

Date: 21 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 **KENNINGTON VILLAGE CENTRE, KENNINGTON** on **Monday, 1st August, 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 8)

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 9 - 19)

To adopt and sign as a correct record the Minutes of the Meeting of the Development Control Committee held on 4 July 2005 attached.

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

Lodged

The following appeal has been lodged with the Planning Inspectorate:-

Appeal by Mr and Mrs Wilson against the Council's decision to refuse to permit a first floor extension at Struan Faringdon Road, Frilford Heath (FRI/11397/2);

Allowed

The following appeal has been allowed by the Planning Inspectorate: -

Appeal by Mr Chris Brotherton against the Council's decision to refuse to permit the conversion of roof space to provide a two bedroom apartment at 10 Cumnor Hill, Oxford (NHI/3243/13). The decision to refuse permission was made by the Director under powers delegated to him.

The Inspector considered that the main issue in this case was whether the proposed development made adequate provision for car parking.

The Inspector noted that the Council had revised its parking standards in response to the guidance in PPG3 and PPG13. These were now expressed as a maximum of one car parking space for each one-bedroomed unit and two car parking spaces for each two-bedroomed unit. These standards equated to a requirement of 11 on-site car parking spaces to serve the existing and proposed development on the site. 12 car parking spaces existed. The standard did not define any ratio between resident and visitor parking.

The Inspector considered that the appeal site lay within a highly sustainable location within reasonable walking distance of shops, school, health and other community facilities. The site lay on the route of a frequent bus service to Oxford and Abingdon. The Inspector was satisfied that the development would not result in additional danger to road users or interference with the free flow of traffic by encouraging parking on Cumnor Hill. The Inspector therefore considered that the proposal accorded with Local Plan Policies D3 and TR9 and relevant national policy guidance in PPG3 and PPG13. The Inspector therefore allowed the appeal. No reference to costs was made with the appeal decision.

Dismissed

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

- (i) Appeal by Tapeacrown Limited against the Council's decision to refuse to permit the cessation of the existing lorry park use, the construction of a new building for business use (648m squared) and the formation of new turning area and operational parking to serve the proposed development at Chowle Farm, Great Coxwell (GCO/2087/18). The decision to refuse planning permission was made by the Director under powers delegated to him.

The Inspector considered that there were two main issues in this case, namely the effect of the proposal on the character and appearance of the surrounding area and the impact of the scheme on highway safety and the free flow of traffic on the A420.

The Inspector concluded that the proposed new building was designed for its purpose, and although taller than the existing building, the Inspector considered that with the use of dark colours it could be rendered acceptable within the landscape. The Inspector considered that it would hide much of the clutter which was clearly visible which would be a particular benefit of the scheme. Subject to an appropriately worded condition the Inspector concluded that the appeal should succeed in relation to this issue.

However, the Inspector was concerned about the means of access. The Inspector was not clear as to the number of vehicle movements relating to lorries. The possibility of a meaningful comparison being made in relation to traffic generation was further complicated by the Council's use of an estimate based on a 1000 sq m development and the appellant's consultant engineer using 1500 sq m. Notwithstanding this, the Inspector saw that the route through the estate could not be easy for the drivers of large

vehicles, including a difficult manoeuvre just inside the entrance. The appellant's own consultant had drawn attention to the incline at the entrance which could impede the ability of heavy vehicles to pull out of the access onto the A420 and there was concern the impact of right turning traffic. The Inspector agreed with these observations and noted in addition that the A420 was the main Swindon to Oxford road and was very busy.

The Inspector considered that the appellant's fall back case (legal issues currently still under consideration) remained unconvincing and he concluded that the revised scheme remained in conflict with Policy T18 of the Oxfordshire Structure Plan and Policy D3 of the Local Plan, both which sought to promote highway safety. The Inspector therefore dismissed the appeal. No reference to costs was made with the appeal decision.

- (ii) Appeal by S Browne, J Drury and V Gilholm against the Council's decision to refuse to permit the erection of two new dwellings on land to the rear of 42 and 44 Swinburne Road, Abingdon (ABG/17366/1). The decision to refuse permission was made by the Director under powers delegated to him.

The Inspector considered that the main issues in this case were the effect of the proposal of the character and appearance of the area and whether the development made adequate provision for access.

The Inspector considered that the proposed development would not reflect the design context and provide an environment in keeping with the character of the area. Furthermore, the Inspector was not convinced that the development would not be viewed in isolation with the wider location. The Inspector therefore concluded that the development would be out of character with its surroundings, contrary to Local Plan Policies H16 and D1, together with PPG3.

The Inspector considered that the width of the access would be insufficient to service the development in a safe manner and that there would be a potential for vehicles being reversed into Swinbourne Road, should two vehicles meet on the access. This would represent a clear danger to pedestrian and highway safety, contrary to Local Plan Policies H16 and D3. The Inspector therefore dismissed the appeal. No reference to cost was made with the appeal decision.

- (iii) Appeal by Wye House Limited against the Council's decision to refuse to permit a single detached dwelling with parking on land adjacent to "The Stone House", Faringdon Road, Kingston Bagpuize (KBA/10073/1). The decision to refuse permission was made by the Director under powers delegated to him.

The Inspector considered that although the proposed dwelling's careful design and siting would minimise its visual impact and create a more sympathetic appearance than other nearby development, it would nonetheless replace existing trees and much of the garden with a permanent building of considerable size. Bearing in mind the character, style and scale of the Stone House, such a reduction in the remaining undeveloped space around it would unacceptably diminished its setting.

In terms of access, the Inspector considered that this would be narrow and restricted around a tight bend and that the proposal amounted to overdevelopment. However, the Inspector did not consider that the neighbours' living conditions would be unduly harmed. The Inspector therefore dismissed the appeal. No reference to costs was made with the appeal decision.

- (iv) Appeal by Mr Lester against the Council's decision to refuse to permit the erection of a two bedroomed bungalow and garage at 51 Northcourt Road, Abingdon (ABG/18244/1). The decision to refuse planning permission was made by the Director under powers delegated to him.

The Inspector considered that the main issue in this case was the effect on highway safety and the free flow of traffic.

The Inspector considered the four options put forward by the appellant to provide access to the site and discounted all of them. The Inspector considered that the proposal would lead to harm to highway safety and the free flow of traffic and that none of the options would overcome this. The Inspector dismissed the appeal as contrary to Policy D3 of the Local Plan and D5 of the second deposit draft Local Plan. No reference to costs was made with the appeal decision.

Withdrawn

The following appeals have been withdrawn: -

- (i) Appeal by Mr W L Gray against the Council's decision to refuse to permit the erection of a 6 metre high aerial mast at 23 Ballard Chase, Abingdon (ABG/12729/2).
- (ii) Appeal by Mr and Mrs P Dyer against the Council's decision to refuse to permit the demolition of existing bungalow and the erection of a two bedroomed bungalow with double car port at The Bungalow, Hinksey Hill Farm, South Hinksey (SHI/17832/2).
- (iii) Appeal by Thomas and Co against the Council's decision to refuse to permit a conversion of roof space to provide a two bedroom apartment at 10 Cumnor Hill, Oxford (NHI/3243/14).

Recommendation

that the agenda report be received.

10. Forthcoming Public Inquiries and Hearings

(Pages 20 - 22)

A list of forthcoming public inquiries and hearings is presented.

Recommendation

that the report be received.

11. Tree Preservation Order (Longworth) No 4 2005

(Wards Affected: Longworth)

(Pages 23 - 25)

To receive and consider report 56/05 of the landscape Officer (Arboriculture) attached.

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.

Any additional information received following the publication of this agenda will be reported at the meeting.

Please note that 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.

Report 55/05 refers.

12. **ABG/361/14 – Dignity UK, Change of use from woodworking facility to funeral services depot. Unit 1, Area A, Radley Road Industrial Estate, Abingdon**
(Wards Affected: Abingdon Abbey and Barton; Abingdon Caldecott; Abingdon Dunmore; Abingdon Fitzharris; Abingdon Northcourt; Abingdon Ock Meadow; Abingdon Peachcroft;)
(Pages 26 - 30)
13. **FRI/2207/52 – J L Carter & Partners, Change of use to allow public access to Trafalgar commemorative woodland with associated car parking and picnic area, Millets Farm, Kingston Road, Frilford**
(Wards Affected: Hanneys)
(Pages 31 - 36)
14. **CUM/4340/18 – Greene King Pub Partners, Extension to form additional trading space between the existing pub premises and the outbuildings. Extension to existing car park area and minor alterations to garden and decking. Alterations to outbuildings, and CUM/4340/19-LB – Greene King Pub Partners, Removal of non load bearing internal wall between trading space and existing kitchen. Construction of extension between existing pub premises and outbuildings, alterations to form disabled facility, al**
(Wards Affected: Appleton and Cumnor)
(Pages 37 - 45)
15. **NHI/7093/1 – S & H Homes, Demolition of existing dwelling. Erection of five flats with associated car parking. 62 Yarnells Hill, North Hinksey.**
(Wards Affected: North Hinksey and Wytham)
(Pages 46 - 50)
16. **ABG/10495/3 – Mr P Jose & Ms M Boshier Demolition of existing garage and utility room. Erection of a two storey side extension, extension to front and conservatory to rear. (Re-submission). 160, South Avenue, Abingdon.**
(Wards Affected: Abingdon Abbey and Barton; Abingdon Caldecott; Abingdon Dunmore; Abingdon Fitzharris; Abingdon Northcourt; Abingdon Ock Meadow; Abingdon Peachcroft;)
(Pages 51 - 58)
17. **GAR/13326/2 – J L Carter & Partners, Retrospective application for conversion of farm building to commercial storage and offices, Chadwicks Farm, Garford**
(Wards Affected: Hanneys)
(Pages 59 - 67)
18. **ABG/17389/1 – Mr & Mrs Messen - Erection of a single storey front extension and rear conservatory, 83 Farm Road, Abingdon**
(Wards Affected: Abingdon Abbey and Barton; Abingdon Caldecott; Abingdon Dunmore; Abingdon Fitzharris; Abingdon Northcourt; Abingdon Ock Meadow; Abingdon Peachcroft;)
(Pages 68 - 71)

19. **NHI/18957/1 – David Max , Demolition of existing garage. Alterations and extension to form four flats and alterations to existing access. 44 Montagu Road, Botley (North Hinksey Parish)**

(Wards Affected: North Hinksey and Wytham)

(Pages 72 - 75)

20. **ABG/19126-X – Mr M Watts & Mr M Chown, Demolition of existing houses and construction of 25 dwellings, 75 – 77 Northcourt Road, Abingdon**

(Wards Affected: Abingdon Abbey and Barton; Abingdon Caldecott; Abingdon Dunmore; Abingdon Fitzharris; Abingdon Northcourt; Abingdon Ock Meadow; Abingdon Peachcroft; Appleton and Cumnor;)

(Pages 76 - 80)

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

None.



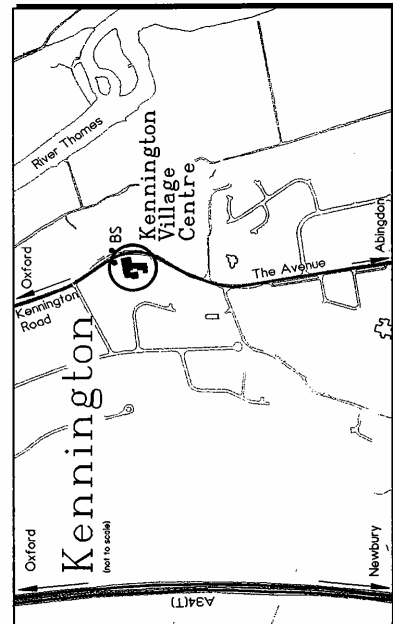
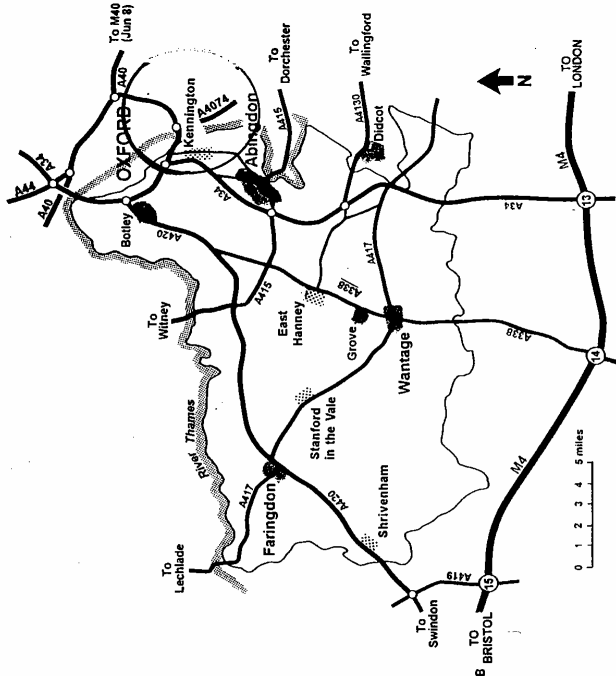
Our Vision - To build and safeguard a fair, open and compassionate community

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) 220202



LOCATION MAP

DC.37

**MINUTES OF A MEETING
OF THE DEVELOPMENT CONTROL COMMITTEE**

**HELD AT THE CORN
EXCHANGE, FARINGDON ON
MONDAY, 4TH JULY, 2005**

Open to the Public, including the Press

PRESENT:

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

SUBSTITUTE MEMBER: Councillor Mary de Vere for Councillor Briony Newport.

OFFICERS IN ATTENDANCE: S Commins, M Deans, M Gilbert, C Nicholl and A Thorley.

NON MEMBER: Councillor Alison Thomson.

NUMBER OF MEMBERS OF THE PUBLIC: 60

DC.30 NOTIFICATION OF SUBSTITUTES AND APOLOGIES FOR ABSENCE

The attendance of a Substitute Member who had been authorised to attend in accordance with the provisions of Standing Order 17(1) was recorded, as referred to above, with an apology for absence having been received from Councillor Briony Newport.

DC.31 MINUTES

The Minutes of the meeting of the Committee held on 6 June 2005 were adopted and signed as a correct record.

DC.32 DECLARATIONS OF INTEREST

Members had declared interests in report 34/05 – Planning Applications as follows: -

<u>Councillor</u>	<u>Type of Interest</u>	<u>Item</u>	<u>Reason</u>	<u>Minute Ref</u>
Jenny Hannaby	Personal	SAH/741/5	Acquainted with one of the objectors	DC.40
Roger Cox	Personal and Prejudicial	GFA/4905/6-X	He lived opposite the application site.	DC.41
Matthew Barber	Personal	GFA/4905/6-X	Town Councillor but had had no previous consideration of the application.	DC.41
Jerry Patterson	Personal	KEN/8988/4	He was a Parish Councillor but had had no previous consideration of the application.	DC.43

Sylvia Patterson	Personal	KEN/8988/4	She was the spouse of Councillor Jerry Patterson who had a personal interest in so far as he was a Parish Council but had had no previous consideration of the application.	DC.43
Matthew Barber	Personal	SHI/17672/5	He was acquainted with the applicant's wife.	DC.48
Roger Cox	Personal	SHI/17672/5	He was acquainted with the applicant's wife.	DC.48
Terry Cox	Personal	SHI/17672/5	He was acquainted with the applicant's wife.	DC.48
Peter Jones	Personal	SHI/17672/5	He was acquainted with the applicant's wife.	DC.48
Monica Lovatt	Personal	SHI/17672/5	She was acquainted with the applicant's wife	DC.48
Terry Quinlan	Personal	SHI/17672/5	He was acquainted with the applicant's wife.	DC.48
Margaret Turner	Personal	SHI/17672/5	She was acquainted with the applicant's wife.	DC.48
Pam Westwood	Personal	SHI/17672/5	She was acquainted with the applicant's wife.	DC.48
John Woodford	Personal	SHI/17672/5	He was acquainted with the applicant's wife.	DC.48
Mary de Vere	Personal and Prejudicial	ABG/19083	She was acquainted with one of the objectors.	DC.51
Tony de Vere	Personal and Prejudicial	ABG/19083	He was acquainted with one of the objectors.	DC.51
Julie Mayhew- Archer	Personal and Prejudicial	ABG/19083	She was acquainted with one of the objectors.	DC.51
John Woodford	Personal	ABG/19083	He was acquainted with one of the objectors.	DC.51

DC.33 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.

The Chair reported that following advice received, the appendix to report 34/05 concerning application CUM/11898/1 – 13 Nobles Close, Botley could now be considered in the open part of the agenda as it was considered that the information contained therein was not exempt information.

The Chair reminded Members that there would be a training session on the Scheme of Delegation for all Members on Monday 11 July 2005, at 7.00pm in the Guildhall, Abingdon.

Finally, the Chair invited the Democratic Services Officer to address the Committee. The Officer referred Members to the revised agenda layout explaining that the Democratic

Services Officers were currently in the process of implementing a new computer system, known as "Issue Manager". This system which would facilitate the generation of agendas, reports and minutes in an electronic form which would enable their publication on the Council's website. The Officer explained that the layout of agendas, reports and minutes would therefore be different because of the parameters of the new computer system.

DC.34 STATEMENTS AND PETITIONS FROM THE PUBLIC UNDER STANDING ORDER 32

None.

DC.35 QUESTIONS FROM THE PUBLIC UNDER STANDING ORDER 32

None.

DC.36 STATEMENTS AND PETITIONS FROM THE PUBLIC UNDER STANDING ORDER 33

It was noted that 20 members of the public had each given notice that they wished to make a statement at the meeting, however, 1 member of the public declined to do so.

DC.37 MATERIALS

There were no materials for consideration.

DC.38 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 four appeals which had been dismissed.

One Member welcomed the Inspector's decisions concerning the dismissed appeals. He particularly referred to the appeal in respect of 61 Hurst Rise Road, North Hinksey and asked Members to note the Inspector's comments regarding the accuracy of plans, namely that cumulatively small inaccuracies in the plans had resulted in the plans not providing a sufficiently accurate basis upon which planning permission might be granted.

In respect of the appeal concerning the totem sign at Buckland Service Station, Oxford Road, Buckland, the Committee noted an amendment to the report in that the Inspector had considered that the proposal would substantially increase the surface area of the sign.

RESOLVED

that the agenda report be received.

DC.39 FORTHCOMING PUBLIC INQUIRIES AND HEARINGS

The Committee received and considered details of forthcoming public inquiries and hearings.

RESOLVED

that the report be received.

DC.40 SAH/741/5 - CHANGE OF USE OF REDUNDANT FARM BUILDING TO B1 USE AND FORMER CART SHED TO GARAGING. (RE-SUBMISSION) LAND ADJACENT TO MANOR FARM HOUSE, CHURCH LANE, DRY SANDFORD.

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

Mr J Elston made a statement objecting to the application raising concerns regarding development in the Green Belt; the proposal being contrary to planning policy; access and future development intentions.

Mr E Thomas, the applicant's agent made a statement in support of the application commenting that a B1 use was acceptable in the Green Belt.

The Committee considered the proposal acceptable.

By 17 votes to nil it was

RESOLVED

that application SAH/741/5 be approved subject to the conditions set out in the report.

DC.41 GFA/4905/6-X – DEMOLITION OF EXISTING HOUSE AND CONSTRUCTION OF 9 HOUSES WITH REVISED ACCESS. THE WILLOW HOUSE, 18 COXWELL ROAD, FARINGDON.

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

(Councillor Roger Cox had declared a Personal 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 of two additional documents received from the neighbouring resident, one being an acoustic consultant's report which criticised the findings of the applicant's acoustic report and an independent highway consultant's report. The Officers explained that in view of these documents only just having been received, it had not been possible to assess the information contained in them.

A representative of the Town Council made a statement on behalf of the Town Council objecting the application raising concerns regarding the access being too narrow; noise; pollutions; disturbance and the proposal being contrary to planning policy.

Mr D Janata, made a statement objecting to the application raising concerns relating to matters already covered in the report. He referred to the two additional documents sent to Members of the Committee and emphasised the adverse impact the proposal would have on his property. He referred to noise levels and explained that it would not be possible for the acoustic barrier to be built. Finally he explained that Coxwell Road was very busy and that the junction was not acceptable.

Mr J Bird was due to make a statement in support of the application, but he declined to do so.

Mr A Miles, the applicant's representative made a statement in support of the application advising that an appeal had been lodged against the Council's decision to refuse the previous application on this site and that should planning permission be granted that appeal would be withdrawn. He explained that the noise levels would be below the specified threshold and that

conditions should be imposed on any permission to address concerns raised rather than refusal of the application.

Mr D Reynolds made a statement in support of the application commenting that access to the site via Coxwell Road was preferable to any other access and that in approving this application, less properties would be constructed than might otherwise be the case.

One of the local Members commented that the principle of development of this site had already been established. She explained that the width of the access was similar to others and that emergency and service vehicles would be able to access the site. She commented that she could see no reason to refuse the application.

Another local Member highlighted that there had been no objection raised by the County Engineer and that the only issue of concern now seems to be noise, which would be addressed by appropriate acoustic measures in terms of a barrier. He referred to the two additional documents received and commented that it was difficult to make a balanced judgment when presented with convincing, but contradictory evidence.

Other Members spoke in support of the application but considered that a view of the additional documents received should be sought.

It was proposed by Councillor Richard Farrell, seconded by Councillor Jerry Patterson and by 12 votes to 3, with 1 abstention (and 1 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 and the Opposition Spokesman of the Development Control Committee and a local Member be delegated authority to approve application GFA/4905/6 – X subject to: -

- (i) the conditions set out in the report;*
- (ii) the views of the Council's Assistant Director (Environmental Health) on the noise assessment report received from the neighbour; and*
- (iii) the view of the County Engineer on the highways report received from the neighbour.*

DC.42 NHI/7093/1 – DEMOLITION OF EXISTING DWELLING. ERECTION OF FIVE FLATS WITH ASSOCIATED CAR PARKING. 62 YARNELLS HILL, NORTH HINKSEY.

The Committee was advised that contrary to the plans, the property was set away from the boundary. Furthermore the Committee noted that five additional letters of objecting had been received raising concerns to matters previously raised.

Mr Griffiths made a statement on behalf of North Hinksey Parish Council objecting to the application, raising concerns relating to matters already covered in the report. He particularly raised concern regarding the high density; inadequate parking; the adverse impact on the environment; the proposal being out of keeping; the contemporary design being inappropriate; the setting a precedent and size. He commented that single storey only extensions had been permitted nearby and suggested that the current proposal should be refused.

Mr M Strutt made a statement objecting to the application. Speaking on behalf of 36 residents of Yarnells Hill, he raised concern regarding the proposal being out of keeping; having a harmful impact on neighbouring properties and design. He explained that the area had a

distinctive character, with houses having large plots with gardens to the front and rear. He considered that the proposal undermined the established character of the area. He commented on the harmful impact to neighbours in that the two storey rear extension was set too far back and would be intrusive. He referred to noise and pollution from increased traffic. In terms of design he commented that the flat roof element was out of keeping and the proposal included too much fenestration.

Mr Gould the applicant's agent, made a statement in support of the application commenting on the objections raised, which he considered were insufficient to warrant refusal. He reported that the proposal accorded with planning policy and PPG3 in terms of design and density. He referred to the level of negotiations with the Officers on the proposal and referred Members to the report and to the views of the consultant architect. He commented that the design was aimed at complementing neighbouring properties and the parking levels were sufficient.

One of the local Members expressed some concern that the proposal would not sit well with other nearby properties and would change the character of the area.

Some Members spoke in support of the application noting the comments of the consultant architect regarding design.

However, other Member spoke against the application raising concerns regarding height, mass and dominance.

It was proposed by the Chair that application NHI/7093/1 be approved subject to the conditions set out in the report, but this was lost by 12 votes to 5.

It was thereupon proposed by Councillor Terry Quinlan, seconded by Councillor Terry Cox and by 11 votes to 5 with 1 abstention it was

RESOLVED

that application NHI/7093/1 be refused, with the reasons for refusal to be formally endorsed at a future meeting of the Committee, such reasons to included massing, dominance, adverse impact of the amenities of neighbours and over development.

DC.43 KEN/8988/4 – DEMOLITION OF EXISTING GARAGE/WORKSHOP BUILDING AND ERECTION OF A DETACHED SINGLE BED HOUSE. 6 KENNINGTON ROAD, KENNINGTON.

(Councillors Jerry Patterson and Sylvia Patterson had each declared a personal interest in this item and in accordance with Standing Order 34 they remained in the meeting during its consideration).

One of the local Members raised no objection to the application.

By 17 votes to nil it was

RESOLVED

that application KEN/8988/4 be approved subject to the conditions set out in the report.

DC.44 APT/10011/22 – MR & MRS S JEFFREYS. RETROSPECTIVE APPLICATION FOR 1.9M HIGH DEER FENCE, APPLETON MANOR, EASTON ROAD, APPLETON

Mr G Rose made a statement objecting to the application raising concerns relating to matters already covered in the report. He particularly referred to concerns regarding the proposal in terms of its impact; urbanised appearance and lack of screening. He referred to discussions between himself and the applicant explaining that an agreement as to either repositioning the fence or planting could not be reached.

One Member questioned whether a condition could be imposed to re-site the fence. However, it was reported that this was not appropriate as the application was for the fence and the application should be considered on its merit. To require the fence's repositioning would be tantamount to refusing the application.

In terms of the disagreement between the objector and the applicant concerning planting to screen the fence, the Committee noted that this was a private matter.

One Member questioned the distance of the rail fence from the neighbouring property, although this information was unknown, it being explained that there were no guidelines on deer fencing.

One Member considered that the posts were intrusive. However, this was not supported by other Members who considered the proposal acceptable.

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

RESOLVED

that application APT/10011/22 be approved.

DC.45 CUM/11898/1 – RETROSPECTIVE APPLICATION FOR A VEHICLE ACCESS (LAND TO THE REAR OF 13 NOBLES CLOSE), 13, NOBLES CLOSE, BOTLEY (CUMNOR PARISH)

As referred to elsewhere in these Minutes, the Committee considered an appendix to the report setting out the circumstances surrounding this case.

Ms I Wilson made a statement in support of the application. In doing so she read out in full the letter from Marianne Glen to the District Council which was appended to the report.

Whilst speaking in support of the application, one Member questioned whether the access could be resurfaced by grass-crete. However, on being put to the meeting the proposal was not supported, there voting 5 for and 11 against the suggestion.

One Member noted that the Council had not, as land owner, granted an easement across the land and it was suggested that an Informative should be added to any permission advising the applicant of the need to secure this.

By 16 votes to 1, it was

RESOLVED

that application CUM/11898/1 be approved subject to: -

(i) the conditions set out in the report; and

- (ii) *an informative to advise the applicant that notwithstanding this planning permission, which is granted by the Council as the Planning Authority, it was also necessary for the applicant to obtain an easement to cross the land from the Council as landowner.*

DC.46 RAD/15714/7 & RAD/15714/8-LB – MR& MRS P GORE. LINK HOUSE TO REAR ANNEXE VIA SINGLE STOREY EXTENSION WITH NEW LOUNGE AND 4TH BEDROOM. ERECTION OF NEW GARAGE “SPINNEYS”, 51, LOWER RADLEY, ABINGDON.

