

Date: 23 August 2006

TO: All Members of the Development
Control Committee
FOR ATTENDANCE

TO: All Other Members of the Council
FOR INFORMATION

Dear Sir/Madam

Your attendance is requested at a meeting of the **DEVELOPMENT CONTROL COMMITTEE** to be held in the **GUILDHALL, ABINGDON** on **MONDAY, 4TH SEPTEMBER, 2006** 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 is available. In addition any background papers referred to may be inspected by prior arrangement. Contact Carole Nicholl, Democratic Services Officer, on telephone number (01235) 547631.

Map and Vision

(Page 5)

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 6 - 27)

To adopt and sign as correct records the minutes of the meetings of the Development Control Committee held on 24 and 26 July and 14 August 2006.

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**

(Pages 28 - 29)

Lodged

The following appeals have been lodged with the Planning Inspectorate:-

- (i) Appeal by Ledron Developments Limited against the Council's decision to refuse to permit a four storey residential development comprising 14 one and two bedroom and studio flats with parking for twelve cars, provision for bicycles, refuse and associated external works on land adjacent to Abingdon Motrocyles, Marcham Road, Abingdon.
- (ii) Appeal by Mr A W Impey against the Council's decision to refuse to permit the demolition of existing double garage, erection of four bedroom bungalow and detached garage block providing garaging for the new bungalow and Longwall House, land adjacent to Longwall House, Northcourt Lane, Abingdon.

Dismissed

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

Appeal by O2 (UK) Limited against the Council's decision to refuse to permit a 17.5m streetworks column together with ground base equipment, cabinets and associated ancillary equipment on highways land outside Abingdon Football and Social Club, Oxford Road (A4183), Abingdon (ABG/19262). The decision letter is attached at Appendix 1. No reference to cost was made with the appeal decision.

Recommendation

that the agenda report be received.

10. Forthcoming Public Inquiries and Hearings

(Pages 30 - 40)

A list of forthcoming public inquiries and hearings is presented.

Recommendation

that the report be received.

PLANNING APPLICATIONS

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

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 **64/06** of the Deputy Director refers.

11. **DRA/477/9-X – Demolition of existing buildings. Erection of 3 Dwellings and Garages. Land adjoining 1 The Green, Drayton**
(Wards Affected: Drayton)
(Pages 41 - 45)
12. **ABG/1797/3 – Proposed two storey side and ground and first floor rear extension. 7 North Avenue, Abingdon**
(Wards Affected: Abingdon Dunmore)
(Pages 46 - 50)
13. **MIL/6026/4-X – Demolish buildings. Erect new buildings to form trunk road services, restaurant/take away, car/lorry park, break down recovery and repair, access, landscaping, associated works. Land Adjacent to The Applectart, Milton Heights, Milton**
(Wards Affected: Hendreds)
(Pages 51 - 62)
14. **NHI/6423/2 – Demolition of existing single storey garage. Erection of a two storey side extension. 40 Westminster Way, North Hinksey**
(Wards Affected: North Hinksey and Wytham)
(Pages 63 - 69)
15. **GRO/7326/4 – Proposed alterations & extensions to form family annex. 7 Brunel Crescent, Grove**
(Wards Affected: Grove)
(Pages 70 - 73)
16. **DRA/19663 - Two-storey rear extension and conversion of roof space to form two bedrooms and bathroom, plus internal alterations. 6 Crabtree Lane, Drayton**
(Wards Affected: Drayton)
(Pages 74 - 78)
17. **CUM/1079/3 – Erection of 9 apartments with associated garaging and parking (re-submission). 7 Dean Court Road, Cumnor Hill**
(Wards Affected: Appleton and Cumnor)
(Pages 79 - 100)

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

None.



OUR VISION AND AIMS

Our Vision is to build and safeguard a fair, open and compassionate community

The Vale of White Horse District Council aims to:

Strengthen local democracy and public involvement through access to information, consultation, and devolution of power so that everyone can take part in our community and contribute to the decisions which affect our lives

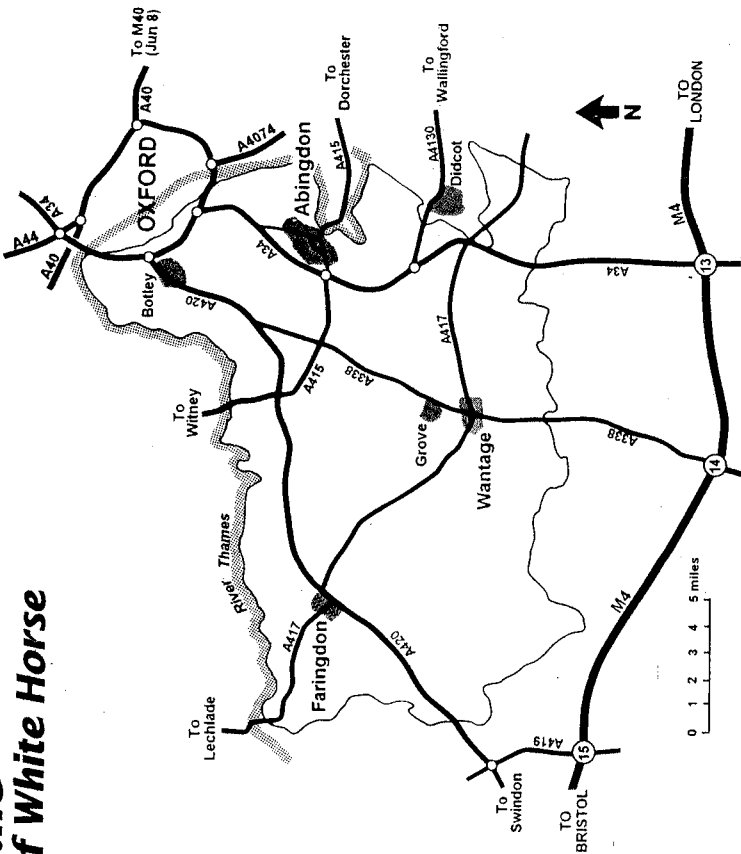
Create a safer community and improve the quality of life among Vale residents

Encourage a strong and sustainable economy which benefits all who live in, work in or visit the Vale

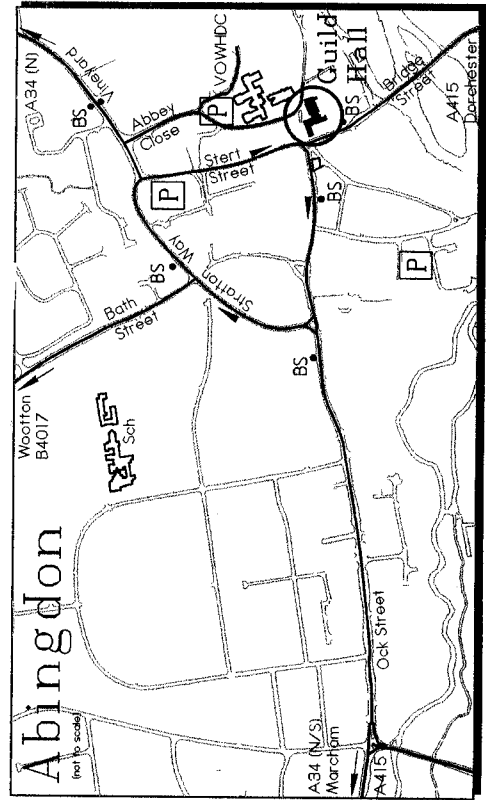
Help disadvantaged groups and individuals within the Vale to realise their full potential

Provide and support high quality public services which are effective, efficient and responsive to the needs of people within the Vale

Protect and improve our built and natural environment



Abingdon, Guildhall



KEY : BS = Bus Stop

LOCATION MAP



DC.38

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

**HELD AT THE GUILDHALL,
ABINGDON ON MONDAY, 24TH
JULY, 2006 AT 6.30PM**

Open to the Public, including the Press

PRESENT:

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

OFFICERS: Steve Culliford, Martin Deans, Mike Gilbert, Laura Hudson, Emma Phillips and Stuart Walker.

NUMBER OF MEMBERS OF THE PUBLIC: 42

DC.57 NOTIFICATION OF SUBSTITUTES AND APOLOGIES FOR ABSENCE

None

DC.58 MINUTES

The minutes of the meetings of the Committee held on 12 June and 3 July 2006 were adopted and signed as correct records.

DC.59 DECLARATIONS OF INTEREST

The Committee Chair, Councillor Terry Quinlan, declared a personal interest in item 11 (a planning application at 23 Fairfield Place, Abingdon - minute DC.67 refers) and in item 24 (an application at 9 Curtis Avenue, Shrivenham - minute DC.81 refers) as he knew the applicants, as did every other Member of the Committee. One applicant was a fellow District Councillor, the other was an officer. It was accepted that this declaration covered every Member of the Committee. However, Councillor Richard Gibson declared a personal and prejudicial interest in item 11 as the District Councillor was his fellow Ward Member also (minute DC.67 refers).

