detrimental to the countryside and would be seen to extend the envelope of the village.
- 4.4 Two letters of support have been received from individual Parish Councillors. They consider that circumstances have changed since the previous refusals on the site and the information submitted with the application now proves a functional need for a dwelling. The site is well screened and the proposal would not conflict with countryside policies.

5.0 **Officer Comments**

- 5.1 The application site is located close to but outside the village of Childrey. It is generally well screened from public vantage points, although buildings on the site are visible from a public bridleway which runs along the access drive. The proposed mobile home would be located close to these buildings and would also be seen from the footpath.
- 5.2 PPS7 requires that applications for temporary dwellings meet the following criteria.
- (i) that there is clear evidence of a firm intention to develop the enterprise;
 - (ii) that a functional need for someone to live on the site has been proven and that this need cannot be fulfilled by an existing dwelling on the site;
 - (iii) that there is clear evidence that the proposed enterprise has been planned on a sound financial basis; and
 - (iv) other normal planning requirements are met.

PPS7 also makes it clear that planning authorities should not grant temporary planning permission for a mobile home on a site where they would not permit a permanent dwelling.

- 5.3 In order to address the above tests, the application was accompanied by a report from Kernon

Countryside Consultants, which assessed the need for a dwelling on the site. Your Officers have sought independent advice from Reading Agricultural Consultants (RAC) on the proposal. RAC are familiar with the site, having previously given advice to the Council in 1997. A copy of the conclusions of the Kernon report is attached at **Appendix 5** (a full copy is available to see on the application file) and the RAC report is attached in full at **Appendix 6**. Both reports conclude that the equestrian enterprise being run from the site now meets the tests of PPS7 and, particularly, that there is a functional need for a dwelling on the site to support the existing business.

- 5.4 Section 2 above outlines the planning history of the site. It is clear that residential accommodation on the site has been strongly resisted in the past and the siting of a mobile home on the site was dismissed at appeal in 1999.
- 5.5 However, circumstances on the site have changed since that decision was made. In the 1990's, the site was to be run as a stud and at the time of the refusals of planning permission for the permanent dwelling in 1997 and the mobile homes in 1998 and 2001, there was no established equestrian business on the site. This is no longer the case as the evidence suggests that there is now a recognised business on the site centred on the care and rehabilitation of horses and there is evidence that this business is financially sound and likely to grow in the future.
- 5.6 Therefore, despite that site's history and in light of the findings of the most recent RAC report, Officers consider that the proposal does meet the tests of PPS7 and current and proposed Local Plan policies.
- 5.7 The remaining planning consideration is the impact of the mobile home on the character of the landscape. As mentioned above, the site falls outside the AONB and the new mobile home would be located adjacent to existing buildings. The site is not prominent in the landscape and there is good screening on most of the boundaries of the site. Views of the mobile home would be available from the adjacent public footpath, but it would be seen in the context of other buildings on the site and it is not considered that it would have an adverse impact on the landscape.
- 5.8 On the basis of the information supplied with the application and the independent report from RAC, Officers consider that the circumstances now relating to this application are materially different to those which existed in the late 1990's and that there are no longer justifiable grounds to resist the proposal. It is, however, recommended that a three year temporary permission be granted with a condition requiring the occupation of the mobile home to be limited only to those working in connection with the equestrian business.

6.0 **Recommendation**

That temporary planning permission be granted subject to the following conditions:

1. *MC14 Temporary Permission (Buildings) (three years)*
2. *MC19 (equestrian workers occupation)*

GRO/13203/4 – Hutchinson 3G UK Ltd

Installation of a 20m high monopole, three antennas, three dish antenna, radio equipment housing and development ancillary thereto. Elms Farm, Grove Road, Grove

1.0 The Proposal

1.1 This application proposes the erection of a monopole to accommodate three telecommunications antennas and three dishes. The total height of the pole including the antennas is 20m. The proposal also involves the provision of ancillary equipment including an electric meter cabinet and radio equipment housing. Evergreen planting and a stock-proof fence are proposed around the compound. The application drawings are at **Appendix 1**.

