

Agenda



Contact Officer: Nicola Meurer, Democratic Services Officer,
Democratic Services Officer

Tel: 01235 422523

E-mail: nicola.meurer@southandvale.gov.uk

Date: 9 January 2018

Website: www.whitehorsedc.gov.uk

A MEETING OF THE

Planning Committee

WILL BE HELD ON WEDNESDAY 17 JANUARY 2018 AT 6.30 PM

THE RIDGEWAY, THE BEACON, PORTWAY, WANTAGE, OX12 9BY

Members of the Committee:

Sandy Lovatt (Chairman)

Janet Shelley (Vice-
Chairman)

Stuart Davenport

St John Dickson

Robert Hall

Jenny Hannaby

Anthony Hayward

Bob Johnston

Ben Mabbett

Chris McCarthy

Catherine Webber

Substitutes Councillors

Ed Blagrove

Yvonne Constance

Margaret Crick

Gervase Duffield

Vicky Jenkins

Monica Lovatt

Chris Palmer

Helen Pighills

Julia Reynolds

Emily Smith

Alternative formats of this publication are available on request. These include large print, Braille, audio, email and easy read. For this or any other special requirements (such as access facilities) please contact the officer named on this agenda. Please give as much notice as possible before the meeting.

1. Chairman's announcements

To receive any announcements from the chairman, and general housekeeping matters.

2. Apologies for absence

To record apologies for absence and the attendance of substitute members.

3. Minutes (Pages 5 - 10)

To adopt and sign as a correct record the Planning Committee minutes of the meeting held on 6 December 2017.

4. Declarations of interest

To receive any declarations of disclosable pecuniary interests in respect of items on the agenda for this meeting.

5. Urgent business

To receive notification of any matters which the chairman determines should be considered as urgent business and the special circumstances which have made the matters urgent.

6. Public participation

To receive any statements from members of the public that have registered to speak on planning applications which are being presented to this committee meeting.

Planning applications

All the background papers, with the exception of those papers marked exempt/confidential (e.g. within Enforcement Files) used in the following reports within this agenda are held (normally electronically) in the application file (working file) and referenced by its application number. These are available to view at the Council Offices (135 Milton Park, Milton) during normal office hours.

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

Summary index of applications

Site Address	Proposal	Application No	Page.
7. Land North of Mably Way, Grove	Formation of a new road junction and access road into land north of Mably Way, Grove.	P17/V2898/FUL	11 - 26
8. Red Copse, Foxcombe Road, Boars Hill, Oxford, OX1 5DG	Backfill of 1.3m retaining wall to level a sloped area at the bottom of the residence garden (retrospective application).	P17/V0918/HH	27 - 34
9. Red Copse, Foxcombe Road, Boars Hill, Oxford, OX1 5DG	Two storey side extension and rear extension.	P17/V1055/HH	35 - 44

MARGARET REED

Head of Legal and Democratic Services

This page is intentionally left blank



Minutes

of a meeting of the

Planning Committee

held on Wednesday, 6 December 2017 at
6.30 pm

in the The Ridgeway, The Beacon, Portway,
Wantage, OX12 9BY

Open to the public, including the press

Present:

Members: Councillors Sandy Lovatt (Chairman), Janet Shelley (Vice-Chairman), Robert Hall, Jenny Hannaby, Anthony Hayward, Bob Johnston, Monica Lovatt, Chris Palmer and Catherine Webber

Officers: Holly Bates, Emily Hamerton, Martin Deans, Lewis Dixey, Nicola Meurer and Stuart Walker

Also present: Yvonne Constance

PI.113 Chairman's announcements

The chairman welcomed everyone to the meeting, outlined the procedure to be followed and advised on emergency evacuation arrangements.

PI.114 Apologies for absence

Councillors St.John Dickson, Chris McCarthy and Ben Mabbett tendered their apologies. Councillors Monica Lovatt and Chris Palmer acted as substitutes.

PI.115 Minutes

RESOLVED: to approve the minutes of the meetings held on 13 and 15 November 2017 as correct records were signed by the Chairman as such.

PI.116 Declarations of interest

There were no declarations of interest.

PI.117 Urgent business

The Development Manager advised committee that application P17/V2898/FUL – land North of Mably Way, Grove, had been deferred from committee proceedings to allow for an amended plan to be submitted and consulted on prior to the committee considering it.

PI.118 Public participation

The list showing members of the public who had registered to speak was tabled at the meeting.

PI.119 P17/V0569/FUL - Land to the south of Challow Road and north of Naldertown, Wantage

Jenny Hannaby stepped down from the committee and took no part in the debate or voting for this item.

The committee considered application P17/V0569/FUL to demolish the residential properties known as Aberclare and Cedarholme and the St John's Ambulance hall and to construct 31 dwellings with parking and amenity space with vehicular access from Naldertown on land to the south of Challow Road and north of Naldertown, Wantage.

Consultations, representations, policy and guidance and the site's planning history were detailed in the officer's report which formed part of the agenda pack for this meeting.

Julia Reynolds, a representative of Wantage Town Council, spoke objecting to the application.

Julie Maberley, a representative of WaGCG, spoke objecting to the application.

Chris Brotherton, the applicant, spoke in support of the application.

Jenny Hannaby, one of the local ward councillors, spoke objecting to the application.

In response to questions raised by the committee, the officers reported that:

- The County Council Highways Officer does not agree that the development would cause significant harm in relation to parking or highway safety.
- An extra condition can be included for the applicant to submit full details of parking provision for approval, exploring if additional visitor parking is able to be positioned around the public open space area.
- The landscaping condition (9) can be amended for the scheme to be based on the plan schedule submitted in the application plans.
- This application is a new full application to be determined on its merits, however the extant outline planning permission for this site is a material consideration.

A motion, moved and seconded, to authorise the head of planning to approve the application with amended landscape condition and extra parking and hours of construction conditions, was declared carried on being put to the vote.

RESOLVED: to authorise the head of planning to grant planning permission for application P17/V0569/FUL, subject to the following:

- I. A Section 106 legal agreement being entered into in order to secure financial contributions towards local and on-site infrastructure and to secure affordable housing; and
- II. The following conditions (or provision in S106 as appropriate):
 1. Commencement within three years.

2. Approved plans list.
3. Details of vehicular accesses including visibility splays.
4. Construction traffic management plan.
5. Method statement for biodiversity enhancements.
6. Archaeology – written scheme of investigation.
7. Details of materials.
8. Details of boundary treatments.
9. Landscaping scheme to be based on submitted application plans.
10. Tree and hedge protection plan.
11. Sustainable surface water drainage details.
12. On-site foul water drainage details.
13. Details of cycle parking.
14. Travel information packs to be provided.
15. Turning details to be provided.
16. Roads to each dwelling to be completed before occupation.
17. Bin storage in accordance with submitted plan.
18. Landscaping scheme – implementation.
19. Archaeology – watching brief and report.
20. No surface water discharge to highway.
21. Garage accommodation to be retained for parking purposes only.
22. Parking details to be submitted and approved pre-commencement.
23. Hours of construction.

PI.120 P16/V3227/FUL - Seacourt Tower Retail Park, West Way, Oxford

The committee considered application P16/V3227/FUL to vary Condition 2 to be amended as per submitted plans and Condition 14 to allow the sale of convenience items from combined units 5 – 7 for permission P16/V2458/FUL at Seacourt Tower Retail Park, West Way, Oxford.

Consultations, representations, policy and guidance and the site's planning history were detailed in the officer's report which formed part of the agenda pack for this meeting.

Andrew Pritchard, a representative of North Hinksey Parish Council, spoke objecting to the application.

James Williamson, a representative of the Botley Development Company, spoke objecting to the application.

Eric Hall, the applicant's agent, spoke in support of the application.

In response to questions raised by the committee, the officers reported that:

- The sequential test has been arrived at from the point of the town centre being the first principle and therefore the preference for the type of unit under consideration. However, if there is no available space in the town centre, this kind of application for edge of centre / out of centre passes the test and is therefore before committee for decision. For West Way, Botley to accommodate this type of unit, a fresh planning application would need to be submitted and therefore could not be considered to be available.
- The particular operator for the site is not a material consideration, just the type of use.

- Officers took independent retail advice to come to their decision.

A motion, moved and seconded, to approve the application was declared carried on being put to the vote.

RESOLVED: to grant planning permission for application P16/V3227/FUL, subject to the following:

- I. The completion of a S106 agreement / unilateral undertaking for financial contributions for traffic signage and travel plan monitoring; and
- II. The planning conditions which are still relevant, listed below:
 1. Commencement no later than 28 October 2018.
 2. Approved plans.
 3. Materials in accordance with approved details.
 4. Cumulative floor space shall not exceed 7153 sq. m.
 5. No open storage.
 6. Landscaping scheme (submission).
 7. Landscaping scheme (implementation).
 8. Framework travel plan to be submitted prior to occupation.
 9. Vehicle access / egress in accordance with approved layout plan.
 10. Parking areas in accordance with approved layout plan.
 11. Cycle parking in accordance with approved plans.
 12. Lighting details to be submitted.
 13. Development to accord with approved flood risk assessment and drainage strategy.
 14. Retail use restriction.
 15. Land contamination assessment.
 16. Land contamination verification report.
 17. Land contamination remediation strategy.
 18. Arboricultural method statement / tree protection plan.

PI.121 P17/V2268/FUL - Land at Fallowfields Hotel. Faringdon Road. Southmoor. Abingdon

The committee considered application P17/V2268/FUL to demolish the former Fallowfields Hotel and all ancillary buildings and to erect 31 residential dwellings and all associated infrastructure on Faringdon Road. Southmoor, Abingdon.

Consultations, representations, policy and guidance and the site's planning history were detailed in the officer's report which formed part of the agenda pack for this meeting.

Officer update: Condition 15 will be amended to the following: 'bin storage and collection details to be submitted and approved' and Condition 9 will be amended to ensure that landscaping and boundary treatment details are to be submitted and approved.

Brian Forster, a representative of Kingston Bagpuize with Southmoor Parish Council, spoke objecting to the application.

Andy James, a local resident, spoke objecting to the application.

Mark Gay, the applicant's agent, spoke in support of the application.

In response to questions raised by the committee, the officers reported that:

- The tree protection condition can be amended to ensure hand-digging for the construction phase.
- A materials condition can be included for the Design Officer to approve.
- If no affordable housing registered provider comes forward, the proposal would need to be reconsidered.

A motion, moved and seconded, to approve the application with extra conditions in relation to materials, landscaping and tree protection and an amendment to the bin storage condition, was declared carried on being put to the vote.

RESOLVED: to grant planning permission for application P17/V2268/FUL, subject to the following:

- I. A section 106 legal agreement being entered into with the district council to secure financial contributions towards infrastructure improvements, to secure 7 affordable dwellings and a financial contribution for a part affordable dwelling uplift, and for the open spaces to be controlled by a management company; and
- II. Conditions as summarised below:
 1. Development to commence within three years.
 2. Approved plans.
 3. Tree protection – to include hand digging during the construction phase. Details to be submitted.
 4. Surface water drainage scheme to be agreed and implemented.
 5. Construction management plan.
 6. Slab levels to be agreed.
 7. Garage details.
 8. Bat licence to be obtained.
 9. Boundary treatments plan including specifying the retained height of the hedge fronting Faringdon Road.
 10. Bat mitigation.
 11. Access road provision.
 12. Footway provision on Faringdon Road.
 13. Sight lines.
 14. Parking provision.
 15. Bin storage and collection details to be submitted and approved.
 16. Removal of permitted development rights – plots 23-25 – roof alterations.
 17. Details of materials to be submitted and approved.

PI.122 P17/V2898/FUL - Land North of Mably Way, Grove

This application had been withdrawn from the committee agenda to allow for an amended plan to be submitted and consulted on.

PI.123 P17/V2565/HH - 6 Springfield Drive, Abingdon

Monica Lovatt and Chris Palmer stepped down from the committee and took no part in the debate or voting for this item.

The committee considered application P17/V2565/HH for a two-storey extension and internal remodelling of the existing layout at 6 Springfield Drive, Abingdon.

Consultations, representations, policy and guidance and the site's planning history were detailed in the officer's report which formed part of the agenda pack for this meeting.

A motion, moved and seconded, to approve the application was declared carried on being put to the vote.

RESOLVED: to grant planning permission for application P17/V2565/HH, subject to the following conditions:

1. Commencement within three years.
2. Development completed in accordance with approved plans.
3. Materials in accordance with application.
4. Access (details to be submitted and approved).
5. Car parking spaces (details to be submitted and approved).

PI.124 P17/V2884/FUL - Land at Park Farm, East Challow

The committee considered application P17/V2884/FUL to vary Condition 9,10,11 and 15 and to remove Condition 8 of planning permission P16/V0652/O on land at Park Farm, East Challow.

Consultations, representations, policy and guidance and the site's planning history were detailed in the officer's report which formed part of the agenda pack for this meeting.

Officer update: Condition 9 concerning an archaeological written scheme of investigation will be cross-referenced back to Condition 8.

Ruth Vigor-Molyneaux, a representative of East Challow Parish Council, spoke objecting to the application.

Liz Gillott, a local resident, spoke objecting to the application.

Robert Linnell, the applicant's agent, spoke in support of the application.

Yvonne Constance, the local ward councillor, spoke objecting to the application.

The committee were not satisfied that enough information had been provided regarding the traffic impact of the proposed application. They also requested that a Highways Officer be present to take their questions concerning the traffic impact.

A motion, moved and seconded, to defer the application was declared carried on being put to the vote.

RESOLVED: to defer application P17/V2884/FUL for a more up-to-date traffic survey to be undertaken, to include queuing and speeding analysis; junction modelling; and an audit of pedestrian crossing.

The meeting closed at 9.05 pm

Chairman

Date

APPLICATION NO.	P17/V2898/FUL
SITE	Land North of Mably Way, Grove
PARISH	Grove
PROPOSAL	Formation of a new road junction and access road into land north of Mably Way, Grove (as amended by red line site boundary plan received on 4 December 2017).
WARD MEMBER(S)	Jenny Hannaby Julia Reynolds
APPLICANT OFFICER	Vale of White Horse District Council Holly Bates

RECOMMENDATION

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

Standard

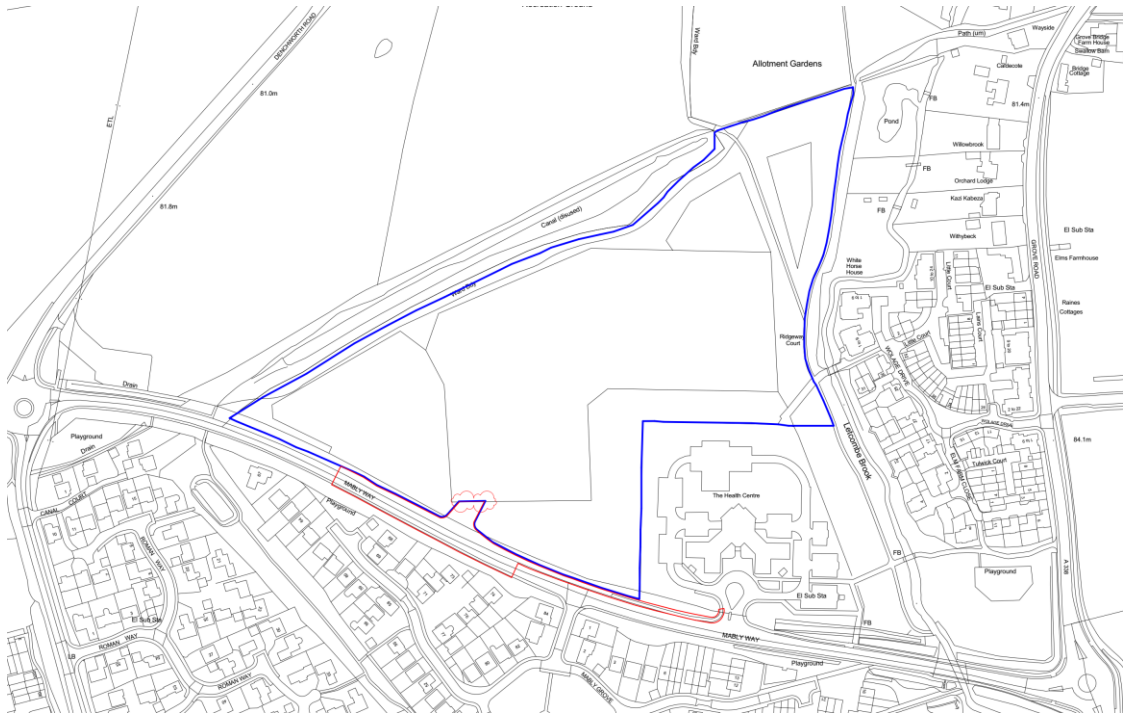
1. Commencement within three years.
2. Approved plans list.

Pre-commencement.