Councillor Roger Cox declared a personal interest in item 13 (an application at Pear Tree Farm, Great Coxwell, as he had been present at the Parish Council meeting when the application was discussed but he had not taken part (minute DC.69 refers).

Councillor Jerry Patterson declared a personal interest in item 23 (an application at 179 Kennington Road, Kennington) as he was a member of the Parish Council but was not a member of its planning sub-committee (minute DC.79 refers).

DC.60 URGENT BUSINESS AND CHAIR'S ANNOUNCEMENTS

The Chair asked that all those present ensured their mobile phones were switched off during the meeting.

DC.61 STATEMENTS AND PETITIONS FROM THE PUBLIC UNDER STANDING ORDER 32

None

DC.62 QUESTIONS FROM THE PUBLIC UNDER STANDING ORDER 32

None

DC.63 STATEMENTS AND PETITIONS FROM THE PUBLIC UNDER STANDING ORDER 33

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

DC.64 MATERIALS

The Committee received materials in respect of two permissions. The first was the re-submission of materials for a revised application at Limborough Road in Wantage. The second was for a reception building at the accommodation block to serve the new Synchrotron at the Rutherford Appleton Laboratory at Harwell.

RESOLVED

- (a) *that the materials approved for application WAN/12562/16 for the development at Limborough Road, Wantage, also be approved for application WAN/12562/21, subject to the following additions/amendments:*
- *Unit 3 to include Copper sheet to feature balcony roofs*
 - *Unit 4 to include Michelmersh Hampshire stock facing brick instead of Sto render*
 - *Unit 6 to include new materials - natural slate, Michelmersh Hampshire stock brick, and Sto render to the link over Angel Walk*
 - *Unit 7 to also include Sto render to the link over Angel Walk*
- (b) *that the following materials be used for the reception building at the accommodation block at the Rutherford Appleton Laboratory (HAR/19094):*
- *lbstock Leicester Red stock brick instead of the wood and render previously approved*

DC.65 APPEALS

The Committee received and considered an agenda item which advised of one appeal lodged with the Planning Inspectorate, one which had been allowed, and four which had been dismissed.

Members noted that there had been two awards of costs against the Council. It had been several years since the previous occurrence. In both of the recent cases, the Committee had decided against the officers' recommendations.

DC.66 FORTHCOMING PUBLIC INQUIRIES AND HEARINGS

The Committee received and considered an agenda item which advised of forthcoming inquiries and hearings.

RESOLVED

that the agenda report be received.

PLANNING APPLICATIONS

The Committee received and considered report 47/06 of the Deputy Director (Planning and Community Strategy), which detailed fifteen planning applications, the decision of which are recorded below. Applications where members of the public had given notice that they wished to speak were considered first.

DC.67 ABG/4208/1 - TWO STOREY EXTENSION. 23 FAIRFIELD PLACE, ABINGDON

(All Members of the Committee declared a personal interest in this item and in accordance with Standing Order 34, they remained in the meeting during its consideration, with the exception of Councillor Richard Gibson who also declared a prejudicial interest and therefore left the room during consideration of this item.)

RESOLVED (by fourteen votes to nil)

that application ABG/4208/1 be approved subject to the conditions set out in the report.

DC.68 CUM/4397/2 - CHANGE OF USE OF PART SHOP (A1) TO TAKEAWAY (A5) AND THE ERECTION OF A FLUE. 2, PINNOCKS WAY, BOTLEY

Further to the report it was recommended that condition no.2 should be amended to read "prior to the first use of the takeaway the flue shall be installed in strict accordance with the design statement that has been submitted as part of this application".

Mr Pope, the applicant's agent, made a statement in support of the application, believing that it was in accordance with planning and environmental health requirements.

The Committee considered that this was an improvement over the previous application.

RESOLVED (by fourteen votes to nil with one abstention)

that application CUM/4397/2 be approved subject to the conditions set out in the report, with condition no.2 being amended to read "prior to the first use of the takeaway the flue shall be installed in strict accordance with the design statement that has been submitted as part of this application".

DC.69 GCO/8308/12-X - DEMOLISH BARN AND CONSTRUCT 3 TWO-STOREY DWELLINGS. PEAR TREE FARM, GREAT COXWELL

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

Mr Durham made a statement on behalf of the Parish Council in support of the application. He believed that it would solve the traffic problems caused by the existing use of the site.

Mr Webb, the applicant, reported that the application was intended to remove the unneighbourly use of the site and replace it with some housing and return part of the site to countryside. The existing timber yard needed to be relocated to a better site.

Terry Coss, the applicant's agent, reported that the application site had been reduced by one third and the number of houses reduced from four to three. The six-metre wide access had been provided to prevent the site being landlocked. He urged the Committee to approve the application and thereby allow the business to be relocated.

The Local Member spoke in support of the application, believing that dwellings were preferable to a timber yard. The application would enhance the Conservation Area and was supported by local residents.

Some concern was expressed at the principle of development extending into the countryside and development to remove unneighbourly businesses. The application was also contrary to the newly adopted Local Plan. Other Members suggested seeking clarification of the design and scale of the development. It was moved by Councillor Terry Cox and seconded by Councillor Roger Cox that the application should be deferred to allow the applicant to consider

the detail of the dwellings or to consider reducing the application site further. This was lost by six votes to nine.

It was moved by the Chair and

RESOLVED (by nine votes to six)

that application GCO/8308/12-X be refused for the reasons set out in the report.

DC.70 KBA/10130/2 - ERECTION OF TWO STOREY FRONT EXTENSION. ERECTION OF TWO STOREY EXTENSIONS TO SIDE AND REAR AND ERECTION OF SINGLE STOREY SIDE EXTENSION. 11 BELLAMY CLOSE, SOUTHMOOR

Some Members considered the extended house would be too large on this plot and expressed concern at the cumulative effect this might have in the street scene. Others Members supported the application.

RESOLVED (by ten votes to five)

that application KBA/10130/2 be approved subject to the conditions set out in the report.

DC.71 SHR/11277/2 - ACCESS ON TO MORTREE COURT FROM LAND TO THE REAR OF 63 HIGH STREET. 63 HIGH STREET, SHRIVENHAM

Further to the report, it was noted that the applicants were willing to move the gates back into the site to allow better visibility at the access onto Mortree Close.

Mr Gentleman, on behalf of the residents of Mortree Close, made a statement objecting to the application. He believed that there was a risk of the applicant parking on the narrow access road, causing an obstruction. He was also concerned that the development would adversely affect the highway safety of young children that lived in the Close. He considered the applicant's employment of agents to be unnecessary on this application and queried future intentions.

Mr Whitfield, the applicant's agent, made a statement in support of the application. He considered the road width was ample and only a small difference would be made to traffic in Mortree Close as a result of this application. The local residents' concerns were mostly immaterial planning considerations. He queried why there needed to be a visibility splay in both directions and asked that this was amended in the planning conditions to one direction only.

The Local Member spoke in favour of the application. He considered the traffic would be very slow in the vicinity and the application would not cause any problem.

Members queried whether a two-way visibility splay was needed, as suggested in condition 2. The Planning Officer confirmed that the County Highways Engineer was only concerned about a visibility splay towards Fairthorne Way and agreed that condition 2 could be amended. To assist the safe egress from the site onto Mortree Close, it was suggested that an additional condition should be attached to require a turning space within the site.

RESOLVED (by fifteen votes to nil)

that application SHR/11277/2 be approved, subject to the conditions set out in the report, with condition 2 being amended to require only one visibility splay towards Fairthorne Way and for an additional condition to require a turning space on the site.

DC.72 ABG/11345/13 - CHANGE OF USE FROM CLASS A1 (RETAIL) TO CLASS A2 (FINANCIAL AND PROFESSIONAL SERVICES). 14 HIGH STREET, ABINGDON

RESOLVED (by fourteen votes to nil)

that authority be delegated to the Chief Executive in consultation with the Chair and/or Vice-Chair of the Development Control Committee to approve application ABG/11345/13 subject to the prior completion of a Section 106 Agreement to secure the Class A1 use of nos. 18/19 Market Place, Abingdon, and subject to the condition set out in the report.