By 13 votes to 1, with 2 abstentions it was

RESOLVED

- (a) *that application RAD/15714/7 be refused for the reason set out in the report; and*
(b) *that application RAD/15714/8-LB be refused for the reason set out in the report.*

DC.47 SUN/17133/1 – PROPOSED REAR EXTENSION, NEW PORCH AND INTERNAL ALTERATIONS, DAIRY COTTAGE, 3, CHURCH FARM, SUNNINGWELL.

Mr S Norris the applicant's agent, made a statement in support of the application explaining the reasons for the proposal. He commented that the design was in keeping and was similar in terms of form and scale to other extensions. He reported that there would be no overlooking; no loss of light and no loss of privacy. Finally, he emphasised that there would be no harm and there was no reason to refuse the application.

By 17 votes to nil, it was

RESOLVED

that application SUN/17133/1 be approved subject to the conditions set out in the report.

DC.48 SHI/17672/5 – ERECTION OF REPLACEMENT DWELLING AND GARAGE (RETROSPECTIVE), HAZELWOOD, SPRING COPSE, HINKSEY HILL.

(Councillors Matthew Barber, Roger Cox, Terry Cox, Peter Jones, Monica Lovatt, Terry Quinlan, Margaret Turner, Pam Westwood and John Woodford had each declared a personal interest in this item and in accordance with Standing Order 34 they remained in the meeting during its consideration).

Further to the report the Committee noted that additional correspondence has been received from the neighbour raising concerns regarding the accuracy of the plans and the proximity of the dwelling and garage to his property.

The Officers advised that there remained some doubt that the latest submitted plans were accurate in respect of the relationship of the house and garage to the neighbour at Hillside Cottage and as such it was suggested that it would appropriate in this case to seek an independent surveyor's opinion to resolve the matter.

Mr Goodhead made a statement objecting to the application raising concerns relating to matters already covered in the report. He specifically raised concerns regarding the house being built in the wrong location; the volume increase which exceeded 35%; height; proximity to his boundary; mass; incorrect plans; lack of support from the Planning Authority in addressing his concerns; dominance; adverse impact and loss of amenity. He reported that it would be unreasonable to take any action regarding the position of the house which he

accepted, but considered that the Council should address the height of the garage and its siting. Finally, he requested that all permitted development rights should be removed.

Mr I Bedford, the applicant's agent made a statement in support of the application advising that it had never been the intention to build the house in the wrong location. He explained that he had taken the original survey to be accurate which had not been the case. He reported that the house and garage were the same size as those approved and had been built in the only location possible on the site.

One of the local Members expressed sympathy with the views of the objector but considered that there were no grounds to refuse the application, but agreed that permitted development rights should be removed and that a condition to address slab levels should be added. The other local Member concurred with this view.

Other Members agreed with the views of the local Members. In being minded to approve the application, consideration was given to whether the view of an independent surveyor on the accuracy of the plans was necessary. The Committee came to the conclusion that such a survey was not warranted in this case as Members were able to assess the proposal in view of the application being retrospective and construction already having taken place.

By 15 votes to nil with 2 abstentions, it was

RESOLVED

that the Chief Executive in consultation with the Chair and Vice-Chair of the Development Control Committee and the other local Member be delegated authority to approve application SHI/17672/5 subject to: -

- (i) the conditions set out in the report; and*
- (ii) further conditions removing permitted development rights; addressing slab levels and requiring that the garage shall be used only as ancillary accommodation to the dwelling.*

DC.49 NHI/18135/1 – DEMOLITION OF EXISTING HOUSE AND GARAGE. CONSTRUCTION OF TWO SEMI-DETACHED HOUSES AND FOUR FLATS. 2 YARNELLS HILL, NORTH HINKSEY

Further to the report the Committee was advised that one of the Local Members had expressed concern at the proposal in terms of inadequate parking and density.

Mr Griffiths made a statement on behalf of North Hinksey Parish Council objecting to the application, raising concerns relating to matters already covered in the report. He particularly referred to concerns regarding parking; increased on street parking; access; draining and inadequate public transport.

Dr Paul Potter made a statement objecting to the application. He referred to a previous appeal decision on this site raising concerns regarding the proposal in terms of it being unsustainable; over development of the site; the proposal being out of keeping with the character of the area; boundary treatment and inadequate screening. He requested that should the Committee be minded to approve the application, a close boarded fence should be provided along the boundary with his property.

Mr N Lyzba, the applicant' agent made a statement in support of the application advising that the proposal sought the reuse of the site and accorded with planning policy. He explained that

the density was appropriate; the visibility at the access was similar to that of the existing permission at the site; there would be no overlooking; the design was in keeping with properties nearby and the parking levels were in accordance with standards.

One of the Local Members present at the meeting raised no objection to the application.

Other Members spoke in support of the application. However, one Member referred to the noise from the A34, although given that there was already a dwelling on the site the Officers did not consider that this was a reason to refuse permission. Notwithstanding this, it was suggested that appropriate noise attenuation measures, such as additional glazing, should be made to some properties.

It was proposed by Councillor Richard Farrell, seconded by Councillor Terry Cox and by 16 votes to 1, it was

RESOLVED

that application NHI/18135/1 be approved subject to: -

- (i) the conditions set out in the report; and*
- (ii) a further condition requiring acoustic treatment to those properties where the Chief Executive considers such treatment appropriate.*

DC.50 MAR/18842 – DEMOLITION OF HOUSE AND OUTBUILDINGS. CONSTRUCTION OF FIVE DWELLINGS WITH ALTERATIONS AT THE JUNCTION OF PACKHORSE LANE AND MILL ROAD TO IMPROVE VISION 3 & 5 MILL ROAD, MARCHAM.

Further to the report the Committee noted an amendment in that a total of over 200 objections had been made to the Vale's policy on affordable housing.

Members supported the application, expressing a preference for stone instead of brick and asked that materials be reported back to Committee for approval.

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

RESOLVED

- (a) that application MAR/18842 be approved subject to the conditions set out in the report, with materials being reported back to Committee for approval; and*
- (b) that application MAR/18842/-CA be approved subject to the conditions set out in the report.*

DC.51 ABG/19083 – ERECTION OF A TWO STOREY FLANK EXTENSION ENCOMPASSING THE EXISTING GARAGE AND A TWO STOREY REAR EXTENSION. 3 WARWICK CLOSE, ABINGDON.

(Councillors Mary de Vere, Tony de Vere and Julie Mayhew-Archer had each declared a personal and prejudicial interest in this item and in accordance with Standing Order 34 they left the meeting during its consideration).

(Councillor John Woodford 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 of one additional letter objecting to the proposal in term of the proposed use of the extension. Also, five identical letters of support had been received from neighbouring residents and two identical letters of support from residents elsewhere.

The Committee noted that one of the local Members had objected to the application in terms of its over bearing and dominant appearance and impact; loss of privacy and over looking.

Mr M Smith made a statement on behalf of the Town Council objecting to the application raising concerns regarding the proposal's size, impact and mass; harm to the character and appearance of the area; harm to local amenities; proximity to the neighbouring boundary; a possible terracing effect; the garage being separate to the dwelling; design and the proposal being contrary to Planning Policies H24 and H29.

Mr M Brown made a statement objecting to the application raising concerns regarding design; the setting of a precedent; loss of amenity; over looking; over shadowing; loss of privacy; impact; loss of outlook and the proposal being contrary to planning policies.

One Member referred to the comments of the objector and questioned whether the garage was attached to the house. However, the Officers advised this was not a material consideration in determining the application. She referred to the fenestration in the side elevation, which it was noted would result in less overlooking than the existing windows.

By 13 votes to nil, with 1 abstention, with 3 of the voting Members having left the room during consideration of this item, it was

RESOLVED

that application ABG/19083 be approved subject to the conditions set out in the report.

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

None.

The meeting rose at 10.35pm.

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	Anderse 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	

REPORT OF THE LANDSCAPE OFFICER (ARBORICULTURE) TO THE
DEVELOPMENT CONTROL COMMITTEE
MONDAY 1 AUGUST 2005

Tree Preservation Order (Longworth) No 4 2005

1.0 **Introduction and Report Summary**

- 1.1 During the latter part of last year I was contacted by local residents who were concerned about the potential loss of trees in fields adjacent to the A420 and Pine Woods Road, Longworth due to the possibility of sand being extracted from the land.
- 1.2 In January of this year I visited the site and identified several hedgerows containing a number of visually significant trees. A Tree Preservation Order was made to protect these trees.
- 1.3 Objections to the TPO were received from Hanson Aggregates of Lechlade.
- 1.4 It is recommended that the Members visit the site.
- 1.5 Contact Officer for this report is George Reade, Landscape Officer (Arboriculture) 01235 520202x504 from whom directions are available.

2.0 **Recommendation**

It is recommended that Committee confirms the order and a slightly modified plan to correct the plotting error made.

3.0 **Relationship with the Councils Vision**

- 3.1 This report is in accordance with the objectives A,D and G of the Councils Vision.

4.0 **Background Information**

4.1 **Summary of the Objections**

1. The inclusion of Turkey oaks (*Quercus cerris*) is inappropriate in Group 1.
2. The inclusion of dead elms is incorrect.
3. The four oaks in G3 do not justify protection.
4. The TPO is a miss use of statutory powers.

4.2 **Officers Comments**

All the trees in the groups form significant features in these somewhat barren fields with Groups 1 and 2 being especially important.

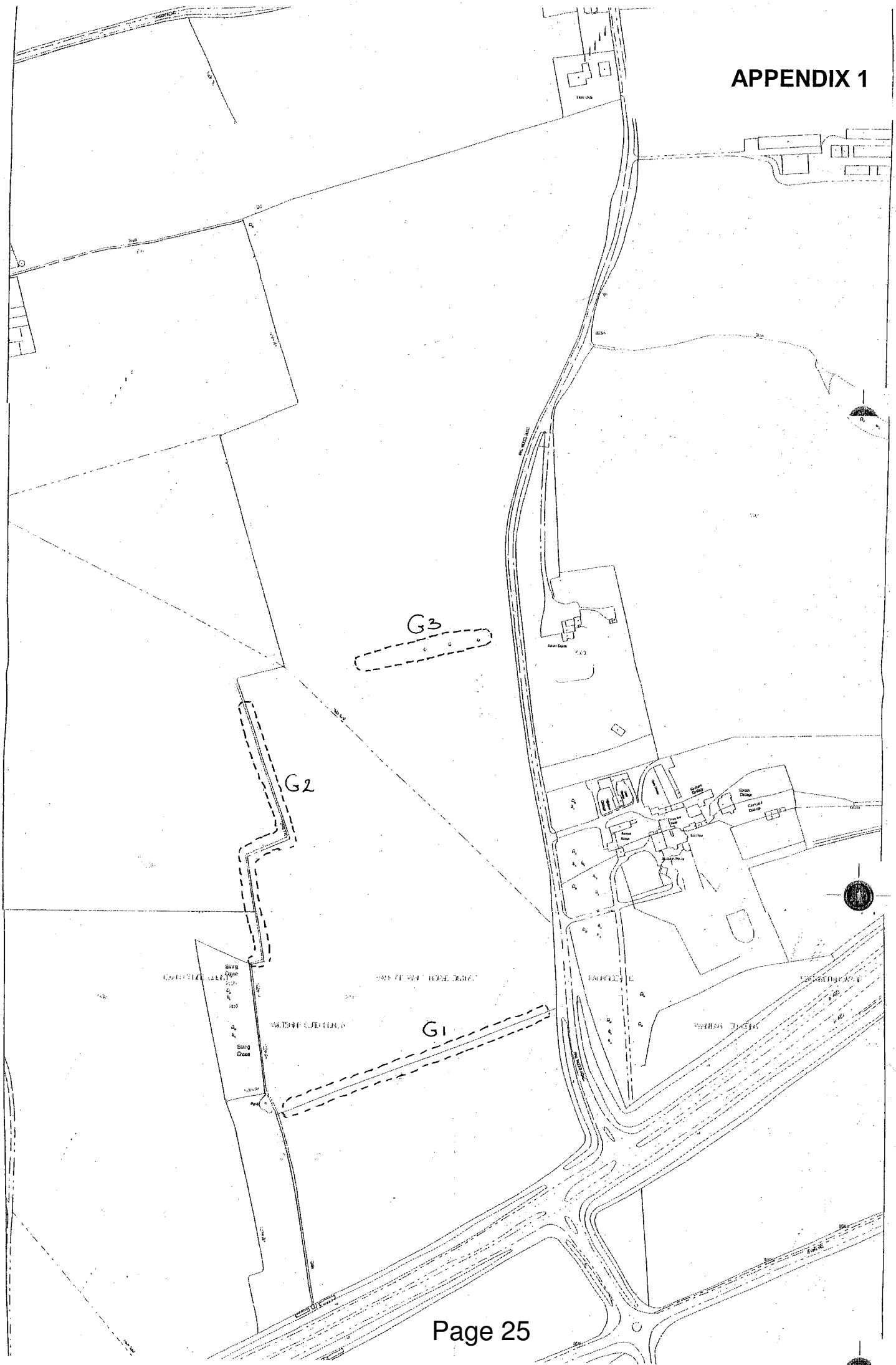
This area seems to have quite a large population of Turkey oaks. They are present in all of the hedgerows around Pine Woods Road and of the 29 oaks in Group 1 only 6 are Turkey oaks. The opposition to Turkey oaks comes from the fact that they are an exotic in the English countryside and they have a "greater natural seeding ability" than English oak.

The inclusion of dead elms in the original order was due to my incorrect plotting and the revised plan excludes these dead trees.

The 4 oaks in Group 3 are a little stunted in their growth but still have amenity value as the only trees in this large open area. They are plainly visible from Pine Woods Road and have the potential for many years growth.

The idea that this order is designed to stop sand extraction from these fields is not the case. Hanson Aggregates rightly quote Charles Mynors, the author of *The Law of Trees, Forests and Hedgerows*, who states that a TPO should not be used to prevent or inhibit development. What I am asking for is that if permission is given to take sand from these fields consideration is given to the trees during the process so that they remain in good health and will continue to provide a visual amenity for many years to come.

GEORGE READE
LANDSCAPE OFFICER (ARBORICULTURE)



**ABG/361/14 – Dignity UK, Change of use from woodworking facility to funeral services depot.
Unit 1, Area A, Radley Road Industrial Estate, Abingdon.**

1.0 The Proposal

- 1.1 This application seeks planning permission to change the use of a vacant industrial building to a funeral services depot, a Sui Generis use.
- 1.2 Unit 1 is located just inside the Radley Road Industrial Estate on the south western side of the main entrance. It is bounded by other industrial units to the north and west, a car dealer to the immediate south, with residential properties of Radley Road beyond.
- 1.3 A copy of the plan showing the location of the premises, the proposed floor plan and the applicant's supporting information are attached at **Appendix 1**.
- 1.4 The application has been referred to Committee because (at the time of writing) two letters of objection had been received.

2.0 Planning History

- 2.1 There is no recent planning history regarding this building. The building was granted permission in December 1981.

3.0 Planning Policies

- 3.1 Policy D2 seeks to ensure that all new development does not cause demonstrable harm to the amenity of neighbouring development (in terms of noise, vibration and other forms of pollution).
- 3.2 Policy D3 seeks to ensure that new development is acceptable in terms of highway safety.
- 3.3 Similar policies to those above have been included in the Second Deposit Draft Local Plan 2011, Policies DC5 and DC9.

4.0 Consultations

- 4.1 Abingdon Town Council had not responded at the time of writing. Any response received will be orally reported to the Meeting.
- 4.2 County Engineer – Raises no objections subject to conditions.
- 4.3 Drainage Engineer – No objections.
- 4.4 Environmental Health – No objections, subject to conditions.
- 4.5 Two letters of objection have been received stating the following:
 - Object strongly to having a funeral depot on the footsteps of an adjacent shop and takeaway.
 - Although the initial proposal is for the storage of funeral vehicles, a later use of a morgue has been discussed. This is objected to strongly.
 - This type of business should be sited discretely at the back of an estate or further away from a residential area.

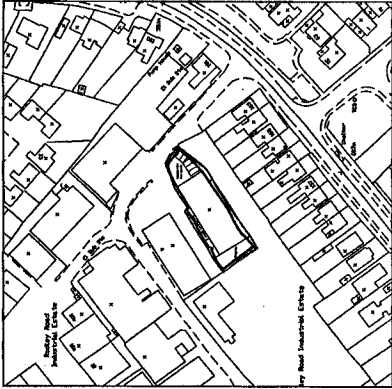
5.0 Officer Comments

- 5.1 The main issues in this case are considered to be 1) whether the use is appropriate in this location and 2) the impact of the proposal on the amenities of neighbouring properties in terms of noise and disturbance.
- 5.2 Whilst objectors concerns are fully understood, the use proposed is essentially storage and distribution. The applicants have stated that the majority of the building will be used to store funeral vehicles, to carry out vehicle maintenance and to provide offices for the business. There will also be the storage of empty coffins.
- 5.3 A small element of the applicant's activity will include the transfer of coffins between vehicles, body storage and the hygienic treatment of bodies prior to dispatch to funerals. The proposed facility will be responsible for taking bodies for 450 funerals a year, with the capacity of the premises allowing for a maximum of 16 bodies to be stored in refrigeration for up to 14 days at any one time. The body handling process takes up only 5% of the floor space available in the building, and is considered to be a minor and small scale activity in relation to the main vehicle depot use. There is no chapel of rest and the all body transfer and treatment activity will be carried on inside the building completely out of public view. This activity therefore is considered to be entirely appropriate in this location.
- 5.4 In terms of noise and disturbance to residents, the use is considered to be one which has the characteristics of a B1 use – one that can be carried on in a nominal residential area without detriment in terms of noise smell soot ash etc. As all activity is carried on inside the building, Officers consider that no undue harm to residential amenities will arise from this change of use.
- 5.5 The Environmental Health Service has been consulted on this application regarding the provision on air condition and refrigeration chilling units. Whilst the applicants have indicated that these units will be located on the side of the building to those residential properties in Radley Road, they have stated that they should be inaudible to those residents nearby. Technical specification on the units proposed has been requested (and is awaited at the time of writing), and Environmental Health has raised no 'in principle' objection in this respect, subject to a condition requesting details to be agreed.

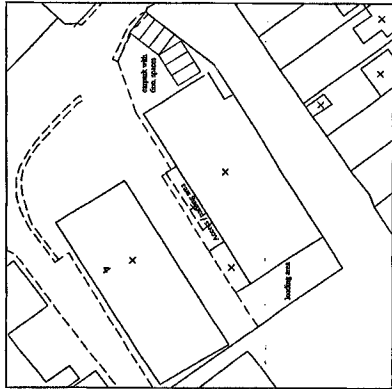
6.0 Recommendation

6.1 *That planning permission is granted subject to the following conditions:*

- 1 *TL1 – Time limit.*
- 2 *ID20 – Acoustic insulation (machinery & plant)*



Location Plan
Scale 1:1250



Block Plan
Scale 1:500

Notes

- (1) Do not use the drawings for any other purpose than the one for which they are intended.
- (2) The drawings are to be read in conjunction with the Specification and the Bill of Materials.
- (3) All dimensions are in millimetres unless otherwise stated.
- (4) The drawings are to be read in conjunction with the Bill of Materials and the Specification.
- (5) The drawings are to be read in conjunction with the Bill of Materials and the Specification.

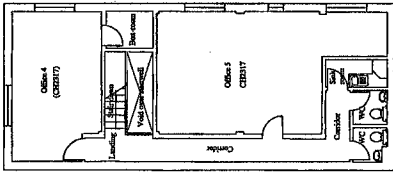
Dignity UK
Unit 1, Area A
Bradley Road Industrial Estate,
Barnsley, South Yorkshire,
S70 2BA

Internal alterations with
Change of use B1 to B8

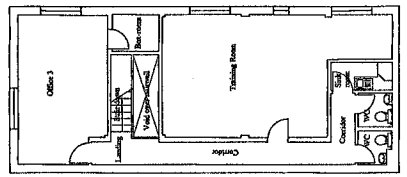
Plans as existing and
proposed.

Scale: 1:100
Date: KCH
Approved on: 05/01/2005
Rev: A

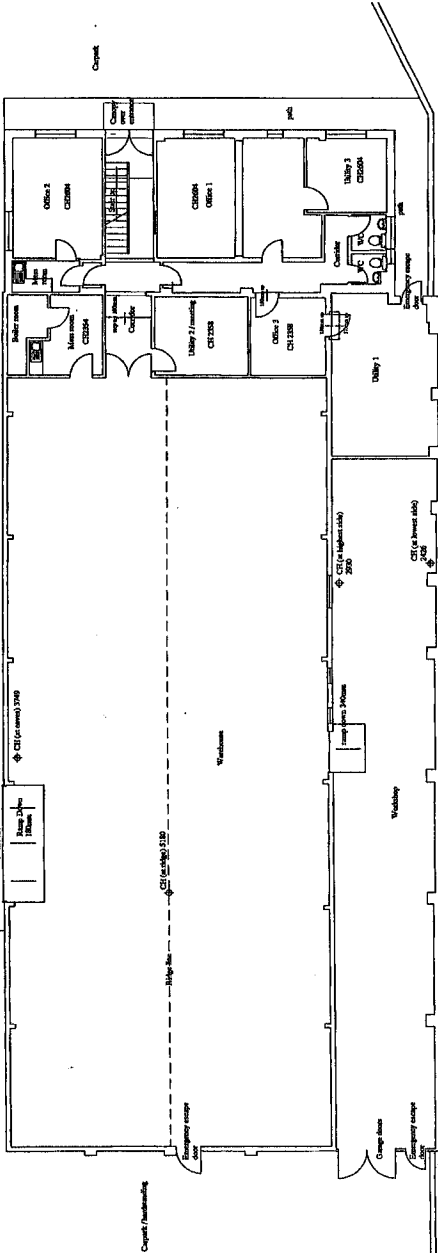
L.F. Architecture Ltd
The architectural consultants
South Bank, New Road Lane,
Semi Dale, West Street,
Tropusdale, S70 2BA
Telephone: 01773 495549
Mobile: 09797 399794
Email: info@lfa.com



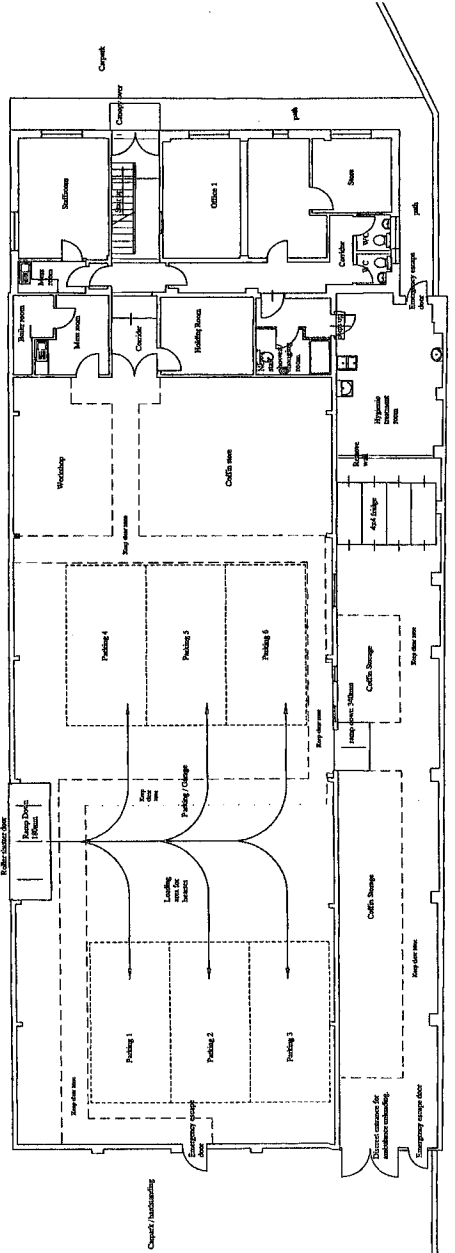
First floor plan as existing
Scale 1:100



First floor plan as proposed
Scale 1:100



Ground floor plan as existing
Scale 1:100



Ground floor plan as proposed
Scale 1:100



LF Architecture Ltd
architectural consultants

Southbank, New Hall Lane
Small Dole, Henfield
West Sussex, BN5 9YJ
Phone/Fax: 01273 495549
mail@lfarchitecture.co.uk

Head of Planning Control,
Environmental Services Directorate,
Vale of White Horse District Council,
The Abbey House,
Abingdon,
Oxon,
OX14 3JN

9th June 2005

Dear Sir / Madam,

RE: Internal alterations for proposed Funeral Services Depot to Unit 1 Area A, Radley Road Industrial Estate, Abingdon, OX4 3RY

Please find enclosed a full planning application for the change of use of the above site.

The proposals will help provide a more efficient and discreet funeral service in the Oxford area and will relieve congestion at an existing site (at 145 Magdalen Road, Oxford). We have taken utmost care with the design, to ensure that any potentially sensitive operations taking place on site (i.e the transferring of bodies from the ambulance into storage, hygienic treatment etc...) will take place completely out of public view and well within the confines of the building.

Overall, this application describes a quieter and more sensitive occupation of the site than would be provided by most other applicable business types.

I hope you find this all in order. If you require any further information, I would be grateful if you could contact me as soon as possible.

Yours Sincerely,

Jacob Chadwick
LF Architecture

Cc. Michael Churchman - Dignity UK
Steve Jenkins - Dignity UK
Andrew Judd - Dignity UK

AR 1/36/14



LF Architecture Ltd
architectural consultants

*Southbank, New Hall Lane
Small Dole, Hengfield
West Sussex, BN5 9YJ
Phone/Fax: 01273 495549
mail@lfarchitecture.co.uk*

Mr S Walker,
Planning Services
Vale of White Horse District Council,
PO Box 127,
Abbey House,
Abingdon,
Oxfordshire,
OX14 3JN

Dear Mr Walker,

13th July 2005

RE: Change of use to Unit 1 Area A, Radley Road Industrial Estate, Abingdon, Your
Ref: ABG/361/14

Further to your request for more detailed information on the body handling element of the proposed use of the above property, I can confirm the following:

- 1) Capacity of body storage and treatment areas:** The proposed facility will be responsible for taking bodies for 450 funerals a year. This amounts to an average of 8.6 bodies handled per week. These bodies will be held for between 1-14 days depending on the date of the funeral. The fridge capacity is for 16 bodies - to allow for peak times when bodies are being held for longer than usual. Approximately 60% of the deceased are hygienically treated / embalmed (at the discretion of the families), a process which takes approximately one hour. Thus the hygienic treatment room will operate for an average of less than six hours per week. All bodies, (treated and untreated) are then laid in a coffin ready for the funeral. Both newly received bodies and those in coffins will be permanently stored in the sealed refrigeration unit until the funeral.
- 2) Related vehicular traffic:** 90% of the bodies are bought in by ambulance during working hours. Often in numbers of two or three at once, if from one of the larger hospitals. 10% of the time, when a doctor is available out of hours to certify death, bodies are bought in. This is unlikely to happen more than once a week. Thus the number of ambulance journeys made to the property is approximately six or seven in total per week. The ambulances are unmarked without sirens and are thus unrecognisable from other vans on the road. (The traffic of outgoing funeral vehicles such as hearses and limousines will be as described on the application forms i.e. 4-6 vehicular trips per day to no more than two funerals per day.)
- 3) Proportion of overall use:** The area taken up by body handling space is approximately 40sq/m. This represents less than 5% of the overall area of the depot. Garaging, coffin workshop and office/training space account for the other 95% and the vast majority of usage.