1.2 The monopole is proposed adjacent to existing deciduous and evergreen trees. Which are a maximum of 19m tall. There is an existing bungalow located about 22m from the proposed site.

1.3 The applicant has submitted information regarding the proposal and site choice. This is at **Appendix 2**.

1.4 This application comes before Committee as it is for a structure which exceeds 15m in height.

2.0 Planning History

2.1 Much of the planning history at this site is for developments in conjunction with the farm.

2.2 An appeal was allowed in 2001 for the change of use of 3 of the agricultural buildings on the farm to B1, B2 and B8 uses.

2.3 There is an existing lattice mast at Elms Farm approximately 90m away. This was permitted in 1993 with further additions permitted in 2000 and 2001 resulting in a total height of 26m.

3.0 Planning Policies

3.1 Policy D26 of the adopted Local Plan allows commercial telecommunications proposals to be permitted provided the siting of the proposal would not cause demonstrable harm to the surrounding area or the operator has demonstrated that there are no alternative sites.

3.2 Policy SF6 of the Second Deposit Draft Local Plan carries forward similar objectives and goes on to state that wherever practicable operators should share existing facilities or erect antennas on existing building or structures.

4.0 Consultations

4.1 Grove Parish Council does not object to the proposal provided that any tree that dies in the area as a result of the installation is replaced with a similar tree of the same height as that lost.

4.2 The County Engineer has no objections.

5.0 Officer Comments

5.1 Your Officers consider the main issues in determining this case to be: 1) whether the proposal is acceptable in terms of visual impact, and 2) whether the applicant has satisfactorily demonstrated that there are no less harmful alternatives.

5.2 The positioning of the proposed monopole in relation to the trees means that any views of the pole from Grove Road will be against a backdrop of trees. The applicants have stated that there is no requirement for extensive coverage to the east of the trees and, as such, the pole is only required to be slightly higher than the trees. A condition is suggested to ensure that the monopole

is painted dark green. Your Officers consider that these factors will result in a development that, whilst visible from Grove Road, will not be unduly harmful in terms of its visual impact.

5.3 Members will be aware that generally site sharing is encouraged in preference to the erection of new structures. In order for the operator to share the existing lattice mast an additional head-frame would be required on which to locate the equipment. Given that the existing structure is relatively exposed when viewed from Grove Road and is at the top of the slope your Officers consider that the additional height required would result in an unduly harmful visual impact upon the area. As such, in this circumstance, it is considered that a sensitively designed and sited monopole in the proposed location is more acceptable than the site-sharing option. Appendix 2 includes a list of 8 other discounted options for providing coverage for Hutchinson 3G across the target area. Your Officers are satisfied that the applicants have satisfactorily demonstrated that there are no less harmful options available.

6.0 Recommendation

6.1 *It is recommended that planning permission is granted, subject to the following conditions:*

1. *TL1 Time Limit – Full Application*
2. *Notwithstanding any details shown on the approved plans the monopole, dishes, antennas and ancillary equipment hereby approved shall be painted dark green and maintained as such thereafter.*
3. *LS3 Implementation of Landscaping Scheme (incorporating existing trees)*

GRO/19029 – Mr and Mrs A Wright

Two storey and single storey extensions with internal alterations, 12 Blenheim Gardens, Grove

1.0 The Proposal

- 1.1 This application seeks permission for the erection of a two storey side extension above and to the front of the existing garage, and a small single storey rear extension to 12 Blenheim Gardens, Grove. The existing garage is proposed to be converted to extend the existing lounge and kitchen, and the first floor would provide a bathroom and bedroom resulting in a three bedroom property.
- 1.2 The proposal incorporates 2 parking spaces to the front of the property.
- 1.3 The plans have been amended from those originally submitted so that the side extension is now set in from the front of the property by 1 metre and the ridge height lower. This was required as the extension is located adjacent to the property's side boundary.
- 1.4 Extracts from the application plans are at **Appendix 1**.
- 1.5 This application comes to Committee as the Parish Council object to both the original and amended plans.