DC.73 GRO/13271/4 - DEMOLITION OF BUNGALOW AND GARAGE. ERECTION OF EIGHT DWELLINGS, ASSOCIATED WORKS, LANDSCAPING, PARKING AND NEW VEHICULAR ACCESS. WILLOWDENE, TOWNSEND, GROVE

Terry Gashe, the applicant's agent, spoke in favour of the application, pointing out how it had been designed to minimize the impact on neighbouring properties and it had adequate parking and an attractive frontage. The gap between the front and rear properties was considered acceptable also. There would be no overlooking to the north and a two-metre high wall would be built to the south. He reminded Members that the housing design standards were guidance not policy and therefore did not need to be strictly adhered to. However, the application followed Government advice in making the best use of this previously developed site.

The Committee considered that the proposal would result in over-development of the site. The distance between the houses at the front and rear of the site was too small and the rear gardens in places were too small, at one point being only six metres long and backing onto neighbouring gardens. Members also considered that the neighbouring property 'The Maples' would be adversely affected.

RESOLVED (by fourteen votes to nil with one abstention)

that application GRO/13271/4 be refused for the reasons set out in the report.

DC.74 APT/14417/5 - ERECTION OF A SINGLE STOREY GARAGE, GROUND FLOOR CLOAKROOM, ENSUITE BATHROOM AND ERECTION OF A TWO STOREY REAR EXTENSION. FIELD HOUSE, PARK LANE, APPLETON

RESOLVED (by fifteen votes to nil)

that application APT/14417/5 be approved subject to the conditions set out in the report.

DC.75 SHI/17151/2 - CONVERSION OF EXISTING TRADITIONAL AGRICULTURAL BARN TO TWO RESIDENTIAL DWELLINGS AND THE ERECTION OF ONE TWO STOREY DWELLING. PIN FARM YARD, BARLEYCOTT LANE/ST LAWRENCE ROAD, SOUTH HINKSEY

Further to the report it was noted that:

- The County Highways Engineer had no objection to the application
- The Architects' Panel had asked for one of the dormer windows on unit 3 to be changed to a roof light to vary the roofscape
- Amended plans had been received
- The Consultant Architect now supported the design as his comments had been taken into account by the applicant
- Hogging would be used as the parking base rather than tarmac

Mrs Rawcliffe, on behalf of the Parish Council, made a statement in support of the application. She believed it was a sympathetic use of the site and existing buildings. However, she asked that a condition was attached requiring a check for ground contamination as the site had been used as a scrap yard in the past.

It was noted that a condition regarding contaminated land was recommended to be imposed on the permission.

The Local Member supported the re-use of the existing buildings but objected to the proposed new building as the site was in the Green Belt. However, he later withdrew this objection when it was confirmed that the Local Plan allowed for one or two dwellings to be built in such village locations in the Green Belt.

Members supported the application but suggested an additional condition regarding ground levels, as suggested by the Environment Agency.

RESOLVED (by fifteen votes to nil)

that application SHI/17151/2 be approved subject to the conditions set out in the report, together with additional condition (MC20) regarding amended plans and a condition regarding ground levels, as suggested by the Environment Agency.

DC.76 WAT/19373/2 - ERECTION OF 2 DWELLINGS WITH ASSOCIATED VEHICULAR ACCESS. LAND TO THE REAR OF 41 HIGH STREET, WATCHFIELD.

Further to the report it was noted that:

- The bat survey had found no significant evidence of bat roosts
- One e-mail had been received suggesting that the bat survey did not comply with guidance on ecological surveys
- The County Council's Ecological Officer recommended that a further bat survey was carried out prior to the development "in full accordance with the recommendations set out in paragraphs 21 and 22 of the Daytime Bat Assessment of trees on land at Watchfield by Ecosulis Ltd. dated July 2006"
- It was suggested that an additional condition should be attached to the permission requiring the access to be built in accordance with the submitted plans

Mrs Reynolds made a statement objecting to the application as it would have an overbearing impact on her property and neighbouring gardens. She believed that the character and amenity of the locality would be adversely affected. There would also be a loss of a rural view and the proposal was adjacent to a Listed Building. She reported that previously, the Planning Officer had objected to the application due to the size and bulk of the proposal but had since changed her mind. She believed that the occupants of 6 Squires Road had not been consulted.

Mr Whitfield, the applicant's agent, welcomed the recommendation for approval. He considered that the application would cause no overlooking, had no overbearing impact on the surrounding properties and had been sensitively designed to reduce the impact on neighbours, including the Listed Building.

In response to comments made, the Planning Officer reported that her earlier objections related to the previous application, not the current proposal. Her objections had been overcome in the revised application.

The Local Member expressed concern at the proposal to remove a mature hedgerow and tree screen to allow access to the site. He believed this was inappropriate adjacent to a Listed Building. However, it was noted that the Council's Arboricultural Officer had not objected to the application and found no reason to protect the hedge and tree screen.

Some Members believed that the amenities of the higher properties in Squires Road would be affected by the development, and that the new houses could be adversely affected by existing properties in Squires Road. Others believed that the development was acceptable as long as an additional condition was attached to the permission requiring slab levels to be checked by the Council before development continued.

RESOLVED (by twelve votes to three)

that application WAT/19373/2 be approved subject to:

- (i) the conditions set out in the report;*
- (ii) an additional condition to read "the development hereby approved shall be carried out in full accordance with the recommendations set out in paragraphs 21 and 22 of the Daytime Bat Assessment of trees on land at Watchfield by Ecosulis Ltd. dated July 2006"; and*
- (iii) an additional condition requiring slab levels to be inspected and approved by the local planning authority before development continued.*

DC.77 LON/19452/1-X - ERECTION OF ONE DETACHED DWELLING. 22 HUGHES CRESCENT, LONGCOT

Further to the report it was noted that the Environment Agency had not objected to the application, subject to two informatives being attached to the permission regarding the need to culvert the watercourse and the need to discharge sewage and surface water into the controlled disposal systems.

Members supported the outline application but asked that an additional informative was attached to the permission requiring the property to be sensitively designed, given the history of the plot and its proximity to a Listed Building.

RESOLVED (by fifteen votes to nil)

that application LON/19452/1-X be approved subject to the conditions set out in the report together with informatives regarding:

- The need to culvert the watercourse*
- Discharge of sewage and surface water into the controlled disposal systems*
- A sensitive design given the history of the plot and its proximity to a Listed Building*
- The siting of the dwelling on the site*

DC.78 STA/19491/1 - ERECTION OF A SHORT WAVE AMATEUR RADIO MAST/AERIAL (42 FEET / 12.2 METRES IN HEIGHT). 97 HUNTERS FIELD, STANFORD-IN-THE-VALE

Further to the report it was noted that the applicant was willing to enter into a Section 106 agreement to reduce the number of existing masts. Therefore it was recommended that authority to approve the application was delegated subject to the prior completion of the agreement. The Committee did not like the visual effect of the masts but given the proposed legal agreement, considered there were no grounds to refuse the application.

RESOLVED (by fifteen votes to nil)

that authority be delegated to the Chief Executive in consultation with the Chair and/or Vice-Chair to approve application STA/19491/1 subject to the prior completion of a Section 106 Agreement to reduce the number of existing masts.

DC.79 KEN/19562 - PROPOSED CHANGE OF USE OF SHOP TO DWELLING. 179 KENNINGTON ROAD, KENNINGTON

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

RESOLVED (by fifteen votes to nil)

that application KEN/19562 be approved subject to the conditions set out in the report.

DC.80 SHR/19596 - DEMOLITION OF EXISTING SIDE AND REAR EXTENSIONS. DEMOLITION OF FRONT PORCH. ERECTION OF SINGLE STOREY SIDE, FRONT AND REAR EXTENSION. ERECTION OF A PORCH. REVISIONS TO THE FENESTRATION OF SIDE FLANK AND ERECTION OF BOUNDARY WALLS. 9 CURTIS ROAD, SHRIVENHAM

(All Members of the Committee declared a personal interest in this item and in accordance with Standing Order 34, they remained in the meeting during its consideration.)

RESOLVED (by fifteen votes to nil)

that application SHR/19596 be approved subject to the conditions set out in the report.

DC.81 LIT/19602 - PROPOSED ERECTION OF STABLE BLOCK. MANOR FARM CHASE, LITTLEWORTH

Mr Weaver, on behalf of Littleworth Parish Meeting, made a statement in support of the application. At the recent Parish Meeting, some concerns had been raised by local residents but he did not support these and the majority of the village was in favour of permission being granted.

Members considered that an additional condition should be added requiring landscaping to integrate the development into the landscape and that the planting should be carried out in the next planting season.

RESOLVED (by fifteen votes to nil)

that application LIT/19602 be approved, subject to the conditions set out in the report and an additional condition requiring a landscaping scheme to integrate the development into its surroundings and to carry out this planting in the next planting season.