Registered Office: 3rd Floor Hamover House, 118 Queens Road, Brighton, East Sussex, BN1 3XG
Registered in the UK No:5123995 VAT No:841593418

I would also like to confirm the following:

Further to a request for information on noise from the proposed refrigeration unit, I am in the process of obtaining technical data. I should be able to supply this information together with an impact assessment shortly. I am confident that the sound made by the proposed equipment will be inaudible to the residents nearby of which the nearest garden boundary is 1.0m away at its closest point (across industrial land owned by third party), and the nearest dwelling 23m away.

I hope you will agree that the natural layout of the existing depot and our subsequent internal design ensures that any hint (i.e. glimpses through open doors etc...) of the various proposed day to day operations within are focussed away from the residential area to the south. Emphasis was given to concealing the body handling area within a room without windows and behind external doors only visible from associated land. My client has also confirmed their intention to replace the roof to the body handling area. This will enhance the look of the building and ensure complete isolation of the unit within.

I hope you find this all in order. Please do not hesitate to contact me should you require any further information.

Yours Sincerely,

Jacob Chadwick
LF Architecture

cc. Mr S Jenkins - Dignity UK
Mr A Judd - Dignity UK
Mr M Churchman - Dignity UK

Registered Office: 3rd Floor Hamover House, 118 Queens Road, Brighton, East Sussex, BN1 3XG
Registered in the UK No:5123995 VAT No:841593418

FRI/2207/52 – J L Carter & Partners, Change of use to allow public access to Trafalgar commemorative woodland with associated car parking and picnic area, Millets Farm, Kingston Road, Frilford

1.0 The Proposal

1.1 The application site comprises land on the north side of the River Ock between Millets Farm Garden Centre and Garford. The proposal is to create a public woodland area to commemorate the Battle of Trafalgar as part of the national “Trafalgar Woodlands” project promoted by the Woodland Trust, which provides funding towards the works. The project is aimed at school children as well as the general public. Existing woodland in the meadow alongside the river would be supplemented by new planting. A circular walk would be created for the public through the wood, together with information boards about Trafalgar and a new lake containing ship-like structures to evoke the naval battle. The circular walk would link to the existing public footpath network in the area. Vehicular access would be via Millets Farm Garden Centre. An existing drive to the fishing lakes would be extended to the site and a car park created with associated landscaping. The existing footpath to the farm zoo would also be extended to the site to provide pedestrian access. No buildings are proposed. The application plans and explanatory information are in **Appendix 1**.

1.2 This application comes to Committee because of the size and nature of the project. The site area is approximately 2.5 hectares.

2.0 Planning History

2.1 Millets Farm Garden Centre has a long and complex planning history, none of which is directly relevant to this application.

3.0 Planning Policies

3.1 Policy L6 of the adopted Vale of White Horse Local Plan supports small-scale developments that promote public enjoyment of the countryside, provided no harm arises to the landscape, ecology and undeveloped nature of the countryside, and provided there is satisfactory provision for access and parking. Policy D2 states that neighbours should not suffer harm from a proposed development. Policies L8 and DC9 of the Second Deposit Draft Local Plan 2011 are similar.

4.0 Consultations

4.1 Frilford Parish Council – Support – “A good project for many reasons, but activities do not impinge on the vast majority of Frilford Parish. One or two local residents may have alternative or differing views.”

4.2 Garford Parish Meeting - comments to be reported at the Meeting.

4.3 Local Residents – 2 letters has been received raising the following objections:-

- i) visual impact of new driveway and car park
- ii) noise and disturbance from additional traffic associated with the facility
- iii) this is a further expansion of activity at Millets Farm
- iv) potential for additional buildings and facilities to serve the public using the site

4.4 County Engineer – no objection subject to conditions.

5.0 Officer Comments

5.1 Officers support the educational aims of the Trafalgar Wood project and, more generally, schemes that allow informal public enjoyment of the countryside. The main issues for

consideration in this case are the visual impact of the proposal, the effect on neighbours, and the safety of the proposed access and parking. Concerns over visual impact arise mainly from the proposed vehicular access and car park. The existing drive to the fishing lakes would be extended by approximately 150 metres along the edge of the existing field, the minimum necessary to provide access to the proposed car park, which would lie in the south-west corner of the field. The drive and car park would be informally surfaced in gravel or planings. Some tree screening for the car park already exists, and this would be supplemented by new planting, and a picnic area with tables would be created next to it. Overall, Officers consider the scale and visual impact of the proposal to be acceptable. Further discussions with the applicants concerning the basis for determining the size of the car park were in progress at the time of writing the report and a further oral report will be made on this at the Meeting.

- 5.2 In terms of the impact on neighbours, the main concern is the potential for additional traffic to harm the amenities of Dry Leys, the dwelling that lies off the Kingston Road to the west of Millets Farm. However, given the distance of the drive from the dwelling, (approximately 100m at its closest point), Officers consider that no harm from noise or other forms of disturbance should arise.
- 5.3 The final issue is the safety of the vehicular access and car park. Provided passing bays are provided for the drive, which can be secured via condition, Officers consider vehicles should be able to use the driveway safely. The area for the proposed car park is large enough to provide for parking and manoeuvring to normal standards to ensure safety for both drivers and pedestrians. The County Engineer is satisfied subject to conditions. Consequently, there are no objections on highway safety grounds.

6.0 **Recommendation**

- 6.1 *Subject to the discussions with the applicants concerning the size of the car park, it is anticipated that a recommendation will be made to delegate authority to grant planning permission to the Chief Executive in consultation with the Chair or Vice-Chair of the Committee, subject to conditions, including details of the access drive and car park, the landscaping of the car park, the design of the information boards, the extended pedestrian route to the site, and any surfacing work to the circular path.*

APPENDIX 1

SU4397

KINASTON ROAD

SU4397
0428
● (2)
3.90

SU4397
3208
● (4)
10.81

SU4396
1375
● (3)
13.32

SU4296
9967
● (1)
0.55

SU4396
5965
● (6)
18.85

SU4396
4840
● (5)
12.90

VALE OF WHITE HORSE
DISTRICT COUNCIL
13 JUN 2005
CORPORATE POSTAL
SERVICES

F/P4

CAR PARK

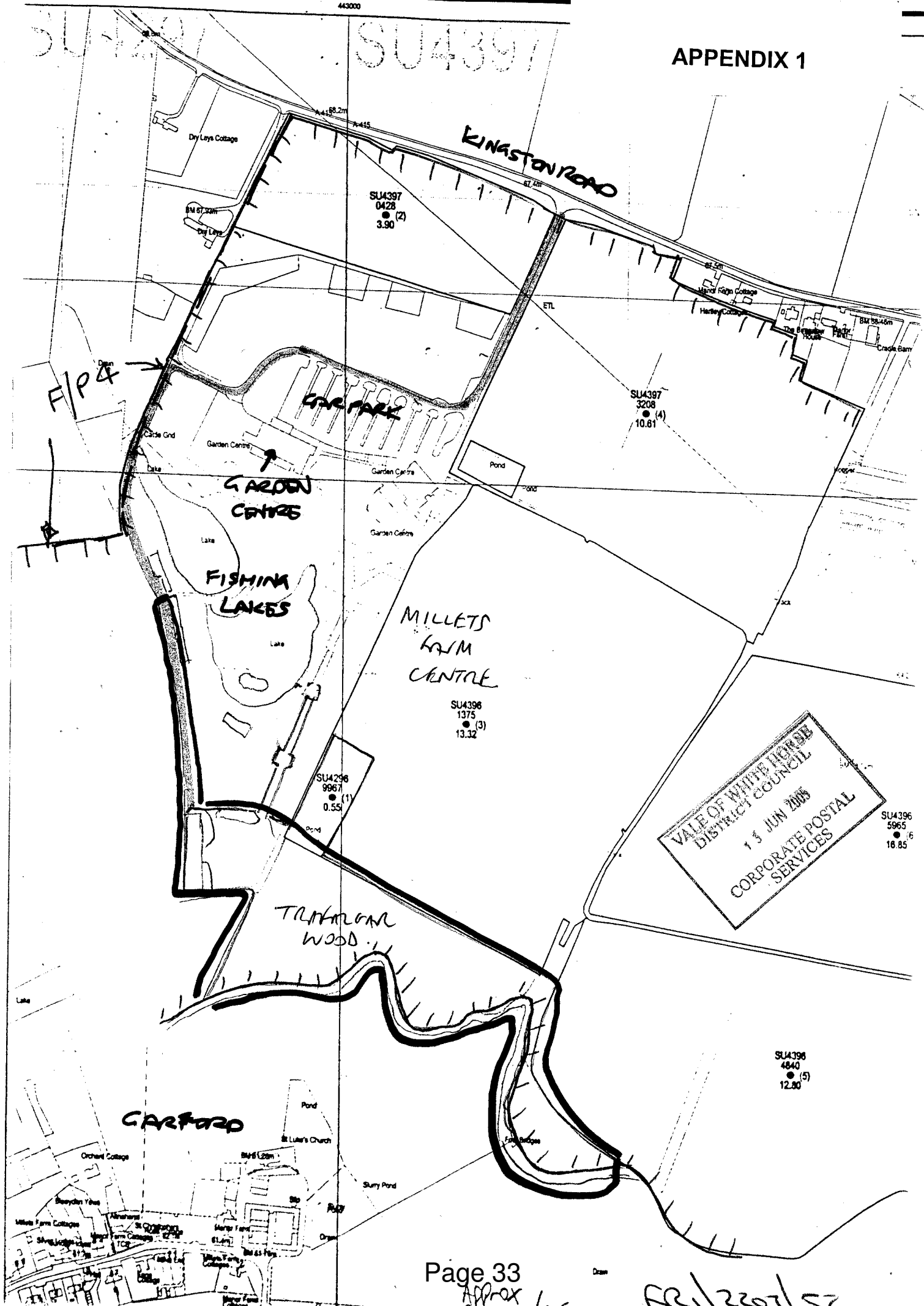
GARDEN CENTRE

FISHING LAKES

MILLETS FARM CENTRE

TREHARLOW WOOD

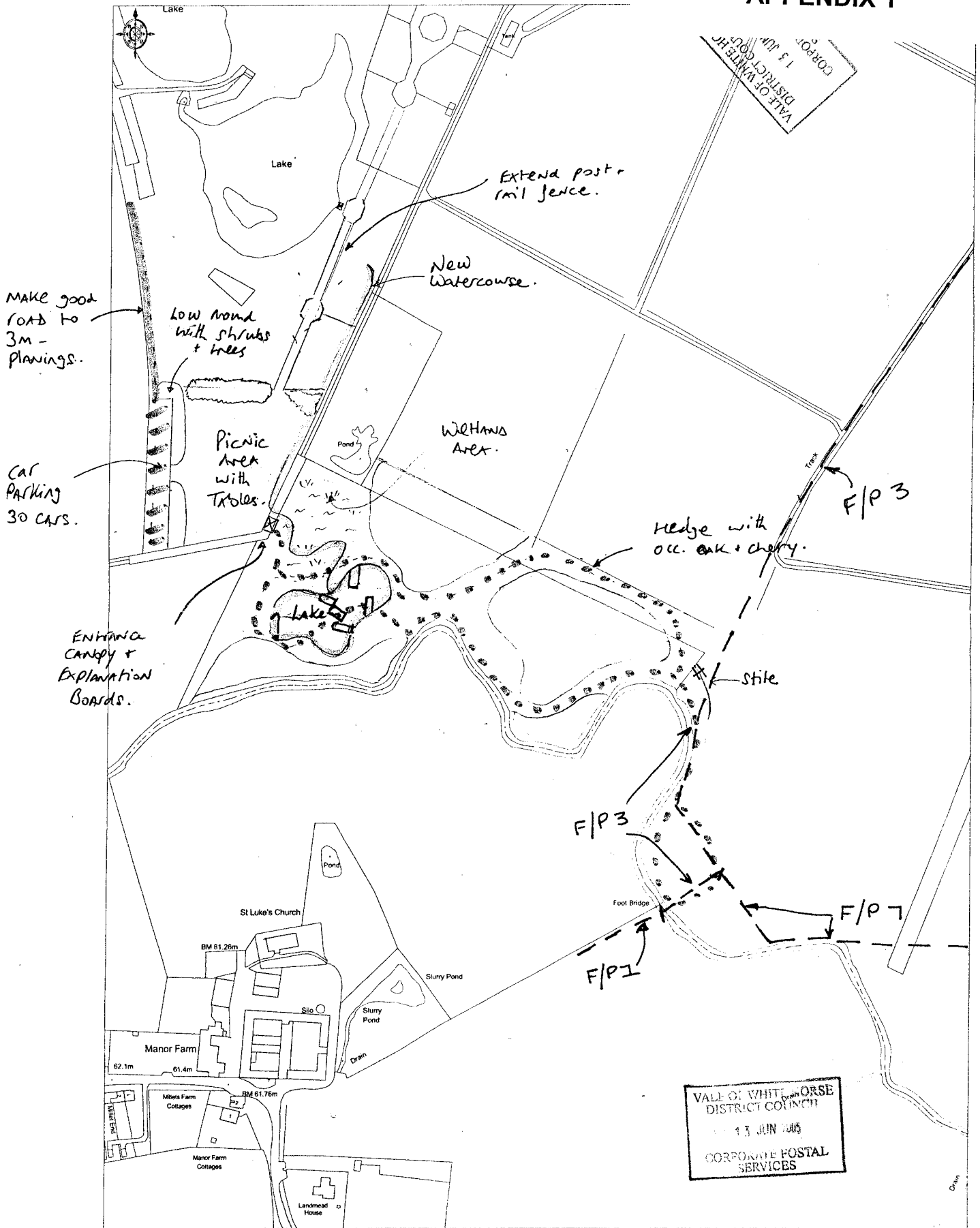
CARFORD



TRAFALGAR WOOD, MILLETS FARM, FRILFORD

PHOEBE.

APPENDIX 1



MAKE good ROAD to 3m - plantings.

CAR PARKING 30 CARS.

ENHANCE canopy + explanation BOARDS.

Extend post-rail fence.

New Watercourse.

Hedge with occ. oak + cherry.

F/P 3

Stile

F/P 3

F/P 1

F/P 7

VALE OF WHITE HORSE DISTRICT COUNCIL
13 JUN 2005
CORPORATE POSTAL SERVICES

Ordnance Survey
© Crown copyright 2005. All rights reserved. Licence Number 100020449. Survey Scale - 1:2500. Plotted Scale - 1:2500

- Vehicular access.
- circular walk.
- public footpath.
- New Watercourse.



APPENDIX 1



EDUCATION AND PLANTING PROGRAMME OUTLINE

The Trafalgar Woods education programme aims to reach out to all schools in the UK. The programme will be linked to the curriculum and be targeted at Key Stage 2 (upper primary) and 3 (lower secondary) pupils.

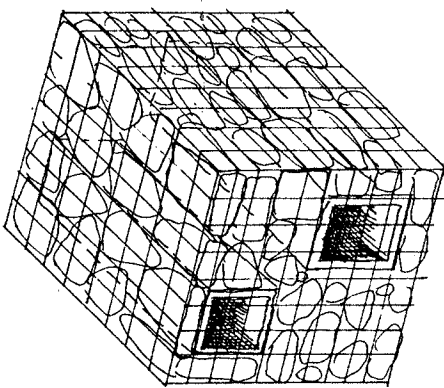
We aim to involve around six thousand children in the creation of 27 Trafalgar Woods by planting trees at these sites. Every class of children that takes part will be given an inspirational event culminating in the opportunity to plant trees. Their school will receive a pack of resources designed to prepare pupils for the visit and a set of follow-up activities they can use back in the classroom. The school will also be offered a pack of saplings to plant a commemorative copse in their grounds.

We will also run events for the local community, sea, army and air cadets, scouts and guides to provide wider opportunities for involvement.

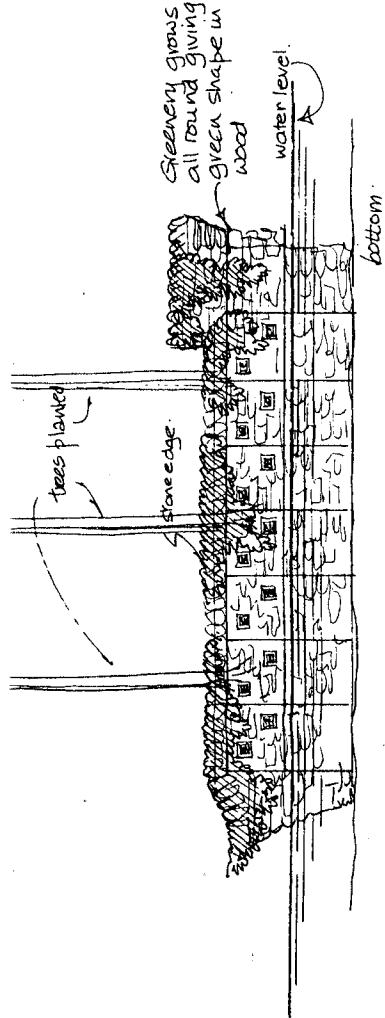
In order to reach schools beyond the vicinity of the planting sites, we aim to produce a poster to be sent to the head of every primary school in the UK and to the head of history of every secondary school, a total of 28,000 schools.

The poster will be designed to illustrate the relationship between HMS *Victory* and the different species of trees used to construct her. The desired outcome is that young people are given an insight into their naval heritage, but also a greater understanding of the properties of our native trees and their importance, both historically and in the present. The poster will direct traffic to the Trafalgar Woods website, which contains further opportunities for involvement in the project.

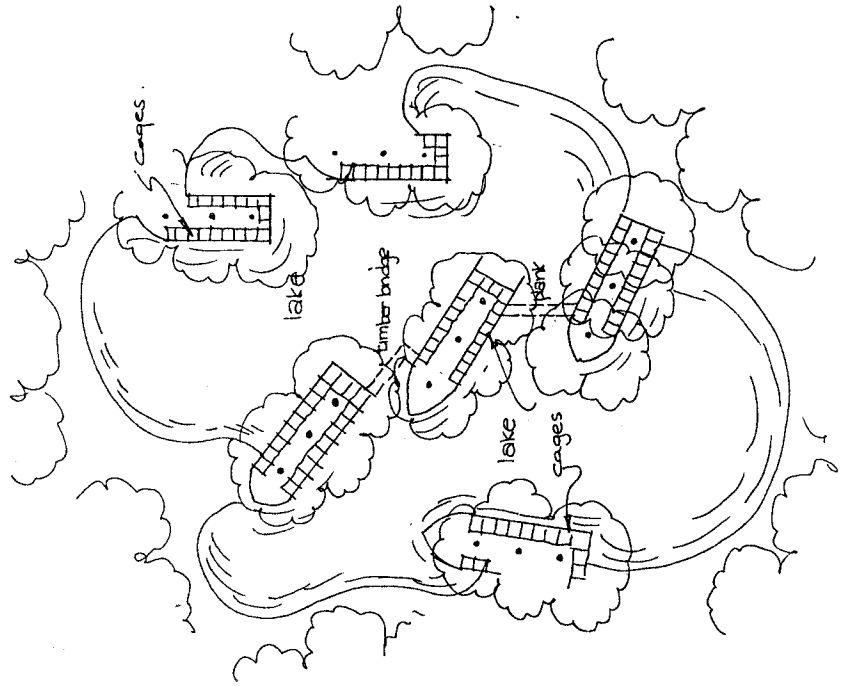
The Trafalgar Woods website will offer a focus for the campaign as well as relevant and exciting resources for schools. It will include curriculum-linked activities for both Key Stage 2 and 3 that reflect life on board ship, make the connection between trees, ships and people and bring history to life through this exciting period.



① A standard wire cage filled with stone and also containing



② Arrangement of cages & stones



③ Arrangement of cages in the lake. "Battle of Trafalgar" at suitable point in wood.

CUM/4340/18 – Greene King Pub Partners, Extension to form additional trading space between the existing pub premises and the outbuildings. Extension to existing car park area and minor alterations to garden and decking. Alterations to outbuildings.

CUM/4340/19-LB – Greene King Pub Partners, Removal of non load bearing internal wall between trading space and existing kitchen. Construction of extension between existing pub premises and outbuildings, alterations to form disabled facility, alterations to car park to form additional car parking area and minor alterations to garden and decking. Installation of walk in refrigeration unit in food preparation kitchen. Alterations to outbuildings.

The Bear & Ragged Staff PH, 28 Appleton Road, Cumnor.

1.0 The Proposal

- 1.1 These applications seek planning permission and listed building consent for the erection of a glazed extension linking the 'barn' to the public house in order to provide additional trading space and new toilets, including disabled facilities, along with a reorganisation of the trading space and kitchen preparation area. Permission is also sought for alterations to the car park layout, the beer garden and the existing decking that adjoins the car park.
- 1.2 The public house, a Grade II* listed building, is situated on the western side of Appleton Road, with its car park immediately to the south. On the eastern side of the car park is the 'barn' which is presently used as a cellar / storeroom. Beyond the pub car park, to the south, the site is bounded by dwellings. To the north of the car park lies the restaurant and current kitchen area of the premises, in a single storey building. Beyond this, to the north, lies a further dwelling, no 26 Appleton Road.
- 1.3 The application has been amended to take account of the views made by Cumnor Parish Council (outlined below).
- 1.4 A copy of the revised plans showing the location of the property, the proposal and the design of the link are attached at **Appendix 1**.
- 1.5 The application comes to Committee because Cumnor Parish Council maintains its objections to the proposal.

2.0 Planning History

- 2.1 Planning permission and listed building consent were granted in May 2002 for the demolition of the existing kitchen preparation area and the erection of a single storey extension in its place. Permission was also granted for the conversion of the upper floor of the 'barn' to ancillary staff living accommodation.
- 2.2 In March 2005 permission was granted for alterations to the approved single storey kitchen extension. The main alterations were additional windows, the inclusion of a chimney for new kitchen extraction equipment and the removal of the existing kitchen extraction flue on the main building.
- 2.3 In April 2005 a planning application and listed building application for a link building to the barn was withdrawn on the grounds of the design not being in keeping with the buildings.

3.0 Planning Policies

- 3.1 Policies HE1, HE3, HE6, HE7 and HE11 of the adopted Vale of White Horse Local Plan require new developments to enhance the character and appearance of conservation areas and be sympathetic to and preserve the historic and architectural fabric of listed buildings.

- 3.2 Policies D1, D2, and D3 seek to ensure that all new development is of a high standard of design and does not cause harm to the amenity of neighbours and is acceptable in terms of highway safety.
- 3.3 Policies S27, S29 and S31 support proposals which enable existing public houses to remain in such use, providing the scale, massing and positioning of the development are appropriate, the design and materials are in keeping with the locality and the development does not adversely affect the amenities of neighbouring properties.
- 3.4 Similar policies to those above have been included in the Second Deposit Draft Local Plan 2011. The corresponding policies are HE1, HE5, HE6, HE8, DC1, DC5, and DC9.

4.0 Consultations

Original plans

- 4.1 Cumnor Parish Council has objected stating:
- CUM4340/18 & CUM4340/19-LB – “The Council is supportive of the change to the car parking area, but all previous comments (*made on the withdrawn scheme*) remain the same”.
- 4.2 County Engineer – No objections, subject to conditions.
- 4.3 Drainage Engineer – No objections, subject to conditions.
- 4.4 English Heritage – “We have considered the application and do not wish to make any representations on this occasion. We recommend that this case should be determined in accordance with Government guidance, development plan policies and with the benefit of conservation advice locally”.
- 4.5 No letters from members of the public have been received.

Amended plans (1)

- 4.6 Cumnor Parish Council has objected stating:
- CUM4340/18 – “The Council does not object to the proposed alterations to the food preparation and dining areas and to the car park. The Council still objects to other aspects of the application for these Grade II listed buildings”.
- CUM4340/19-LB – “The Council is disappointed that despite recommendations made on 5 April regarding these Grade II listed buildings, they do not appear to have been included in this amended application. Whilst the Council supports the proposal to provide toilet facilities for disabled users, the Council is particularly concerned about the design and impact of the proposed link that is likely to damage the integrity and appearance of the 16th Century buildings. The Council also recommended reinstating some of the cottage windows as per the photograph submitted earlier and amending the proposals for the front door to be more in keeping with the building. These too have been ignored in the amended application and this seems a lost opportunity to restore some of the original features. The Council urges the Vale to recommend that the applicant submits improved and appropriate plans to ensure more sympathetic harmony with these Grade II listed buildings”

5.0 Officer Comments

- 5.1 The main issues in this case are considered to be
- 1) The impact of the proposal on the character and appearance of the Cumnor Conservation Area.

- 2) The impact of the proposal on the character and fabric of the listed buildings.
- 3) The impact on neighbouring properties.
- 4) The safety of the access / parking arrangements.

- 5.2 On the first issue, the development in the form proposed is not considered to be out of keeping with the locality and is visually unobtrusive. It does not harm the character of the Conservation Area. The majority of the works are contained within the site which is largely screened by the existing buildings fronting Appleton Road. Furthermore, the new link building between the two existing buildings that enclose the site does not appear obtrusive when viewed from Appleton Road. It is set well back in order to maintain a sense of space between the public house and the barn and thus maintains the integrity of the buildings. Its lightweight timber construction and glazed appearance is a structure that will still allow views through the space between these buildings, thus maintaining the 'gap'. Officers consider, therefore, that the proposal does not adversely harm the character and appearance of the Cumnor Conservation Area.
- 5.3 Regarding the second issue, it is considered that the alterations do not have an adverse impact on the character or integrity of the historic and architectural fabric of the listed buildings. The extension and alterations are suitably designed to complement the existing structures, and do not detract from the dominance of the existing buildings. Internally, the majority of the alterations are to the more modern extension to the rear of the public house where the kitchen / dining area will be reorganised. The Conservation Officer is happy with the amended proposals, and has raised no objections.
- 5.4 The amenity of neighbouring properties is not unduly harmed by this proposal, and the changes to the garden area, decking and car park does not adversely impact upon privacy or overlooking. The access to the car park will remain the same, and the additional parking space available is not considered to lead to any additional disturbance than exists at present to residents that would warrant refusal of this application.
- 5.5 On the final issue, the parking and access arrangements proposed are considered acceptable in highway safety terms. The parking provision shown for the pub, 34 spaces, is considered to be sufficient so as not to lead to on street parking; there is no net loss of parking spaces available, for example, despite a reconfiguration of the parking area. The County Engineer has raised no objections, subject to conditions.