2.0 Planning History

- 2.1 The original development was permitted in 1983. There is no other planning history on this property.
- 2.2 An application at the adjacent property, No 13 Blenheim Gardens, was approved at the last Development Control Committee on 20th June 2005. This proposed a two storey extension above the garage to the front and single storey elements. The application drawings are at **Appendix 2**.

3.0 Planning Policy

- 3.1 Policy H18 of the adopted Vale of White Horse Local Plan refers to extensions to existing dwellings and sets out a list of criteria against which proposals are considered. These include the impact of the development on the character of the area, on the amenities of neighbouring properties, and whether there is sufficient car parking and turning space.
- 3.2 A similar policy in the Second Deposit Draft Local Plan is Policy H24.
- 3.3 Policies D1, D2 and D3 of the adopted Local Plan refer to the design of new development, impact on neighbouring properties, and access and parking provision.
- 3.4 Similar policies in the Second Deposit Draft Local Plan are DC1, DC5 and DC9.

4.0 Consultations

- 4.1 Grove Parish Council objected to the original plans stating; "We object to this application on the grounds of over-development. The extension would be on the property's boundary with No. 13. The property is located in a cul-de-sac, which effectively has no on-street parking and the loss of garage space could exacerbate parking problems."
- 4.2 They also object to the current revised plans stating; "Our previous comments still pertain. We believe these proposals to be over-development of the site. The extension would be on the property's boundary with No. 13."

- 4.3 The County Engineer does not object providing 2 parking spaces can be accommodated within the site.
- 4.4 One letter of comment was received from the immediate neighbour No.13, in relation to the original plans raising the following concerns:
- Concerned that the footings on the extension will be on the boundary.
 - The extension will cut out light to their kitchen window.
- 4.5 No letters have been received in relation to the amended plans.
- 5.0 Officer Comments
- 5.1 The determining issues in relation this proposal are considered to be; i) The design of the proposed extension and its impact on the character of the area; ii) Impact of the proposal on the amenities of the immediate neighbouring property; and iii) Whether there is sufficient parking space.
- 5.2 Officers initially had concern over the proposed two storey side extension, adjacent to the boundary and flush with the front wall of the existing dwelling. It was considered that this would have resulted in a very dominant form of development and a terracing effect so close to the neighbouring dwelling. By setting the proposal back from the front of the dwelling by a metre, the extension now appears subordinate to the main property and less imposing in the street scene.
- 5.3 In relation to the impact on the neighbouring property (No 13) who expressed concern over loss of light to their kitchen, the proposal does not extend forward of their existing front wall where the main kitchen window is currently located (this property has had a recent approval for a single storey front extension which has yet to be implemented). There is a side door to the kitchen which faces the proposed extension, however this is obscure glazed and not the main source of light to this room.
- 5.4 The single storey rear extension will have no impact on neighbouring properties.
- 5.5 The County Engineer has no objections subject to the provision of 2 off street parking spaces. These can easily be accommodated within the site.
- 6.0 Recommendation
- 6.1 *It is recommended that planning permission be granted subject to the following conditions:*
1. *TL1 - Time Limit*
 2. *RE1 – Matching Materials*
 3. *HY26 – Plan of Car Parking Provision*
 4. *Prior to the first occupation of the extension, the car parking area shall be constructed, drained, level and marked out in accordance with the specification of the Oxfordshire County Council for such works. Thereafter, the area should be kept permanently free from obstruction to such use.*
 5. *MC20 – Amended Plans*

APPENDIX 1

WAN/19036 – Mr R Cooper

Single storey extension and conversion to two flats with access and parking, 21 Harcourt Green, Wantage

1.0 The Proposal

1.1 This application for a single storey side extension, and conversion to 2 flats at 21 Harcourt Green, Wantage, was considered at the Development Control Committee on 20th June 2005. A copy of the Committee report is attached at **Appendix 1** and the minutes are at the front of this agenda.