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

None

The meeting rose at 9.41 pm

DC.46

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

**HELD AT THE GUILDHALL,
ABINGDON ON WEDNESDAY, 26TH
JULY, 2006 AT 6.30PM**

Open to the Public, including the Press

PRESENT:

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

NON MEMBERS: Councillor Melinda Tilley

OFFICERS: Sarah Commins, Steve Culliford, Mike Gilbert and Rodger Hood.

OXFORDSHIRE COUNTY COUNCIL REPRESENTATIVES: Tim Foxhall and Peter Mann

NUMBER OF MEMBERS OF THE PUBLIC: 36

DC.82 **NOTIFICATION OF SUBSTITUTES AND APOLOGIES FOR ABSENCE**

None

DC.83 **DECLARATIONS OF INTEREST**

Councillor Margaret Turner declared a personal interest in item 7, the planning application on land west of Didcot (the site lay in both Didcot and Harwell), as she was a member of Harwell Parish Council and knew most of the public speakers (minute DC.88 refers).

DC.84 **URGENT BUSINESS AND CHAIR'S ANNOUNCEMENTS**

The Chair asked everyone present to ensure their mobile phones were switched off during the meeting.

He announced that he was suspending part of Standing Order 33 to allow members of the public longer to present their cases. He agreed to allocate a total of thirty minutes for the parish councils, a total of thirty minutes for the objectors, and a total of thirty minutes for the applicants to present their cases.

DC.85 **STATEMENTS AND PETITIONS FROM THE PUBLIC UNDER STANDING ORDER 32**

None

DC.86 **QUESTIONS FROM THE PUBLIC UNDER STANDING ORDER 32**

None

DC.87 **STATEMENTS AND PETITIONS FROM THE PUBLIC UNDER STANDING ORDER 33**

It was noted that sixteen members of the public had each given notice that they wished to make statements at the meeting but two declined to do so.

Planning Applications

The Committee received and considered report 48/06 of the Deputy Director (Planning and Community Strategy), which detailed one application, the decision of which is recorded below.

DC.88 HAR/17774-X AND HAR/17774/1-X - MIXED USE URBAN EXTENSION OF APPROXIMATELY 3200 DWELLINGS, TOGETHER WITH OPEN SPACE, LEISURE, COMMUNITY, LOCAL SHOPS, SERVICES AND UTILITY INFRASTRUCTURE - LAND WEST OF DIDCOT (GREAT WESTERN PARK)

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

Further to report 48/06, the Planning Officer updated the Committee:

- The principle of development at this site had been established through the development plan process
- The application site crossed the town/parish boundary between Didcot and Harwell and consequently crossed the boundary between South Oxfordshire and the Vale
- Duplicate applications were before the Committees of the two District Councils. These were outline applications with all matters reserved apart from access
- There had been an appeal against the Council's non-determination of one of the applications. The hearing was scheduled for 7 November 2006
- South Oxfordshire District Council's Planning Committee had considered the application on 19 July 2006 and had delegated authority to approve it, subject to the completion of a Section 106 agreement and other procedural matters
- Supplementary papers had been circulated to the Vale's Development Control Committee following South Oxfordshire's meeting. This included a diagram showing the master plan for the site
- Development was expected to be carried out over a ten-year period
- Oak Tree Health Centre in Didcot had requested to be involved in the discussions on the Section 106 agreement
- A further letter of objection had been received from Maralyn Bartell raising matters set out in the report
- The County Council, as the Structure Plan authority, had removed its holding objection subject to securing the package of benefits as part of the Section 106 agreement
- The County Council, as highways authority, believed that the development on its own could not justify funding a Harwell by-pass - in addition, a further technical study would be needed
- The County Council had ring-fenced funds for improvements to the A34 Milton Interchange, a traffic light-controlled junction on the A4130 to access the northern part of the development, a traffic light junction on Wantage Road (B4493) to gain access to the northern and southern parts of the site, plus improvements to the junctions at Rowstock, Manor Bridge/A4130, and the Power Station junction
- The master plan layout design was considered to be an improvement over the previous design but further adjustments might be needed, including around Stephen Freeman Primary School
- Appendix 4 set out the draft heads of terms of the Section 106 Agreement
- Appendix 8 set out the reasons why 40% affordable housing could not be achieved on the site
- An additional condition was recommended stipulating that there must be no built development to the south of 155 Park Road, Didcot, except for small buildings related to the allotments or open space use of this land

The Planning Officer also read out a letter submitted by the Local Member, Councillor Richard Stone, who could not attend the meeting. Firstly, Councillor Stone objected to the development on this site and called for protection of the nearby villages. He asked that serious consideration was given to the road links necessary to accommodate this development both on and off site. The A34 was overloaded, its Milton Interchange needed attention. The highways in Harwell and Milton would also need attention. He asked that the highway works were timetabled to cause the minimum disruption and that they were carried out before development begun. The impact of the upgrading of Southampton port should also be taken into account as this would put additional heavy goods traffic onto the A34. He urged that the new development was integrated into the community and was provided with the necessary infrastructure such as schools, public community facilities and open space. Affordable housing should be as high a percentage as possible and should be mostly shared equity to promote pride and care. The surrounding villages should not be left isolated. They should have appropriate road planning, shops and transport links. A green belt was needed around the town to protect the surrounding villages. Co-ordinated thought was needed to future-proof the development - it should exceed current requirements and plan for needs in the future.

Tim Foxhall of Oxfordshire County Council was invited to address the Committee on the issue of highway improvements that could result from this development. The strategic plan showed one access to the site from the A4130 (a traffic light-controlled junction) and accesses to the northern and southern parts of the site from a traffic light-controlled junction on the B4493 Wantage Road, east of Zulu Farm. The access onto Portway was narrow and therefore would be restricted to pedestrians, cyclists and buses only. Access to a limited number of dwellings would be permitted off Park Road, Didcot. A spine road would travel through the site and would be speed limited to 20mph and would act as a bus route. The requirement for a perimeter road outside the site had been withdrawn.

Mr Foxhall reported that the developer had been required to undertake a transport assessment and provide a model to form the basis of its transport plans. This predicted 2,600 and 2,500 traffic movements from the site each day at the morning and evening peak times respectively in the year 2012. The County Council had used a different model to undertake its predictions but the results of the two assessments correlated well. A routing agreement would be in place for construction traffic, predicted at 500 movements per day at peak construction. This would mean a 24% increase in traffic on the A4130. Improvements to the Milton Interchange would be required prior to construction work at the site. He also highlighted the public transport improvements and contributions towards the highways infrastructure, as set out in the report. The impacts of these changes would be monitored and further changes might be necessary. He reported that the County Council had agreed to allocate £1.23 million of the highways contribution towards a Harwell by-pass. A feasibility study would need to be undertaken first. The diversion of this contribution to fund alternative highway works would only be done with the agreement of both the County and District Councils after ten years.

The Chair then invited the public to make their statements to the meeting. Representatives from Parish Councils spoke first.

Mr Hayter of Harwell Parish Council questioned how he could be expected to evaluate the impact of such a large amount of housing proposed for the area. To the year 2026, he reminded the Committee that 7,300 dwellings were proposed at Didcot. He questioned the validity of the traffic model which only looked at the present traffic levels. He pointed out that the proposed Harwell by-pass ran from the B4493 to the A417. He suggested that as the perimeter road idea had been shelved, the Harwell by-pass should be extended further to the Milton Interchange. He reported that Harwell's own traffic survey in the village showed different figures from those referred to by the reported traffic studies. More public transport was needed to dissuade people from using their cars. He queried the absence of a burial

ground at the site. He expressed concerns at the risk of worsening air quality in the area and understood that there were plans to make the A34 a regional route. He asked whether this would bring any funding for improvements.

Mr de Wilde of Upton Parish Council expressed concern at the increased pressure on the supporting infrastructure. He questioned the intentions of the access onto Park Road, which was already congested. The local transport infrastructure had worsened, as had been illustrated by the recent closure of the Upton to Chilton road and the impact this had on surrounding villages. He believed the two traffic surveys undertaken had produced spurious results. Nothing was being done to cure the existing problems. Solutions were needed before the new development took place. He urged the Council not to rely on the developer's promises.

Miss Totterdell of West Hagbourne Parish Council pointed out that the Council had ignored the proposed ten-fold increase in the size of the village. There would be an adverse environmental impact if no burial ground was allocated as Hagbourne's cemetery would be inadequate. She urged that this should become a beacon development, addressing global warming issues with a high percentage of homes using renewable energy. There was much complacency at the traffic impact on the surrounding villages. It was already too dangerous to walk through the village. She asked that when an accident occurred on the surrounding road network, lorries should avoid travelling through Hagbourne and Harwell villages. She believed that traffic calming was not the answer, an objective assessment was needed. She welcomed the Harwell by-pass but asked that it was renamed to the Harwell and Hagbourne relief road. Construction of the relief road must take place in the first phase of the new development. She called for strategic gaps between Didcot and the surrounding villages to be maintained.