6.0 Recommendations

1 CUM4340/18 – *That planning permission be granted subject to the following conditions:*

1. *TL1 – Time Limit*
2. *MC2 – Submission of materials (samples)*
3. *RE8 – Submission of drainage details*
5. *Access in accordance with specified plan*
6. *Car parking layout in accordance with specified plan*
7. *HY29 – Surface water*
8. *LS4 – Submission of landscaping scheme*
9. *LS11 – Protection of trees / hedges during construction*
10. *RE16 – Ancillary self-contained accommodation.*
11. *MC7 – Submission of windows / doors etc. details*

12. CN4 – Submission of Natural stone details

CUM4340/19-LB – Subject to the Secretary of State having no objections it is recommended that the decision to grant listed building consent be delegated to the Chief Executive in consultation with the Chair subject to the following conditions:

1. TL4 – Time limit – Listed Building / Conservation Area Consent
2. MC2 – Submission of Materials (samples)
3. Prior to the commencement of any works hereby permitted, a schedule of the proposed works to be undertaken to the stairs, doors and windows to be retained shall be submitted to, and approved in writing by, the District Planning Authority. The works thereafter shall be carried out strictly in accordance with the approved schedule.
4. Prior to the commencement of the development hereby permitted, a scheme of sound and thermal insulation to be installed in the 'barn' shall be submitted to, and approved in writing by, the District Planning Authority. The scheme shall provide for the sound and thermal insulation of the living accommodation against all sources of external noise in accordance with the adopted standards of the District Planning Authority. The approved scheme shall be implemented prior to the first occupation of the accommodation.
5. Notwithstanding any details submitted, prior to the commencement of development, details of all new external joinery shall be approved in writing by the District Planning Authority. These details shall include depth of reveal, materials and full drawings including both horizontal and vertical sections, to a scale of not less than 1:10. At no time shall the approved joinery be altered without the prior approval, in writing of the District Planning Authority.
6. Prior to the commencement of development, full details of the decking and balustrade shall be submitted to, and approved in writing by the District Planning Authority. The development shall be carried out in accordance with the approved details.
7. Prior to the commencement of development, full details of the conservation style roof lights to be used shall be submitted to, and approved in writing by the District Planning Authority. The development shall be carried out in accordance with the approved details.
8. CN4 – Submission of Natural stone details.
9. Prior to the commencement of development, full details of how the new link building is attached to the existing buildings shall be submitted to, and approved in writing by the District Planning Authority. The development shall be carried out in accordance with the approved details.

All dimensions to be checked on site prior to work commencing on site. Any discrepancies must be reported to MR+P

Rev B 04.04.06 Site plan updated to as surveyed
 Rev A 01.02.05 Existing parking layout and roof plan added

MR+P
 ARCHITECTS

MELLING RIDGEWAY
 CHARTER HOUSE MO
 SHEFFIELD S3 7UR
 t: (0114) 2723321
 f: (0114) 2727395
 e: info@mrp-architect

PROJECT
 GREENE KING PUE
 THE BEAR & RAGG
 28 APPLETON ROAD
 CUMMOR, OXFORD

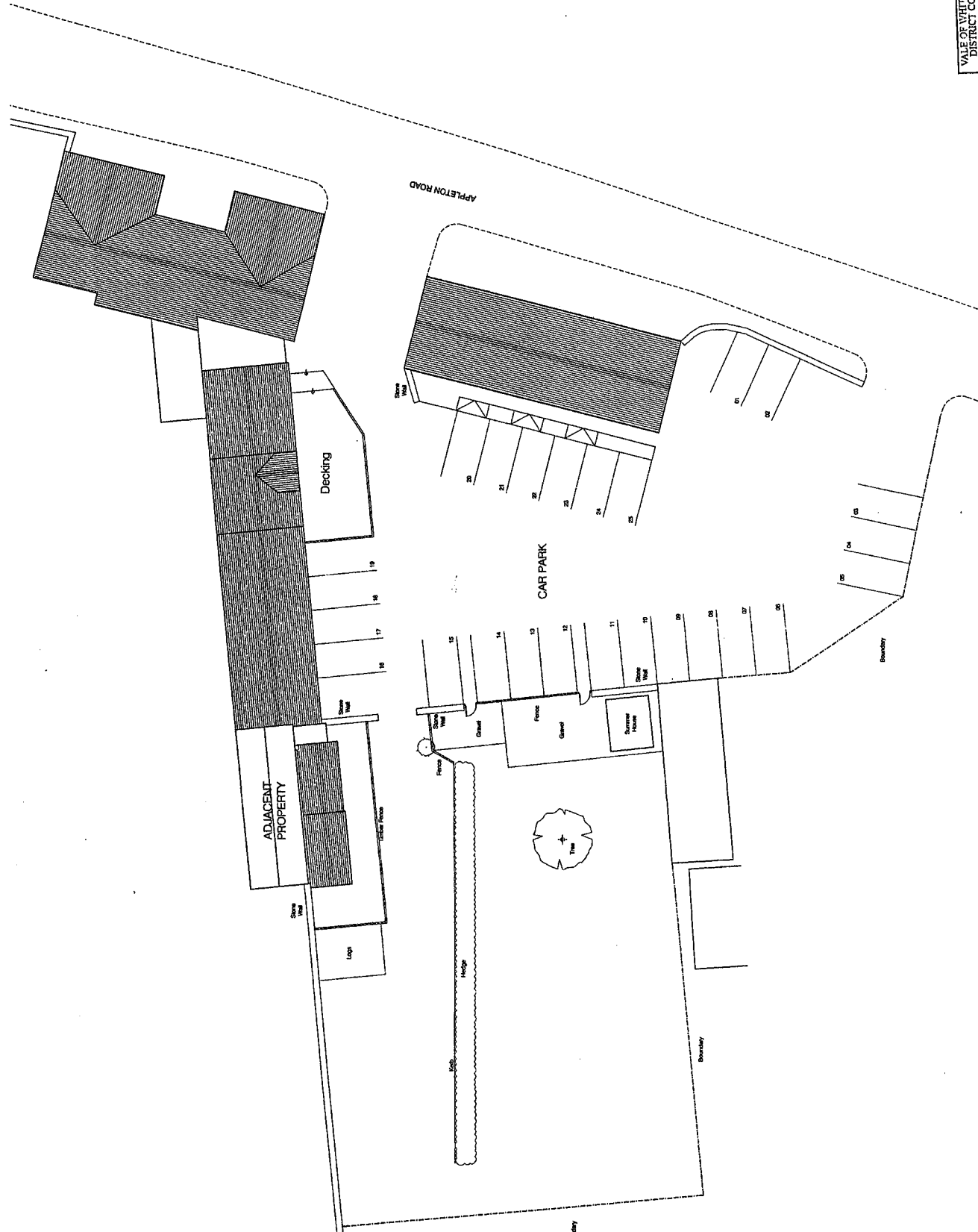
APPENDIX 1

TITLE
 SITE PLAN AS EXIST

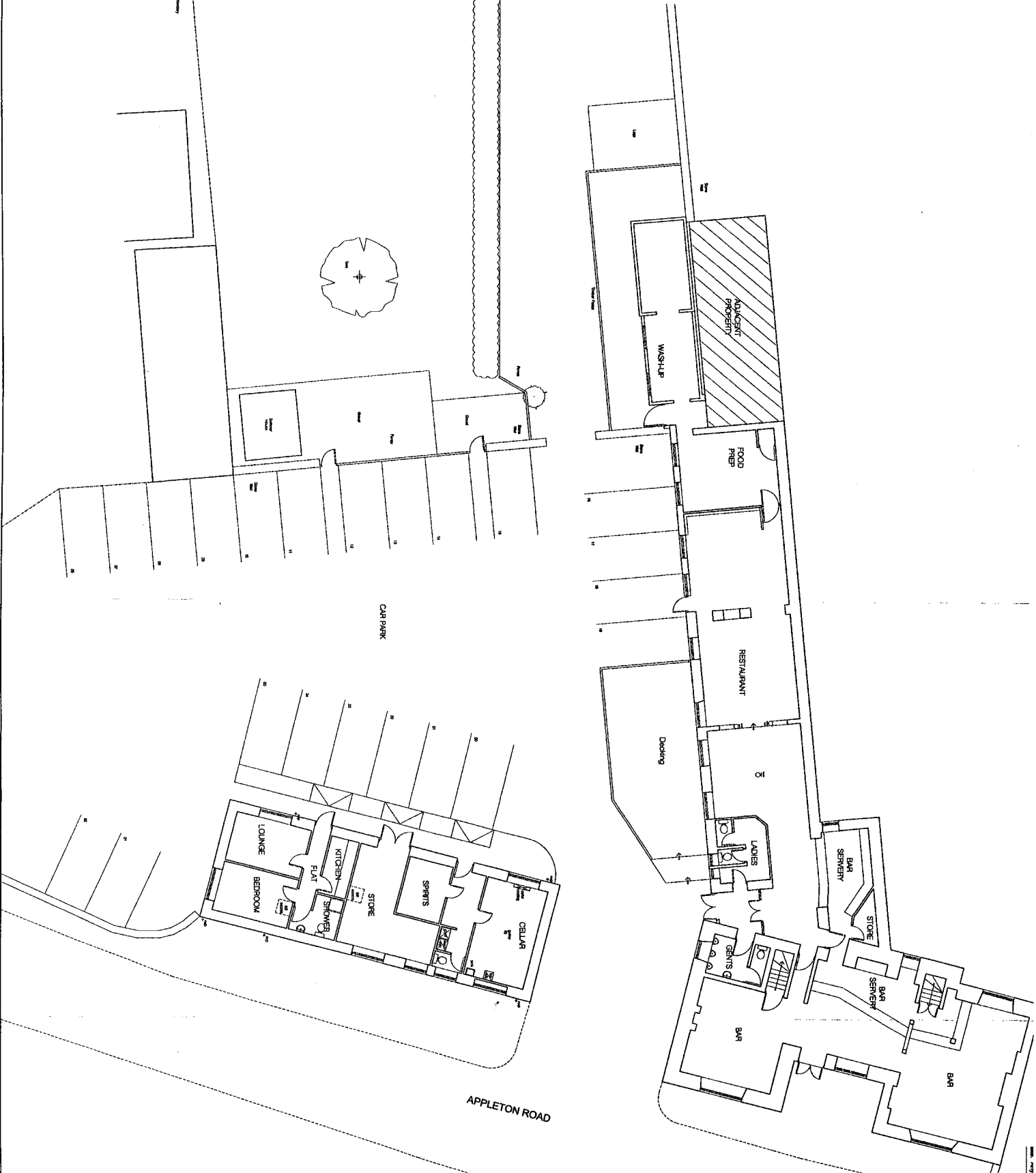
DRAWN BY:	
DATE:	
SCALE:	
DRAWING No.	

VALE OF WHITE HORSE
 DISTRICT COUNCIL
 REC'D 28 APR 006
 CORPORATE POSTAL
 SERVICES

Coast



APPENDIX 1



WALE OF WHITFORTH DISTRICT COUNCIL
 SHEFFIELD S3 7UR
 0114 272221
 0114 272222
 info@mr+p-architects.co.uk

MR+P
 ARCHITECTS

DELIA'S RESTAURANT PARTNERS LTD
 CHARLTON HOUSE, MOORE STREET
 SHEFFIELD S3 7UR
 0114 272221
 0114 272222
 info@mr+p-architects.co.uk

GREENE KING PUB PARTNERS
 THE BEAR & RAGGED STAFF
 28 APPLETON ROAD
 CUMNOR, OXFORDSHIRE, OX2 9DH

GROUND FLOOR PLAN AS EXISTING

Client: KIB
 Date: SEPTEMBER 2004
 Scale: 1:100
 Drawing No: 3802/04B

Carl Hadden

APPENDIX 1

10
100
1:100
C

MR+1
ARCHITECTS

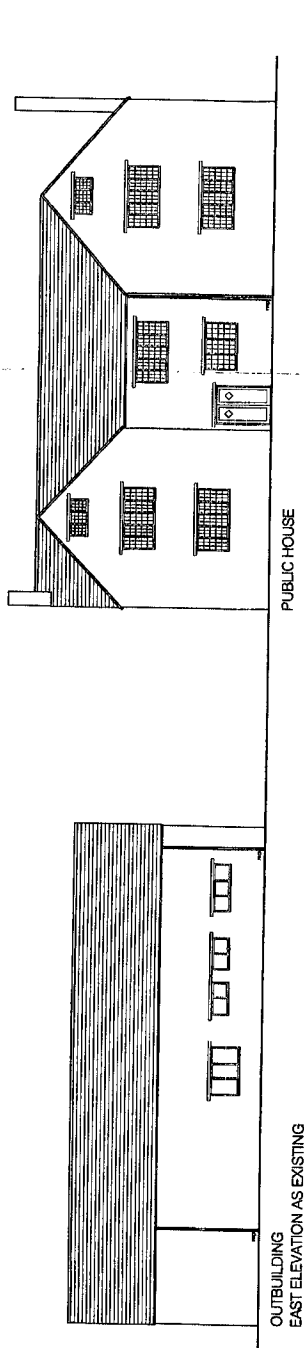
MELLING ROADWAY, 5A
CHARTER HOUSE MOORE
SHEPHERD, SS7 1UR
T. 0143 2272356
E. info@mrp-architects.co.uk

PROJECT:
GREENE KING PUB PAZ
THE BEAR & RAGGED E
28 APPLETON ROAD
CUMNOR, OXFORDSHIRE

TITLE:
ELEVATIONS AS EXISTI

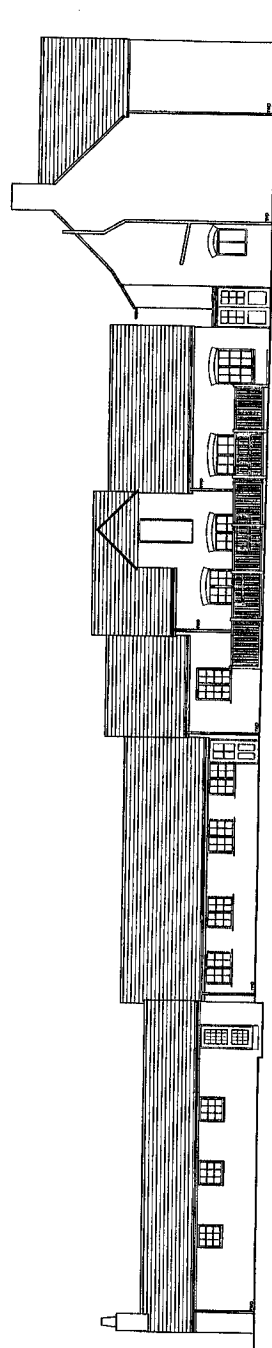
DATE: _____
SCALE: _____
DRAWN BY: _____
DATE: _____
SCALE: _____
DRAWN BY: _____

02/05/2018

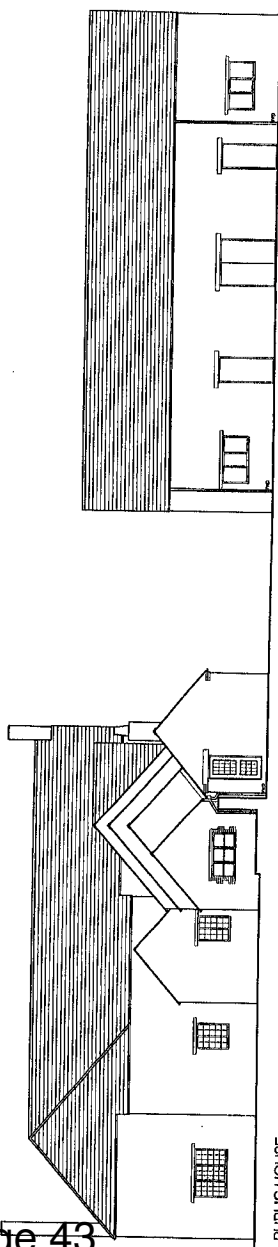


OUTBUILDING
EAST ELEVATION AS EXISTING

PUBLIC HOUSE

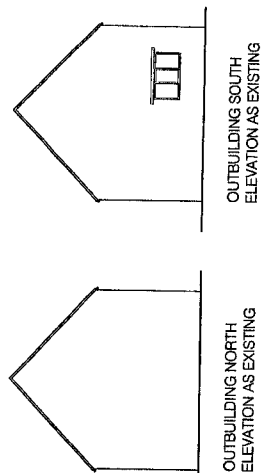


SOUTH ELEVATION AS EXISTING



PUBLIC HOUSE
WEST ELEVATION AS EXISTING

OUTBUILDING



OUTBUILDING NORTH
ELEVATION AS EXISTING

OUTBUILDING SOUTH
ELEVATION AS EXISTING

NHI/7093/1 – S & H Homes, Demolition of existing dwelling. Erection of five flats with associated car parking. 62 Yarnells Hill, North Hinksey.

1.0 The Proposal

- 1.1 This application seeks planning permission for the demolition of the existing dwelling and the erection of a three storey building comprising 5 x 2 bed flats with associated parking. A site location plan, together with the application plans are set out in **Appendix 1**.
- 1.2 The proposal, recommended for approval, was considered at Committee on 4th July 2005. Members resolved to refuse planning permission, with the reasons to be agreed at a subsequent meeting. The following reason is suggested:

In the opinion of the District Planning Authority the proposed building by reason of its height, massing and overall bulk represents an over development of the site and detracts from the character of the locality. It is also considered that the proposal would have an over dominant and over bearing impact upon neighbouring properties, having, in particular, a harmful impact on the amenities of no 58 Yarnells Hill.. As such the proposal is contrary to Policies D1 and D2 of the Adopted Vale of White Horse Local Plan and to Policies DC1 and DC9 of the Vale of White Horse Local Plan 2011 Second Deposit Draft.

APPENDIX 1

REGD 20 APR 2005

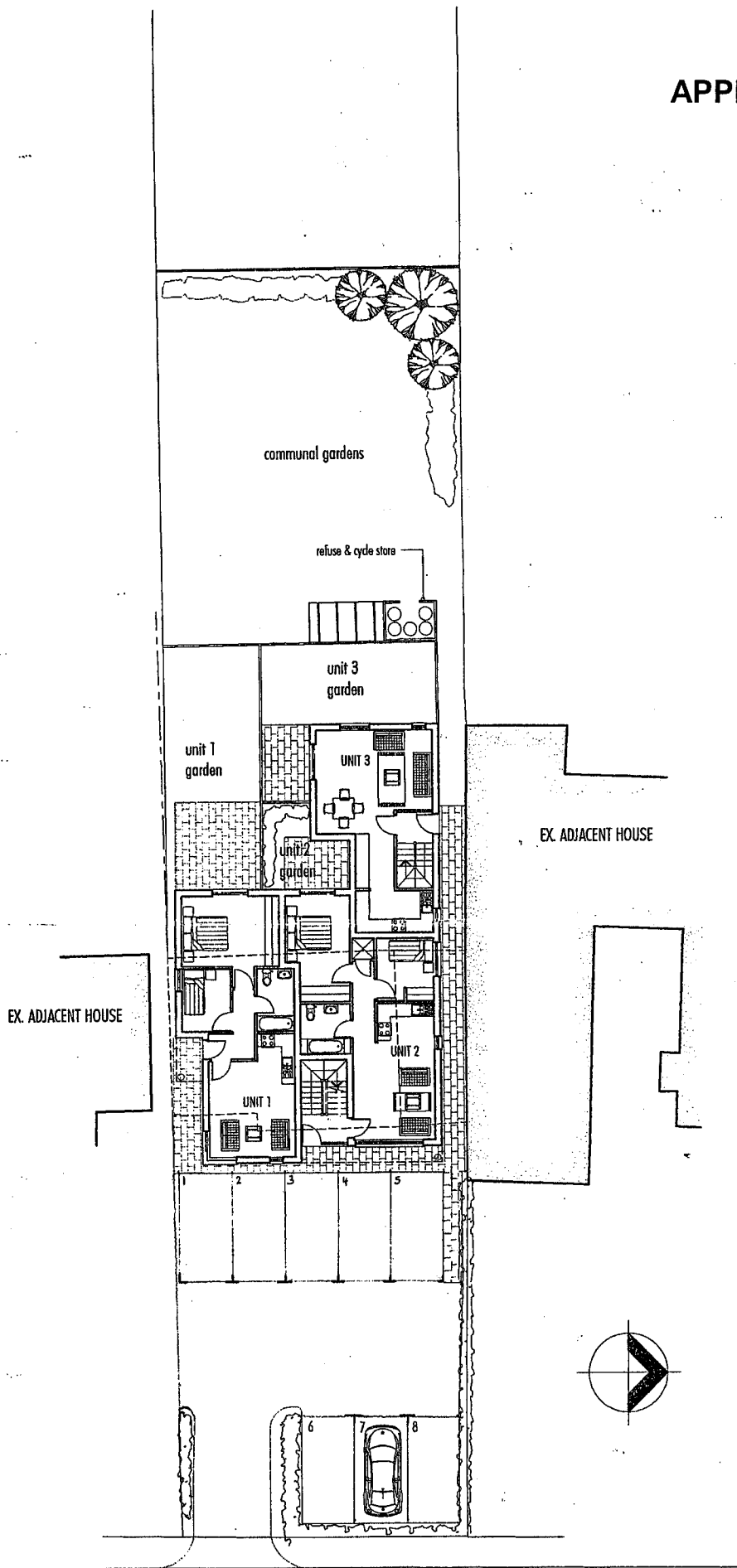
CORPORATE POSTAL SERVICES



Handwritten signature

The ANDERSON ORR Partnership The Studio, 70. Church Road, Wheatley, OXON, OX33 1LZ t: 01865 873936	scale	client	
	1:1250	S & H HOMES	
	date	drawing	
	JAN/05	LOCATION PLAN	
PROJECT	drawn	no.	rev
ALTERATIONS AND ADDITIONS	DWS	0493-P01	
62 YARNEILS HILL, CUMNOR	job		
	0493		

APPENDIX 1



**AMENDED
PLAN**

NH1/2093/1

VALE OF WHITE HORSE
DISTRICT COUNCIL
13 JUN 2005
CORPORATE POSTAL
SERVICES

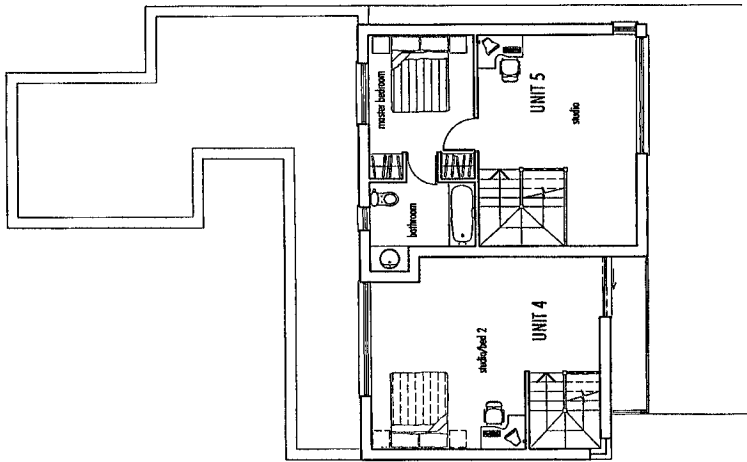
All dimensions must be checked on site and not scaled from this drawing
Prior to implementation the proposals shown should be assessed by a Structural Engineer and checked for compliance with the Building Regulations
For use in precise named location only
Copyright reserved

The ANDERSON ORR Partnership
The Studio, 70, Church Road, Wheatley, OXON, OX33 1LZ t: 01865 873936

PROJECT
REDEVELOPMENT OF THE FARMHILLS HILL,
OXFORD.

scale 1:200	client S & H HOMES
date MARCH/05	drawing SITE PLAN AS PROPOSED
drawn DWS	no. 0493-P04
job 0493	rev A

APPENDIX 1



SECOND FLOOR PLAN

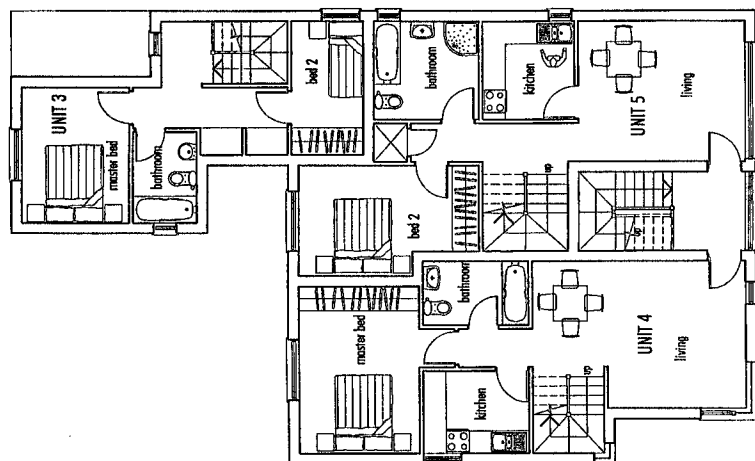
**AMEND
PLAN**
N/A1 / 2093 /

VALLEY VIEW DISTRICT COUNCIL
13 JUN
CORPORATE SERVICES

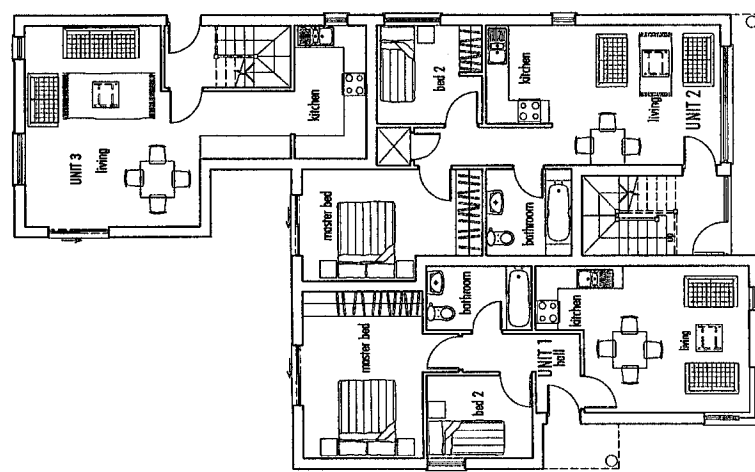
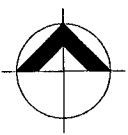
scale	1:100	client	S & H
date	MARCH/05	drawing	PROPC
drawn	DWS	plans	PLANS
ref	0493	no	0493-

The ANDERSON ORR Partnership
The Studio, 70, Church Road, Whitwick, OXFORD, OX3 1JZ T: 01865 873958

PROJECT
REDEVELOPMENT OF 62 YARNELLS HILL, OXFORD.