3. Natural England license required.
4. Full details of access junction specification to be submitted.
5. Full details of new footpaths and cycle paths to be submitted.
6. Tree protection plan to be submitted.
7. Replacement planting scheme to be submitted.

1.0 INTRODUCTION AND PROPOSAL

- 1.1 This application comes to planning committee as the applicant is the Vale of White Horse District Council and objections have been received.
- 1.2 The application seeks planning permission for the formation of a new road junction and access road into a piece of land to the north of Mably Way (A417) in Grove. The junction and access road would be approximately 100 metres west of the access junction to Mably Grove on the opposite side of the road. A site location plan is included overleaf:



1.3 The land to the north of Mably Way, which the access junction would serve, is proposed to be the location of a new leisure centre. The leisure centre is not part of this application.

1.4 The reason for submitting an application for the junction and access road in advance of one for the leisure centre is to allow the capture and relocation of protected wildlife anticipated to be present, within the annual time period permitted for such relocations by separate legislation. A separate application for the leisure centre is planned to be submitted following this application, subject to its outcome.

1.5 An amended site location plan was submitted in December 2017. It increases the red line area very marginally within the site (within the blue line area) to align with the requirements to seek a European Protected Species License from Natural England. A full re-consultation has been carried out on the amended plan.

1.6 Extracts from the application plans are **attached** at Appendix one.

2.0 **SUMMARY OF CONSULTATIONS & REPRESENTATIONS**

2.1 A summary of the responses received to the proposal, and to the re-consultation carried out on the amended site location plan, is below. A full copy of all the comments made can be seen online at www.whitehorsedc.gov.uk

2.2

Consultee	Response
Grove Parish Council	<p>Objects.</p> <p>Footpath needs to be extended to the end of the road where the aeroplane is. The junction needs to have a left in, left out policy. The Crab Hill development will add additional traffic to this road.</p> <p>No response has been received to the re-consultation at the time of writing the report.</p>
Wantage Town Council	<p>Although we do not object to an additional access in this location, we have concerns about certain aspects of the scheme. We consider that the footpath to the west of the access should be extended along all of this stretch of road to meet with the existing pathway near to the Denchworth Road roundabout. With the increased volume of traffic on this road and the number of access points, we consider the access should be a left turn in and left turn out only. We also consider there is scope for an additional traffic light crossing point to the west of the access for safer pedestrian movement at this end of Mably Way, to link in with the Old Canal route footpath.</p> <p>No response has been received to the re-consultation at the time of writing the report.</p>
Countryside Officer Vale	<p>No objections to amendment, subject to condition:</p> <ul style="list-style-type: none"> • Natural England license
Oxfordshire County Council Highway Authority	<p>No objections to amendment, subject to conditions:</p> <ul style="list-style-type: none"> • Details vehicular access including visibility splays; • Details of new shared footway/cycleway.
Contaminated Land Officer Vale	<p>No objections.</p> <p>No response has been received to the re-consultation at the time of writing the report.</p>
Environmental Protection Team Vale	<p>No objections to amendment.</p>
Forestry Officer Vale	<p>No objections subject to conditions;</p> <ul style="list-style-type: none"> • Tree protection plan; • Replacement landscaping/planting <p>No response has been received to the re-consultation at the time of writing the report.</p>
Neighbour objections (5)	<p>4 objections from 3 properties have been received from neighbouring properties. The concerns can be summarised as:</p>

	<ul style="list-style-type: none"> • Increase in traffic; • Impact on safety of pedestrians and cyclists; • Speed and traffic control measures are required e.g. traffic lights, hatched boxes, a speed camera etc. • Detrimental impact on amenity; • Increase in noise disturbance; • Increase in light pollution; • An application for the whole scheme should be submitted; • Loss of the site as open space for local use; • Alternative access and site should be considered; • Lack of consultation. <p>One additional objection from an additional property has been received to the re-consultation on the amended plan, raising the following concerns:</p> <ul style="list-style-type: none"> • The area of land was set aside by the Vale as public open space; • The volume of traffic on the road is already excessive; • The noise from the traffic is unbearable; • Report contains no traffic calming measures which are required; • Unsafe for pedestrians to cross road; • Wildlife seems to be more important; • Need for leisure facilities debatable as existing facilities are underused.
<p>Wantage and Grove Campaign Group</p>	<p>Object.</p> <ul style="list-style-type: none"> • New footpath/cycleway should connect to the footpath to the west of the site, along the north side of Mably Way. • Separate footpath and cycleways are required in line with OCC standards;

3.0 **RELEVANT PLANNING HISTORY**

3.1 [P99/V1437/O](#) - Withdrawn (13/04/2000)
Erection of a Health Centre

[P99/V1061/COU](#) – Withdrawn (25/08/1999)
Change of use of land from agriculture to use of land as Health Centre

3.2 **Pre-application History**

P17/V2366/PEJ – Land North of Mably Way

A current pre-application enquiry has been lodged with regards to the proposed leisure centre. No formal response has yet been provided.

3.3 **Screening Opinion requests**

P17/V3091/SCR – EIA not required on 16th November 2017

A request for a Screening Opinion on behalf of Vale of White Horse District Council, in accordance with Regulation 7 of the Town and Country Planning (Environmental Impact Assessment) Regulations 2017; in relation to the a proposed leisure centre.

4.0 **ENVIRONMENTAL IMPACT ASSESSMENT**

4.1 The proposed leisure centre including access point has been screened as per the above and it is assessed that an Environmental Statement is not required.

5.0 **MAIN ISSUES**

5.1 The main planning considerations for this application are:

- Traffic and highways safety;
- Ecology;
- Residential amenity;
- Character and appearance.

5.2 **Introduction**

This application seeks planning permission for the installation of a road junction and access road only. It does not seek planning permission for the erection of the leisure centre.

5.3 The proposed junction and access road is proposed to serve a leisure centre and as such the assessment will be whether the junction and access would be safe and convenient in highway terms for this proposed use. Material considerations in relation to the site constraints are also relevant; for example ecology and residential amenity.

5.4 While the leisure centre is not being considered in this application, the access has been designed in the context of its intended future use. The facilitation of a new local community facility by the provision of the access is therefore attributed moderate weight in the assessment process.

5.5 The reason for submitting an application for the junction in advance of one for the leisure centre is to allow the capture and relocation of protected wildlife anticipated to be present, within the annual time period permitted for such relocations by separate legislation.

5.6 This application does not prejudice any potential future application for the leisure centre itself, which would be assessed on its own merits and fully considered against all relevant local and national planning policies at the time of submission.

5.7 **Traffic and highway safety**

The application is supported by a transport assessment (TA) and a travel plan. Oxfordshire County Council as highways authority have been consulted on the application and they raise no objections subject to conditions.

5.8 **Junction arrangement and design**

The proposed junction would be a give-way arrangement with one exit lane and one approach lane. Local widening of Mably Way is also proposed to provide a lane for right turning traffic without obstructing traffic movements and to provide two pedestrian refuge islands and new or improved footpath/cycleways to access them. The widening would be within the highway boundary. One of the footways would extend the current pavement that leads to the medical centre to the east.

5.9 An additional footway has been requested by the County Highways Engineer extending from the site westwards towards the Denchworth Road roundabout. This has also been requested by both Grove Parish and Wantage Town Councils. Officers support this request as being reasonable and necessary to ensure good connectivity of a future potential leisure centre to the surrounding area and in providing safe and convenience access for pedestrians and cyclists. Officers therefore recommend a condition to secure this.

5.10 The location of the access road and junction has been carefully considered in highway safety terms in relation to its position relative to other junctions, as well as considering the ecology constraints present on the site. The County Highway Engineer has visited the site and has confirmed measurements would meet standards.

5.11 The access road and junction have been designed to be able to accommodate the manoeuvres of all vehicles likely to need access, including for example a standard refuse collection vehicle and coaches.

5.12 Comments from the Parish Council, Town Council and local residents about the proposed access are acknowledged and have been fully considered and safety of all road users including pedestrians and cyclists is of paramount importance. The County Highways Engineer has thoroughly assessed the proposed junction and considers that it would be safe for its proposed use.

5.13 **Traffic generation**

The County Highways Engineer has reviewed the methodology for assessing trip generation for the site and considers it reasonable for the site proposal. The traffic data collected within the vicinity of the site and study area with the TA are also acceptable. However, the exact trip rates and further detailed information would be assessed under any future subsequent application for a leisure centre as the detailed proposals would be known at that stage.

5.14 **Parking**

As this application is not assessing a proposed leisure centre, parking provision is not a consideration for this application. Any subsequent application for a leisure centre, which would include full details of the building and layout, would

have to include the specific number of parking spaces proposed within the site and would have to be sufficient to meet its demand. Initial illustrative indications within this application are that approximately 250 parking spaces will be provided. Disabled parking and coach parking will also need to be provided, as well as sufficient cycle parking provision.

5.15 Proximity to public transport

The junction is in close proximity to existing bus stops along Mably Way (approximately 200m away) and are well serviced. Additional stops are located further away (approximately 500m) on Grove Road. These are acceptable walking distances, according the Institution of Highways Transportation guidelines for providing journeys on foot (2000).

5.16 A travel plan has also been submitted with the application to identify a number of actions to reduce the reliance of car use. The County Highways Engineer has reviewed this and considers that a number of amendments are required to this document. As this application is assessing technical aspects only, it is not a reason for refusing this application. The required amendments will need to be included in any subsequent application for a leisure centre.

5.17 Traffic and highway safety conclusion

In conclusion, the proposed access road and junction are considered to be safe and convenient in terms of highway safety taking into account the proposed end use. The local highways authority have raised no objections to the proposed access, subject to conditions. The amendment to the site location plan would not affect the highway safety of the proposal. The proposal is therefore considered to comply with saved Policy DC5 of the adopted Local Plan 2011 and the National Planning Policy Framework.

5.18 Ecology

The location of the junction and access way has been carefully chosen considering the ecological constraints present on the site. The application is supported by an ecological appraisal.

5.19 The council's countryside officer has raised no objections to the application, subject to conditions.

5.20 The section of the former Wilts and Berks canal on the site boundary supports a medium population of great crested newts (GCN). The ecological appraisal submitted contains details of the surveys and general mitigation recommendations designed to ensure that the GCN population is fully protected from harm during construction. The proposals would also ensure that the suitable terrestrial habitats are retained across the site to maintain the long term health of the GCN.

5.21 The countryside officer therefore accepts this approach and recommends that a condition is imposed for the developer to obtain a European Protected Species License in order to legally commence the works. Officers support this condition and it is recommended as above.

- 5.22 The amended red line site location plan has been submitted to address the requirement to seek to obtain the above license from Natural England. The proposal is therefore considered to comply with CP46 of the adopted Local Plan 2031 Part 1 and the National Planning Policy Framework.
- 5.23 **Residential amenity**
This application is assessing the junction and access road only. The concerns raised by residents regarding additional road noise and disturbance from the proposal are acknowledged and have been carefully considered.
- 5.24 The closest neighbouring dwellings are those to the south of the site, in Mably Grove, approximately 9m-10m away from the area on Mably Way where the junction would go. These properties back onto the road, or are side facing and have boundary treatments, trees and landscaping as a buffer to Mably Way.
- 5.25 This application is assessing the location and design of the access road and junction only. The access and junction itself would not give rise to any significant or unreasonable impacts on noise or disturbance and would not justify refusal of the application. OCC as highways authority have raised no objections to the proposal subject to conditions.
- 5.26 The environmental protection team have been consulted on this application and have raised no objections to the proposal with regards to noise.
- 5.27 Any subsequent future application for a leisure centre would be assessed on its merits and a full assessment of any noise implications would be undertaken as the detailed proposals would be known at that stage.
- 5.28 Therefore, Officers do not consider that the proposed access road and junction, as amended by the revised site location plan, would have a materially harmful effect on the amenities of any neighbouring properties. The proposal complies with saved policy DC9 of the adopted Local Plan 2011 and the National Planning Policy Framework.
- 5.29 **Character and appearance**
The proposal is for an access road and junction only. Officers do not consider that it will have a significant effect on the character and appearance of Mably Way, a periphery road which already has accesses serving residential development to the south and the Health Centre to the north.
- 5.30 Some existing planting will have to be removed in order to make way for the access road and junction. This will have limited localised harm on the character and appearance of this section of the road, but mitigation can be provided in terms of replacement planting and a tree protection plan to ensure protection of the important trees on the site.
- 5.31 Any subsequent future application for a leisure centre would need to include detailed landscape proposals.

- 5.32 Officers do not consider that the proposal for the access road and junction would have a harmful effect on the character and appearance of the area of the openness of the area in terms of its wider impacts being located between Wantage and Grove.
- 5.33 Therefore, Officers do not consider that the proposed access road and junction, as amended by the revised site location plan, would have a materially harmful effect on the character and appearance of the area. The proposal complies with policies CP37 and CP44 of the adopted Local Plan 2031 Part 1, saved policies DC6, NE9, NE10 and L2 of the adopted Local Plan 2011 and the National Planning Policy Framework.
- 5.34 **Consultation and procedure**
Officers note that concern has been raised from a resident regarding the consultation process and procedure for assessing the application.
- 5.35 The Development Management Procedure Order 2015 (DMPO) as amended provides the legislation for consultation on planning applications. It states that adjoining neighbouring properties must be consulted on planning applications of this type (classified as a 'minor' application based on its nature and size).
- 5.36 Given the site's location and context, there are no directly adjoining neighbouring properties to the site for the access road and junction. As explained above, the closest neighbouring properties are on the other side of the road, Mably Way, to the south.
- 5.37 However, Officers have included additional consultation over and above the requirements of the DMPO by consulting and inviting comment from all properties adjacent to Mably Way, in Mably Grove, along the length of the proposed access.
- 5.38 A further consultation was also undertaken on the amended site location plan as submitted.
- 5.39 Outside of the planning process, Officers understand that public consultation has been undertaken to canvas views of local residents including holding public exhibitions.
- 5.40 In terms of process, the application is presented to planning committee for a decision in accordance with the council's adopted scheme of delegation so that a decision can be made in a public forum by planning committee members.

6.0 CONCLUSION

- 6.1 The application has been assessed on its merits, against the requirements of the adopted Local Plan 2031 Part 1, saved policies of the adopted Local Plan 2011 and the National Planning Policy Framework.
- 6.2 The proposal would facilitate the future proposal of a new leisure centre which would bring economic and social benefits. A moderate degree of weight is attached to this, as this application is for the access junction only.

- 6.3 In terms of the environmental aspect, protected species on the site will be protected from harm. Replacement planting and a tree protection plan would mitigate the limited localised loss of some planting to form the access. The access and junction itself would not give rise to any significant or unreasonable impacts on noise or disturbance and would not justify refusal of the application. There are no technical objections to the application.
- 6.4 Oxfordshire County Council as highways authority have confirmed that the proposal would be safe. As such Officers consider it to be acceptable in terms of highway safety, including pedestrians and cyclists, and attach significant weight to this.
- 6.5 Therefore, overall and in the planning balance, the benefits of the proposal are considered to outweigh the limited harm that has been identified. It complies with local and national planning policy. As such, the application is recommended for approval.

The following planning policies have been taken into account:

Adopted Vale of White Horse Local Plan 2031 Part 1

- CP32 – Retail development and other Main Town Centre Uses
- CP33 – Promoting Sustainable Transport and Accessibility
- CP35 – Promoting Public Transport, Cycling and Walking
- CP37 – Design and Local Distinctiveness
- CP44 – Landscape
- CP46 – Conservation and Improvement of Biodiversity

Saved Policies of the adopted Vale of White Horse Local Plan 2011

- DC5 – Access
- DC6 – Landscaping
- DC9 – The impact of development on neighbouring uses
- DC10 – The effect of neighbouring or previous uses on new development
- NE9 – Lowland Vale
- NE10 – Urban Fringes and countryside gaps
- L2 – Urban open space and green corridors
- L6 – Major leisure and entertainment facilities

Emerging Vale of White Horse Local Plan 2031 Part 2

A publication draft of this Local Plan has been produced and is presently subject to consultation (the consultation period expired on 22 November). Following consultation it is intended to submit the Local Plan 2031 Part 2 for Examination. Its policies currently hold limited weight but those relevant to this application are considered to be:

- DP16 – Access
- DP17 – Transport Assessments and Travel Plans
- DP23 – Impact of Development on Amenity
- DP24 – Effect of Neighbouring or Previous Uses on New Developments

DP25 – Noise pollution
DP27 – Land Affected by Contamination
DP29 – Settlement Character and Gaps
DP34 – Leisure and Sports Facilities

Neighbourhood Plan

Wantage Town Council are working on a neighbourhood plan. In 2016, the independent examiner inspecting the Wantage Neighbourhood Plan recommended that the plan shouldn't proceed to a referendum. A revised neighbourhood plan has yet to be submitted. Accordingly at this time, no weight can be given to this plan.