Dr Emery of East Hagbourne Parish Council supported the points made by other Parish Councils and thanked the District Council for its work on this application. However, he expressed disappointment at the level of consultation, particularly by the developers. He had strong concerns about the planned infrastructure and traffic improvements and called for an emphasis on road improvements. He questioned the traffic model used and predicted that increased traffic levels would threaten the quality of life of local residents. He was concerned at the planned access to the site from Park Road. Highway improvements in Harwell and the Hagbournes were needed before the development commenced. The rural gaps between the town and East Hagbourne on the southern boundary of the site must be maintained. He was also concerned at the distribution of schools and the lack of a burial ground. He urged the Committee to reject the application as far too many important issues were being deferred.

Mr Scharf of Drayton Parish Council asked that more attention was paid to reducing and minimising the traffic impact. The impact would be felt in Drayton. The provision of road surfaces that resulted in less noise and reduced speed limits on the A34 should be used but would only balance out the harm caused by the additional traffic.

The Chair then invited the objectors to make their statements.

Dr Hughes, of the Keep Harwell Rural Campaign and representative of fourteen local parishes on the Didcot Integrated Transport Strategy Steering Group, addressed the meeting. He questioned how the Committee could proceed with the application. The western boundary had been breached from the boundary set out in the Local Plan policy. This encroached upon Harwell and left pockets of undeveloped land. He suggested the developers should work harder to avoid this. The traffic model had failed to mention the effect on Wantage Road. Traffic calming would not reduce the traffic unless there was a viable alternative. The proposed Harwell by-pass was only a partial by-pass, ending at the A417 and there were no other feasible options. There were ineffective measures and untested comments in the proposal and he urged Members to think hard about these.

Paul Samuels spoke on behalf of the Campaign for a Sustainable Didcot, a residents' group. He questioned why the application was recommended for approval under delegated authority when there were too many loose ends. The Section 106 agreement had been drafted behind closed doors with no consultation on its contents. He asked that the details of the agreement should be subject to public consultation. He endorsed the call for more homes to use renewable energy sources and water efficient systems. These should be designed and built into the new development. He believed that the traffic assumption was incorrect; the development was likely to generate traffic levels similar to Wantage. This would impact on Harwell.

Mr Rouse objected to the principle of development of this site. Resultant congestion would be felt in all directions. The proposed improvements to Milton Interchange would not solve the problems and construction traffic would make it worse. He urged that the application was refused and that other options for the A4130 were investigated.

Andrew Jones believed that the new development should have more houses to the north of the site and that there should be a developer's contribution towards a secondary school, preferably sited to the north of the town. He asked that a pedestrian crossing was installed on Foxhall Road and that ancient hedgerows and pathways on the development site were protected. He also asked the Committee to resist the highest buildings being located on the ridge where they would have greatest visual impact. There would also be a need to introduce mitigation measures for residents on the new development to protect them from the A34 road noise. He supported claims for the design of the new dwellings to incorporate renewable energy and water efficient systems and called for the subway under the railway from the A4130 to Milton Park to be re-opened to allow pedestrian and cycle traffic through.

Karen Leahy objected to the application raising many points. She questioned the development's viability, the level of affordable housing, and the poor mitigation measures for the traffic impact. She objected to school children being put at risk in having to cross roads to get to school, the poor ecological surveys, the development being located on the wrong site, and the loss of amenity and countryside. She urged Members to vote against it.

County Councillor Terry Joslin had yet to meet anyone who supported this proposed development. The protection zone would be lost. No mention had been made of archaeological investigations at the site. He urged the Committee to oppose the application. Approving the application would create a split, unsustainable town lasting for many years.

The Chair then invited the applicants to make their statements.

Ivor Beamon, of one of the applicant companies, believed that the application supported the Local Plan. All parties had been consulted; the outcome was a balanced Section 106 package. The developers' consortium would be seeking further subsidy from the Housing Corporation for affordable housing on the site. The impact on surrounding communities had been considered, both during construction and once the development was complete.

Nick Laister, on behalf of the applicants, responded to some of the points raised by objectors. The applicants had agreed to part fund a Harwell by-pass. The traffic model used by the applicants had been tested by the County Council and the data had proved to be robust. The applicants would work with the local villages to introduce traffic measures to make them less desirable to travel through. Buffers would be maintained to protect the surrounding villages. To the south of the site there would be no built development, only open space or allotments. To the west of the site, the changes to the boundary had been introduced on the recommendation of the design consultants. Shifting the boundary to the east would have reduced the area available for the district centre. The setting of Down Farmhouse and its

orchard would be protected. The access onto Park Road would be for a limited number of dwellings and there would be a bus gate and pedestrian and cycle access also. Consultation had taken place with local Parish Councils both in 2002 and 2005. As many of the existing footpaths as possible would be retained. The drainage of the site had been designed to have no adverse impact on the surrounding communities. The drainage strategy had been agreed by the Environment Agency.

The Chair then called a fifteen minute adjournment. On re-convening at 9.00pm, he invited the Local Member to address the Committee.

Councillor Margaret Turner, the Local Member, believed that more information was needed before a decision could be taken. The location of the development was poor but the principle had been established so now efforts had to be targeted at getting the best from the development. Minimal impact on the local communities was needed. However, she believed that the plans before the Committee had not achieved this. She believed that a higher percentage of affordable housing was needed and more of it should be shared equity housing. She considered that the transport proposals were unsatisfactory. Villages such as Harwell and Milton would be subject to rat running as the proposed improvements to Milton Interchange were inadequate. Proposals for cyclists and pedestrians were just 'words'. Redirecting cyclists to bring them out on the White Hart corner in Harwell was very dangerous. She urged the Committee not to delegate this application for approval, effectively rubber stamping a shell of a huge application.

The Committee then debated the application. In answer to questions from Members, the Planning Officer reported that the boundary on the master plan would supersede the boundary in the Local Plan policy. The highest buildings on the site would be located near the neighbourhood and district centres; at the edges of the site, building heights would be lower.

Members noted that the effectiveness of the proposed transport measures would be monitored and amended, if necessary. However, the County Council's officers did not believe the development would severely impact on the surrounding areas. The developers would contribute towards the provision of a Harwell by-pass. The Didcot Integrated Transport Strategy would contribute also. Some concern was expressed at the already congested A4130 from Didcot to Milton Interchange. This needed to be overcome. Members felt that more work would be required to secure the necessary highway improvements and a Harwell by-pass.

The Committee considered that the officers must secure the re-opening of the railway underpass between the A4130 and Milton Park to allow pedestrian and cycling access. The County Council highways officer agreed to press for the subway to be opened up for public use. It was noted that noise from the A34, A4130 and the railway would be mitigated by measures suggested by Environmental Health Officers.

Some Members expressed disappointment at the cut in the affordable housing percentage for the site. Others believed that a good development could be achieved through good design and the building of more energy efficient homes. It was also suggested that there should be recycling facilities such as bottle banks, buried to reduce noise. Members also expressed concern at the lack of a cemetery in the master plan.

It was suggested that this application could not solve all of the existing problems. The principle of the development being to the west of the town had been established. The Committee had to get the best out of the development. Many loose ends existed but this was the best the Committee could achieve at this outline application stage.

As this was an outline application, all matters apart from access would be reserved for the detailed application(s). Appended to the report were the heads of terms of the draft Section 106 agreement. Any variation of these would have to be approved by the Committee. As this was the biggest planning application brought before this Committee, some Members requested that it was brought back to the Committee for consideration once solutions had been drafted for the outstanding issues. The Committee did not support this. As a fall back position, it was suggested that the delegation should include the Committee's Opposition Spokesman and the two Local Members. The Committee was in support of extending the delegation as suggested. If discussions resulted in unsolved issues, the application should be referred back to the Committee for consideration.

It was proposed by the Chair and

RESOLVED

- (a) *that authority to approve application HAR/17774-X be delegated to the Chair and/or Vice-Chair and Opposition Spokesman of the Development Control Committee, together with the two Local Members, subject to the conditions set out in the report and two additional conditions regarding the submission of amended plans and requiring no development to be built south of no.155 Park Road, Didcot on a line to be shown in the planning permission, with the exception of facilities for allotments or public open space (by nine votes to six); and*
- (b) *that had the decision still rested with the Council, authority to approve application HAR/17774/1-X would have been delegated to the Chair and/or Vice-Chair and Opposition Spokesman of the Development Control Committee, together with the two Local Members, subject to the conditions set out in the report and two additional conditions regarding the submission of amended plans and requiring no development to be built south of no.155 Park Road, Didcot on a line to be shown in the planning permission, with the exception of facilities for allotments or public open space (by nine votes to five with one abstention).*

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

None

The meeting rose at 10.15 pm

DC.53

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

**HELD AT THE GUILDHALL,
ABINGDON ON MONDAY, 14TH
AUGUST, 2006 AT 6.30PM**

Open to the Public, including the Press

PRESENT:

MEMBERS: Councillors Terry Quinlan (Chair), John Woodford (Vice-Chair), Roger Cox, Tony de Vere, Richard Gibson, Jenny Hannaby, Monica Lovatt, Jim Moley, Briony Newport, Jerry Patterson, Peter Saunders, Margaret Turner and Pam Westwood.