FIRST FLOOR PLAN



GROUND FLOOR PLAN

All dimensions must be checked on site and not scaled from this drawing. Prior to implementation the proposals shown should be assessed by a Structural Engineer and checked for compliance with the Building Regulations. For use in precise normal location only. Copyright reserved.

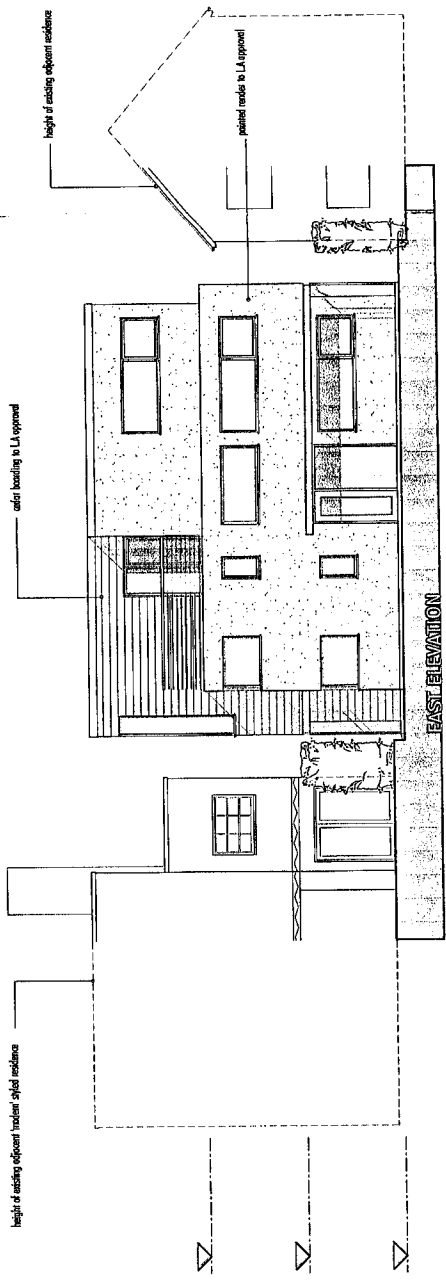
APPENDIX 1

SCALE
1:100
DATE
MARCH/01
DRAWN
DWS
JOB NO
0493

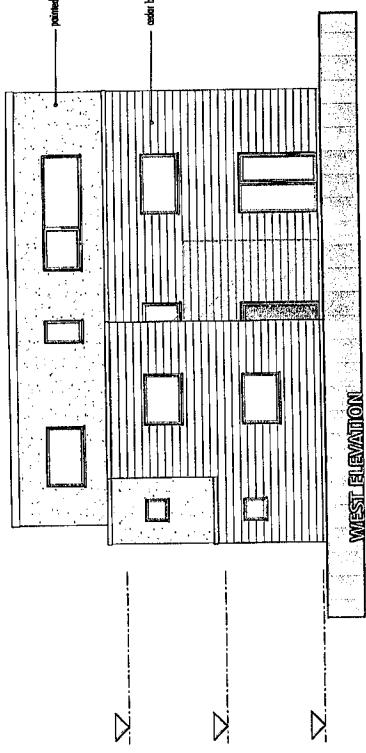
APPLIED PLAN
1/11/2013

The ANDERSON ORR Partnership
The Studio, 70, Church Road, Wharfedale, OXON, OX63 1LZ t: 01865 879936
PROJECT
REDEVELOPMENT OF 62 YARNELLS HILL, OXFORD.

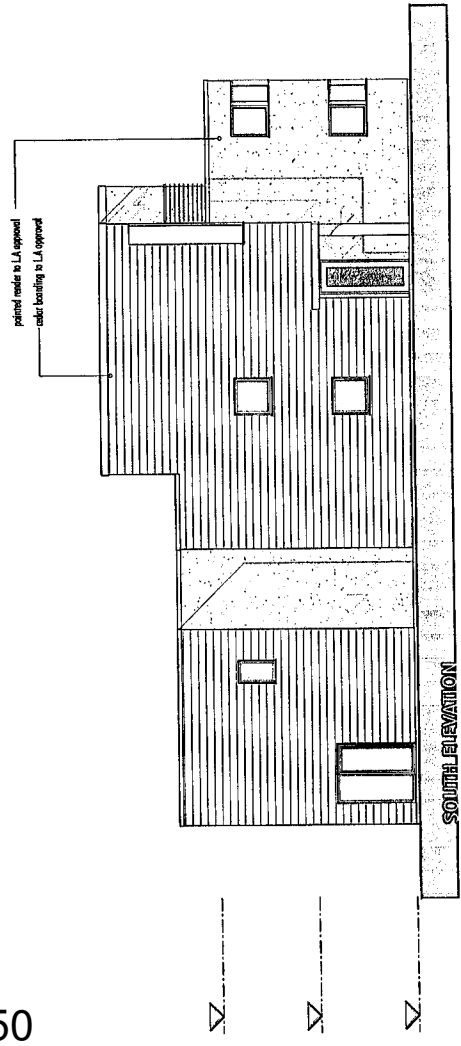
All dimensions must be checked on site and not scaled from this drawing. Prior to implementation the proposed shown should be assessed by a Structural Engineer and checked for compliance with the Building Regulations. For use in precise named location only. Copyright reserved.



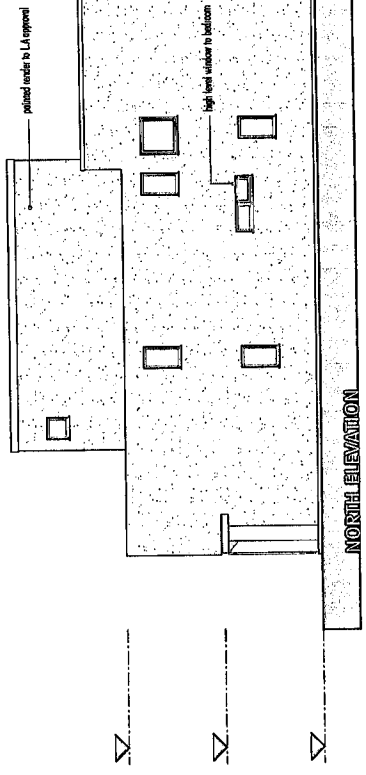
EAST ELEVATION



WEST ELEVATION



SOUTH ELEVATION



NORTH ELEVATION

ABG/10495/3 – Mr P Jose & Ms M Boshier Demolition of existing garage and utility room. Erection of a two storey side extension, extension to front and conservatory to rear. (Re-submission). 160, South Avenue, Abingdon

1.0 The Proposal

- 1.1 This application seeks planning permission for the demolition of the existing garage and utility room and for the erection of a two-storey side extension, a first floor extension to the front over the existing porch and for a single storey rear extension, to provide a garage, utility room, an extended kitchen/breakfast room, conservatory, additional bedroom and an extended bedroom with shower room.
- 1.2 The application property is a three-bedroom semi detached house set back from the road. There is currently off street parking at the front of the property for three vehicles. A location plan, together with proposed floor plans and elevations are at **Appendix 1.**
- 1.3 Two planning applications similar to that now proposed have been previously submitted for consideration. One was withdrawn in November 2004 and the other was refused in December 2004, copies of the plans showing the withdrawn and refused schemes together with reasons for refusal are attached at **Appendix 2.**
- 1.4 This current scheme shows a number of changes which have been made to the proposed two storey side extension which overcome the previous reasons for refusal. These include a change in footprint, a change in detailing of the design , a set back of the first floor element from the rear elevation, a set down of the main ridge and the removal of a side facing first floor opaque window.
- 1.5 This application comes before Committee as the Town Council has objected.

2.0 Planning History

- 2.1 In 1988 planning permission was granted for a single storey front extension to form lobby, WC and an extension to the garage. The relevant planning history is referred to in the section above.

3.0 Planning Policies

- 3.1 Policies D1 and D2 of adopted Vale of White Horse Local Plan and DC1 and DC9 of the Second Deposit Draft Local Plan refer to the design of new development and its impact on neighbouring properties.

4.0 Consultations

- 4.1 Abingdon Town Council object for the following reasons: “1) Contrary to Policy DC1 - Second Deposit Draft - June 2004. Tiles out of keeping with other properties, 2) contrary to Policy H24 (iv) Second Deposit Draft - June 2005. ”
- 4.2 Local residents - 1 letter of objection has been received which includes the following grounds of objection.
- i) overpowering/over dominance/overlooking/out of character with the neighbouring properties in the road
 - ii) loss of privacy /increased noise levels
 - iii) proximity to neighbouring house boundary
 - iv) overshadowing /loss of light /loss of view
 - v) will have an adverse effect on neighbouring kitchen extractor fan /maintenance of neighbouring property

- vi) drainage issues /incorrect property boundaries
- vii) tile cladding falling off and causing damage /proposed building materials to be used
- viii) the erection of scaffolding
- ix) not meeting the Council's House Extensions Design Guide

4.3 The County Engineer has no objections subject to conditions.

5.0 Officer Comments

- 5.1 The main issues to consider in determining this application are: 1) whether the proposal would have a detrimental impact on the character and appearance of the area; and 2) the impact on the amenity of the neighbouring properties.
- 5.2 It is proposed that the existing single storey garage and utility room will be demolished and replaced with a two storey side extension adjacent to the eastern boundary.
- 5.3 The ground floor element which is stepped in along its length will measure a maximum of approximately 3 metres wide by approximately 9.3 metres long. The first floor element will be in line with the existing front elevation of the house and will be set back by approximately 0.5 metres from the existing rear elevation of the house. It will also be stepped in along its length and will measure approximately 3 metres wide by approximately 7.4 metres deep. The proposed pitched gable roof over the two storey side extension will have an eaves height of 5 metres which will match the existing house with a ridge height of 7.3 metres, 0.2 metres lower than the existing ridge height of the house. It is proposed that there will be two new windows inserted at first floor level, one facing the road to serve the new extended bedroom and the other facing the rear garden to serve the new bedroom.
- 5.4 The proposed single storey rear conservatory extension will be located to the north of the existing dining room. It will measure 3.1 metres wide by 3.5 metres deep and will extend up to within 0.2m of the western boundary.
- 5.5 It is also proposed that the existing front porch area be extended at first floor level with a pitched roof extension. It will have an eaves height of 5 metres which will match the existing house with a ridge height of 6.3 metres. It is proposed that there will be one new window inserted at first floor level facing the road.
- 5.6 In terms of the character and appearance of the area, Officers consider that the proposed design of the new extensions together with their materials will not have a harmful impact on the street scene.
- 5.7 In terms of residential amenity the nearest neighbouring property is No. 158, South Avenue, located a minimum distance of 100mm away to the east. This is a semi-detached house which is set at an angle in relation to the application site. The main windows of this property face front and rear gardens, there is a glazed kitchen door and window nearest the proposal on the rear elevation. On the flank elevation which faces the application site there is a first floor landing window. However, Officers consider that due to the orientation and distance away, there will be no undue overshadowing or overlooking of this property. The proposed first floor element of the two storey side extension meets the Council's House Extensions Design Guide in that it will not encroach beyond a 40 degree line taken from the edge of the nearest window of this neighbour's property.
- 5.8 Concern for the location and possible damage to drainage pipes and the erection of scaffolding are not material planning consideration.

6.0 Recommendation

6.1 *Permission subject to the following conditions:*

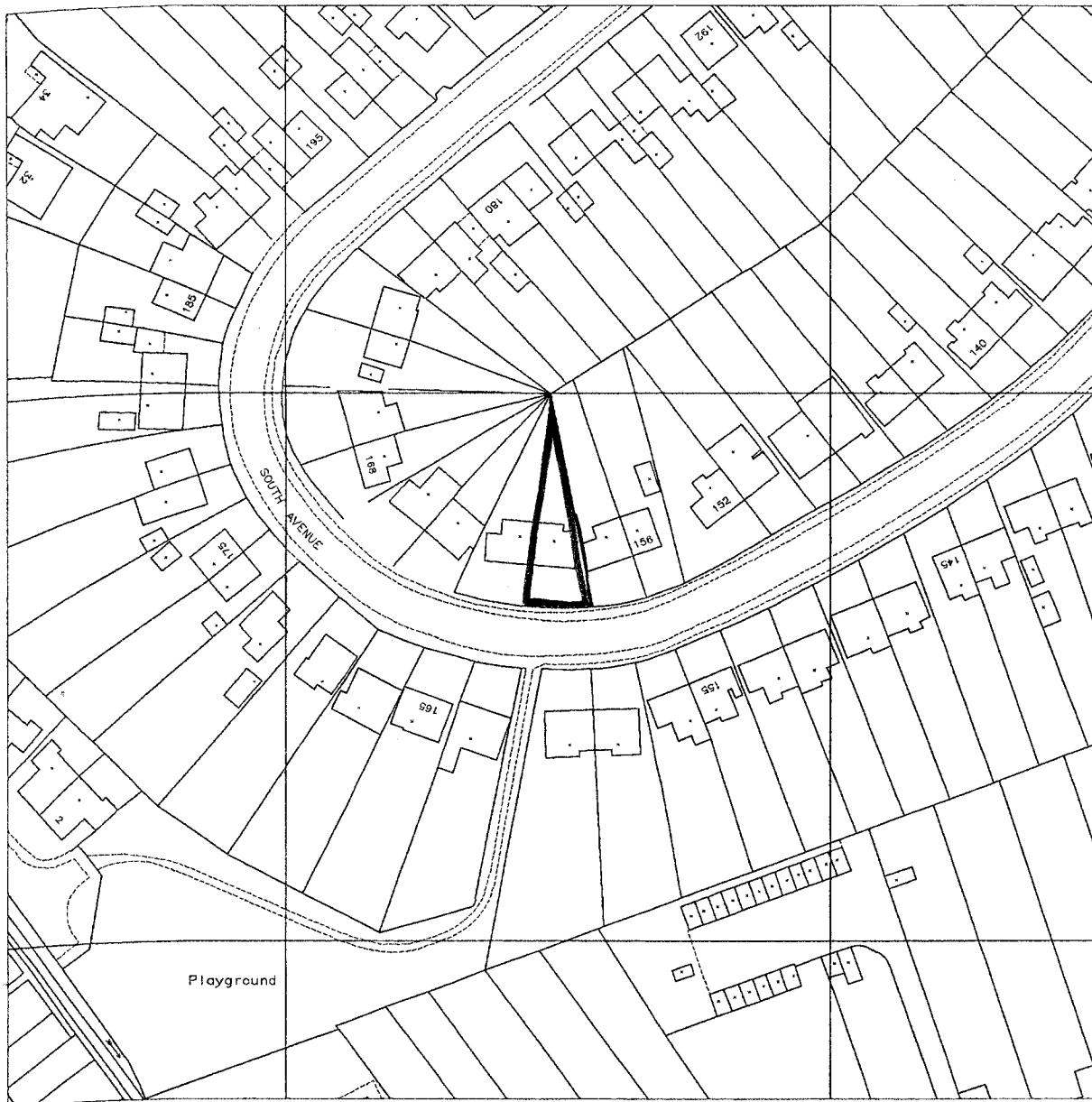
1. *TL1 Time Limit - Full Application*
2. *RE1 - Matching Materials*
3. *MC8 – No additional windows shall be inserted at first floor level and above in the in east elevation of the proposed two storey side extension.*
4. *HY26 – Parking layout for three vehicles*
5. *RE14 – Retention of garage accommodation*

VALE OF WHIRL
DISTRICT C
REVISED 23 JUL 2004
CORPORATE POSTAL
SERVICE



Siteplan®

1:1250 Scale



Produced 10 Jun 2004 from Ordnance Survey digital data and incorporating surveyed revision available at this date. © Crown Copyright 2004.



Reproduction in whole or in part is prohibited without the prior permission of Ordnance Survey.

Ordnance Survey and the OS symbol are registered trade marks and Siteplan a trade mark of Ordnance Survey, the national mapping agency of Great Britain.

AB 1104 25 B

Centre Coordinates: 449849 198671

National Grid sheet reference at centre of this Siteplan: SU4998NE

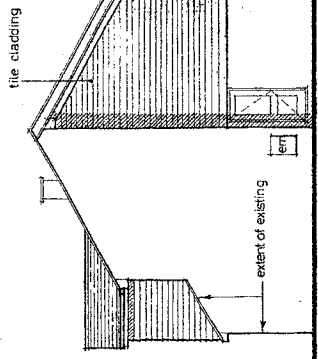
APPENDIX 1

PLANNING DRAWING

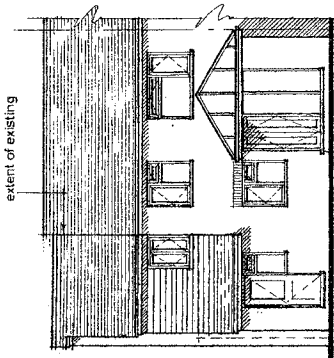
No: 2411/01 B

PROPOSED EXTENSION AT 160 SOUTH AVENUE, ARLINGTON
For Mr P Jose and Ms M Boshier

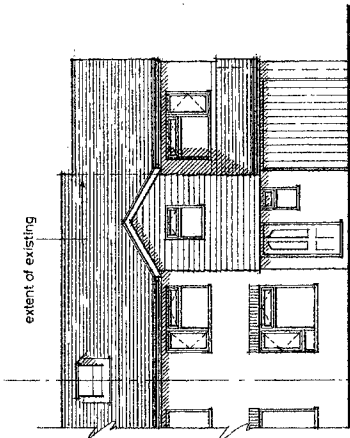
A 10% of revisions to extension +
B 10% of revisions to flank extension



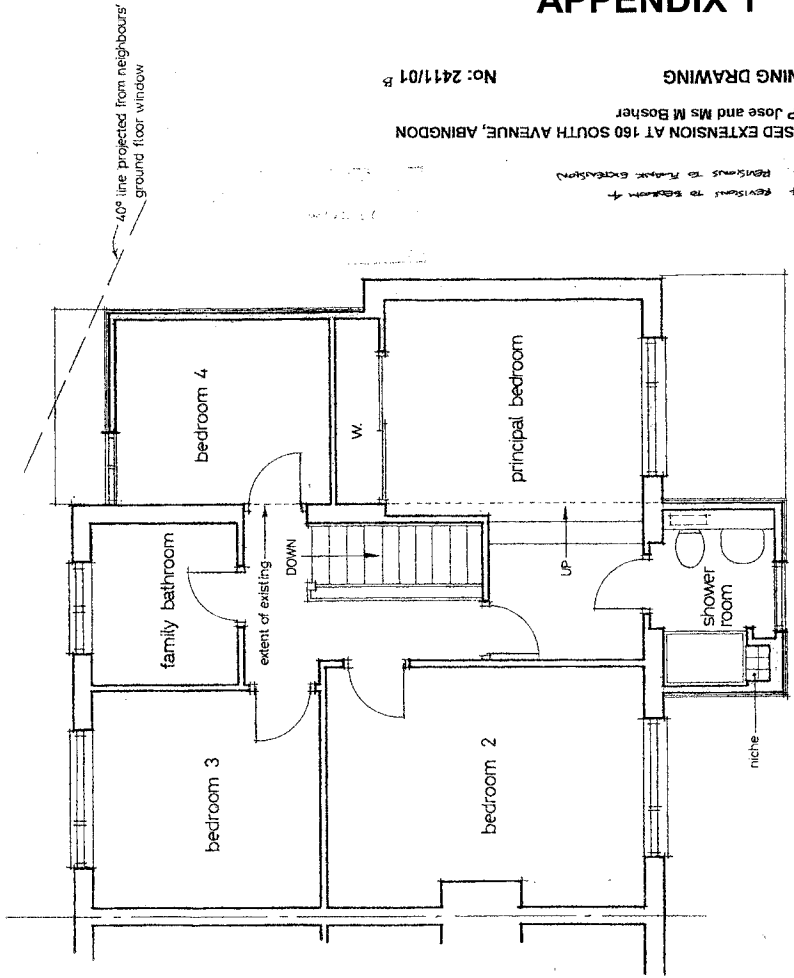
FLANK ELEVATION



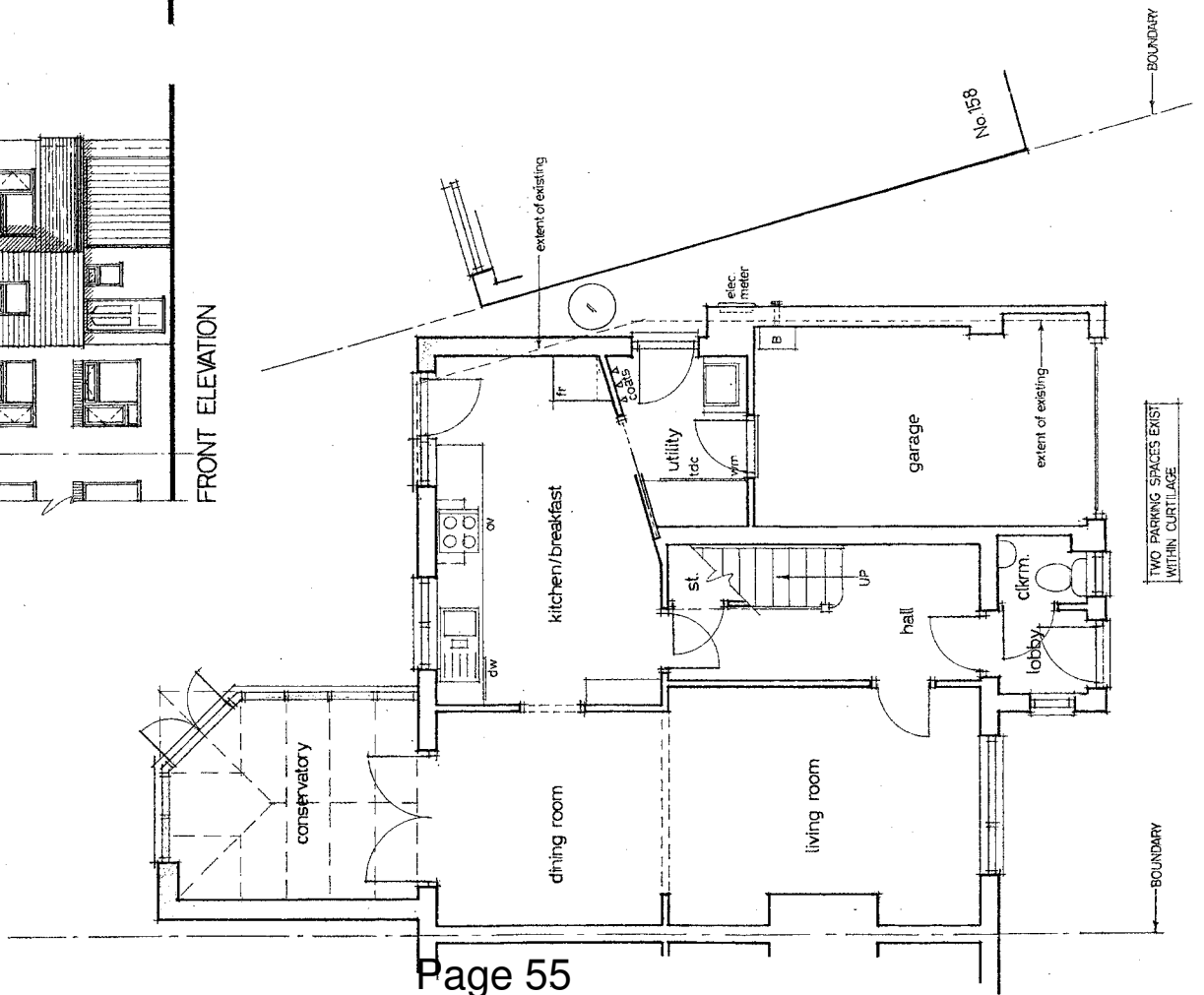
REAR ELEVATION



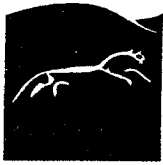
FRONT ELEVATION



FIRST FLOOR PLAN



GROUND FLOOR PLAN



TOWN AND COUNTRY PLANNING ACT 1990

NOTICE OF REFUSAL

To

**Mr P Jose & Ms M Boshier
C/o Ken Thornton Associates
3 Prince Grove
ABINGDON
OX14 1XE**

Application No: **ABG/10495/2**

Proposal;

Demolition of garage and utility room. Erection of a two storey side extension, extension to front and conservatory to rear (Re-submission).

Address:

160 South Avenue Abingdon Oxon OX14 1QY

DATE OF DECISION: 31st December 2004

The Vale of White Horse District Council, in pursuance of powers under the Above Act, hereby **REFUSE** to permit the above development in accordance with the plans and application submitted by you, for the reasons specified hereunder:

1 The contrived nature of the proposed extension results in an ungainly mismatch between the ground floor and first floor elevations. This badly related massing and detailing in close proximity to the neighbouring property would result in an incongruous design, which detracts from the appearance of the property and amenities of the adjoining residents. The proposed opaque panel facing onto the adjoining property is an unneighbourly feature of the design, which intrudes upon the reasonable residential amenities of the adjoining dwelling. As such, the proposal is contrary to the aims of Policies D1, D2 and H18 of the adopted Vale of White Horse Local Plan, and Policies DC1 and DC5 of the Second Deposit Draft Local Plan 2011.