Vale of White Horse Design Guide 2015 SPD

National Planning Policy Framework

National Planning Practice Guidance

Other relevant legislation:

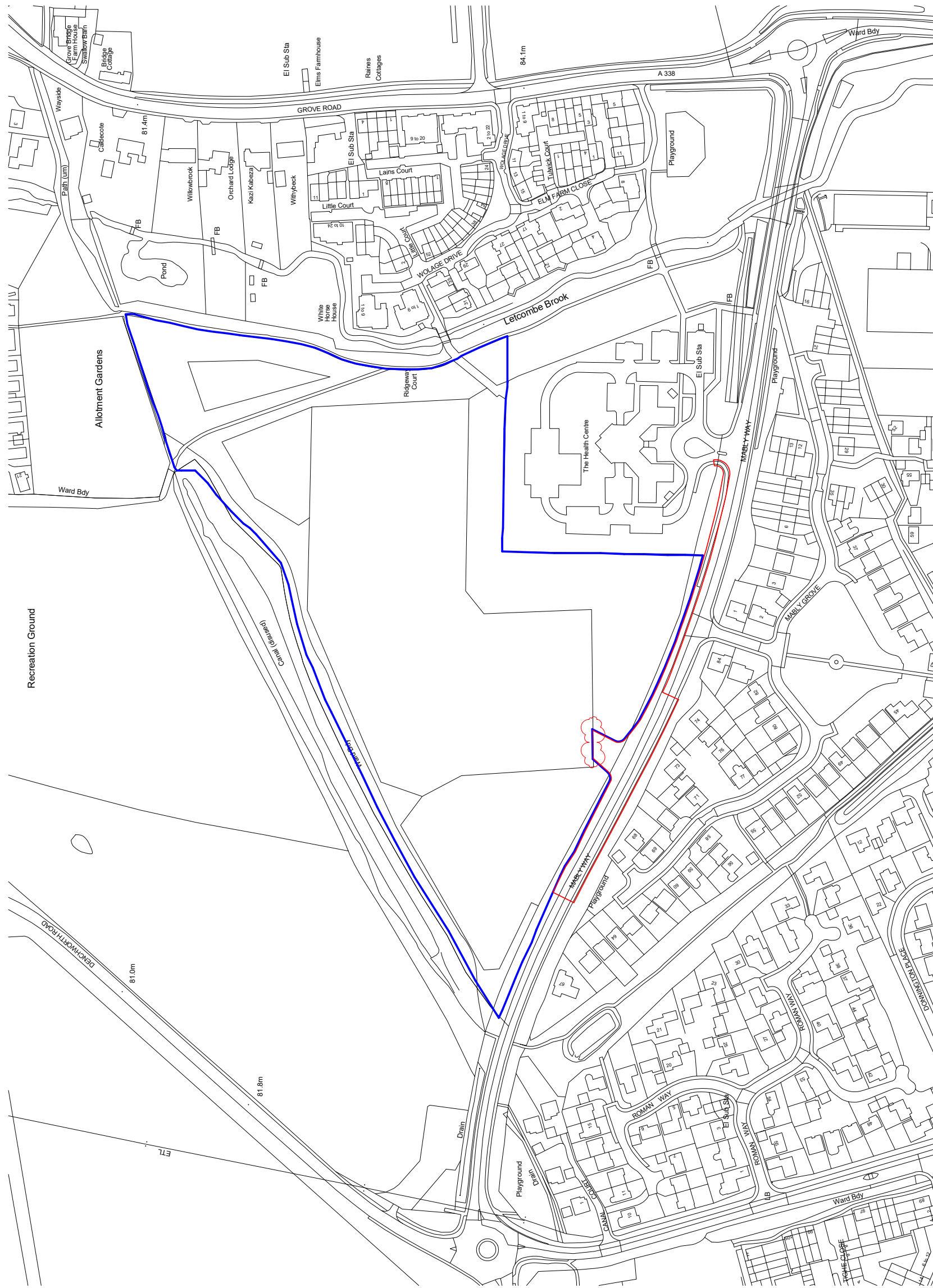
- Section 149 of the Equality Act 2010
- Provisions of the Human Rights Act 1998
- The Conservation of Habitats and Species Regulations 2010
- Section 85 of the Countryside and Rights of Way Act 2000

Author: Holly Bates, Major Applications Officer
Contact No: 01235 422600
Email: planning@whitehorse.gov.uk

This page is intentionally left blank

P17/V2898/FUL - Appendix 1 - 1of3

- Note**
1. All dimensions to be verified on site by GENERAL CONTRACTOR and any work or setting out or preparing shop drawings.
 2. Drawings not to be scaled. Work to figure dimensions only.
 3. © copyright SAUNDERS BOSTON LIMITED. All rights reserved. This drawing remains the property of SAUNDERS BOSTON LIMITED. It is not to be reproduced, stored in a retrieval system or used in any way without the prior written consent.
 4. This drawing and related specifications are for use only in the stated location.
 5. This drawing is to be read in conjunction with all other Consultants drawings and specifications.
 6. Drainage has not been surveyed and all pipe locations and below ground drainage runs are indicative.



C	Minor amendment to revise as noted	01/12/17	FWG	CW
B	Dimensions added to site boundary plan	10/11/17	JAP	JAP
A	Updated location plan	08/10/17	JAP	JAP
Rev	Revision	Drawn	Chk	App

RIBA WORKSTAGE 2

Saunders Boston ARCHITECTS
 Ensam Gate House, 19 Newmarket Road, Cambridge CB5 8BA
 01223 327311 E: info@saundersboston.co.uk

Client: Vale of White Horse District Council

Site: New Leisure Centre

Drawing: Location Plan (Red Line Boundary)

Scales: 1 : 1250 @ A1 Date: 10/11/17

SBA Project Code: Drawing Status Code: Revision

1569

1569

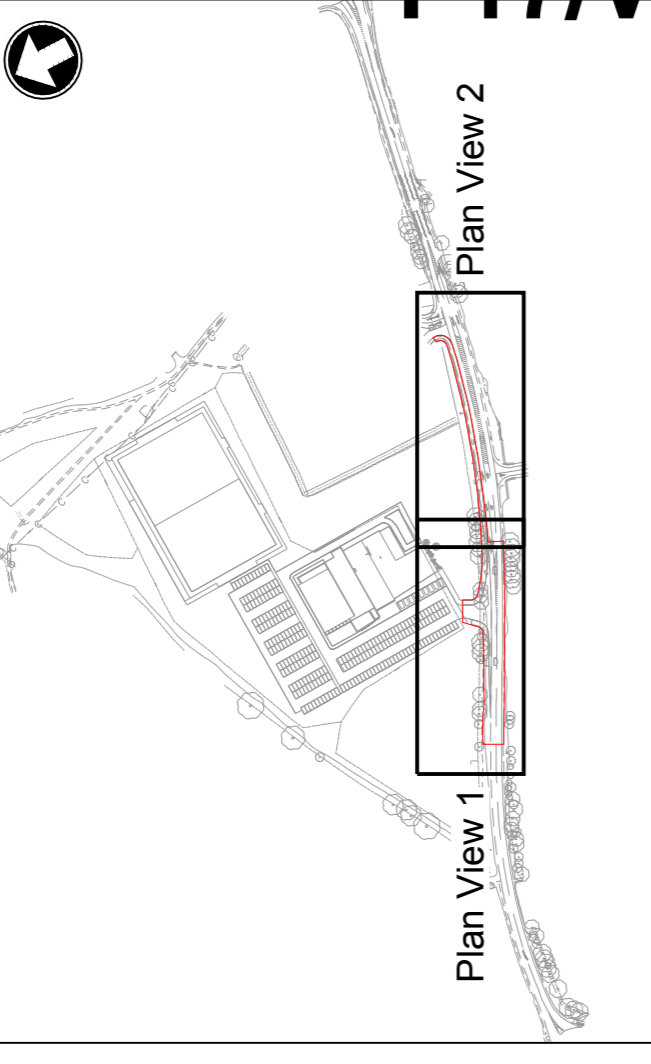
originator zone level type rate number
 -SBA-XX-XX-DR-A-509

Notes

1. Do not scale from this drawing.
2. All dimensions are in metres, unless noted otherwise.
3. Highway layout onto Mably Road indicative only and subject to initial meeting with Oxfordshire County Council
4. Layout prepared in 2D only and subject to 3D levels design for cut and fill requirements
5. All site clearance works subject to detailed tree and ecology assessment

- Key to symbols**
- Proposed Footway / Cycleway
 - Proposed Carriageway
 - Proposed Extent of Junction Planning Application Works
 - Proposed Development Boundary
 - Existing Indicative OCC Existing Highway Boundary (Based on OCC Records)

Location Plan

Reference drawings

Rev	Date	Drawn	DF	Preliminary Issue	OD	SB	Ch'kd / App'd
P1	06.10.17						

M MOTT MACDONALD

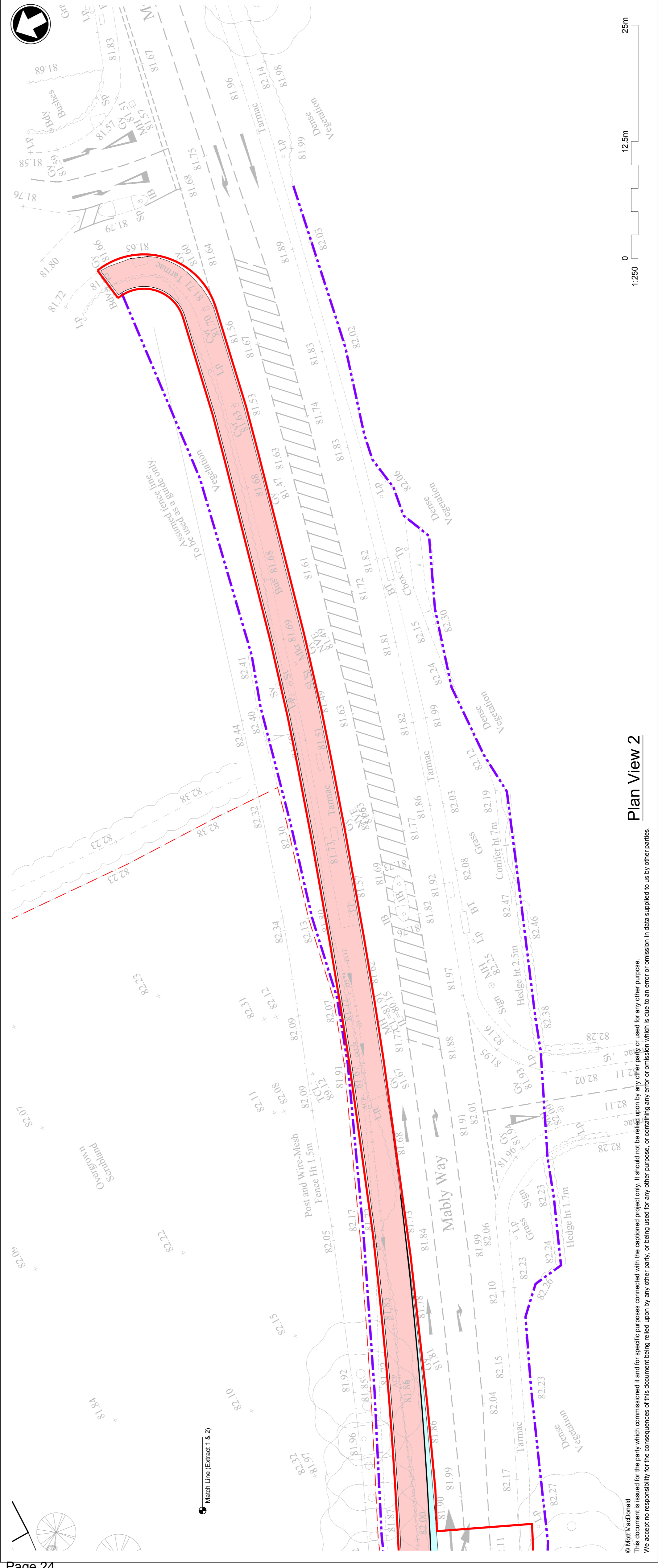
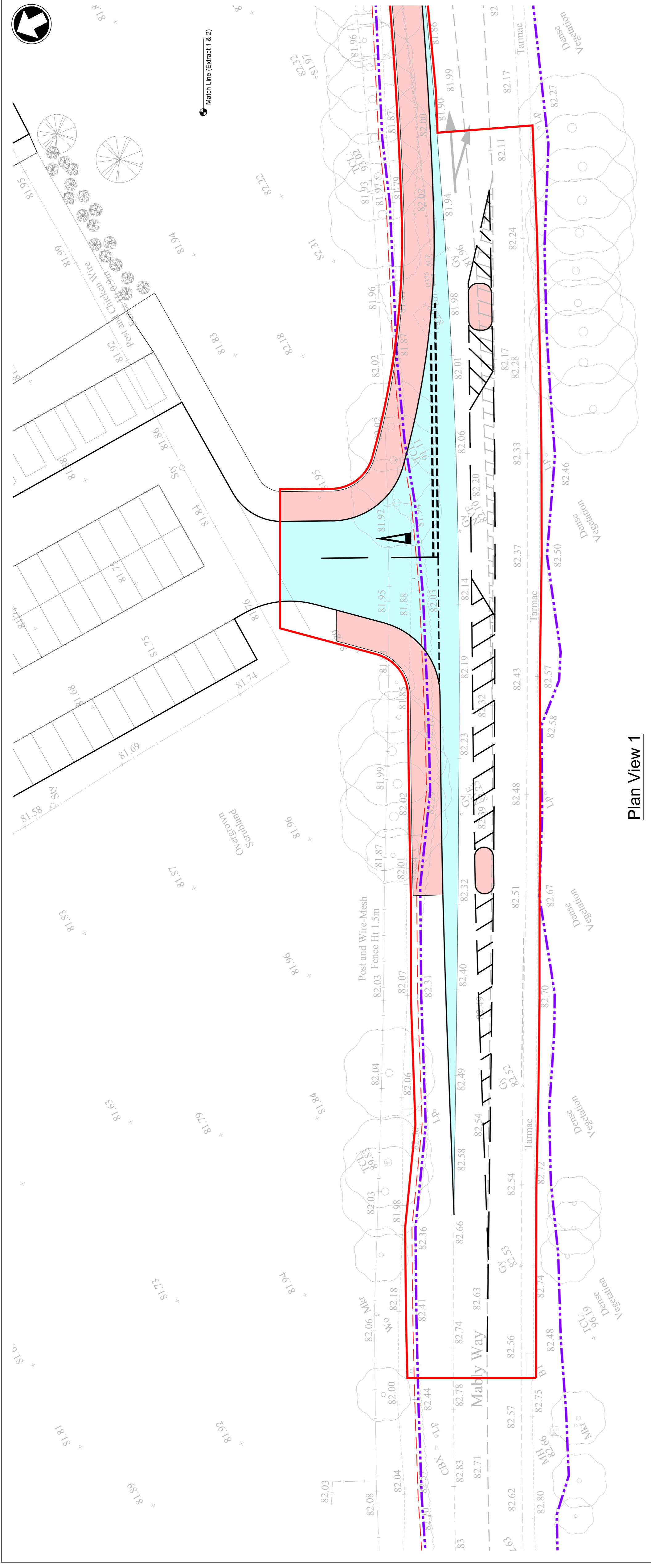
Mott MacDonald House
8-10 Sydenham Road
Croydon, CR0 2EE
United Kingdom
T +44 (0)20 8774 2000
F +44 (0)20 8681 5708
W mottmac.com

Client
Vale of the White Horse

Title
**New Leisure Centre, Wantage & Grove
Pavement Construction & Highway
Layout
General Arrangement**

Designed	T Gould	TG	Eng check	O Daffarn	OD
Drawn	D Freeman	DF	Coordination	O Daffarn	OD
Dwg check	L Russell	LR	Approved	S Buckley	SB
Scale of A1	Status	PRE	Rev	P1	Security
1:250					STD

Drawing Number
380977-MMD-XX-00-DR-C-0500



© Mott MacDonald
This document is issued for the party which commissioned it and for specific purposes connected with the captioned project only. It should not be relied upon by any other party or used for any other purpose. We accept no responsibility for the consequences of this document being relied upon by any other party, or being used for any other purpose, or containing any error or omission which is due to an error or omission in data supplied to us by other parties.