1.2 Members requested that the application be deferred pending the resolution of a number of issues including:

- Clarification from Building Control over the suitability of pre-fabricated buildings being converted to flats in terms of noise attenuation.
- Clarification of the ownership of the grass verge where the proposed access crosses.
- The removal of the balcony above the single storey extension.

1.3 These issues have now been clarified and are reported below.

1.4 A site plan is attached at **Appendix 2**.

2.0 Planning History

2.1 The Building Control Officer has confirmed that the installation of adequate soundproofing is feasible in this type of property which would meet the requirements of Part E of the Building Regulations, Resistance to the Passage of Sound. There is now a requirement for the sound proofing to be tested prior to approval and failure of this would lead to the requirement for additional sound proofing materials to be installed before final testing. Your Officers are therefore satisfied that the property can be converted to flats without having a harmful impact on the adjoining dwelling in terms of noise disturbance.

2.2 The County Council Highways Department has confirmed that the verge in the location of the proposed access is owned by the County Council. The applicants would therefore have to seek separate authorisation from the County Council to cross this land. The ownership of the land, however, is not a planning matter. The County Engineer has raised no objections to the proposed access and a condition is recommended to ensure that the proposed parking is provided prior to the occupation of the development.

2.3 The applicants have agreed to remove the balcony from the proposal in response to Members' concerns over its visual impact. Amended plans are awaited and will be presented at the Meeting. A condition is recommended to prevent the use of the flat roof as a balcony.

2.4 Your Officers, therefore, consider that there are no planning grounds to justify refusing the application.

3.0 Recommendation

3.1 *It is recommended that the application be approved subject to the following conditions:*

1. *TL1 – Time Limit*
2. *RE1 – Matching Materials*
3. *RE7 – Submission of Boundary Details*
4. *HY5 – Access to Specification*

5. *HY29 – No Surface Water Drainage to Highway*
6. *HY11 – Specified Vision Splays (2m x 2m)*
7. *The proposed parking area shall be surfaced in a bound material which shall remain so at all times thereafter.*
8. *HY24 – Car Park Layout (prior to occupation)*
9. *MC20 – Amended Plans*
10. *Notwithstanding the details on the approved plans, no fence, wall or other means of enclosure shall be erected on or around the flat roof extension hereby permitted and the area shall not be used as external living space.*

SHR/19080-X – Mrs M B Knapp

Residential Development, land to the Rear of 6 Stainswick Lane, Shrivenham

1.0 The Proposal

- 1.1 This application seeks outline planning permission for residential development on land between Sandy Lane and The High Street, Shrivenham. The site is currently paddock land bounded on all sides by existing residential development. The site area is 0.37ha.
- 1.2 The outline application includes access which is proposed from an existing field access onto Sandy Lane. All other matters are reserved for subsequent approval although an illustrative plan showing a layout of 11 dwellings has been submitted.
- 1.3 A site plan and the illustrative layout are attached at **Appendix 1.**
- 1.4 This application comes to Committee as 5 letters of objection have been received.

2.0 Planning History

- 2.1 The site itself has no history.
- 2.2 Planning permission was granted in August 2004 for 9 dwellings on the site adjacent to the west of this current application site, with access taken from Fairthorne Way. That development is nearing completion. The layout is attached at **Appendix 2.**

3.0 Planning Policies

- 3.1 Policy H5 of the adopted Vale of White Horse Local Plan permits residential infill and minor development within the main built up area of Shrivenham providing the scale, density and layout are compatible with the size, form and character of the village. Development is resisted on sites which contribute positively to the character of the settlement.
- 3.2 Policy H10 of the Second Deposit Draft Local Plan covers similar issues.
- 3.3 Policy D3 of the adopted Local Plan and Policy DC5 of the Second Deposit Draft Local Plan refer to the provision of a safe and convenient access to all development proposals and also covers parking and turning provision.