Director of Environmental Services



APPENDIX 2

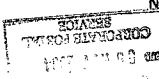
135 536985

No: 2411/01
1: 06/04

PLANNING DRAWING

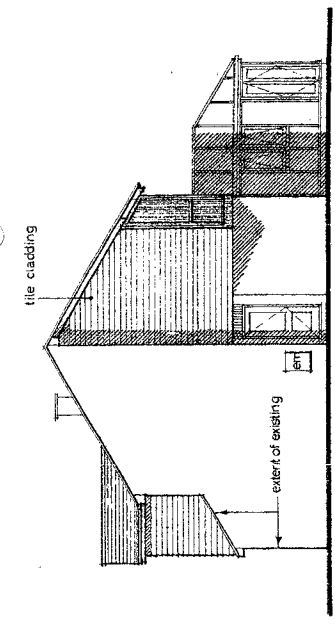
PROPOSED EXTENSION AT 160 SOUTH AVENUE, ABINGDON

For Mr P Jose and Ms M Boshier

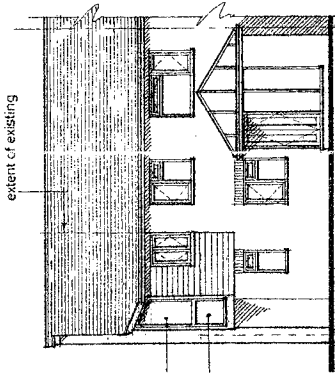


A note: refer to section 4

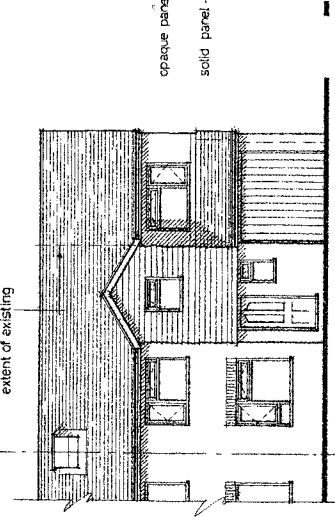
ARCA/10/01/01



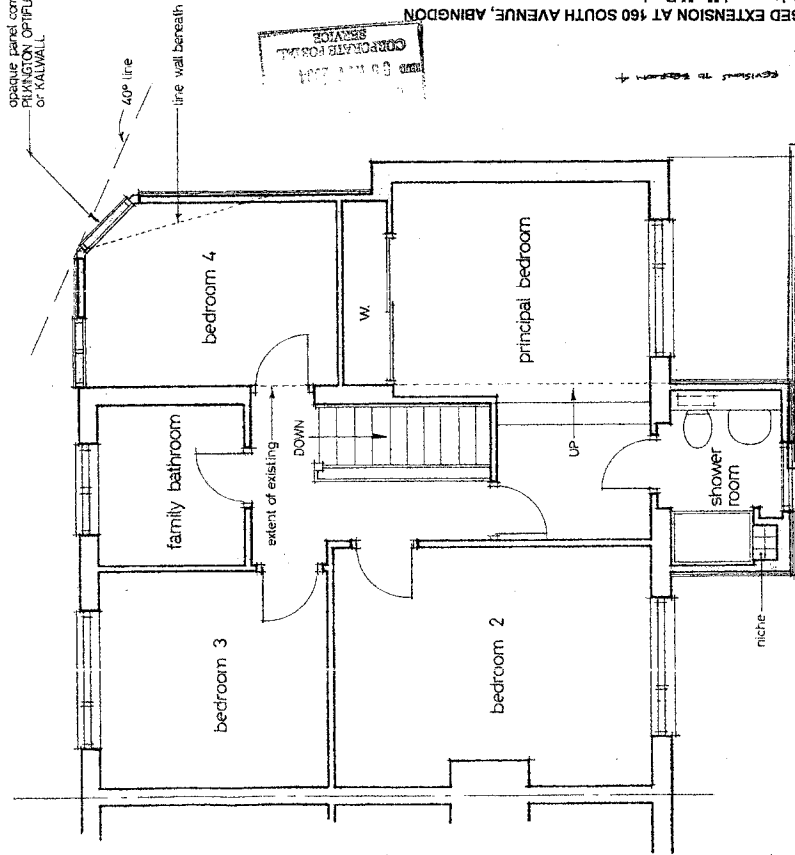
FLANK ELEVATION



REAR ELEVATION

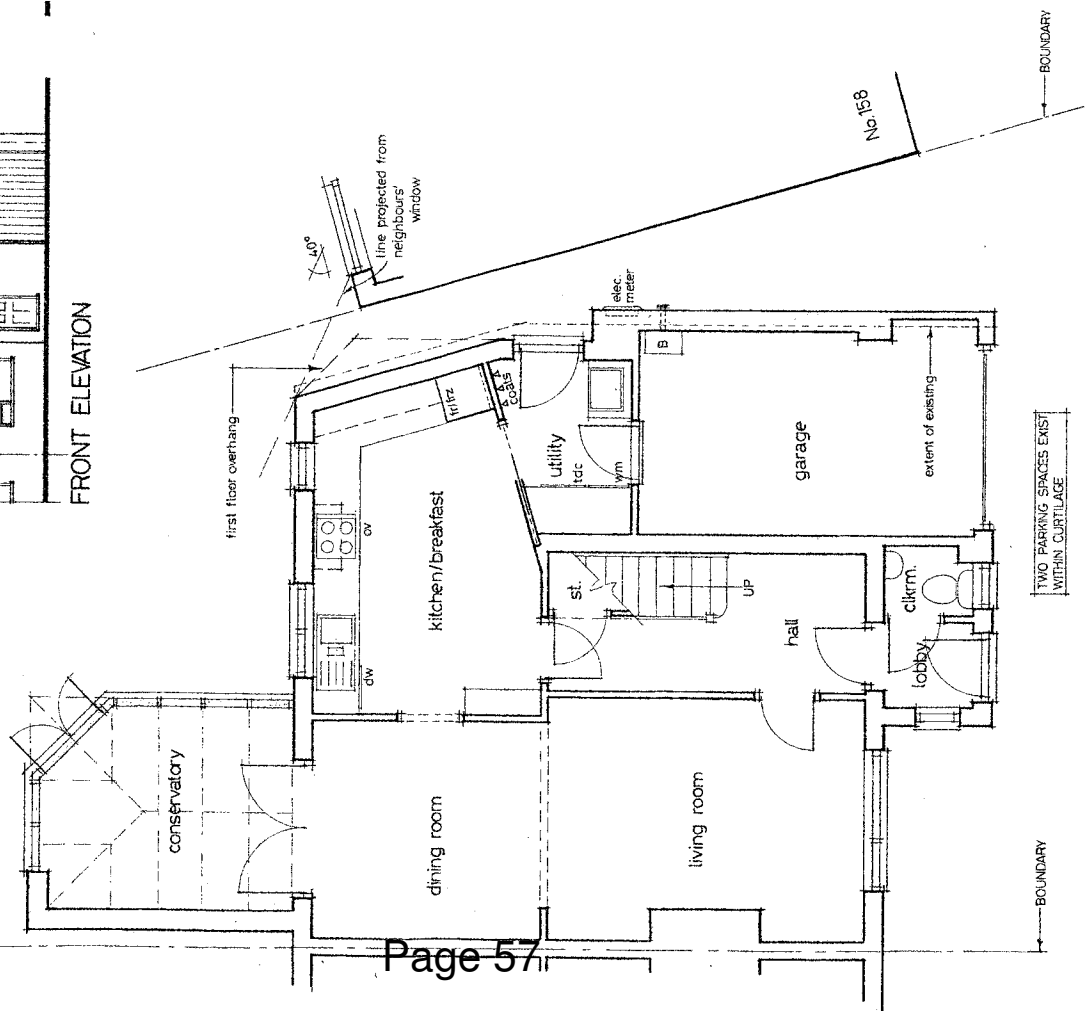


FRONT ELEVATION



FIRST FLOOR PLAN

VALE OF WHITE HORSE DISTRICT COUNCIL ENVIRONMENTAL SERVICES DEPARTMENT	
REFUSAL	
DATE OF DECISION	31 DEC 2004

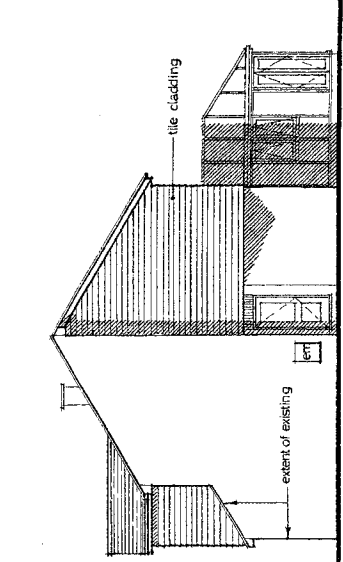


GROUND FLOOR PLAN

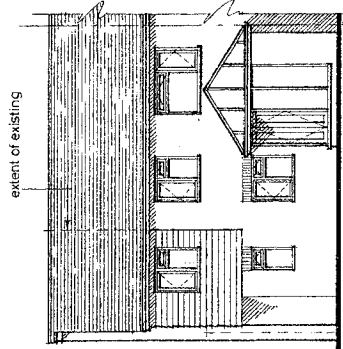
APPENDIX 2

PLANNING DRAWING
 No: 2411/01
 Scale: 1:50 / 1:100
 Date: 06/04
 For Mr P Jose and Ms M Boshier
 PROPOSED EXTENSION AT 160 SOUTH AVENUE, ABINGDON

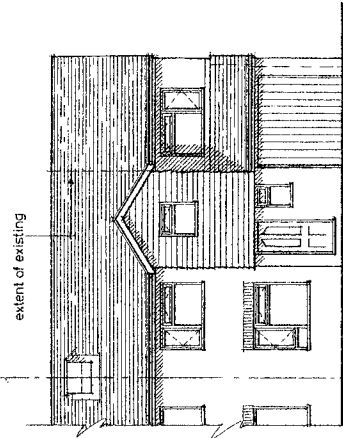
WILTSHIRE DISTRICT COUNCIL
 23 JUL 2004
 CORPORATE PROPOSAL SERVICE



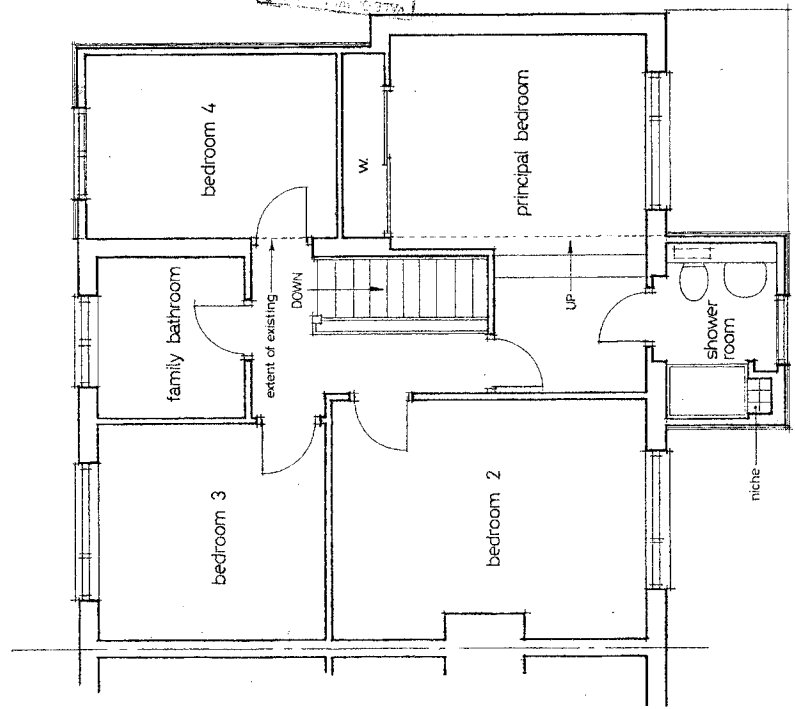
FLANK ELEVATION



REAR ELEVATION

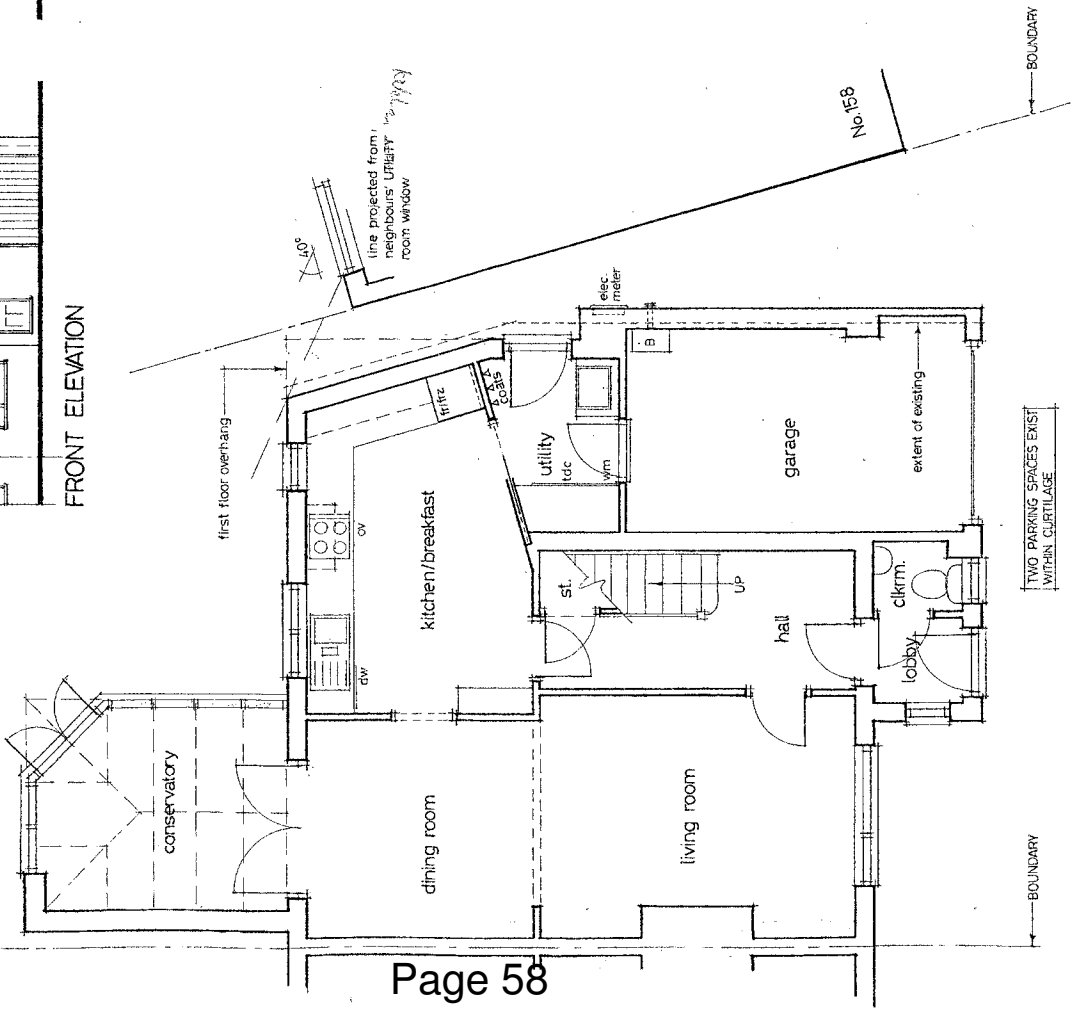


FRONT ELEVATION



WITHDRAWN

FIRST FLOOR PLAN



TWO PARKING SPACES EXIST WITHIN CURTILAGE

GROUND FLOOR PLAN

GAR/13326/2 – J L Carter & Partners, Retrospective application for conversion of farm building to commercial storage and offices, Chadwicks Farm, Garford

1.0 **The Proposal**

1.1 Chadwicks Farm lies approximately 1 km to the south of Garford village, at reference E2 on page 177 in the Oxfordshire Street Atlas. The farm yard is comprised of modern farm buildings and was originally a dairy unit until dairy production ceased in 2000. This application concerns one of the farm buildings that was converted in 2003 for the use by a company that stores and supplies outdoor games. The remaining buildings are still used for agriculture. A block plan is in **Appendix 1**.

1.2 The building concerned has solid block walls and a corrugated panel roof. It is used primarily for storage with an ancillary office at one end. From outside, the main change to the building has been the insertion of 3 windows and a door to serve the office. Inside, aside from the office, a new floor has been laid and a mezzanine floor added covering part of the storage area. The floorspace used is approximately 500 sq.m. Parking for staff and deliveries take place on the concrete yard surrounding the building.

1.3 The business is seasonal and at its peak employs 9-11 people. Most of these employees live within 10 miles of the site. Vehicular access is via the main farm entrance and average delivery vehicle movements for the business are 2 trips per day with a Transit-type van and 1 per week by articulated lorry. Written instructions to the drivers of the articulated lorry have been submitted to demonstrate that the lorries are encouraged not to use the road through Garford village, but to approach from the west of the site instead. Supporting information on traffic movements associated with the use and the instructions given to lorry drivers are in **Appendix 2**.

1.4 This application comes to Committee because of the objections of Garford Parish Meeting.

2.0 **Planning History**

2.1 In 2002, planning permission was refused for the conversion of this building to commercial storage (ref GAR/13326/1). The reason for refusal is in **Appendix 3**.

3.0 **Planning Policies**

3.1 Policy C11 of the adopted Vale of White Horse Local Plan deals with the re-use of rural buildings, while similar policies in the Second Deposit Draft Local Plan 2011 are Policies GS8 and GS9.

3.2 New national guidance has been recently published in PPS7, "Sustainable Development in Rural Areas", whilst relevant guidance can also be found in PG13, "Transport".

4.0 **Consultations**

4.1 Garford Parish Meeting objects to the application for the reasons in **Appendix 4**.

4.2 Local Residents – no letters have been received.

4.3 County Engineer – no objection subject to conditions.

5.0 **Officer Comments**

5.1 There are three main issues:-

1. the principle of the re-use of the building
2. the impact of the use on the wider locality

3. highway safety

- 5.2 With regard to the principle of the use, Officers are mindful of the previous refusal of permission for a commercial storage use in 2002. However, there has been a change in national guidance since that decision with the publication of PPS7. The national advice in PPS7 is more up-to-date than the policies of either the adopted Local Plan or the Second Deposit Draft Local Plan. The tone of PPS7 is more supportive of development in rural areas to provide a broader base to the rural economy. For example, it supports small-scale business development in the countryside in the interest of providing employment opportunities that are more local to the population and which may result in a more sustainable traffic pattern in remoter areas that are not well served by public transport. The positive phraseology of PPS7 as a whole is a material change compared to previous guidance.
- 5.3 PPG13 also refers to traffic in rural areas arising from the re-use of buildings, and states that a small increase in traffic generation on rural roads resulting from a proposed re-use should not normally result in the refusal of an application.
- 5.4 In terms of precedent, there are other buildings on the farm which could be the subject of re-use proposals in the future. Officers are concerned to avoid the creation of industrial estates in the countryside and do not consider this to be the desire of the Government either. A balance has to be struck between the promotion of the rural economy on one side, and sustainable development and the protection of the character of the countryside on the other. Officers consider that, in relatively remote locations such as the application site, a comparison of traffic that might have been generated by the farm with traffic associated with any re-use provides a method of controlling the scale and nature of the re-use of the buildings on the farm.
- 5.5 When operating as an intensive dairy unit, the applicants state that Chadwicks Farm had a considerable traffic flow. They state that the site housed 180 milk cattle, and 60 other cattle, and up to 5 employees worked at the site. Articulated milk tankers called every day or two, while traffic associated with employees and bringing in cattle feed, silage and straw also occurred on cycles that varied from four per day to twice per week. Less regular trips were made by cattle transporters and people such as vets and inspectors. Estimated traffic flows for the dairy unit are 10 – 15 per day. Traffic associated with the activity ceased in 2000, since when the applicants acknowledge traffic from the farm has been light.
- 5.6 The current use of the building is storage and distribution, which is Class B8. This type of use generally has the lowest traffic generation of any commercial use. Taking into account the number of persons employed, together with delivery patterns, traffic generation from this use is expected to be 20 – 25 movements per day. This represents a modest increase over the likely traffic levels associated with an intensive dairy unit on the site. Permitted development rights can be removed to prevent future extensions of the building, to prevent further mezzanine flooring, and to prevent the part change of use to Class B1 which can normally be carried out without planning permission (Conditions 1 and 2 below). Provided the use of the building remains Class B8, Officers consider traffic generation is likely to be low.
- 5.7 Members need to give careful consideration to this issue. Officers have concluded that, on the particular merits of this case, the proposal is one that is in accordance with the latest guidance in PPS7 and PPG13, and that, consequently, the principle of the use is acceptable.
- 5.8 Concerning the second issue, the main impact on the locality arises from traffic associated with the business. Given the discussion above, Officers consider that traffic associated with the use should have an acceptable impact on the residents of Garford apart for the weekly articulated delivery lorry. Information submitted by the applicants indicates this lorry is encouraged not to use the village road. A condition can be attached to the planning permission restricting the route of the articulated lorry serving the site to avoid Garford village (Condition 3 below). This should give adequate protection to the amenities of village residents.

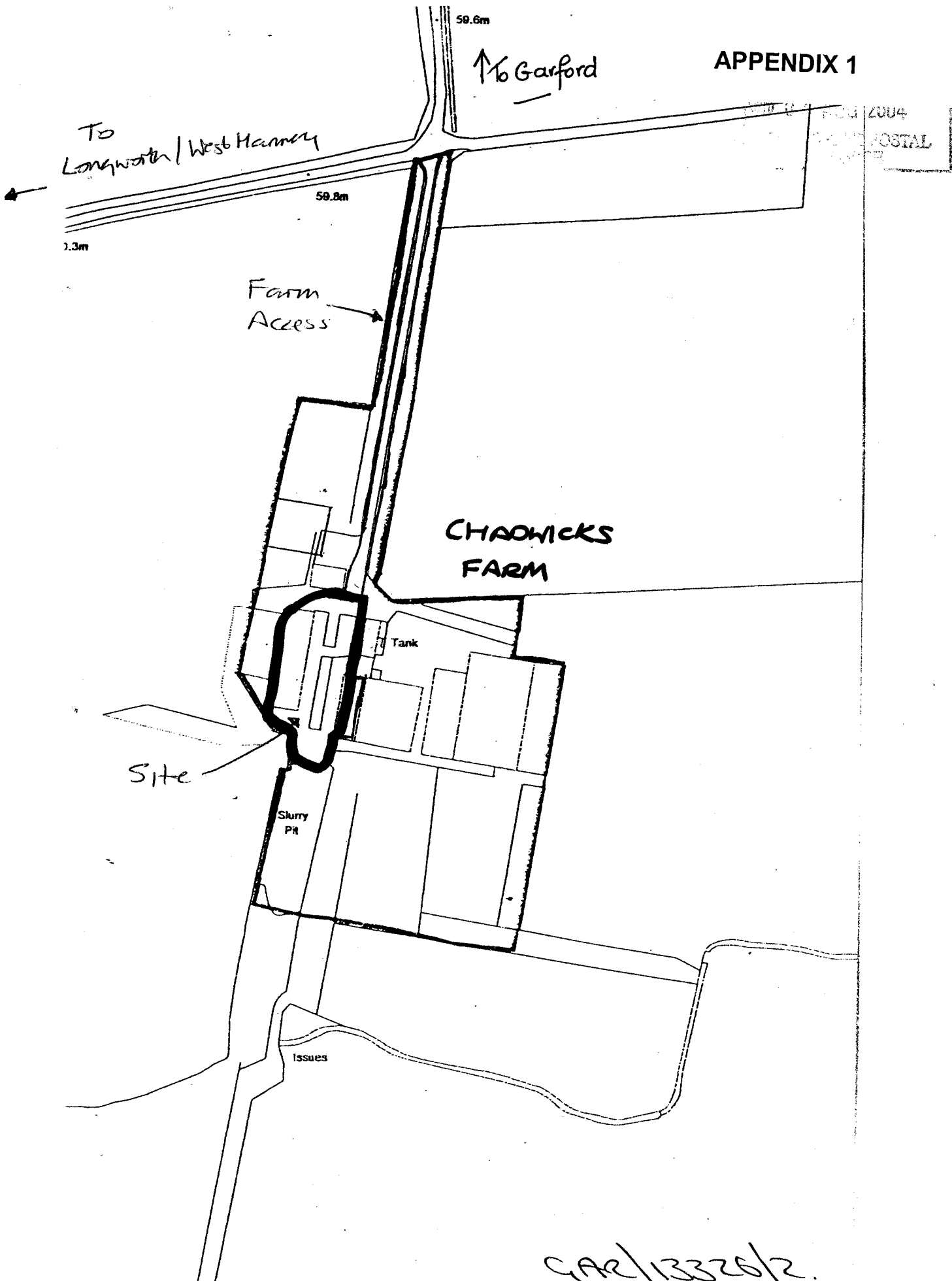
5.9 The final issue is highway safety. Again, given the historical use of the site, and the fact that large vehicles associated with the dairy unit regularly used the surrounding road network, the County Engineer raises no objection in this case.

6.0 **Recommendation**

6.1 *Permission subject to the following conditions:-*

1. *Notwithstanding the provisions of the Town & Country Planning (General Permitted Development) Order, 1995, no extensions to the building shall be carried out, and no additional part of the floorspace shall be changed to Class B1 use without the prior grant of planning permission.*
2. *No further mezzanine flooring shall be installed without the prior grant of planning permission.*
3. *No articulated lorries calling at the site shall travel through Garford village.*

APPENDIX 1

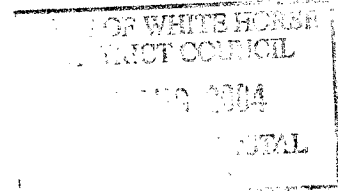


Copyright 2000 All rights reserved. Based on Ordnance Survey digital data Survey Scale - 1:2500 Plotted Scale - 1:2500 X 122%
 - than at Survey Scale should not be used for accurate measurement). Business occupancy data ©2000 Thomson Directories Ltd.



Garden Games

To: Tony Carter
 From: John Cardy
 Date: 05 May 2004
 Subject: Garden Games Ltd



Tony

Re: Information for Vale of White horse Planners

As discussed, here are some key facts about the business for Malcolm to pass on to the planners.

We design and sell Garden Games products, for use as Garden Entertainment. These include fun products for barbecues and children and also Activity Playcentres. We do not manufacture here in Garford, but subcontract manufacture, both in the UK and abroad. We specialise in the design and sale.

The games are designed here in Garford and distributed from here.

We sell both to Retailers such as Garden Centres and Gift Shops and the Consumer through our Mail Order Catalogue.

At the Garford site we have 11 employees:

PERSON	HOME	ROUTE TO WORK
John Cardy	Longworth	Car
Justine Cardy	Longworth	Shares with John
Charlotte Cardy	Abingdon	Car
Jenna Wilcox	Wantage	Car
Darren Brotherhood	Wantage	Cycle
Steven Gale	Wantage	Cycle
Stephen Batchelor	Botley	Car
Joanne Bedford	Wantage	Car
Gordon Bedford	Wantage	Shares with Joanne
Danielle Cooper	Childrey	Car
Clare Toomey	Witney	Car

Our staffing levels are currently at their peak since we are entering the peak of the summer season.

Deliveries are made to us in bulk on Containers and Articulated Lorries. On average we receive one bulk delivery per week. We ask these drivers to enter the site by coming from the A420, avoiding the need to go through the village of Garford. Mostly drivers respect these instructions. A map, which we issue to drivers, is attached.

We send goods out every day via ANC Couriers. They pick up in a Transit style Van that arrives between 2 p.m. and 3 p.m. each day. This being the peak season we currently have two vans collecting.

The company is successful, and a leader in a new but fast growing market.

I hope this gives you enough information.