Notes

- Do not scale from this drawing.
- All dimensions are in metres, unless noted otherwise.
- Highway layout onto Mably Road indicative only and subject to initial meeting with Oxfordshire County Council.
- Final design to be submitted and subject to 3D levels design for cut and fill requirements
- DRAWING MUST BE READ IN COLOUR.**

Key to symbols

- Proposed Footway / Cycleway
- Proposed Carriageway
- Proposed Extent of Junction Planning Application Works

Vehicle Tracking - Key to Symbols

- Pink shade & symbol denote reverse direction
- Blue shade & symbol denote forward direction
- Vehicle Body
- Dashed red lines denote wheel / track paths
- Solid blue lines denote chassis paths
- Grey dashed lines denote wing mirror & load overhang paths

Vehicle Tracking - Vehicle Details

Single Deck Bus

- Overall Length: 11.980m
- Overall Width: 2.440m
- Overall Height: 3.751m
- Min Body Ground Clearance: 0.306m
- Track Width: 2.022m
- Lock to Lock Time: 6.00s
- Kent to Kent Turning Radius: 10.389m

Large Refuse Vehicle (4 Axle)

- Overall Length: 11.547m
- Overall Width: 2.500m
- Overall Height: 3.751m
- Min Body Ground Clearance: 0.306m
- Track Width: 2.022m
- Lock to Lock Time: 6.00s
- Wall to Wall Turning Radius: 11.530m

Vehicle Tracking - Notes

A. This drawing shows the tracking of a vehicle only and must not be read as a design drawing.

Location Plan

Plan View 1 to 6

Rev	Date	DF	Drawn	Description	OD	SB	Ch'kd / App'd
P1	06.10.17			Preliminary Issue			

MOTT MACDONALD

Mott MacDonald House
8-10 Sydenham Road
Croydon, CR0 2EE
United Kingdom
T +44 (0)20 8774 2000
F +44 (0)20 8681 5708
W mottmac.com

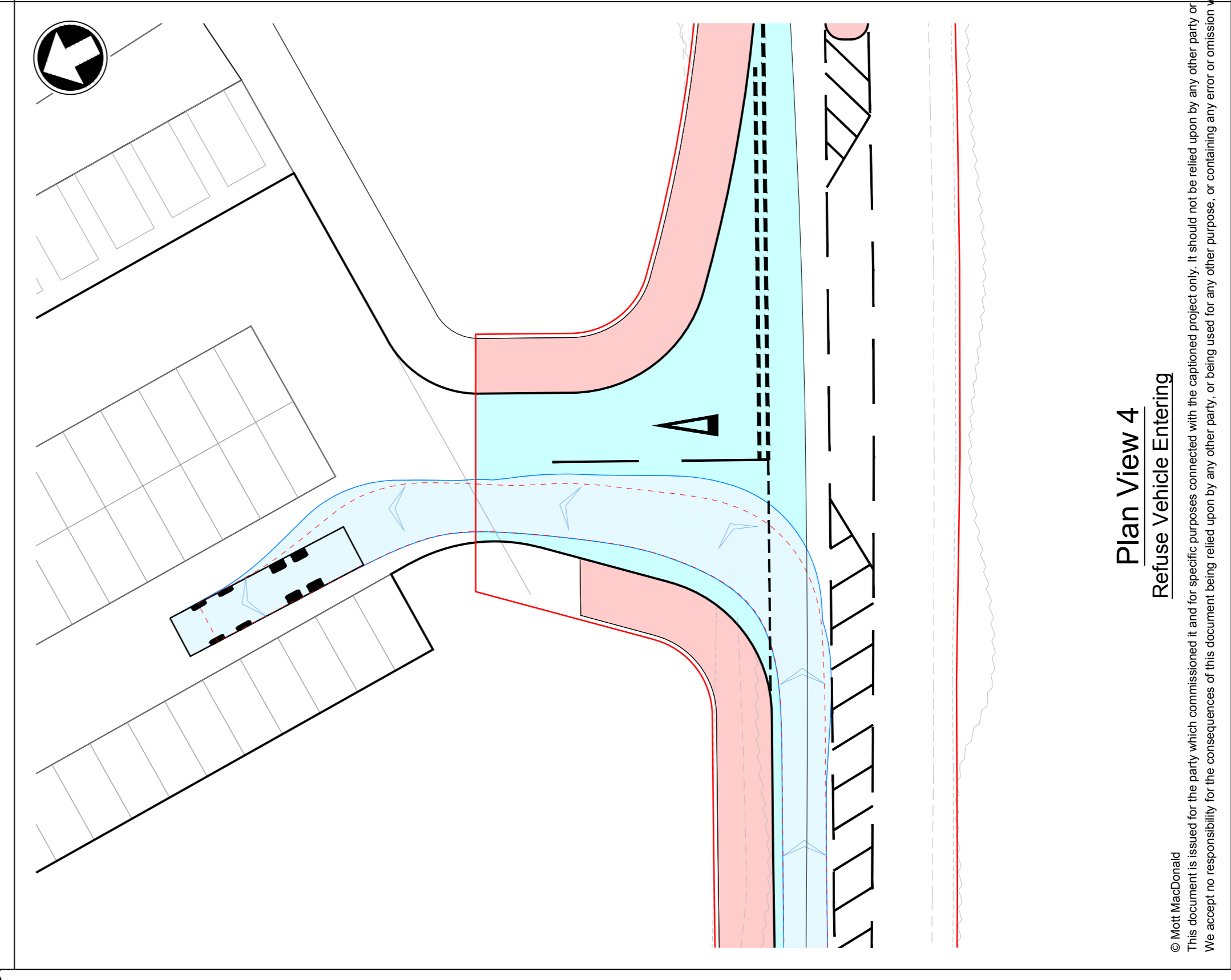
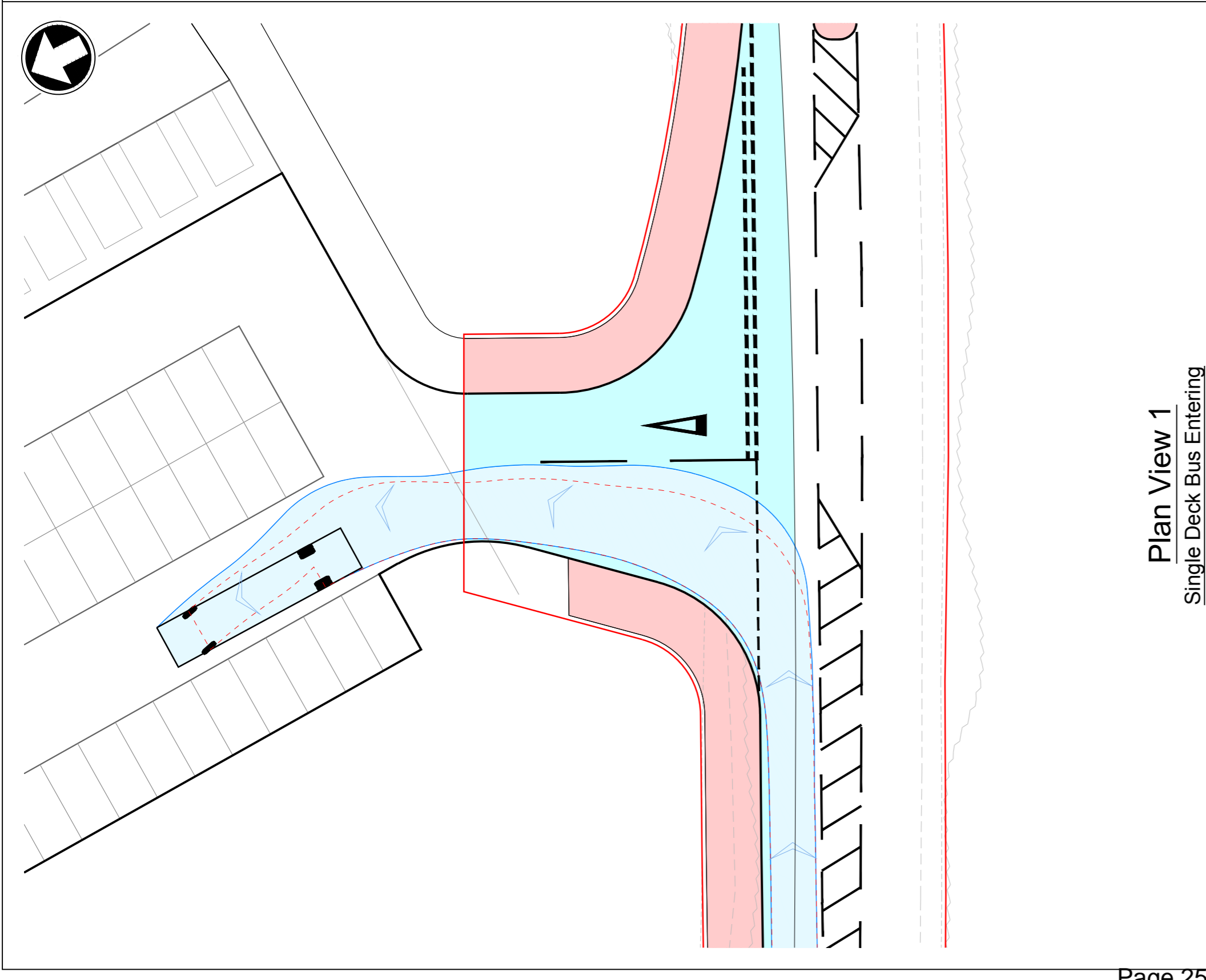
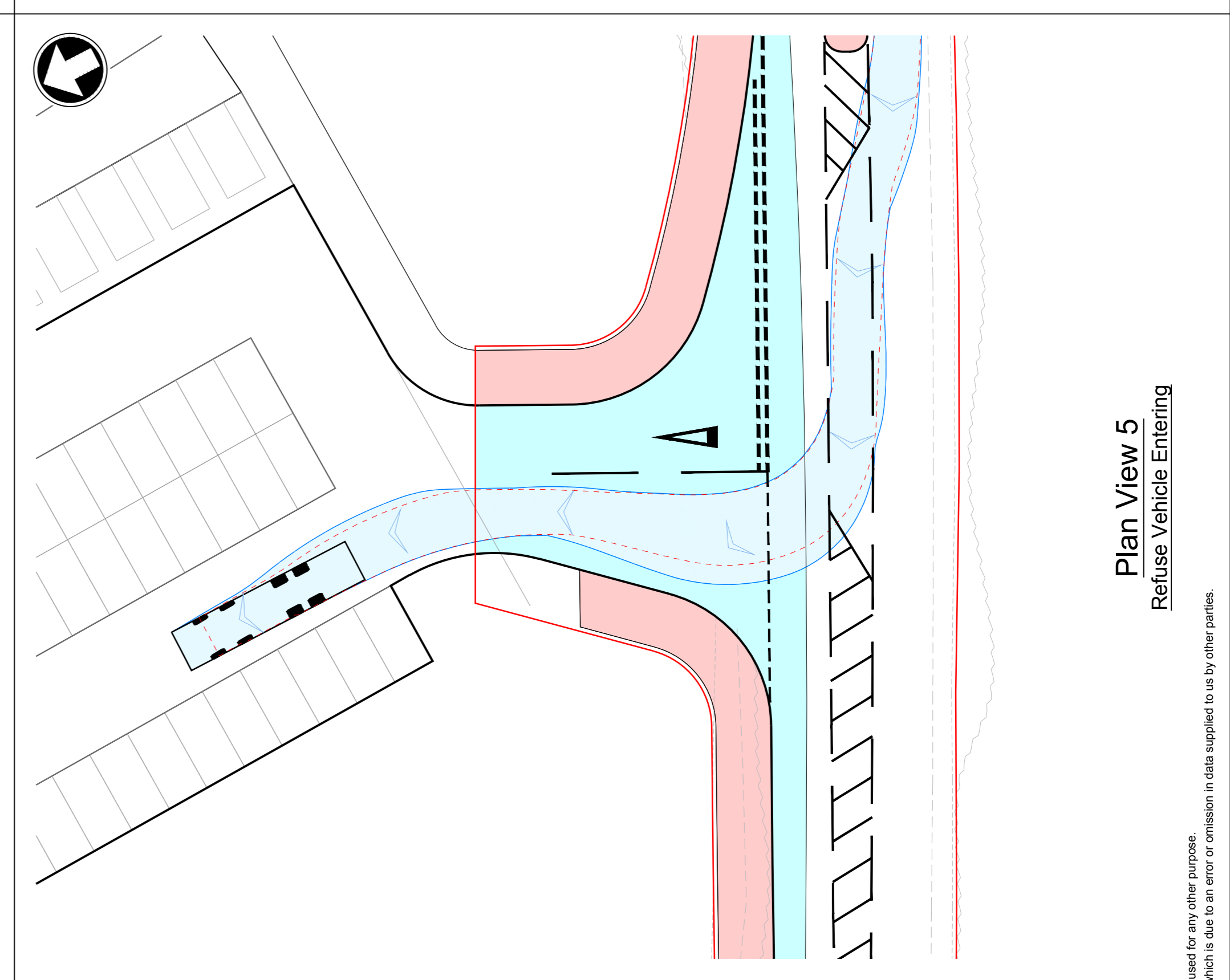
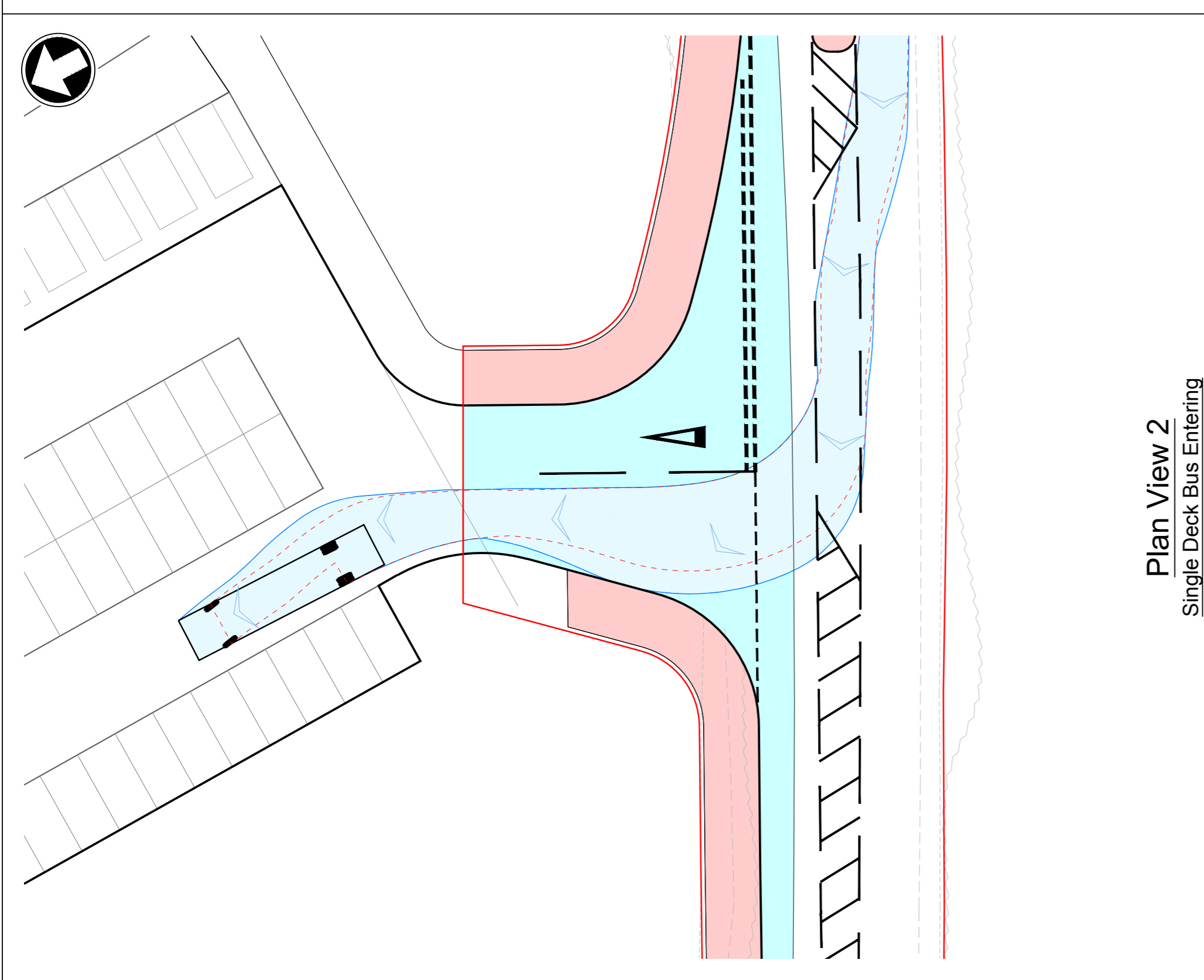
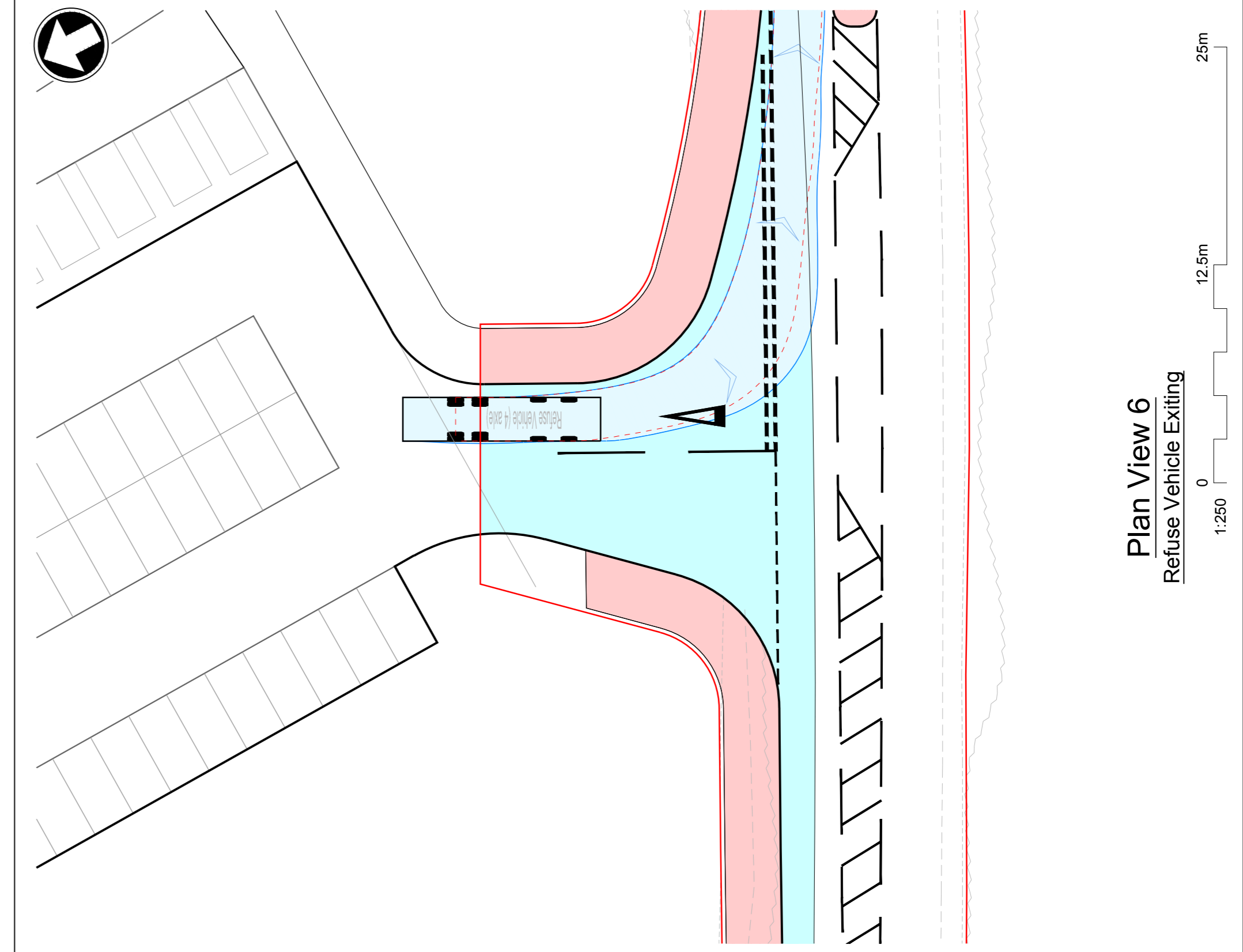
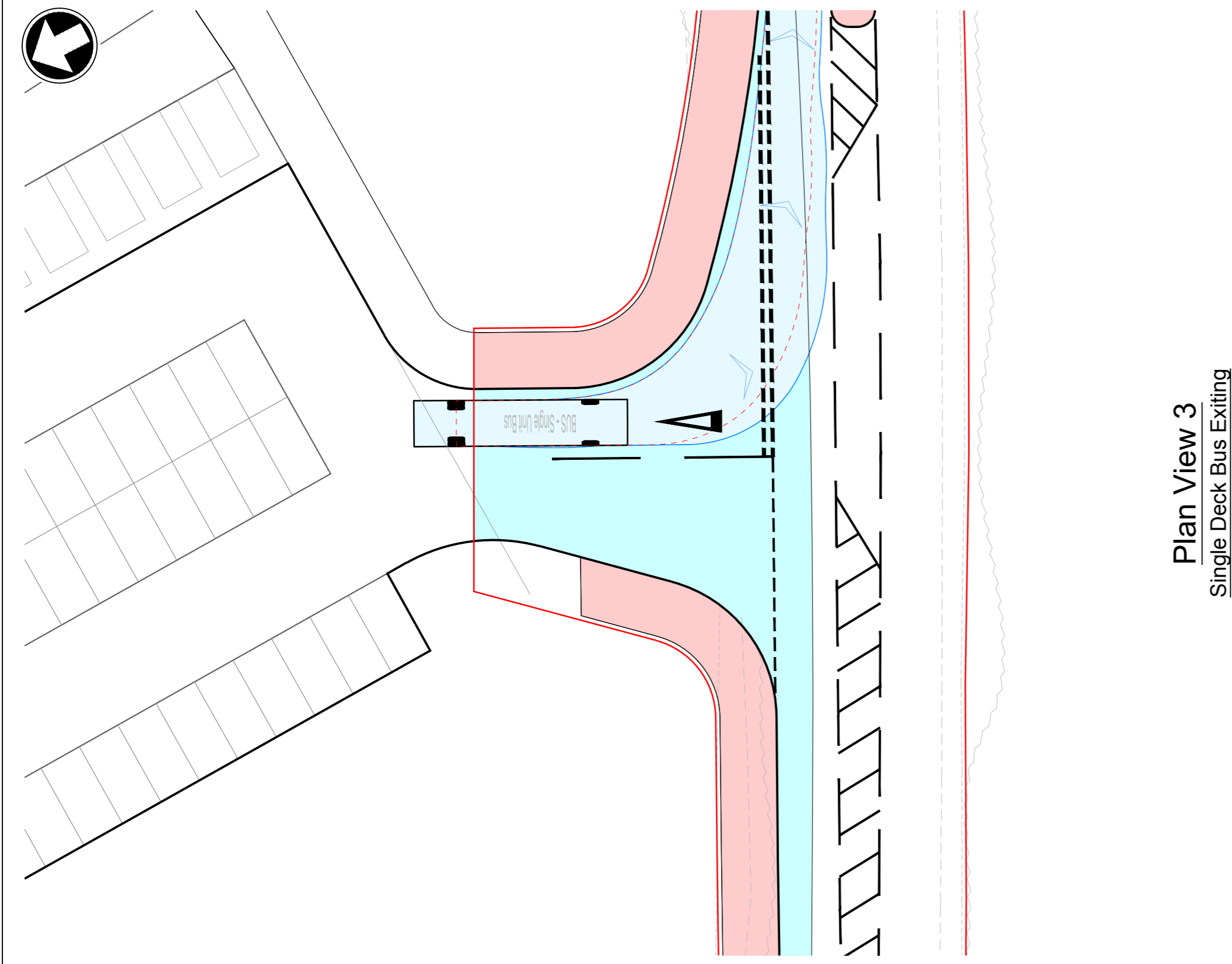
Client
Vale of the White Horse