SUBSTITUTE MEMBERS: Councillor Terry Fraser for Councillor Richard Farrell and Councillor Peter Jones for Councillor Terry Cox.

NON MEMBERS: None.

OFFICERS: Sarah Commins, Martin Deans, Mike Gilbert, Laura Hudson, Jason Lindsey and Andrew Thorley.

NUMBER OF MEMBERS OF THE PUBLIC: 16

DC.89 NOTIFICATION OF SUBSTITUTES AND APOLOGIES FOR ABSENCE

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

DC.90 DECLARATIONS OF INTEREST

Councillors Roger Cox, Tony de Vere, Terry Fraser, Richard Gibson, Jenny Hannaby, Peter Jones, Monica Lovatt, Jim Moley, Briony Newport, Jerry Patterson, Terry Quinlan, Peter Saunders, Margaret Turner, Pam Westwood and John Woodford each declared a personal interest in planning application ABG/577/4 – Erection of a single storey extension at 7 Warwick Close, Abingdon, insofar as the applicant was a fellow Member of the Council.

DC.91 URGENT BUSINESS AND CHAIR'S ANNOUNCEMENTS

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

DC.92 STATEMENTS AND PETITIONS FROM THE PUBLIC UNDER STANDING ORDER 32

None.

DC.93 QUESTIONS FROM THE PUBLIC UNDER STANDING ORDER 32

None.

DC.94 STATEMENTS AND PETITIONS FROM THE PUBLIC UNDER STANDING ORDER 33

Eight members of the public had given notice that they wished to make a statement at the meeting. However, two declined to do so.

DC.95 MATERIALS

The Committee received and considered materials as follows:-

Plot 11.3 North of Fermi Avenue, Harwell International Business Centre, Didcot (HAR/CHI/18071)

RESOLVED

that the use of the following materials be approved:-

Terracotta tile – light grey 703

Insulated metal wall panel with celestia colour Sirius (metallic silver) finish

Blue brindled facing brick – plynth

Single ply roof felt material – grey (samafil) G410-15EL felt.

DC.96 APPEALS

The Committee received and considered an agenda report which advised of two appeals which had been lodged with the Planning Inspectorate for determination, two which had been allowed and two which had been dismissed.

In respect of application ABG/1781/3 – 116 Oxford Road, Abingdon, Members noted that the Inspector had been critical of the reasons for refusing the application and had awarded costs against the Council. It was agreed that further training be organised open to all members of the Council on lessons to be learned. The Development Control Manager confirmed that where appellants had considered to have acted unreasonably the Council did apply for an award of costs.

RESOLVED

that the agenda report be received.

DC.97 FORTHCOMING PUBLIC INQUIRIES AND HEARINGS

The Committee received and considered a list of forthcoming public inquiries and hearings.

RESOLVED

that the list be received.

DC.98 RAD/237/101 & RAD/237/102-LB - ERECTION OF TWO BOARDING ACCOMMODATION BLOCKS INCORPORATING ALTERATIONS INCLUDING EXTENSIONS TO LISTED BUILDINGS – 6 & 7 CHESTNUT AVENUE, BEING SOCIALS 9 & 10. RADLEY COLLEGE, KENNINGTON ROAD, RADLEY.

Mr R Beauchamp, the applicant had indicated that he wished to make a statement at the meeting but declined to do so.

The Committee noted that the proposed development had the support of the Consultant Architect and was located well within the College grounds. In respect of the Parish Council's comments regarding the development intruding into the Green Belt, one member enquired as to whether it had been made clear to the Parish Council that the Major Developed Site boundary had been amended in the adopted Local Plan 2011 and therefore invited to withdraw its objection. The Development Control Manager confirmed that where a Parish Council based an objection on an incorrect interpretation of the submitted plans it was given an opportunity to withdraw the objection. However, this opportunity was rarely taken up.

It was noted that materials in respect of the proposed development would come back to the Committee for determination.

By 15 votes to nil, it was

RESOLVED

that applications RAD/237/101 and RAD/237/102-LB be approved subject to the conditions set out in the report.

DC.99 ABG/577/4 - ERECTION OF A SINGLE STOREY EXTENSION. 7 WARWICK CLOSE, ABINGDON

(Councillors Roger Cox, Tony de Vere, Terry Fraser, Richard Gibson, Jenny Hannaby, Peter Jones, Monica Lovatt, Jim Moley, Briony Newport, Jerry Patterson, Terry Quinlan, Peter Saunders, Margaret Turner, Pam Westwood and John Woodford had each declared a personal interest in this application and in accordance with Standing Order 34 they remained in the meeting during its consideration).

By 15 votes to nil, it was

RESOLVED

that application ABG/577/4 be approved subject to the conditions set out in the report.

DC.100 CUM/1429/9-X & CUM/1429/10 - ERECTION OF A DWELLING (LAND TO REAR 106 OXFORD ROAD) & DEMOLITION OF EXTERNAL STAIRCASES. ERECTION OF A NEW COMMUNAL ENTRANCE HALL. CONVERSION OF EXISTING BUILDING INTO 4 X 1 BED FLATS. 106 OXFORD ROAD, CUMNOR

It was reported that the Parish Council had raised no objection to the conversion of the existing building into 4 x 1 bed flats and asked that the following issues be taken into account in respect of the proposed erection of a new dwelling:-

- Not allowing the new dwelling to have a dominant affect on the primary school to the rear and side
- Tree Preservation Orders (TPOs) to be placed on three trees to the rear of the site and that the hedgerow bordering the primary school drive should be retained.
- Concerns regarding the safety of schoolchildren when the vehicular access was being used, especially at peak times.

Furthermore the Parish Council recommended that in order to minimise the impact on neighbouring properties a dwelling with a relatively low profile, such as a chalet bungalow, would be more appropriate than a two storey house. It also suggested that permitted development rights be removed and that the views of the neighbours be taken into account.

In response the Area Planning Officer reported that the Council's Arboricultural Officer had advised that the trees were not suitable for a TPO and that the hedgerow was not worthy of retention. Furthermore, the County Engineer had raised no objection regarding road and pedestrian safety. The Area Planning Officer also reported receipt of an additional neighbour letter reiterating the objections raised by other local residents and advising of a Bill currently going through Parliament removing garden land from the definition of previously developed land.

Mr R Newball, on behalf of the residents of Sands Close, made a statement objecting to the application raising concerns already covered in the report. He claimed that the Officer report had not addressed the highway safety concerns raised. Finally, he referred to paragraph 8.2 of the adopted Local Plan 2011, which in respect of new housing provision set out its aim "to maintain and improve the quality of life for all members of the local community".

Members of the Committee did not consider a two storey dwelling to be out of keeping as long as it was sensitively designed so as to avoid overlooking of neighbouring properties. In this regard it was suggested that an informative was added to any permission. Furthermore it was suggested that a slab level condition be added to any permission in view of the land to the rear of the site being higher. It was noted that the Bill currently going through Parliament was a Private Members Bill.

The Chair reported that one of the local Members had contacted him and expressed a preference for a bungalow instead of a two storey dwelling.

By 15 votes to nil, it was

RESOLVED

(a) *that application CUM/1429/9-X be approved subject to:-*

(1) *the conditions as set out in the report;*

(2) *the addition of a slab level condition;*

(3) *the addition of an informative "that the dwelling is sensitively designed to avoid overlooking of neighbouring properties";*

(b) *that application CUM/1429/10 be approved subject to the conditions set out in the report.*

DC.101 ABG/6394/29 - REVISION TO PREVIOUS PERMISSION TO REPLACE 6 X 2-BEDROOM FLATS WITH 12 X 1-BEDROOM FLATS IN BLOCK C. THE OLD MALTINGS, VINEYARD, ABINGDON

One Member expressed concern that the additional parking spaces to be provided in the underground car park appeared to be very tight and he enquired how the disabled parking provision would be allocated across the site. He also sought clarification as to why the recommendation required the Section 106 Agreement to be amended.