Re:

GARDEN GAMES LIMITED
 Holly House, Pine Woods Road
 Longworth, Oxfordshire, OX13 5HG
 Telephone: 01865 821870
 Fax: 01865 821472
 REGISTERED IN ENGLAND NO. 2866189

AO ~~AS~~ Kier

APPENDIX 2

Garden Games Ltd Delivery Instructions

Delivery Address

✓
Chadwick Farm
Garford
Abingdon
Oxfordshire
OX13 5PD
Tel 01865 391060

Booking In

All deliveries **MUST** be booked in **AT LEAST 24hrs** before planned arrival.
To book in a delivery call 01865 391060.
Failure to do so may result in lorries needing to wait to be unloaded. We will not be held accountable for delays in these circumstances.

Opening Hours

The site is open from 9am to 5pm Monday to Friday
The site is secured by a locked gate outside these hours.
Please **DO NOT** wait outside the site or on the roads within 1 mile of the site outside these hours.

Directions

From M40

Access to Garford is from the A420 Oxford – Swindon road

Exit junction 8 of M40 and take ring road around the south of Oxford.
Join A34 heading north for 1 junction to the A420

(if coming from the North exit junction 9 and take A34 South)
Take A420 west towards Swindon

At junction with A415 turn left towards Abingdon.

After the Kingston Bagpuize Business Park turn right towards Charney Bassett.

At the cross roads, turn left towards West Hanney

Take the first left to Garford

The access lane to Chadwick Farm is on the right after approx. 2 miles, where the road bends sharply left to the village of Garford.

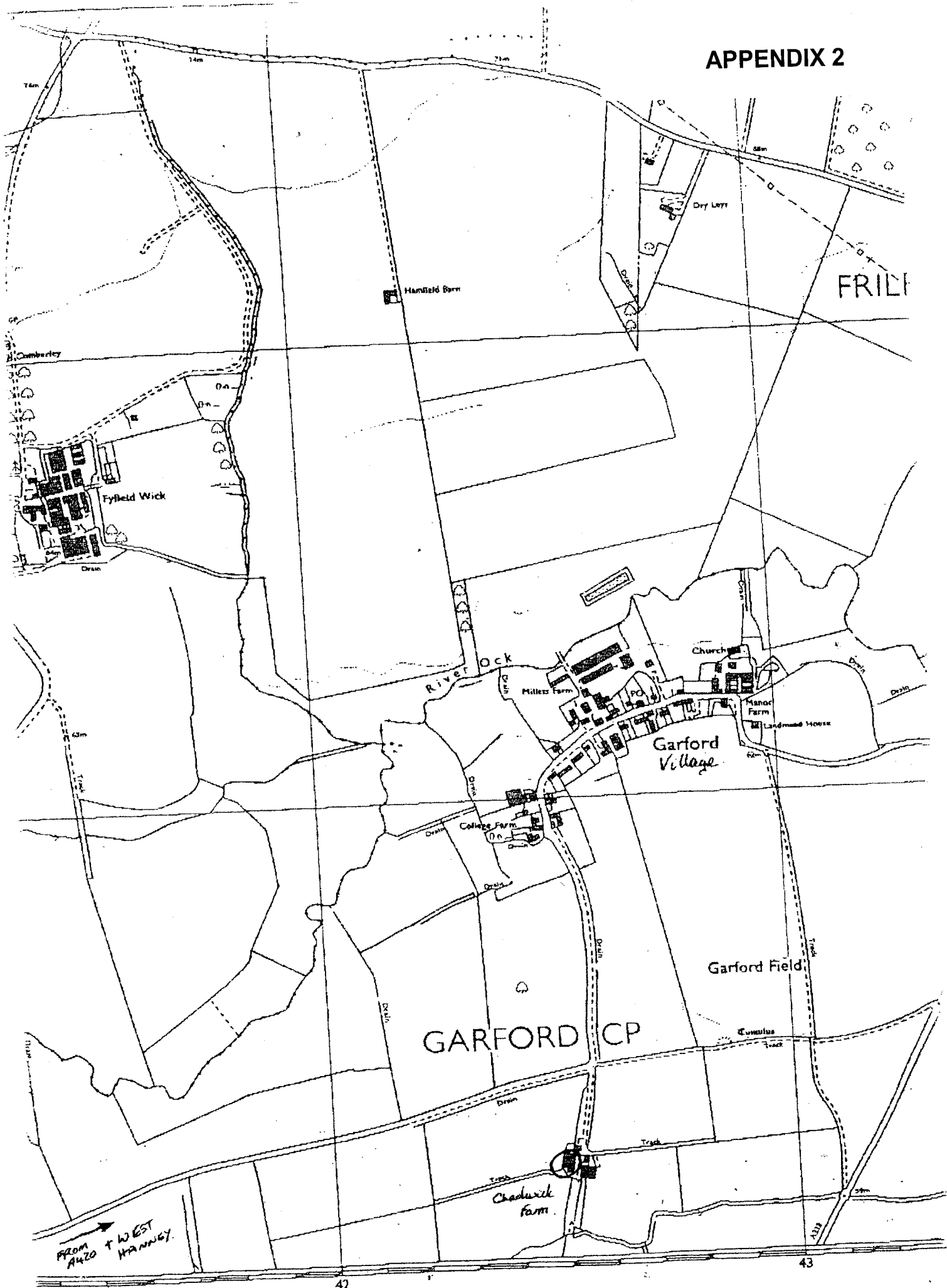
Please **DO NOT** turn in the village

Please **DO NOT** ask for directions in the village.

DO call us on 01865 391060 for further directions or if you get lost

The site is on the edge of a small village and our neighbours do not appreciate lorries blocking the village or turning in the village. Please consider our neighbours!

APPENDIX 2





TOWN AND COUNTRY PLANNING ACT 1990

NOTICE OF REFUSAL

To: **J L Carter & Partners
c/o Malcolm Tempest Ltd
High Parks
Newton Le Willows
Bedale
North Yorkshire DL8 1TP**

Application No: GAR/13326/1

Proposal:
 Change of Use from agricultural building to form Depot.

Address:
 Chadwicks Farm, Garford, Abingdon, Oxon, ,

DATE OF DECISION: 21st March 2002

The Vale of White Horse District Council, in pursuance of powers under the Above Act, hereby **REFUSE** to permit the above development in accordance with the plans and application submitted by you, for the reasons specified hereunder:

1. The proposal represents the re-use of a building which is not substantial or permanent, and major reconstruction works are likely to be required to bring about an effective re-use, to the detriment of the rural appearance of the locality. As such, the proposal is contrary to Policies C11 and D1 of the adopted Vale of White Horse Local Plan.
2. The site is not well related to major settlements and is not accessible by public transport, with the likely result that the commercial use will be served entirely by car. The proposal, therefore, is contrary to Policy C11 of the adopted Vale of White Horse Local Plan and Policy G2 of the adopted Oxfordshire Structure Plan.

Director of Environmental Services



14 September 2004

Mr M Deans
Environmental Services Directorate
Vale of White Horse District Council
PO Box 127
Abbey House
Abingdon
OX14 3JN

Dear Mr Deans

REF: GAR/13326/2 RETROSPECTIVE APPLICATION FOR CHANGE OF USE
OF BUILDING TO FORM DEPOT.

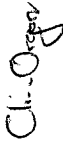
The above application has been considered by Garford Planning Committee and it objects to the proposal for the following reasons:

1. The Planning Committee is extremely concerned that the applicant has disregarded the planning regulations following the refusal of the original application for the site in March 2002. The land and building have been subjected to a change of use from agricultural building to form a 'depot'. The building also appears from the site photo enclosed with the 2004 application to have undergone reconstruction works since the 2002 proposals.
2. The Garford Planning Committee stand by their response to the original 2002 application:
 - a. The development would be creating a business zone in a rural area that is not designated as a development area.
 - b. The development would bring in workers from surrounding areas that are already designated as development areas with available development space.
 - c. Garford is not suitably served by public transport and any such development will mean workers accessing the site by car. This would be a direct contradiction of the policy of sustainable development.
 - d. The development would be likely to lead to further expansion, parking and traffic movements.
 - e. This application is not one of farm diversification. It is the introduction of a new warehousing operation into the rural area.
 - f. The site if given the open-ended category of 'depot' could in the future have even more unsuitable usage. Once the precedent is set it cannot be altered.

g. The site is adjacent to the accommodation area used by the seasonal fruit pickers

h. Though the present occupier has made an effort to persuade vehicles to access the site along Clay Lane following villagers' safety concerns resulting from increased traffic flow through the village street, there is no guarantee that this will continue. Clay Lane leading from the Lyford crossroads is a narrow country road with very few passing places and with verges that are crossed frequently by drainage gulleys that are difficult for motorists to anticipate.

Yours sincerely



Clive Organ
Clerk to Garford Parish Meeting
2 Dairy Meadow
Garford
Abingdon
OX13 5PH

ABG/17389/1 – Mr & Mrs Messen - Erection of a single storey front extension and rear conservatory, 83 Farm Road, Abingdon

1.0 The Proposal

1.1 This is an application for a single storey front extension to provide additional sitting room space and a small conservatory at the rear.

1.2 **Appendix 1** is a site location plan, and **Appendix 2** the elevation and floor plans.

1.3 This application comes to Committee as the applicant is a member of staff.

2.0 Planning History

2.1 In April 2002 planning permission was granted for a single storey rear extension and detached garage.

3.0 Planning Policies

3.1 Policies D1 and D2 of the adopted Local Plan require all new development to achieve a high standard of design, and not cause harm to neighbours. Similar policies in the Second Deposit Draft Local Plan 2011 are DC1 and DC9.

4.0 Consultations

4.1 Abingdon Town Council raise no objection.

4.2 The County Engineer raises no objection.

4.3 No letters have been received from neighbours.

5.0 Officer Comments

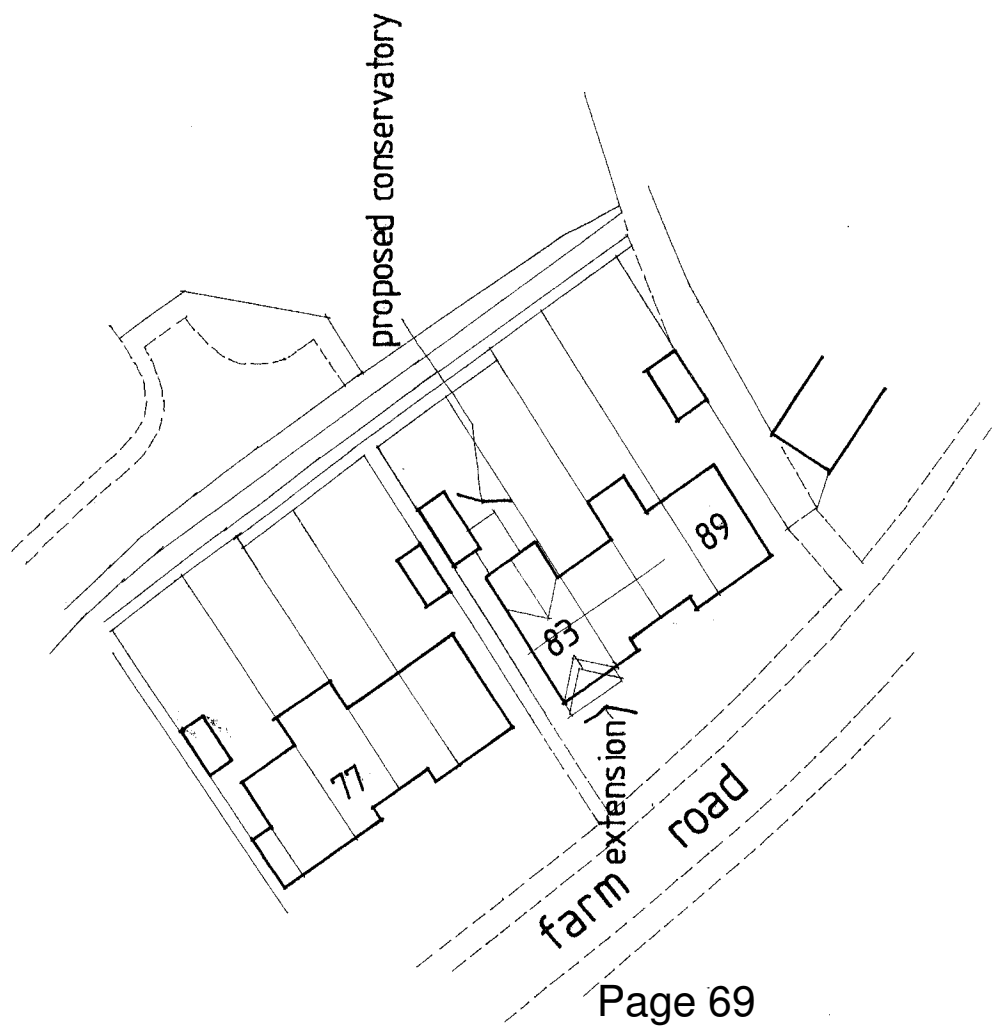
5.1 No 83 Farm Road lies off Dunmore Road, on the north side of Abingdon. The dwelling is an end terraced bungalow in a row of four. Farm Road comprises a mixture of mid-late 20th Century development, many with extensions of various designs. As the front extension is small scale, single storey and located adjacent to the neighbour's garage, there is no impact on neighbouring properties through over dominance or over shadowing and, visually, it is not harmful to the street-scene.

5.2 Similarly, the rear conservatory is set well off the common boundaries and again is small scale. There is no impact on neighbouring properties. The proposal, therefore, is considered acceptable.

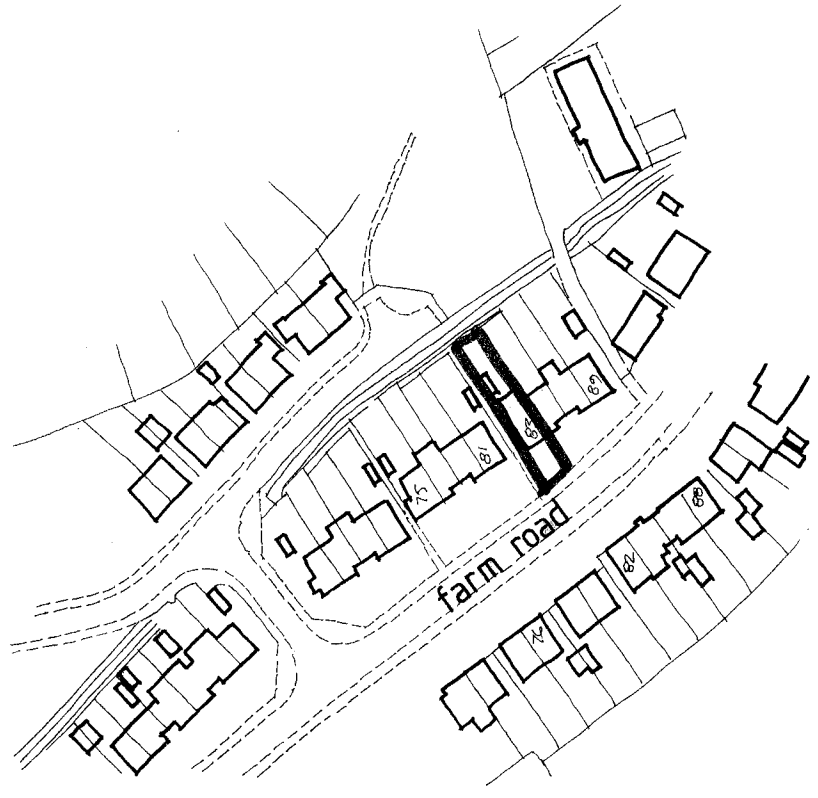
6.0 Recommendation

6.1 *Permission subject to the following conditions:*

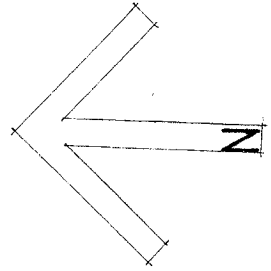
1. *TL1 Time Limit - Full Application*
2. *RE1 Matching Materials*



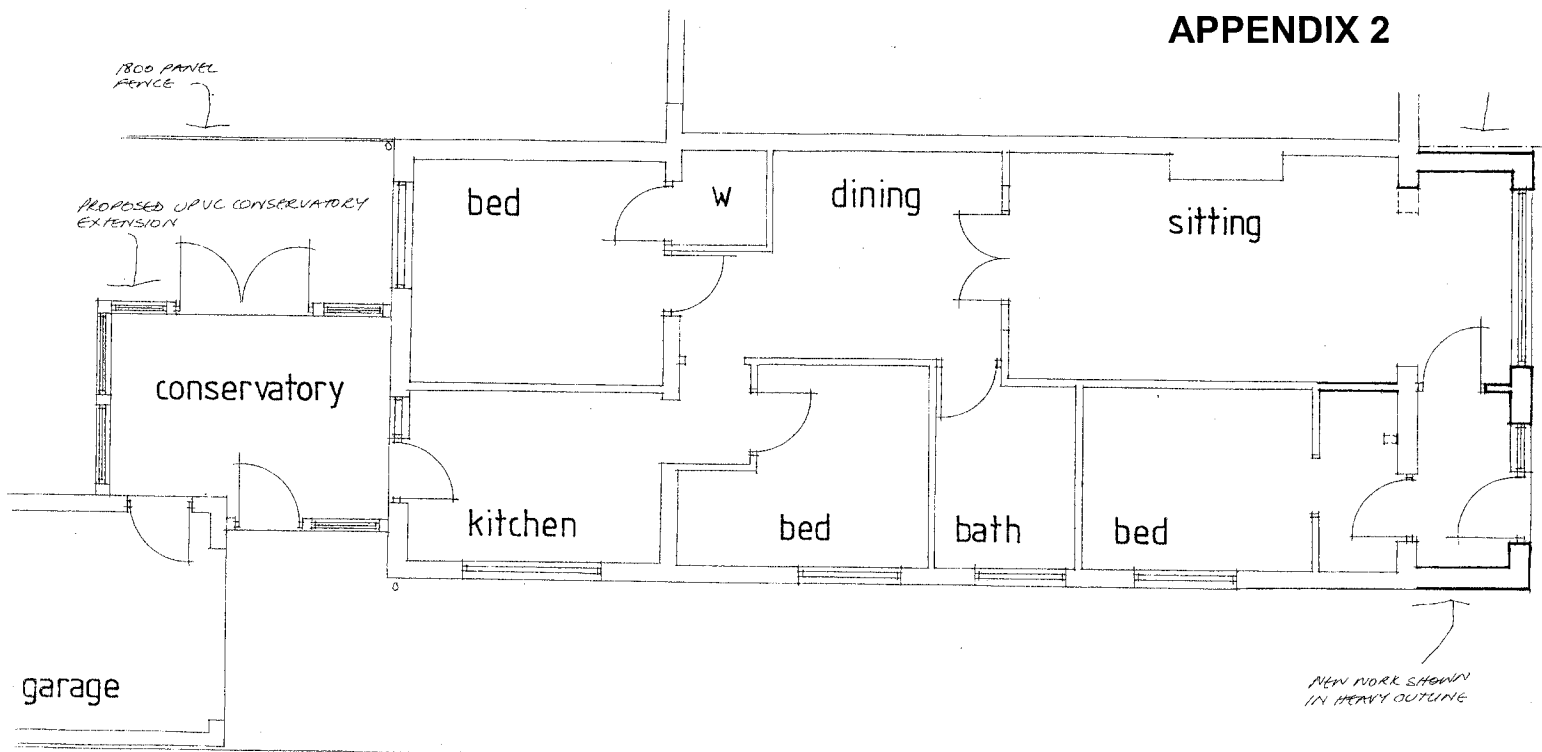
block plan 1-500



location plan 1-1250



APPENDIX 2



floor plan AS PROPOSED

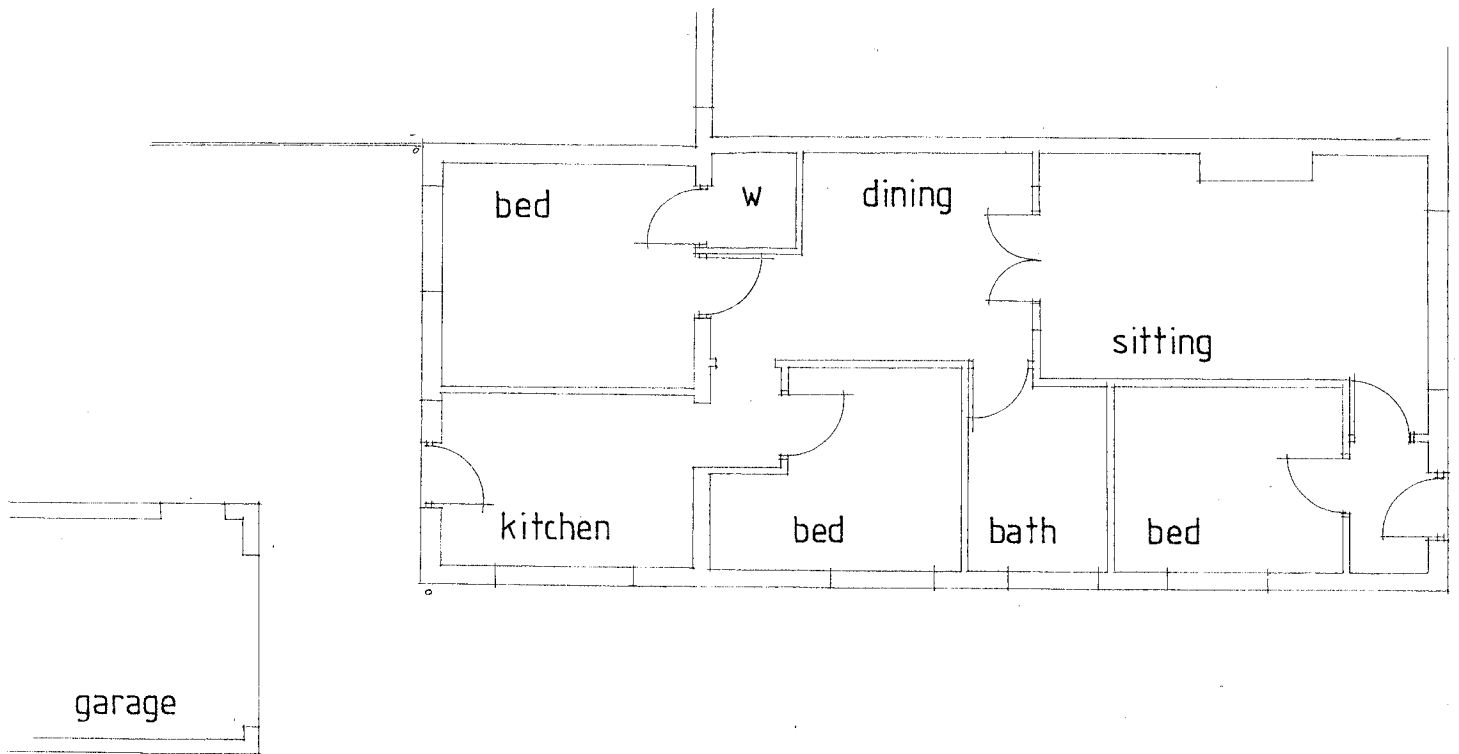
1:50

POST + WIRE FENCE TO DRIVE

SIMON TAYLOR, THE OFFICE, 30 SWINBURNE ROAD, BRIMBURY, OXON, OX14 2HE

A32/17389/1

691-05-01

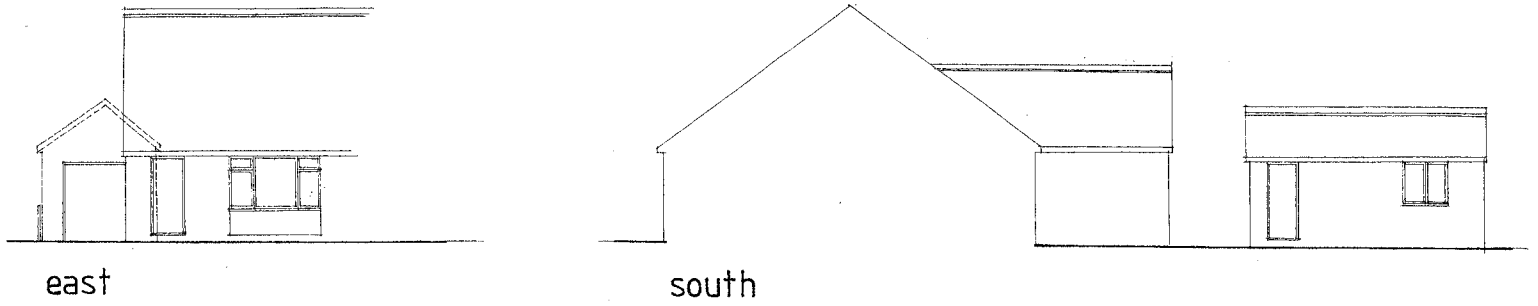


floor plan AS EXISTING

1:50

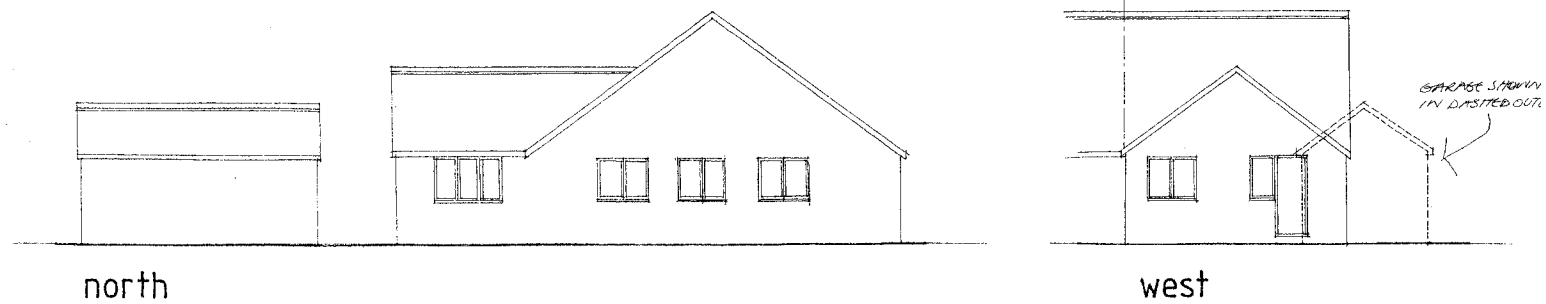
SIMON TAYLOR, THE OFFICE, 30 SWINBURNE ROAD, BRIMBURY, OXON, OX14 2HE

A32/17389/1



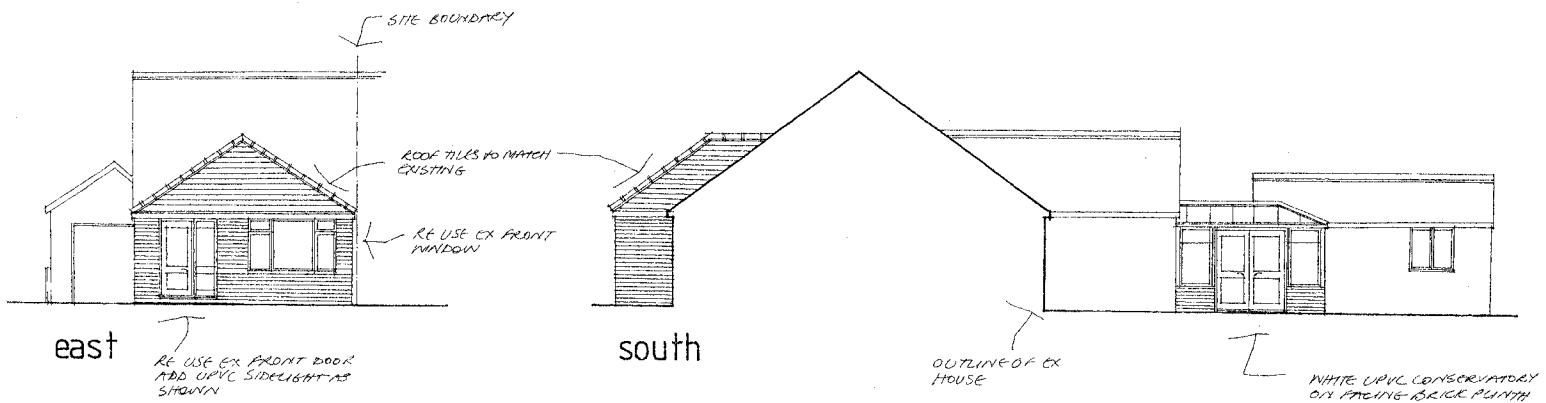
elevations AS EXISTING

1:100



SIMON TAYLOR THE OFFICE 39 SWINBURNE ROAD, ABINGDON, OXON OX14 2HE

AR 11/13/11
MAY 200

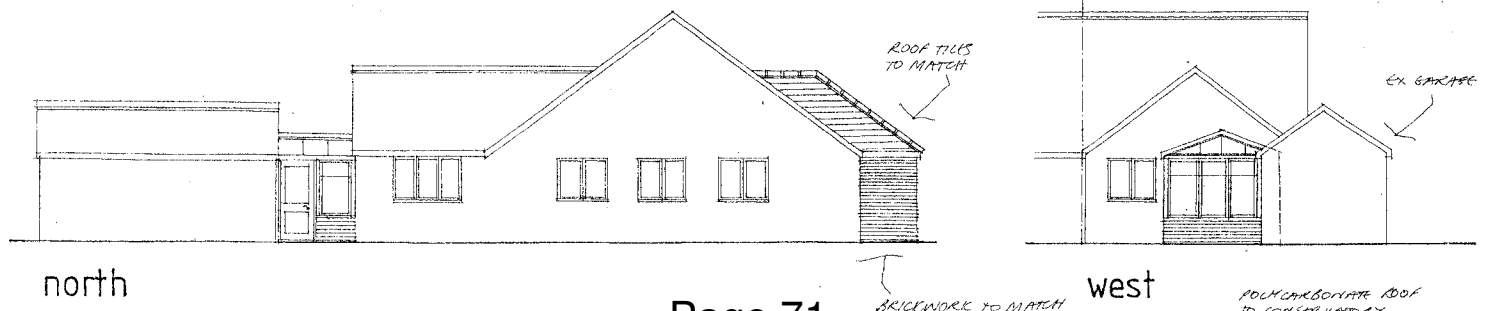


elevations AS PROPOSED

1:100

note:
 ALL BRICKWORK TYPE, COLOUR, COURSE, JOINTING AND POINTING TO MATCH, ROOF TILES, FACIAS & BUTTRES TO MATCH. FINAL ARRANGEMENTS TO CONSERVATORY TO CLIENTS SPECIFICATION.