Title
New Leisure Centre, Wantage & Grove
Pavement Construction & Highway
Layout
Junction Tracking

Designed	T Gould	TG	Eng check	O Daffarn	OD
Drawn	D Freeman	DF	Coordination	O Daffarn	OD
Dwg check	L Russell	LR	Approved	S Buckley	SB

Scale of A1: **1:250** PRE P1 Security: **STD**

Drawing Number: **380977-MMD-XX-00-DR-C-0504**



© Mott MacDonald
This document is issued for the party which commissioned it and for specific purposes connected with the captioned project only. It should not be relied upon by any other party or used for any other purpose. We accept no responsibility for the consequences of this document being relied upon by any other party, or being used for any other purpose, or containing any error or omission which is due to an error or omission in data supplied to us by other parties.

This page is intentionally left blank

APPLICATION NO.	P17/V0918/HH
SITE	Red Copse, Foxcombe Road, Boars Hill, Oxford, OX1 5DG
PARISH	Sunningwell
PROPOSAL	Backfill of 1.3m retaining wall to level a sloped area at the bottom of the residence garden (retrospective application).
WARD MEMBER(S)	Debby Hallett Emily Smith
APPLICANT OFFICER	Mr Philip Taylorr Martin Deans

RECOMMENDATION

To grant planning permission subject to the following conditions:

Standard

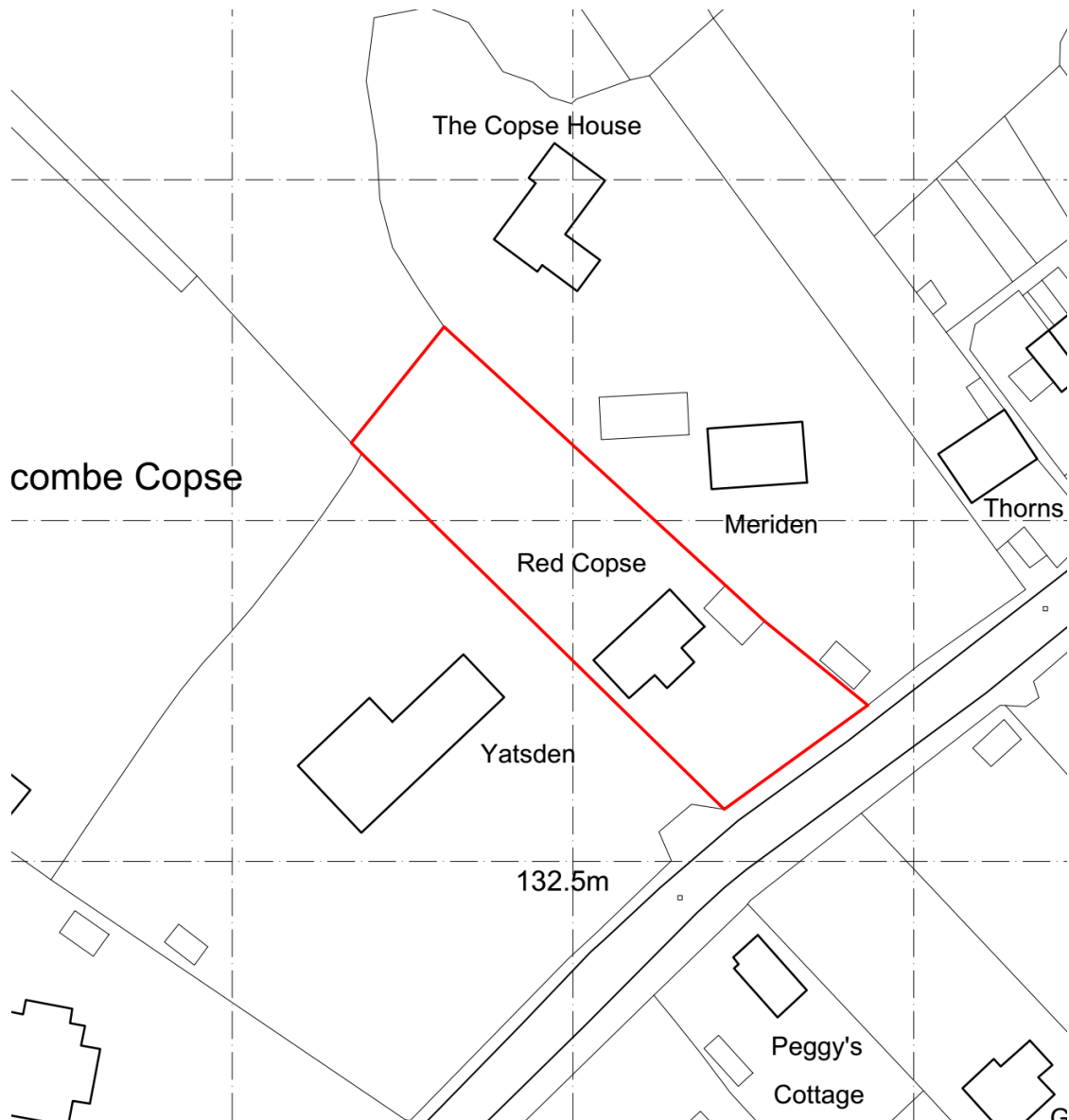
1. Approved plans.

Compliance

2. Retain existing boundary hedgerow – 2 metres in height.

1.0 INTRODUCTION AND PROPOSAL

- 1.1 This application comes to the committee at the request of local councillor, Emily Smith. The site is within the rear garden of a detached house on Foxcombe Road, Boars Hill. The site lies within the Oxford Green Belt. To the north lies a detached house, The Copse, and to the west is another house known as Yatsden. To the east is Meriden, a building containing apartments. There is a general fall in levels in the locality from south-east to north-west.
- 1.2 The application seeks retrospective planning permission for the raising of levels at the end of the garden, next to the north-west boundary, on a relatively narrow strip approximately 1m wide, and by up to a maximum of 1.5m in height. The raised level is consistent with the existing lower garden level. Permission is also sought for the construction of a retaining wall that has been built to contain the new level, and the retention of a laurel hedge that has been planted at the new level to provide screening.
- 1.3 A greenhouse has been constructed close to the boundary. The applicant maintains this has been constructed on the existing garden level and not on the raised area, and is therefore permitted development. A wooden outbuilding has also been erected further back from the boundary. The site location plan is below and extracts from the application drawings are **attached** in appendix 1.



2.0 **SUMMARY OF CONSULTATIONS & REPRESENTATIONS**

The below is a summary of representations, which can be seen in full at www.whitehorsedc.gov.uk

2.1 Sunningwell Parish Council	Object to the series of applications at Red Copse
Neighbours – 2 neighbouring households have objected on the following grounds:	<ul style="list-style-type: none"> • Overlooking • More land has been raised than is shown on the plan • The development harms the openness of the green belt and is inappropriate development • Loss of existing planting • The greenhouse and wood outbuilding are not permitted development

	<ul style="list-style-type: none"> An artificial change to levels harms the character and appearance of the area
Forestry Team	No objections
Health & Housing - Contaminated Land	No objections

3.0 **RELEVANT PLANNING HISTORY**

3.1 [VE17/24](#)

Without planning permission the raising of the land/engineering operations.

[P17/V0911/LDP](#) - Approved (30/05/2017)

Adjust the existing roof hips to gables and the addition of a dormer to the rear of the roof overlooking the garden (utilising the permitted 50m³). Erect a porch to the rear of the property, replace a small window on the rear elevation to match the size of other windows on the property. Replace two downstairs windows with a bifold door.

[P16/V3140/LDP](#) - Approved (27/01/2017)

Proposed outbuilding

[P16/V2075/HH](#) - Approved (10/11/2016)

Two storey side and first floor side extensions.

[P16/V1736/PEO](#) - Other Outcome (22/07/2016)

Extension & redevelopment of unattractive garage & storage wing and cosmetic works to facade & porch

4.0 **ENVIRONMENTAL IMPACT ASSESSMENT**

4.1 The development is not one that requires an EIA

5.0 **MAIN ISSUES**

5.1 Officers consider the main issues to be as follows:-

- The relationship of the development to green belt policy
- The impact on neighbours
- The issue of intentional unauthorised development

5.2 **Relationship to Green Belt Policy**

A significant raising of ground levels is an engineering operation in planning and generally requires planning permission. National and local green belt policy states that engineering operations are not inappropriate development in the green belt provided there is no conflict with the purposes of the green belt and no effect on the openness of the green belt.

5.3 In this case the ground levels have been raised to no more than the height of the existing boundary fence on the north-west boundary and are consistent

with the levels of the adjacent part of the garden. As the boundary fence has effectively contained the engineering works officers do not consider that the works in themselves have compromised the openness of the green belt. Consequently the works are not considered to be inappropriate development in the green belt.

5.4 **The Impact on Neighbours**

The raising of the levels does enable the residents of Red Copse to stand approximately 1m closer to the north-west boundary than previously. The north-west boundary adjoins the garden of The Copse, which is the neighbour most affected. The new retaining wall is screened from much of The Copse by the existing boundary fence. Neighbours are concerned that the change in level has significantly affected privacy.

5.5 The applicant has planted an evergreen laurel hedge at the end of the raised level with the intent of preventing overlooking of The Copse. This hedge will be allowed to grow to 2m in height. The retention of this hedge at a specified height, and the replacement of any individual plants that die, can be secured by condition.

5.6 Neighbours dispute that the greenhouse and wood outbuilding are permitted development. The available evidence is not conclusive and, in consequence, officers have insufficient cause to counter the applicant's contention that they are permitted development.

5.7 The relationship of the development to the garden and house of the neighbour to the west, Yatsden, is such that any impact from additional visibility is unlikely to cause harm. There is significant evergreen planting on the boundary which screens much of the area from view. With regard to the effect on The Copse it appears that occupants of Red Copse had the opportunity to look across the boundary before the works were undertaken, albeit from approximately 1m further back into the site. Officers consider that, in view of the relatively narrow width of the area that has been raised, and the retention of the laurel hedge to provide screening, the impact of the development on the amenities of the residents of The Copse is not sufficient to warrant refusal of the application.