In response the Area Planning Officer advised that disabled parking provision would be distributed across the site by way of a ratio compared to the provision for able bodied parking. The Section 106 Agreement needed to be amended to control the additional two units of affordable housing that would be provided as part of the proposal. Furthermore, he confirmed that the parking on the site would be allocated to specified dwellings.

By 15 votes to nil, it was

RESOLVED

that authority to grant planning permission in respect of application ABG/6394/29 be delegated to the Chief Executive in consultation with the Chair and Vice-Chair of the Committee and the local Members subject to:-

- (1) the amendment of the Section 106 Obligations regarding affordable housing and contributions; and*
- (2) conditions regarding parking and amended plans.*

DC.102 LRE/8663/5 - DEMOLITION OF EXISTING PAVILION. ERECTION OF NEW SPORTS PAVILION. PAVILION LETCOMBE CRICKET CLUB, BASSETT ROAD, LETCOMBE REGIS

Dr P Collins, on behalf of the Parish Council, made a statement in respect of the application reiterating the views expressed in the Parish Council letter attached at Appendix 3 to the report.

Mr K Trotter, the applicant, made a statement in support of the application. He claimed that the proposal had been amended to overcome many of the concerns raised initially by the Parish Council. Furthermore, there had been no adverse comments on the proposal as part of a parish plan questionnaire distributed around the village.

Ms D Reeves also made a statement in support of the application reiterating the comments made in the letters of support detailed in the report.

Members considered the proposed development to be an improvement on the existing facility. One Member suggested that proposed condition number 3 should be amended to be more explicit in that the buildings to be removed were the existing pavilion and store.

The Development Control Manager confirmed that any permission granted would not set a precedent for further residential dwellings on the edge of the village, as the proposed development was directly related to the recreational uses of the site.

By 15 votes to nil, it was

RESOLVED

that application LRE/8663/5 be approved subject to the conditions set out in the report, with condition number 3 being more explicit that the removal of specified buildings relates to the existing pavilion and store.

DC.103 ABG/14060/3 - PROPOSED CONVERSION OF EXISTING HOUSE INTO TWO HOUSES. WHARF COTTAGE, WILSHAM ROAD, ABINGDON.

By 15 votes to nil, it was

RESOLVED

that application ABG/14060/3 be approved subject to the conditions set out in the report.

DC.104 SPA/15623/6 - ERECTION OF TWO HOUSES. HOME FARM, WEST STREET, SPARSHOLT

It was reported that following the adoption of the Local Plan 2011, all references to Policy H12 in the report should be amended to Policy H13.

Mr R Bramwell made a statement objecting to the application raising concern about matters already covered in the report. He urged the Committee to refuse the application both on policy grounds and failing to preserve or enhance the character of the village.

Mr S Whitfield, the applicant's agent, made a statement in support of the application. He welcomed the Officer recommendation of approval and claimed that the objection raised by the Parish Council and local residents that two dwellings would harm the character of the village had been addressed and dealt with by the Planning Inspector at the recent appeal. In respect of drainage concerns he noted that the Inspector had not commented on this at the appeal hearing, considering it not to be an issue. Finally he considered that the proposed development complied both with Local Plan policies and national guidelines on housing.

In respect of Policy H13, the Development Control Manager advised that the lower text of the Local Plan stated the infilling development should be restricted to one or two small dwellings. However, the development proposed in the application could not be refused on policy grounds alone as the Council would need to have regard to the Inspector's comments in the recent appeal that the two proposed dwellings fronting Watery Lane were acceptable.

The Committee having regard to the Inspector's comments, considered the proposed development to be well designed and, as such would enhance the character of the village.

By 15 votes to nil, it was

RESOLVED

that application SPA/15623/6 be approved subject to the conditions set out in the report.

DC.105 KBA/18789/1 - DEMOLITION OF EXISTING CONSERVATORY. ERECTION OF REAR SINGLE STOREY EXTENSION. DAVENROE, 20 STONEHILL LANE, SOUTHMOOR

One Member asked whether the applicant had been invited to reduce the length of the proposed extension by one metre, to bring it in line with that recommended in the Design Guide. In response, the Development Control Manager explained that the Guide was guidance and that each application should be considered on its merits. In this case, as the neighbouring property already had a single-storey rear extension, the proposal was considered acceptable.

By 14 votes to 1, it was

RESOLVED

that application KBA/18789/1 be approved subject to the conditions set out in the report.

DC.106 KBA/19204/1 - SINGLE STOREY EXTENSION TO PROVIDE ADDITIONAL SINGLE GARAGE, ENLARGED DINING ROOM AND LOBBY UTILITY ROOM. SONGARI, HANNEY ROAD, SOUTHMOOR

AFP Developments, the applicant had indicated that it wished to make a statement at the meeting but declined to do so.

By 15 votes to nil, it was

RESOLVED

that application KBA/19204/1 be approved subject to the conditions set out in the report.

DC.107 ENFORCEMENT PROGRAMME

The Committee received and considered report 57/06 of the Deputy Director (Planning and Community Strategy) which sought approval to take enforcement action in respect of 5 Norman Avenue, Abingdon; 2-4 Ock Street, Abingdon and the Blue Boar Public House, Longworth.

In respect of the Blue Boar Public House, it was reported that the local Member had expressed support for the retention of the gravel car park.

By 15 votes to nil, it was

RESOLVED

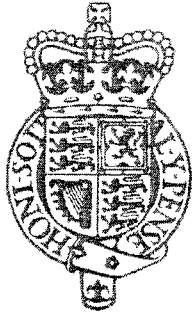
that authority be delegated to the Chief Executive, in consultation with the Chair and/or Vice-Chair of the Development Control Committee to take enforcement action in the following cases, if in their judgement it is considered expedient to do so:-

- (1) *to secure the removal of the unauthorised development (summer house/games room) in the rear garden of 5 Norman Avenue, Abingdon, (ABG/19058/1);*
- (2)
 - (a) *to secure the removal of the unauthorised; UPVC windows, railings and hand rails, and their replacement with traditional, white painted, timber joinery, at 2-4 Ock Street, Abingdon, (ABG/8129/10 & 11-LB);*
 - (b) *to commence legal proceedings, under Section 9 of the Planning (Listed Buildings and Conservation Areas) Act 1990, against those persons responsible for the removal of the traditional timber windows and their replacement with UPVC windows at 2-4 Ock Street, Abingdon, (ABG/8129/10 & 11-LB);*
- (3) *to secure compliance with conditions 6,7,8 & 9 of Notice of Permission LWO/18809, and the removal of all unauthorised development including the temporary (Porta Cabin) building and two sheds, at the Blue Boar Public House, Tucks Lane, Longworth, Abingdon, (LWO/18809).*

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

None.

The meeting rose at 8.35 pm



Appeal Decision

APPENDIX 1

Site visit made on 25 July 2006

by **John Woolcock** BNatRes(Hons) MURP DipLaw
 MPIA MRTPI
 an Inspector appointed by the Secretary of State for
 Communities and Local Government

The Planning Inspectorate
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Date: 31 July 2006

Appeal Ref: APP/V3120/A/06/2009117

Highways land outside Abingdon Football and Social Club, Oxford Road (A4183), Abingdon OX14 2EE

- The appeal is made under section 78 of the Town and Country Planning Act 1990 against a refusal to grant planning permission.
- The appeal is made by O2 (UK) Ltd against the decision of Vale of White Horse District Council.
- The application No:ABG/19262, dated 16 August 2005, was refused by notice dated 13 October 2005.
- The development proposed is a 17.5m streetworks column together with ground based equipment, cabinets and associated ancillary equipment.

Decision

1. I dismiss the appeal for the reasons given below.

Reasons

2. The appeal site lies within Northcourt Conservation Area. Policy HE1 of the Vale of Whitehorse Local Plan 1999 (LP) is in accordance with the requirement of Section 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 to pay special attention to the desirability of preserving or enhancing the character or appearance of the conservation area, and is in line with national advice in Planning Policy Guidance Note 15, *Planning and the Historic Environment* (PPG15). The Government's general policy in Planning Policy Guidance Note 8 *Telecommunications* (PPG8) is to facilitate the growth of new and existing telecommunications systems whilst keeping the environmental impact to a minimum.
3. Northcourt Conservation Area encompasses historic development along Northcourt Road and Lane. It is characterised by substantial open areas with many attractive mature trees and landscaping. The appeal site is prominent from a main route into Abingdon. In this location the proposed 17.5 metre high streetworks column would tower above other street furniture and the trees along this part of the road. The floodlights on the adjoining football ground are slender structures, set well back from the road, which have a minimal impact on the streetscape. The proposed streetworks column would, by reason of its siting and height, be an intrusive feature which would contrast sharply with the pleasant street scene. I consider that this is an insensitive proposal which would harm the character and appearance of Northcourt Conservation Area. I find that it would conflict with LP Policy HE1 and the guidance in PPG15. It would not accord with the design objectives of Policy D1, and would be, given the visual harm to the surrounding area, contrary to Policy D26.