WHITE UPVC CONSERVATORY ON FACING BRICK PLINTH



AR 11/13/11

NHI/18957/1 – David Max , Demolition of existing garage. Alterations and extension to form four flats and alterations to existing access. 44 Montagu Road, Botley (North Hinksey Parish)

1.0 The Proposal

- 1.1 This application seeks full planning permission for the erection of a two storey extension on the south western side of 44 Montagu Road, in order to convert the resulting development into four one bed flats with four parking spaces to the front.
- 1.2 44 Montagu Road is a semi-detached dwelling located in a well established residential area of Botley. The property is on a corner plot and bounded by similar styled dwellings on both sides, with no 48 on the western side being at an angle to the site (there is no number 46). A copy of the plans showing the location of the property and its design are attached at **Appendix 1**.
- 1.3 The application comes to Committee because the views of North Hinksey Parish Council differ from the recommendation.

2.0 Planning History

- 2.1 A previous scheme to extend and convert this property to form four flats was withdrawn in March 2005. That proposal was larger than what is now proposed.

3.0 Planning Policies

- 3.1 Policy H4 of the adopted Vale of White Horse Local Plan provides for new housing development in Botley.
- 3.2 Policy H11 confirms that the conversion or sub-division of properties into flats will be permitted provided the proposed units would be self contained, have adequate amenity / living space and car parking provision, and would not undermine the established character of the area or the amenities of neighbouring properties.
- 3.3 Policies D1, D2, D3 and H18 seek to ensure that all new development is of a high standard of design, does not cause harm to the amenity of neighbours and is acceptable in terms of highway safety.
- 3.4 Similar policies to those above have been included in the Second Deposit Draft Local Plan 2011. The corresponding policies are H9, H13, DC1, DC5 and DC9.

4.0 Consultations

- 4.1 North Hinksey Parish Council objects to the application stating that:
- “Councillors unanimously agreed to oppose the planning application on the grounds of over development and highway concerns.”
- 4.2 County Engineer – no objections subject to conditions.
- 4.3 Drainage Engineer – No objections.

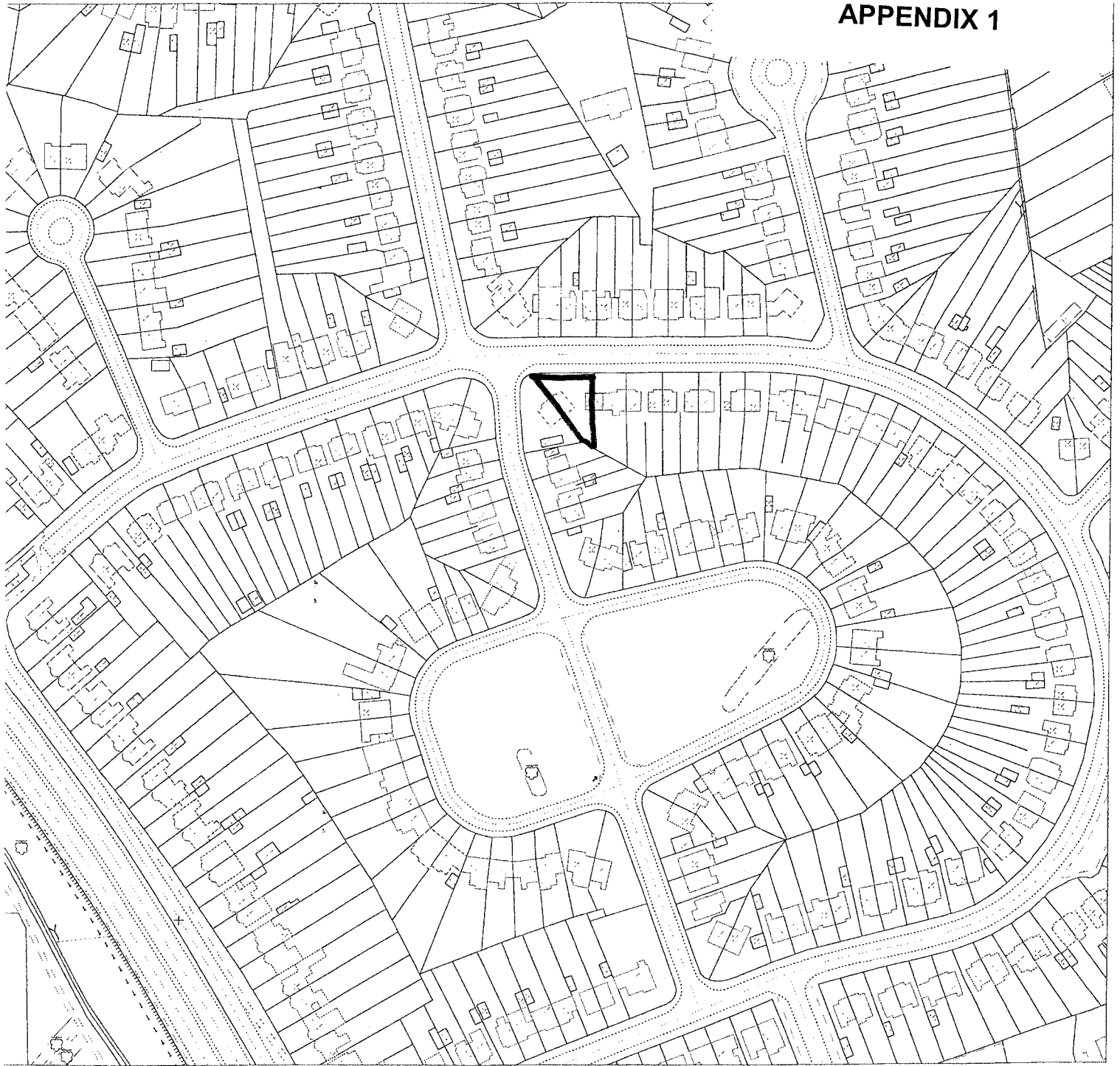
5.0 Officer Comments

- 5.1 The main issues in this case are considered to be 1) the principle of the development in this location, 2) the impact of the proposal on the character and appearance of the area, including its design, 3) the impact of the proposal on neighbouring properties and 4) the safety of the access and parking arrangements.

- 5.2 On the first issue, the principle of additional units of accommodation in this location is acceptable in that Botley is an area identified in the adopted Local Plan that can accommodate new dwellings (subject to design criteria and impact on character of the area etc.).
- 5.3 Regarding the second issue, the character of the area is entirely suburban being an established residential area that largely comprises semi-detached dwellings in medium sized plots. The provision of residential units in the form proposed is not considered to be out of keeping with this suburban locality. The extension is wholly within the grounds of the residential garden, and has been designed to look like an extension to the main dwelling. When viewed from the public highway (both Montagu Road and Finmore Road), it is not considered to be out of keeping with other properties in the street scene, especially as the overall design retains a subordinate appearance, being set down and back in relation to the existing building. The bulk is also reduced as a result of the extension being off set from the common boundary with no. 48 by 1.6m and with the angled siting of the property, the extension mirrors the building line of other properties in Montagu Road. As a result the proposal does not appear prominent in the street scene and Officers do not consider it to be an over development of the site.
- 5.4 Turning to the third issue, the impact upon neighbouring properties, it is considered that no harm is caused to those properties immediately opposite the site, especially as the property is set at a lower level to them. The proposed units will not cause significant harm to amenities currently enjoyed by those properties to the rear, as a similar relationship to that which currently exists with no 44 Montagu Road will be maintained. By virtue of its design the proposal also observes the 40 degree rule towards no 48 Montagu Road, and the fenestration pattern and angle of the extension protect the privacy of no 50 Montagu Road. In the light of these factors, Officers consider any additional impact upon neighbouring properties to be acceptable.
- 5.5 On the final issue, the parking and access arrangements proposed are considered acceptable. The access point is considered to be no worse than that which exists at present. Furthermore the removal of the hedge will aid visibility when exiting the site. The parking provision of 1 space per 1 bedroom unit is considered to be acceptable in this location. Furthermore the Highway engineer has raised no objections.

6.0 Recommendation

- 6.1 6.1 *That planning permission be granted subject to the following conditions:*
- 1 *TL1 Time limit*
 - 2 *MC2 Materials*
 - 3 *RE8 Submission of drainage details*
 - 4 *HY25 Car park layout (building)*
 - 5 *HY3 Access in accordance with specified plan*
 - 6 *LS1 Implementation of landscaping scheme (no existing trees)*



Revisions

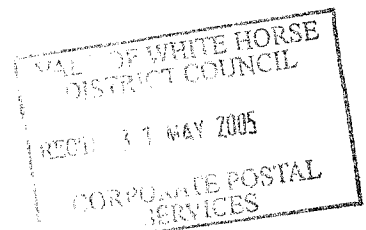
PLANNING ISSUE

Alterations to 44 Montagu Road

David Max

Drawing title

Location Plan



JESSOP AND COOK Architects

Osney Mead House
Osney Mead Oxford OX2 0FA
tel: 01865 722822 fax: 01865 722855 e-mail: info@jessopandcook.co.uk

Scale at A4 Date Drawn by Checked

1:1250 May 2005 jkd

Drawing number Revision

MMB 001

24/1895/11

ABG/19126-X – Mr M Watts & Mr M Chown, Demolition of existing houses and construction of 25 dwellings, 75 – 77 Northcourt Road, Abingdon

1.0 **The Proposal**

- 1.1 The application site comprises two detached houses on a combined plot of 0.5 hectare in Northcourt Road. The application is in outline with access and siting to be agreed at this stage. It is proposed to demolish the existing houses and construct a total of 25 dwellings, of which 12 would be 3-bedroom terrace and semi-detached houses and 12 would be 2-bedroom flats, with one 4-bedroom detached house. The location plan and block plan are in **Appendix 1**. The existing access to No 75 would be closed, and a new central access created to serve all but the proposed detached house, which would retain the access to No 77. The application was not the subject of pre-application discussions.
- 1.2 The application comes to Committee because the number of proposed dwellings exceeds five and due to the local objections received.

2.0 **Planning History**

- 2.1 There is no relevant planning history.

3.0 **Planning Policies**

- 3.1 Policy H4 of the adopted Vale of White Horse Local Plan allows for infill development in Abingdon, while Policies D1, D2 and D3 seek to ensure that all proposals are acceptable in terms of design, impact on neighbours and highway safety. Policy H3 requires 25% provision of affordable housing on proposals of 25 dwellings or more.
- 3.2 Similar policies in the Second Deposit Draft Local Plan are H9, DC1, DC5, DC9, and H16. Policy H14 states that, for Abingdon, net residential densities of 40 dwellings per hectare should be achieved for new housing development, while Policy GS6 states development will only be permitted if it makes efficient use of land and does not harm the locality or produce a poor quality environment for its occupants.

4.0 **Consultations**

- 4.1 Abingdon Town Council object for the following reasons:-

- “1. Contrary to paragraph 8.55 (page 155) of the Second Deposit Draft Local Plan
2. Contrary to Policy H9 of the Second Deposit Draft Local Plan
3. Contrary to Policy GS6 of the Second Deposit Draft Local Plan
4. Contrary to Policy H13 of the Second Deposit Draft Local Plan
5. Parking at front of site would be out of character with the street scene, causing major adverse impact on street”

- 4.2 Local Residents – 10 letters have been received making the following objections –

- i) Too much development / out of character with the area
- ii) Increased traffic onto busy Northcourt Road, close to two schools, with potential danger to school children and cyclists
- iii) Inadequate parking adding to the congestion that occurs during school peak times and due to inadequate parking for the flats opposite
- iv) Loss of light
- v) Loss of privacy
- vi) Noise and disturbance from cars in the rear garden area
- vii) Contravenes the building line
- viii) Loss of attractive family houses

- ix) Loss of trees and hedges
- x) There has already been sufficient development on brownfield sites in Abingdon
- xii) Precedent

4.3 One of the local Members, Councillor Laurel Symons, has written to object on the grounds of highway safety.

4.4 County Engineer - comments to be reported at the Meeting.

4.5 Arboricultural Officer – comments to be reported at the Meeting.

5.0 **Officer Comments**

5.1 This application is being brought to this Meeting in order to meet the Government target for the determination of applications. Negotiations with the applicants were in progress at the time of writing the report. Five main issues arise. The first of these is the effect on the character and appearance of the area; the second is affordable housing; the third is the impact on neighbours; the fourth is highway safety; and the fifth is financial contributions to social infrastructure such as schools.

5.2 The character and appearance of the vicinity can be described as diverse. The north side of the road contains two-storey detached houses in large plots, while opposite the site is three-storey flatted development. Members are aware of national guidance in PPG3, "Housing", concerning the density of new housing development, which is now reflected in Policies GS6 and H14 of the Second Deposit Draft Local Plan. Bearing this in mind, together with the diverse nature of the surrounding development and the relatively large size of the site (0.5 hectare), Officers consider a density in accordance with national and local policies should be sought. Officers have no objections to the line of the proposed development relative to the street – the concept of the building line is not applied as rigidly as 17 has in the past. However, there are some concerns with the proposed layout, for example the visual impact of the parking areas in front of the proposed flats, and the loss of a mature fir tree on the west boundary. These concerns are the subject of discussion with the applicants. A further oral report on these issues will be made at the Meeting.

5.3 Turning to affordable housing, Policy H3 of the adopted Local Plan requires a provision of 25% affordable housing for proposals of 25 dwellings or more. The application is for 25 dwellings, but no affordable housing is proposed. This issue is being discussed with the applicants, but Officers would recommend refusal of the submitted application due to the failure to provide affordable housing.

5.4 The third issue is the impact on neighbours, principally No 73 and No 79 to either side of the site. Broadly, Officers consider that the disposition of most of the proposed development should not cause undue harm to neighbours, but some changes are necessary to the proposed layout to address concerns. Officers consider that it is possible to amend the layout to achieve sufficient separation from the proposed buildings and the areas where neighbours can expect maximum privacy and amenity, and to avoid overdominance or harm from loss of light. Given the size of the site, Officers consider traffic using the proposed central access and driveway is unlikely to cause harm through noise or other forms of disturbance. However, it is doubtful that changes can be made to make the proposal acceptable within the time available before a decision is required in order to meet Government targets. An oral report of progress on these issues will be made at the Meeting.

5.5 The fourth issue is highway safety. The County Engineer had not commented at the time of writing the report and his comments on the safety of the access will be reported at the Meeting. The proposed parking levels are 2 spaces per house and 1.5 spaces per flat. The Council's parking standards require a maximum of 2 spaces for each 2- or 3-bedroom house and flat, and more for the detached house. Given the evident lack of parking for the existing flats opposite the site, which already results in on-street parking, the parking requirement for the site is also

subject to discussion with the applicants. A further report will be made at the Meeting on this issue.

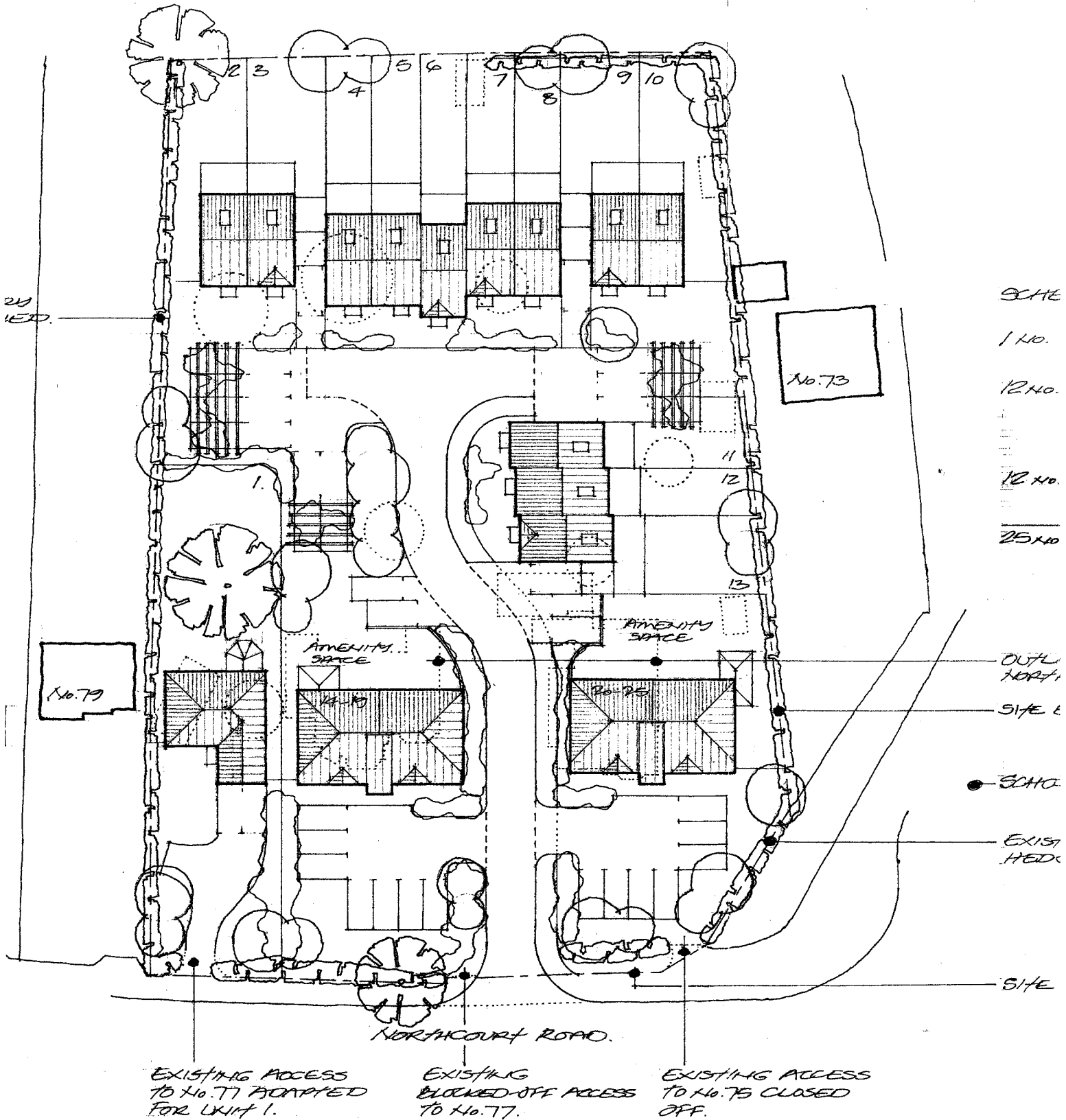
5.6 The final issue is financial contributions to social infrastructure. Oxfordshire County Council has requested a total contribution of £43, 302 from the proposal, which needs to be secured via a Section 106 Obligation. The applicants are aware of this request, and a further update on this matter will be made at the Meeting.

5.7 Of the other objections made, the issues of the loss of the existing houses and whether enough brownfield development has been permitted in Abingdon are not material considerations. The issue of precedent can be relevant if other opportunities exist for similar proposals in the locality and the wider implications for the area need to be considered. There are obviously other opportunities in the locality for similar applications, but given the thrust of Government policy on making more efficient use of previously developed land, Officers consider that precedent cannot be used to justify refusal of the application.

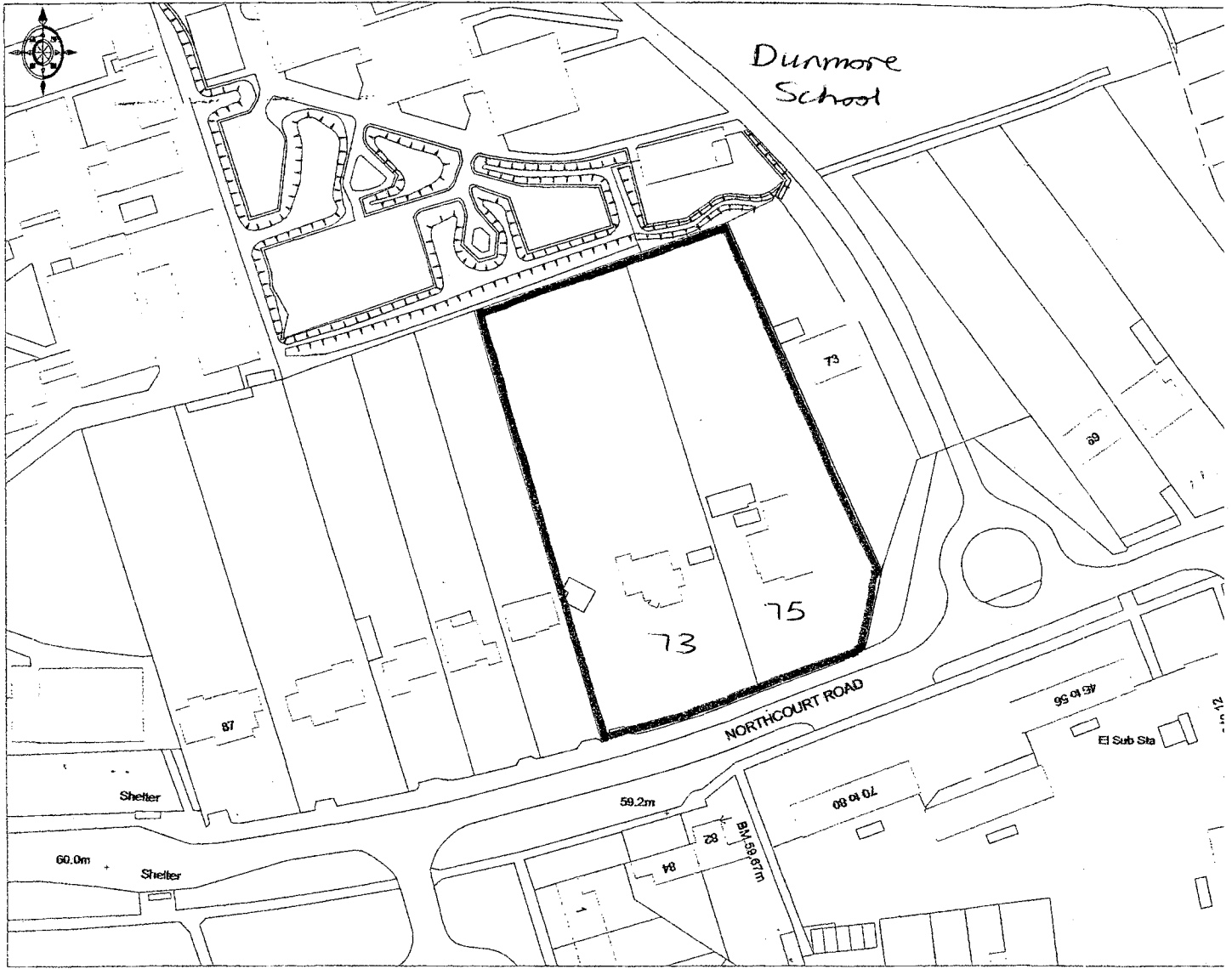
6.0 **Recommendation**

6.1 *A significant number of issues were under discussion at the time of writing this report. Given the deadline for determining the application, Officers are doubtful that all of these issues can be resolved. It is anticipated that an oral recommendation will be made to delegate refusal of the application to the Chief Executive in consultation with the Chair or Vice-Chair.*

SCHOOL CAR PARKING AREAS.



APPENDIX 1



Ordnance Survey

© Crown copyright 2005. All rights reserved. Licence Number 100020449. Survey Scale - 1:1250 Plotted Scale - 1:1250