5.8 **Intentional Unauthorised Development**

In August 2015 the government announced that intentional unauthorised development is a material consideration in the planning process. In this case both conversations and correspondence with the applicant indicate he was under the impression that the construction of the retaining wall, as it is under 2m in height, was permitted development, and that the alteration of the level of a garden was part of normal permitted development rights that householders enjoy. Officers have concluded that the unauthorised development has been undertaken in error and has not been intentional.

6.0 **CONCLUSION**

6.1 The development is not considered to be inappropriate development in the green belt and, subject to a condition regarding the laurel hedge, does not have sufficient impact on the amenities of neighbours to justify refusal. The

development is considered to accord with relevant policies of the development plan and with the NPPF.

The following planning policies have been taken into account:

Vale of White Horse Local Plan 2031 Part 1, policies:

CP13 – The Oxford Green Belt

Vale of White Horse Local Plan 2011, policies:

DC9 – Impact on Neighbours

National Planning Policy Framework, 2012

Planning Practise Guidance, 2014

Equalities Act, 2010

The application has been assessed against section 149 of the Equalities Act 2010 and it is considered that no recognised group will suffer discrimination as a result.

Human Rights Act, 1998

The proposal has been assessed against Articles 1 and 8 of the Human Rights Act. The impact of the development on individuals has been weighed against the public interest and it is considered that, in reaching the decision, officers have acted proportionately.

Author: Martin Deans
Email: martin.deans@southandvale.gov.uk
Telephone: 01235 422600

This page is intentionally left blank

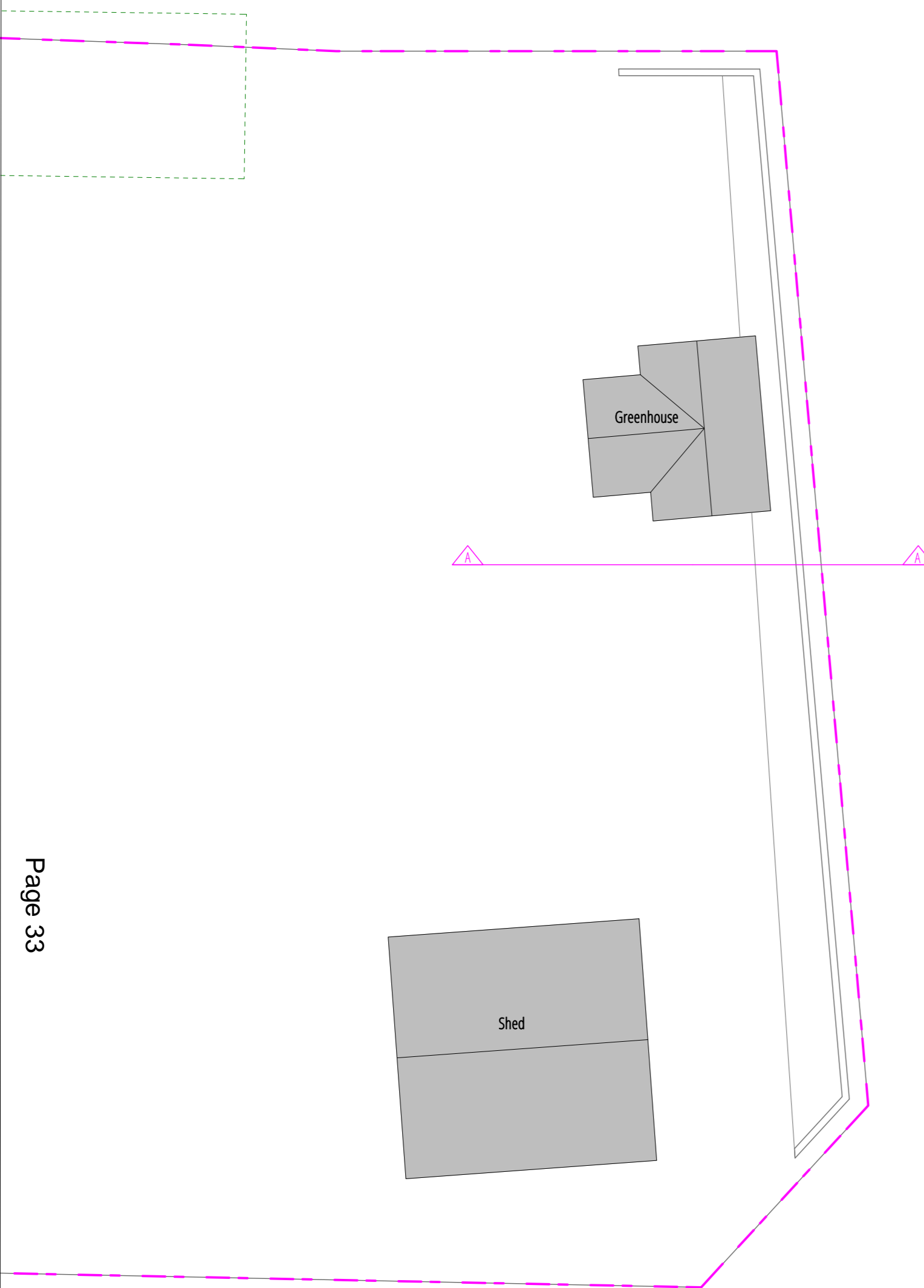
Appendix 1

DO NOT SCALE FROM THIS DRAWING. THE CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS ON SITE AND REPORT ANY DISCREPANCIES IN WRITING TO ABHRA LLP BEFORE PROCEEDING WITH WORK. SUPPLYING THIS DRAWING IN DIGITAL FORMAT IS SOLELY FOR CONVENIENCE AND NO RELIANCE MAY BE PLACED ON ANY DIGITAL DATA. ALL DATA MUST BE CHECKED AGAINST THE HARD COPY.

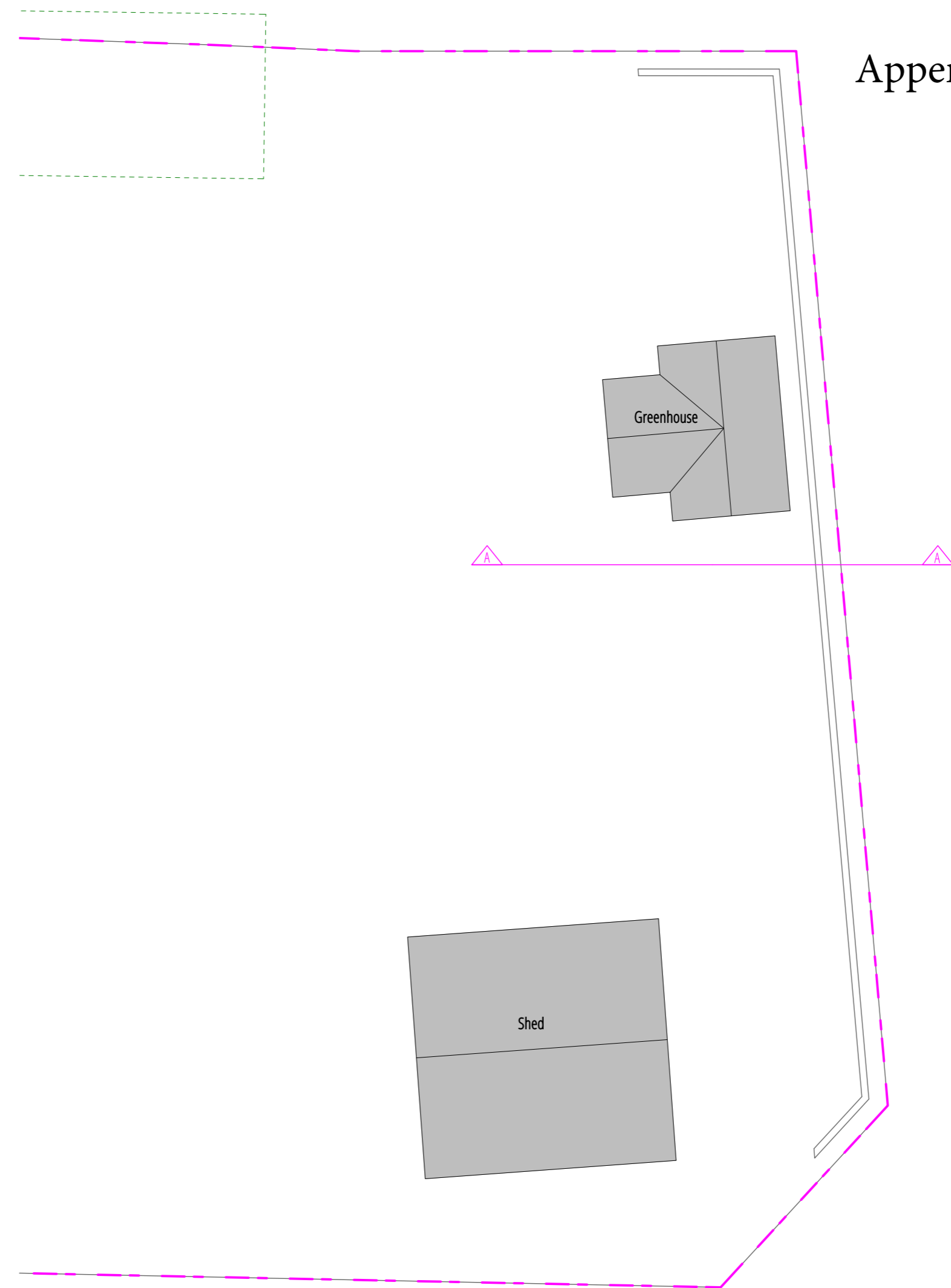
- NOTES:
1. Areas listed on the drawing are approximate and rounded up to the nearest half meter
 2. All door measurements are not structural openings

LEGEND:
 C/H - Ceiling Heights
 S/H - Window Sill Height
 H/H - Window Head Height
 D/H - Door Head Height

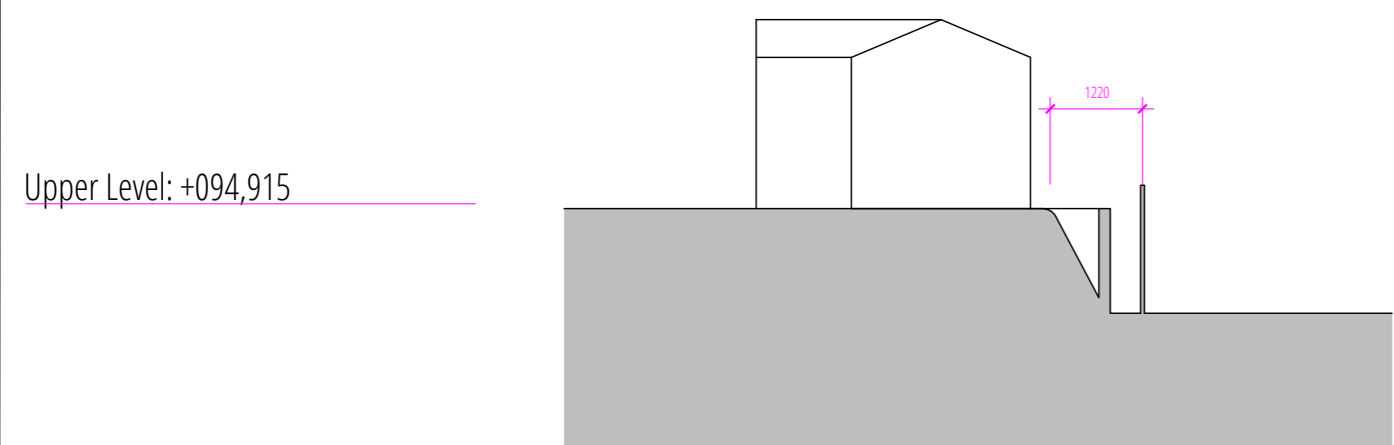
Page 33



Existing Plan

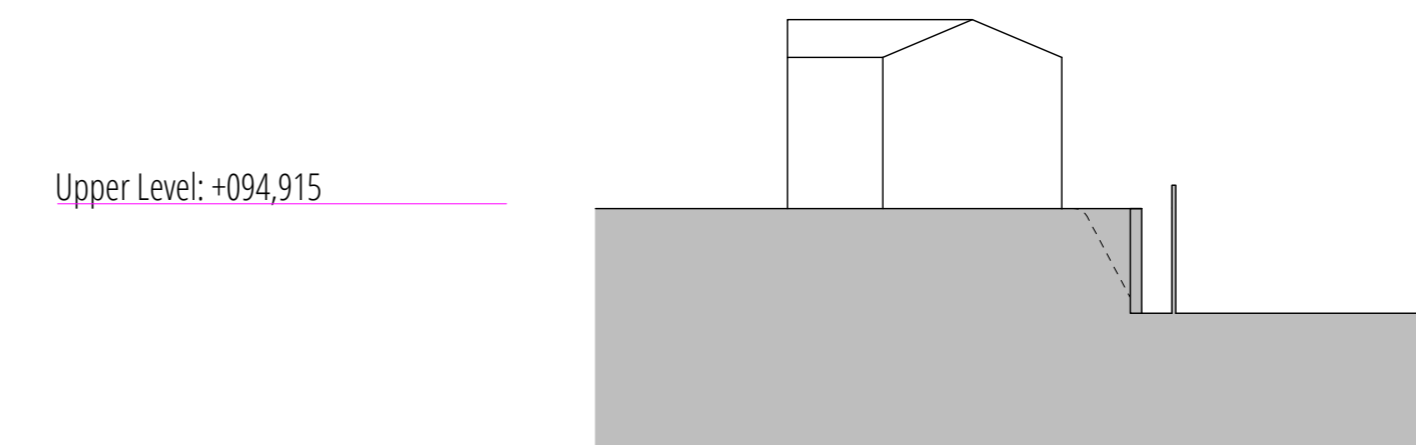


Proposed Plan

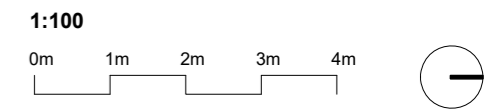


Existing Section A-A

Fence Level: +095,270
 Lower Level: +093,531



Proposed Section A-A



REV	DATE	REVISION	SIGNED BY
-	02/04/2017	Planning Issue	AB

STATUS: **PLANNING**

PROJECT: **RED COPSE**

ARCHITECT: **ABHRA_A**
 ABHRA LLP
 TEL: 07795143200
 E-MAIL: alex@abhra.co.uk
 www.abhra.co.uk

CLIENT: Claire Taylor and Philip Taylor
 Red Copse
 Foxcombe Road
 Oxford
 OX1 5DG

CONTRACTOR: TBC

PROJECT:	FORMAT:	SCALE:	DRAWING NUMBER:			
101	A2	1/100	101	130	GA	-
PROJECT	NUMBER	PACKAGE	REV			

DRAWING TITLE:
EXISTING & PROPOSED PLANS & SECTIONS

DRAWN BY / DATE	CHECKED / DATE
AB - 02/04/2017	HR - 02/04/2017

This page is intentionally left blank

APPLICATION NO.	P17/V1055/HH
SITE	Red Copse Foxcombe Road Boars Hill OXFORD, OX1 5DG
PARISH	SUNNINGWELL
PROPOSAL	Two storey side extension and rear extension (alternative scheme to alterations approved under applications P16/V2075/HH and P16/V3140/LDP) (as amended by drawing 125 B and 220 B on 2 May 2017; addition of new boundary treatment to south east boundary, and as amended by drawing 101-120-GA-D and additional information 17-0939-V2 on 9 June 2017; revised positioning of retaining wall, and as amended by drawing 101-222-GA-C and 101-223-GA-C on 19 June 2017; levelled lawn).
WARD MEMBER(S)	Debby Hallett Emily Smith
APPLICANT OFFICER	Mr Philip Taylor Martin Deans

RECOMMENDATION

To grant planning permission subject to the following conditions:

Standard

1. Commencement three years - full planning permission.
2. Approved plans.

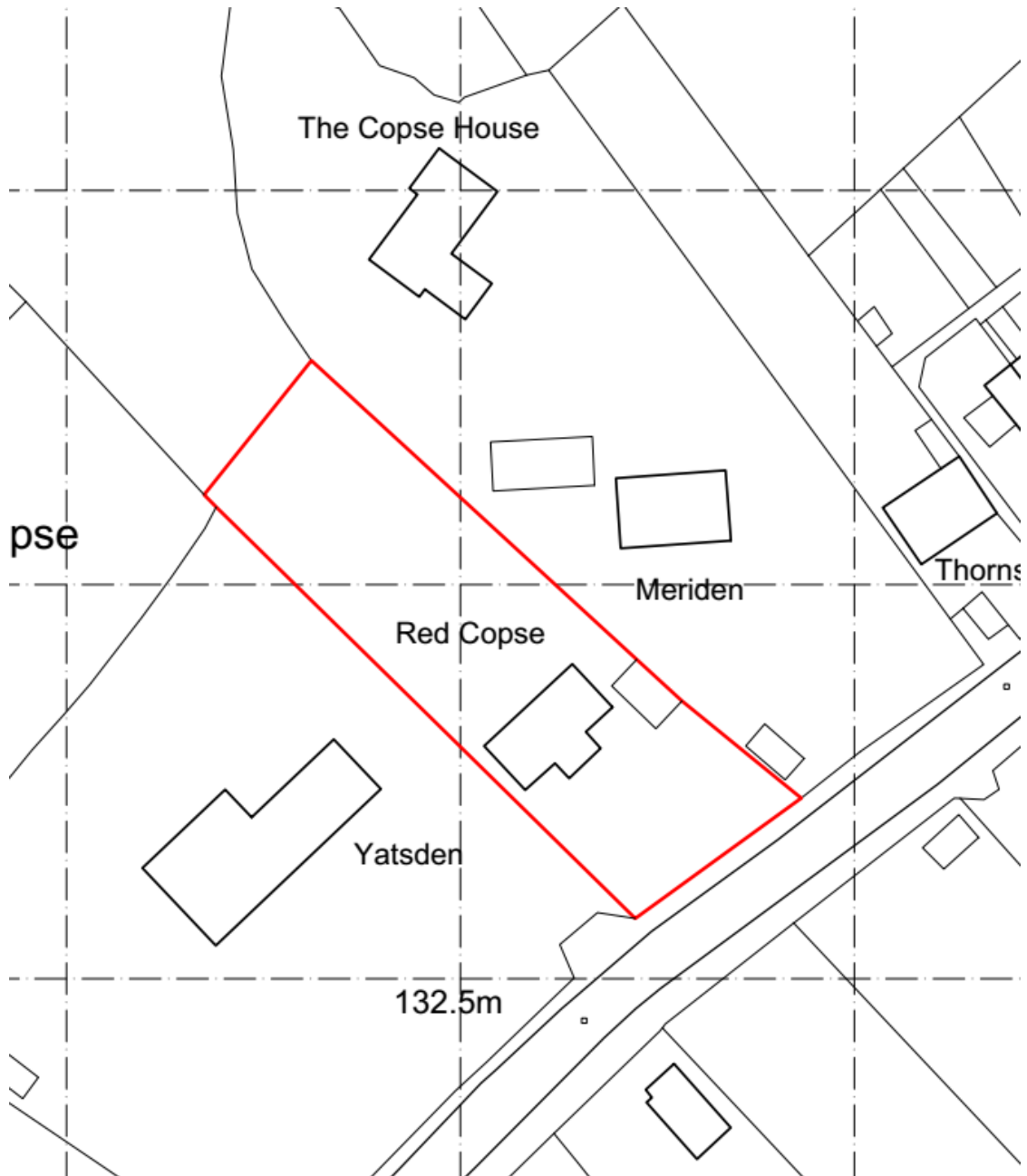
Compliance

3. Car parking.
4. Tree protection
5. Materials in accordance with application
6. Boundary details in accordance with specified plan.
7. Slab levels (as shown on plan).
8. Contamination notification

1.0 INTRODUCTION AND PROPOSAL

- 1.1 The application comes to committee at the request of the local councillor Emily Smith. The application site is a detached dwelling on Foxcombe Road, Boars Hill. The site and surroundings lies within the Oxford Green Belt. To the east of the site is a building containing flats, called Meriden. To the west is another detached house, Yatsden, while to the north is a detached house called The Copse. There is a general fall in levels in the locality from south-east to north-west.
- 1.2 The proposal incorporates an already permitted two storey side extension, which has not been built, and adds to the rear of it a part single storey, part two storey rear extension incorporating an indoor swimming pool. The

proposed single storey extension will be part excavated into the existing upper garden level, and will part project into the lower garden level. The existing upper garden closest to the house will be levelled to create a terrace, with new stairs descending to the lower garden to either side of an enclosed children's play area that has already been constructed. A site location plan is below and extracts from the application plans are **attached** at appendix 1.



2.0 **SUMMARY OF CONSULTATIONS & REPRESENTATIONS**

2.1 A summary of representations is given below. The full versions are available at www.whitehorsedc.gov.uk.

Sunningwell Parish Council	Object to the series of applications at Red Copse
Neighbours	5 households object to the proposals on the following grounds: <ul style="list-style-type: none"> • Inappropriate development in the green belt and the alleged very special circumstances are insufficient to outweigh all the harm that is caused • Visual prominence • Loss of light • Dominance • Impact on trees • Noise from use of swimming pool • Deceptive plans
Highways Liaison Officer	No objection subject to condition
Forestry Team	No objection subject to condition, following the submission of amended plans
Health & Housing - Contaminated Land	No objection subject to condition to require notification of any contamination encountered during construction

3.0 **RELEVANT PLANNING HISTORY**

3.1 [VE17/24](#) - ()

Without planning permission the raising of the land/engineering operations.

[P17/V0911/LDP](#) - Approved (30/05/2017)

Adjust the existing roof hips to gables and the addition of a dormer to the rear of the roof overlooking the garden (utilising the permitted 50m3). Erect a porch to the rear of the property, replace a small window on the rear elevation to match the size of other windows on the property. Replace two downstairs windows with a bifold door.

[P16/V3140/LDP](#) - Approved (27/01/2017)

Proposed outbuilding

[P16/V2075/HH](#) - Approved (10/11/2016)

Two storey side and first floor side extensions.

[P16/V1736/PEO](#) - Other Outcome (22/07/2016)

Extension & redevelopment of unattractive garage & storage wing and cosmetic works to facade & porch. **Site meeting**Planning Application History

4.0 **ENVIRONMENTAL IMPACT ASSESSMENT**

4.1 The development is not of a type that falls within the scope of the EIA regulations

5.0 **MAIN ISSUES**

5.1 The main issues with this application are as follows:

- Relationship to green belt policy
- Design
- Impact on neighbours
- Impact on trees

5.2 **Relationship to Green Belt Policy**

There is planning permission for a two storey side extension to the house (P16/V2075/HH). This application is for the same two storey side extension with an additional part single storey and part two storey rear extension, together with the levelling of the upper garden to form a terrace. The volume increase of the total proposed extensions is approximately 88%. Officers consider this increase to be disproportionate, and consequently to be inappropriate development in the green belt. The applicants argue that the previously approved lawful certificate (P16/V3140/LDP), for a larger outbuilding in a similar position to the proposed swimming pool, provides a “fall-back” position that amounts to very special circumstances which outweighs the harm to the green belt, and any other harm, in support of the proposal. This is because the fall-back scenario would create a new total volume increase of 2,064 cu.m, whereas the proposal creates a new total volume increase of 1,928 cu.m. The applicants argue the smaller total volume, and reduced site spread, have less impact on the openness of the green belt.

5.3 Objectors argue that the comparison of the outbuilding scenario and the current proposal is flawed because the proposed levelled terrace was not included in the lawful certificate application, and is an engineering operation that also causes harm to the openness of the green belt. Officers have carefully considered these arguments.

5.4 The rear garden to Red Copse already has two principal levels. Currently the upper garden does slope down to a more pronounced fall to the lower garden. Officers consider that a proposal to create a level terrace on the upper garden to assist in use of the garden to the rear of the house is entirely reasonable and understandable. In fact a similar exercise was carried out at neighbouring Yatsden following a planning permission granted in 2003 (P02/V1901). It will create a retaining wall and it is possible that some of the new terrace will be visible from outside the site, and may allow for greater views of some parts of neighbours’ gardens than currently. However, it will be seen and understood within the context of the house and garden. In these terms officers do not consider that the proposal will cause harm to the openness of the green belt, or any other harm to the locality.

5.5 In view of the court decisions on the fall-back scenario, particularly the landmark judgement of *R v Secretary of State ex p Aherne*, officers consider the fall-back position should be given significant weight and does amount to very special circumstances that outweighs the harm to the green belt. Consequently the proposal is considered to be acceptable in terms of green belt policy.

5.6 **Design**

The design of the proposal closely follows that of the lawful outbuilding. Officers consider the proposal to be subordinate in scale and to make good use of levels to help integrate the proposal into its surroundings. It is considered that the design of the proposal is acceptable.

5.7 **Impact on Neighbours**

Neighbours are concerned that, as the proposed swimming pool element is approximately 500mm higher than the lawful outbuilding, the proposal will cause harm to residents of Meriden through loss of light and dominance. The proposed lawful outbuilding was approximately 2.9m high and projected a total of approximately 24.5m from the rear of the permitted two storey side extension. The swimming pool element of the current proposal is approximately 3.4m high and its total projection is approximately 23.5m. Thus the current proposal is approximately 500mm higher and approximately 1m less in terms of total length. Overall, officers do not consider that the relatively small difference in height is sufficient to demonstrate harm from either loss of light or dominance.

5.8 **Impact on Trees**

The permitted two storey extension was amended to minimise impact on adjacent mature trees. There are also mature trees in the vicinity of the proposed swimming pool element. Investigative works have been undertaken to establish the root spread of the trees and the proposal has been amended to take these into account. The amended proposal has satisfied the council's arboricultural officer, who has no objections subject to condition.

6.0 **CONCLUSION**

6.1 The proposal is considered to be acceptable in terms of green belt policy, as well as impact on neighbours and on trees. Therefore it accords with relevant policies in the development plan and with the NPPF.

The following planning policies have been taken into account:

Vale of White Horse Local Plan 2031 Part 1 policies;

CP13 - The Oxford Green Belt

CP37 - Design and Local Distinctiveness

Vale of White Horse Local Plan 2011 policies:

DC9 - The Impact of Development on Neighbouring Uses

Design Guide (SPD Adopted March 2015)

National Planning Policy Framework, 2012

Planning Practise Guidance, 2014

Equalities Act, 2010

The application has been assessed against section 149 of the Equalities Act 2010 and it is considered that no recognised group will suffer discrimination as a result.

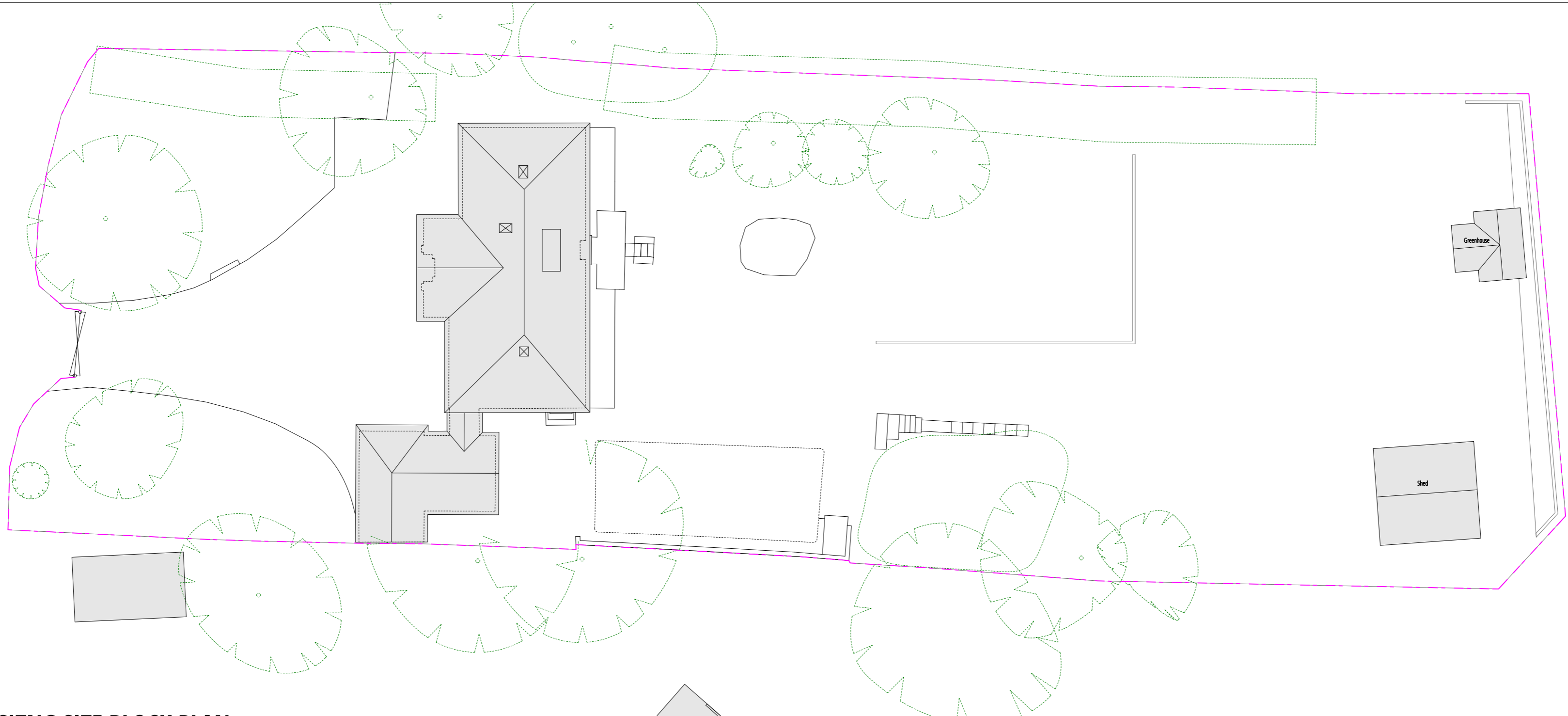
Human Rights Act, 1998

The proposal has been assessed against Articles 1 and 8 of the Human Rights Act. The impact of the development on individuals has been weighed against the public interest and it is considered that, in reaching the decision, officers have acted proportionately.

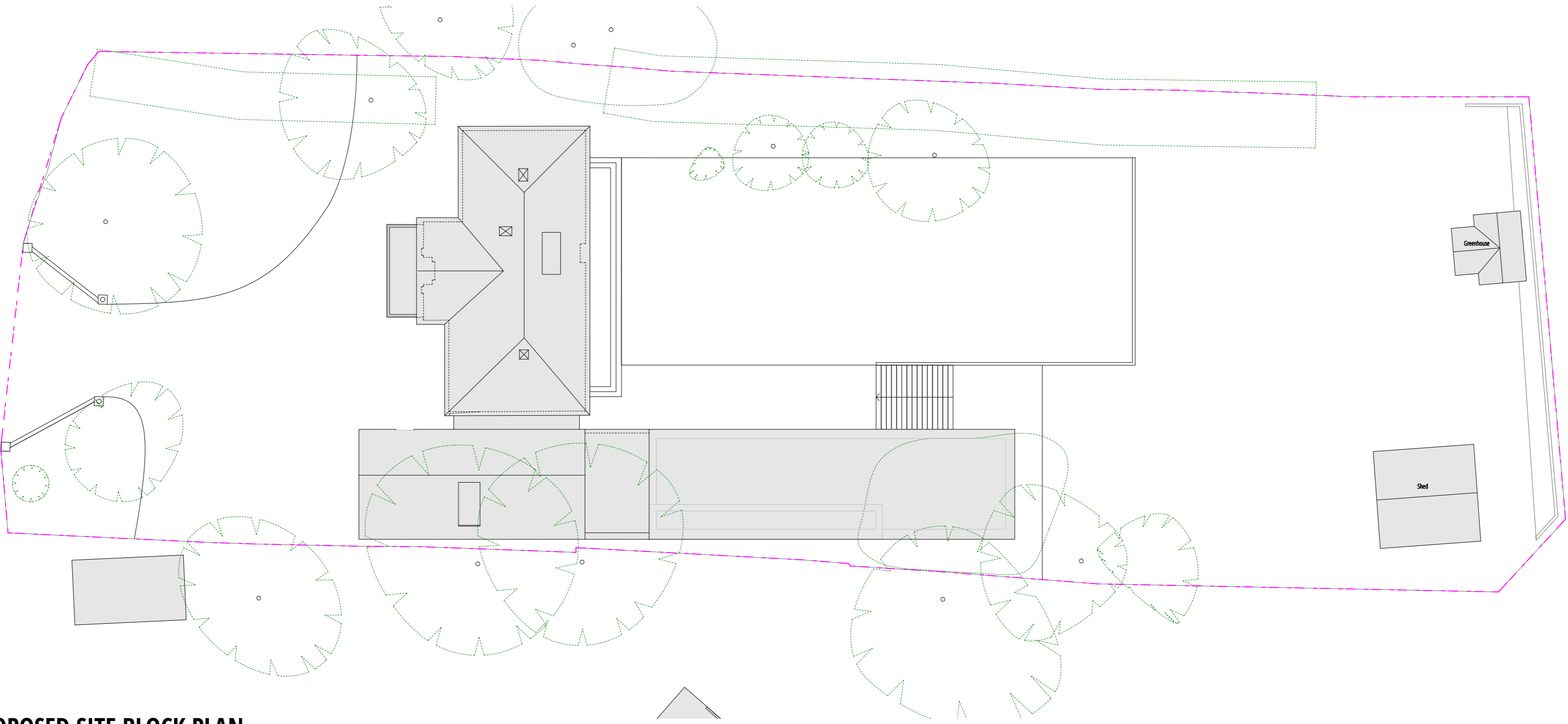
Author: Martin Deans
Email: martin.deans@southandvale.gov.uk
Telephone: 01235 422600

DO NOT SCALE FROM THIS DRAWING. THE CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS ON SITE AND REPORT ANY DISCREPANCIES IN WRITING TO ABHRA LLP BEFORE PROCEEDING WITH WORK. SUPPLYING THIS DRAWING IN DIGITAL FORMAT IS SOLELY FOR CONVENIENCE AND NO RELIANCE MAY BE PLACED ON ANY DIGITAL DATA. ALL DATA MUST BE CHECKED AGAINST THE HARD COPY.