4.0 Consultations

- 4.1 Shrivenham Parish Council comments have yet to be received and will be reported orally at the Meeting.
- 4.2 The County Engineer has no objections to the proposed access subject to conditions.
- 4.3 The County Developer Funding Officer has responded with a likely requirement for contributions towards Education, Library, Fire and Rescue, Waste Management and Traffic Infrastructure, the exact figure of which will depend on the likely number of dwellings to be built.
- 4.4 5 letters of objection have been received from neighbouring residents raising the following concerns:
 - Sandy Lane, Fairthorne Way and Stainswick Lane are unsuitable to take additional traffic.
 - 11 houses are too many for the site when only 9 were approved on the larger adjacent site.
 - The development will overlook adjacent properties in Stainswick Lane resulting in a loss of privacy.
 - The additional homes will have an impact on local services and facilities such as the local school.

5.0 **Officer Comments**

- 5.1 This is an outline application with only access to be considered at this stage. The determining issues are therefore considered to be;
- i) the principle of residential development in this location
 - ii) impact on neighbouring properties
 - iii) whether the access onto Sandy Lane can be brought up to a suitable standard to serve a residential development
 - iv) affordable housing provision
 - v) developer contribution
- 5.2 Policies H5 of the adopted Local Plan and H10 of the emerging Local Plan permit further residential development within the main built up area of Shrivenham on sites which do not contribute positively to the character of the settlement. The site is well contained on all sides by existing properties in Stainswick Lane to the east, High Street to the north, and the new development off Fairthorne Way to the west. Sandy Lane lies to the south of the site. There are limited external public views of the site. Therefore, your Officers do not consider that in its undeveloped state, the site contributes significantly to the publicly perceived character of the area.
- 5.3 Furthermore, the site is clearly within the main built up area of the village and the adjacent site has been recently developed for housing. The principle of residential development on this site is therefore considered acceptable.
- 5.4 An illustrative layout has been submitted showing 11 dwellings. Although it does not form part of the application itself, your Officers have some concerns with this layout, particularly with the distances to neighbouring properties. An informative is suggested advising the applicants of this. This is an issue, however, which will be addressed at the detailed application stage and it is clearly possible for a scheme to be drawn up for the site which will be acceptable in terms of its impact on the amenity of neighbouring properties.
- 5.5 In relation to access, the County Engineer raises no objections subject to conditions relating to the construction of the access, provision of vehicle and pedestrian visibility splays, and parking and turning within the site to standard. Your Officers therefore consider that refusal on highway grounds could not be justified.
- 5.6 There has been some debate recently regarding the provision of affordable housing on developments such as this. Under the emerging Second Deposit Draft Local Plan affordable housing policy, a development of this size could require an affordable housing provision of 50%. However, this policy has yet to be tested through the Local Plan Public Inquiry process and has attracted a number of objections. Currently, therefore, Officers are applying the adopted policy threshold which requires provision appropriate to the need in the area on developments over 25 dwellings or sites over 1 hectare. Under the adopted policy, therefore, affordable housing provision would not be required for this development.
- 5.7 The County Council Developer Funding Officer has requested contributions towards local services and facilities to mitigate the impact of additional development in the area. The exact figure has not been specified as this will depend on the likely number of dwellings which can be satisfactorily accommodated on the site. It is, therefore, recommended that permission be delegated subject to further discussions over the form of the proposed development, and the preparation of a Legal Agreement relating to the required level of contribution.

6.0 **Recommendation**

- 6.1 *It is recommended that authority to grant planning permission be delegated to the Chief Executive in consultation with the Chair and/or Vice Chair of the Committee subject to the completion of a Section 106 Agreement contributions towards local services and facilities which may include Education, Library, Fire and rescue, waste management, and traffic infrastructure. Such contribution will first need to be agreed by the County Council Developer Funding Officer.*