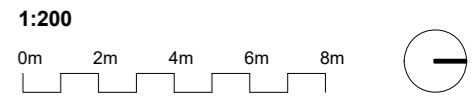
Appendix 1



EXISTING SITE BLOCK PLAN



PROPOSED SITE BLOCK PLAN



REV	DATE	REVISION	SIGNED BY
B	02/05/2017	Planning Issue - gate posts added	HR
A	14/04/2017	Planning Issue	HR
-	10/04/2017	Preliminary Issue	HR

STATUS: **PLANNING**

PROJECT: **RED COPSE**

ARCHITECT: **ABHRA**
 ABHRA LLP
 TEL: 07795143200
 E-MAIL: alex@abhra.co.uk
 www.abhra.co.uk

CLIENT: Claire Taylor and Philip Taylor
 Red Copse
 Foxcombe Road
 Oxford
 OX1 5DG

CONTRACTOR: TBC

PROJECT:	FORMAT:	SCALE:	DRAWING NUMBER:			
101	A2	1/200	101	125	GA	B
			PROJECT	NUMBER	PACKAGE	REV

DRAWING TITLE: **BLOCK PLANS**

DRAWN BY / DATE	CHECKED / DATE
AB - 03/04/2017	HR - 03/04/2017

DO NOT SCALE FROM THIS DRAWING. THE CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS ON SITE AND REPORT ANY DISCREPANCIES IN WRITING TO ABHRA LLP BEFORE PROCEEDING WITH WORK. SUPPLYING THIS DRAWING IN DIGITAL FORMAT IS SOLELY FOR CONVENIENCE AND NO RELIANCE MAY BE PLACED ON ANY DIGITAL DATA. ALL DATA MUST BE CHECKED AGAINST THE HARD COPY.

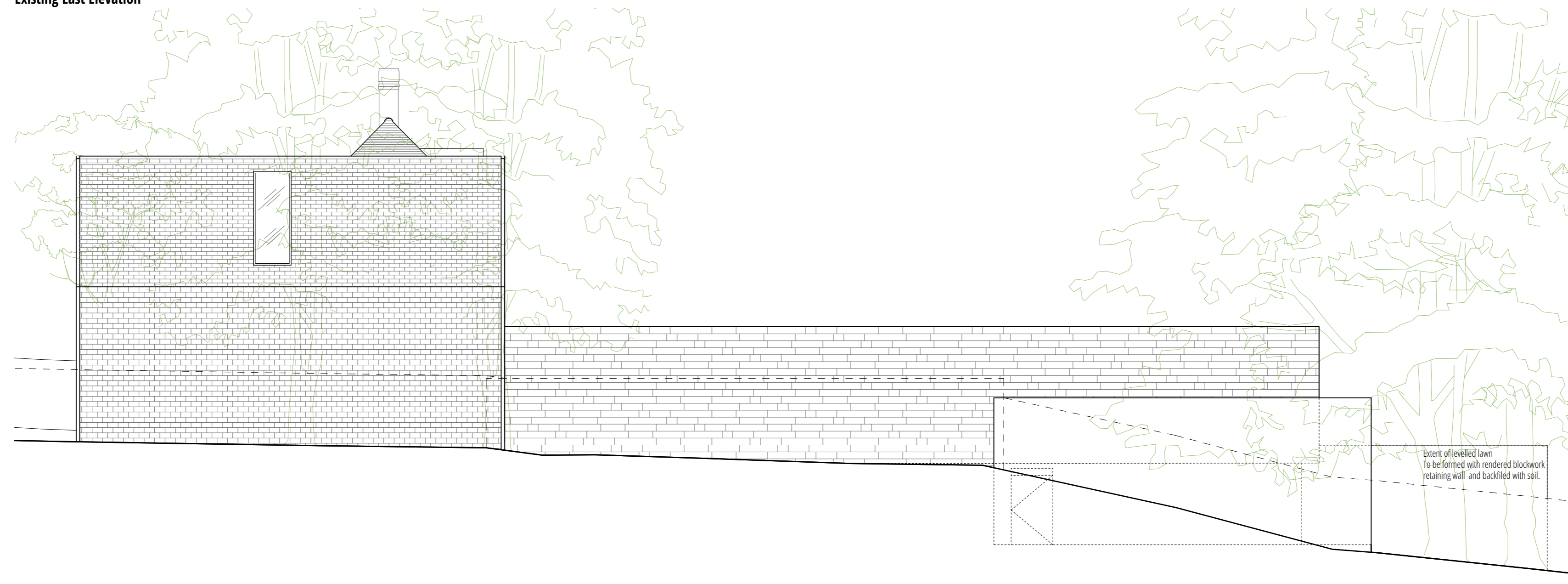
Ridge Height: +108,580
 Second Floor FFL: +105,337
 First Floor FFL: +102,570
 Ground Floor FFL: +99,740
 Proposed Ground Floor FFL: +99,140



Page 42

Existing East Elevation

Ridge Height: +108,580
 Second Floor FFL: +105,337
 First Floor FFL: +102,570
 Ground Floor FFL: +99,740
 Proposed Ground Floor FFL: +99,140
 Lower Ground Floor FFL: +96,290



Proposed East Elevation

1:100
 0m 1m 2m 3m 4m

C	19/06/2017	Planning Issue	HR
B	13/06/2017	Information Issue	HR
A	14/04/2017	Planning Issue	HR
-	10/04/2017	Planning Issue	HR
REV	DATE	REVISION	SIGNED BY

STATUS: **PLANNING**

PROJECT: **RED COPSE**

ARCHITECT: **ABHRA**
 ABHRA LLP
 TEL: 07795143200
 E-MAIL: alex@abhra.co.uk
 www.abhra.co.uk

CLIENT: Claire Taylor and Philip Taylor
 Red Copse
 Foxcombe Road
 Oxford
 OX1 5DG

CONTRACTOR: TBC

PROJECT:	FORMAT:	SCALE:	DRAWING NUMBER:			
101	A2	1/100	101	223	GA	C
PROJECT	NUMBER	PACKAGE	REV			

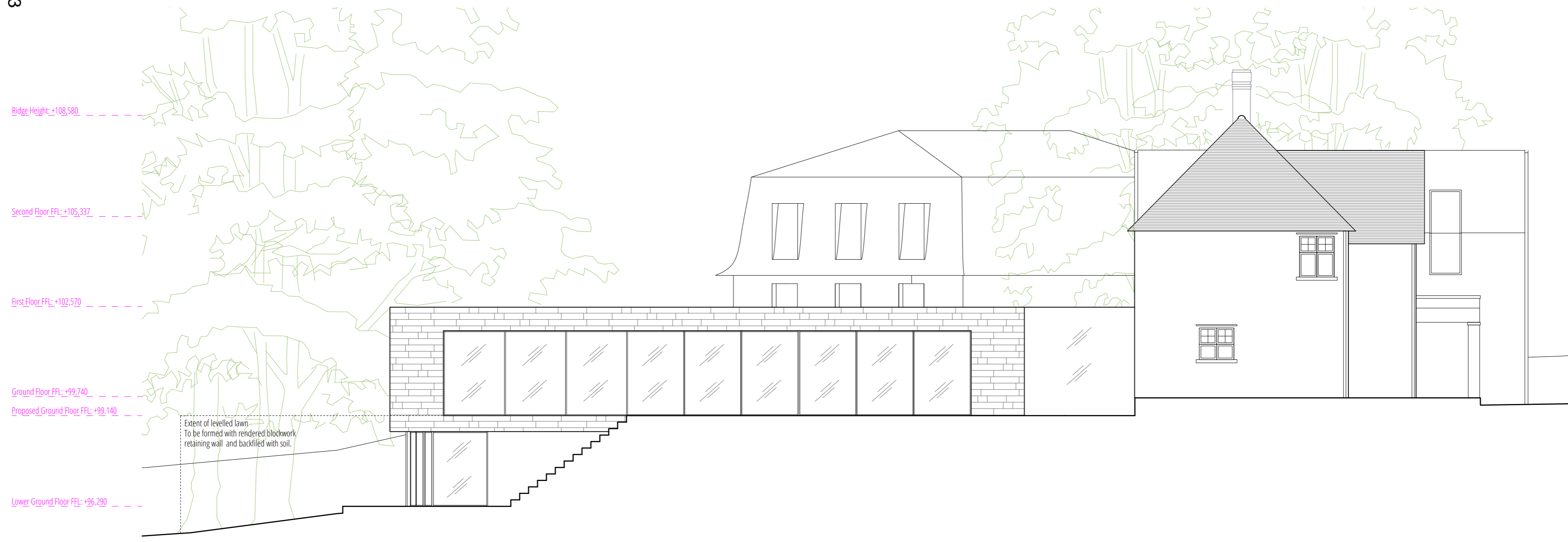
DRAWING TITLE:
**ELEVATIONS
 EAST**

DRAWN BY / DATE: AB - 03/04/2017
 CHECKED / DATE: HR - 03/04/2017

DO NOT SCALE FROM THIS DRAWING. THE CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS ON SITE AND REPORT ANY DISCREPANCIES IN WRITING TO ABHRA LLP BEFORE PROCEEDING WITH WORK. SUPPLYING THIS DRAWING IN DIGITAL FORMAT IS SOLELY FOR CONVENIENCE AND NO RELIANCE MAY BE PLACED ON ANY DIGITAL DATA. ALL DATA MUST BE CHECKED AGAINST THE HARD COPY.



Existing West Elevation



Proposed West Elevation

1:100
0m 1m 2m 3m 4m

REV	DATE	REVISION	SIGNED BY
C	19/06/2017	Planning Issue	HR
B	13/06/2017	Information Issue	HR
A	14/04/2017	Planning Issue	HR
-	10/04/2017	Planning Issue	HR

STATUS: PLANNING

PROJECT: RED COPSE

ARCHITECT: **ABHRA** A
 ABHRA LLP
 TEL: 07795143200
 E-MAIL: alex@abhra.co.uk
 www.abhra.co.uk

CLIENT: Claire Taylor and Philip Taylor
 Red Copse
 Foxcombe Road
 Oxford
 OX1 5DG

CONTRACTOR: TBC

PROJECT:	FORMAT:	SCALE:	DRAWING NUMBER:			
101	A2	1/100	101	222	GA	C
			PROJECT	NUMBER	PACKAGE	REV

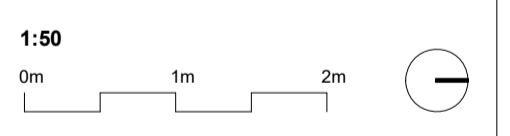
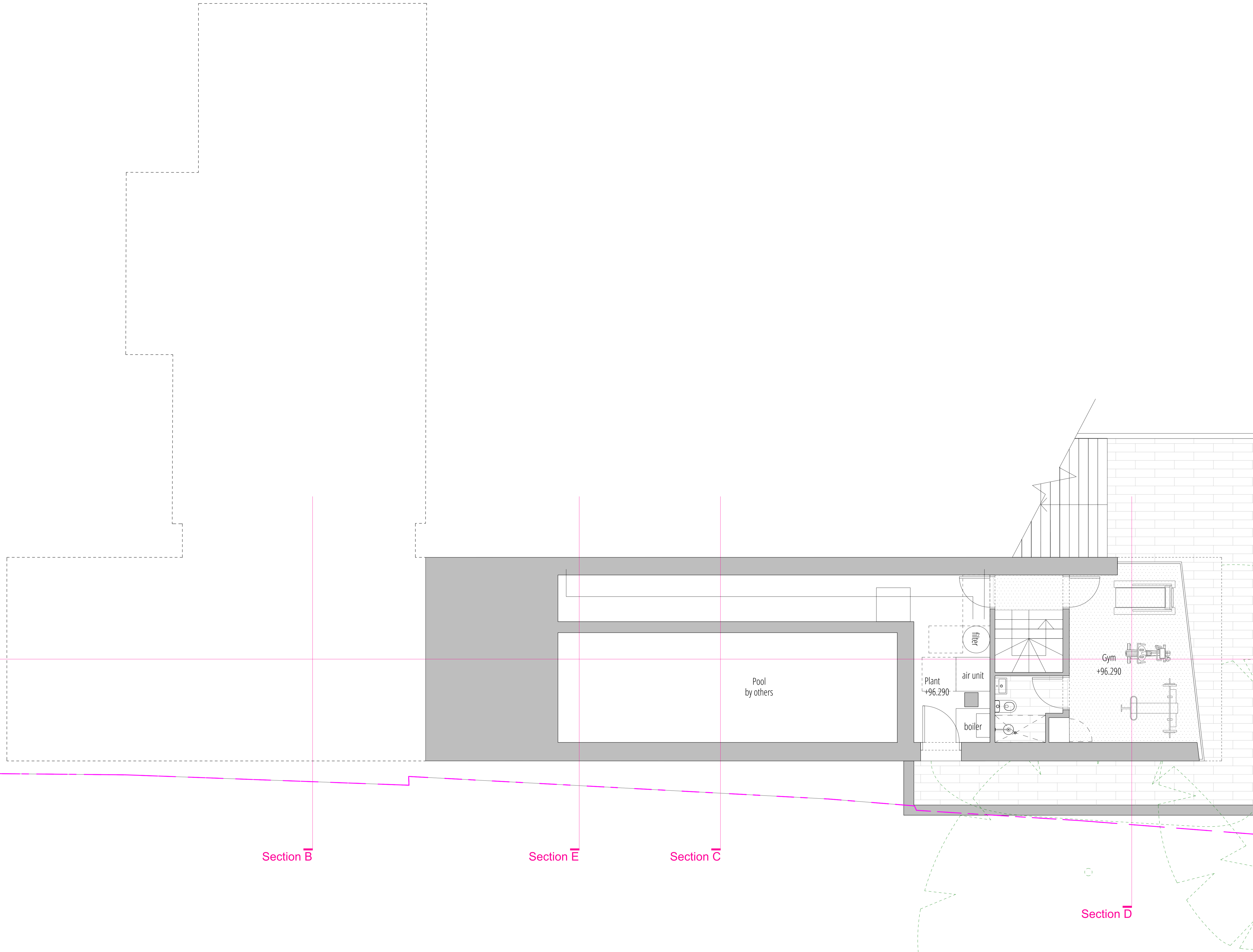
DRAWING TITLE:
**ELEVATIONS
 WEST**

DRAWN BY / DATE	CHECKED / DATE
AB - 03/04/2017	HR - 03/04/2017

DO NOT SCALE FROM THIS DRAWING. THE CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS ON SITE AND REPORT ANY DISCREPANCIES IN WRITING TO ABHRA LLP BEFORE PROCEEDING WITH WORK. SUPPLYING THIS DRAWING IN DIGITAL FORMAT IS SOLELY FOR CONVENIENCE AND NO RELIANCE MAY BE PLACED ON ANY DIGITAL DATA. ALL DATA MUST BE CHECKED AGAINST THE HARD COPY.

NOTES:
 1. Areas listed on the drawing are approximate and rounded up to the nearest half meter
 2. All door measurements are not structural openings

LEGEND:
 CH - Ceiling Heights
 SH - Window Sill Height
 HH - Window Head Height
 DH - Door Head Height



REV	DATE	REVISION	SIGNED BY
D	09/06/2017	Planning Issue	HR
C	14/04/2017	Planning Issue	HR
B	10/04/2017	Preliminary Issue	HR
A	22/05/2017	Preliminary Issue	HR
-	20/05/2017	Preliminary Issue	HR

STATUS:
 INFORMATION

PROJECT:
RED COPSE

ARCHITECT:
ABHRA A
 ABHRA LLP
 TEL: 07796143200
 E-MAIL: ahm@abhra.co.uk
 www.abhra.co.uk

CLIENT:
 Claire Taylor and Philip Taylor
 Red Copse
 Fosseville Road
 Oxford
 OX1 5DG

CONTRACTOR:
 TBC

PROJECT:	FORMAT:	SCALE:	DRAWING NUMBER:
101	A1	1/50	101 120 GA D
			PROJECT NUMBER PACKAGE REV

DRAWING TITLE:
**PROPOSED PLANS
 LOWER GROUND FLOOR**

DRAWN BY / DATE	CHECKED / DATE
AB - 03/04/2017	HR - 03/04/2017