Furthermore, it would also be at odds with emerging Local Plan Policies, which carry forward the aims of relevant adopted policies.

4. I have taken into account local concern about the health and amenity of those living nearby. Health concerns can be a material consideration, but the Appellant has confirmed that the installation would comply with the guidelines published by the International Commission on Non-Ionizing Radiation Protection on limiting exposure to radio waves. PPG8 advises that in these circumstances it should not be necessary to consider further the health aspects and concerns about them. Given that the separation distance between the proposed streetworks column and the nearest dwellings, I do not consider that views from dwellings would act as a prominent reminder of safety fears. I find no reason to outweigh Government advice about the health implication of masts.
5. I acknowledge that there is a need for the equipment because of an existing gap in telecommunications coverage. The Appellant considered a number of alternative options. I am satisfied that there are sound technical and operational reasons why these do not provide a realistic alternative to the appeal proposal. However, the Council suggests the Boundary House public house opposite the appeal site, which lies outside the Conservation Area. There is an existing mast near to the public house car park in the form of a flagpole. This is set back from Appleford Drive, near to tall trees, and so has little visual impact. There is nothing to indicate that this site, or a different design solution, has been investigated. The evidence before me does not demonstrate that the appeal site is located in the least environmentally damaging position. It seems to me that there is scope here for consideration of more imaginative solutions to provide the required coverage. I do not consider that the proposal would accord with the guidance in PPG8 to minimise environmental impact.
6. I have taken into account all other matters raised in evidence, but have found nothing to outweigh the main considerations that lead to my conclusion. For the reasons given above and having regard to all other matters raised, I conclude that the appeal should be dismissed.

John Woolcock

Inspector

List of Planning Appeals

Start Date	Appeal reference	Planning reference	Appellant	Location	Development	Hearing/ Public Inquiry/Written Representations	Area	Decision & Date
19.10.05	APP/V3120/A/05/1190 783	MIL/10797/16-X Against the LPA Refusal of an application	Mr A Nikkhah	Milton Playing Field Potash Lane Milton Heights Abingdon Oxon	Erection of 52 dwellings.	Hearing 21.03.2006	South	Dismissed 08.05.06
26.1.05	APP/V3120/A/05/1171 680	DRA/445/25-X Against the LPA refusal of an application	Mrs J Ray	East Paddocks Milton Road Drayton Abingdon Oxon OX14 4EZ	Erection of three detached houses with garages and parking spaces.	Hearing 22.02.2006	South	Dismissed 15.03.06
14.2.05	APP/V3120/A/05/1172 984	WAN/18492/1 Against the LPA refusal of an application	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 05.04.2006	South	Dismissed 08.05.06
06.03.06	APP/V3120/A/06/2009 836/WF	UPT/4960/2-X Against the LPA Refusal of an application	Mr and Mrs Arnold	Maslina Reading Road Upton Didcot Oxon OX11 9JJ	Demolition of existing dwelling and garage. Erection of three detached chalet style dwellings.	Written Reps	South	Dismissed 20.6.06

Start Date	Appeal reference	Planning reference	Appellant	Location	Development	Hearing/ Public Inquiry/Written Representations	Area	Decision & Date
03.03.05	APP/V3120/A/05/1174 751	ABG/1781/3 Against the LPA refusal of an application	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 07.06.06	North	Allowed – 3 rd July 2006
12.04.05	APP/V3120/A/05/1178 169 - Linked with APP/V3120/A/05/1193 988)	ABG/17140/1- Linked with ABG/17140/2 Against the LPA refusal of an application	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 2/3/06	North	Allowed – 18.5.06
18.04.05	APP/V3120/A/05/1178 302	ABG/9504/2 Against the LPA refusal of an application	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 8th June 2006	North	Allowed – 27.6.06
28.04.05	APP/V3120/A/05/1178 957	KEN/17076/1-X Against the LPA refusal of an application	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 2nd March 2006	North	Dismissed 2.5.06

Start Date	Appeal reference	Planning reference	Appellant	Location	Development	Hearing/ Public Inquiry/Written Representations	Area	Decision & Date
15.11.05	APP/V3120/A/05/1186 041	WTT/5825/3 Against the LPA refusal of an application	Peter White	39 Whitecross Abingdon OX13 6BS	Demolition of existing outhouse. Erection of a bungalow in the garden of 39.	Written Representations	North	Dismissed 13.04.06
13.10.05	APP/V3120/A/05/1191 083	BLE/15593/3 Against the LPA Refusal of an application	Mr & Mrs J Kay	Ickleton House London Road Blewbury Didcot Oxon	Erection of single storey rear extension to barn.	Written Representations	South	Dismissed 16.2.06
13.10.05		BLE/15593/4-LB Against the LPA Refusal of an application	Mr & Mrs J Kay	Ickleton House London Road Blewbury Didcot Oxon	Erection of single storey rear extension to barn.	Written Representations	South	Dismissed 16.2.06
28.10.05	APP/V3120/A/05/1192 482	EHA/18392/1-X Against the LPA Refusal of an application	Mr and Mrs Dudley	Land Adjacent To Priory House Snuggs Lane East Hanney Wantage Oxon	Erection of a single dwelling.	Written Representations	South	Dismissed 02.03.2006
5.12.05	APP/V3120/A/05/1195 135	LRE/957/62-X Against the Non Determination of an application	The Letcombe Manor Estate Ltd	Letcombe Laboratory Letcombe Regis Wantage Oxon OX12 9JT	Redevelopment for residential (class C3) use, provision of a retail unit (class A1) and/or locum health facility (class D1) in the Lodge. Rearranged access, car parking, landscaping and ancillary	Public Inquiry 10 th and 11 th October 2006	South	Withdrawn 03.08.06

Start Date	Appeal reference	Planning reference	Appellant	Location	Development	Hearing/ Public Inquiry/Written Representations	Area	Decision & Date
	APP/V3120/E/06/1197 852	LRE/957/63-CA Against the Non Determination of an application	The Letcombe Manor Estate Ltd	Letcombe Laboratory Letcombe Regis Wantage Oxon OX12 9JT	development. Demolition of all buildings except The Lodge.	Public Inquiry 10th and 11th October 2006	south	Withdrawn 03.08.06
08.02.06	APP/V3120/A/06/2007 783	SPA/15623/3 Against the Non Determination of an application	J L S Lonsdale	Home Farm West Street Sparsholt Wantage Oxon OX12 9PL	Demolition of redundant farm buildings. Erection of five houses.	Hearing 6th June 2006	South	Dismissed 07.07.06 Costs awarded to appellant
21.6.05	APP/V3120/A/05/1182 969	FRI/11397/2 Against the LPA refusal of an application	Robert & Rowena Wilson	Struan, Faringdon Road, Frilford Heath, Abingdon	Proposed first floor extension.	Written Representations	North	Dismissed 14.12.05
16.8.05	APP/V3120/A/05/1186 898	ABG/19026 Against the LPA refusal of an application	D Papa & J Wootton	11 Fulwell Close, Abingdon, Oxon	Erection of a detached dwelling, alterations to access to existing dwelling and proposed dwelling. (land adjacent to 11 Fulwell Close).	Written Representations	North	Dismissed 11.1.06
16.8.05	APP/V3120/A/05/1186 949	ABG/19026/1 Against the LPA refusal of an application	D Papa & J Wootton	11 Fulwell Close, Abingdon, Oxon	Erection of a detached dwelling, alterations to access to existing dwelling and proposed dwelling (Land adjacent to 11 Fulwell Close) (Re-submission).	Written Representations	North	Dismissed 11.1.06
22.9.05	APP/V3120/A/05/1189 104	APT/16711/4 Against the LPA refusal of an application	Mr J McDonnell	Cubs Puddle, Milway Lane, Appleton, Abingdon	Erection of an open porch to provide covered access.	Written Representations	North	Dismissed 24.04.06
29.9.05	APP/V3120/A/05/118 7922	NHI/6289/3 Against the LPA	Mr Caisbrook	Hilarion, Harcourt Hill, Oxford	Erection of a triple garage.	Hearing Date to be	North	

Start Date	Appeal reference	Planning reference	Appellant	Location	Development	Hearing/ Public Inquiry/Written Representations	Area	Decision & Date
		refusal of an application				confirmed		
3.11.05	APP/V3120/A/05/1192 876	Against the LPA refusal of an application	Wicklesham Commercial Properties Ltd	Wicklesham Lodge Farm, Faringdon	Removal of existing agricultural building/farm office and erection of replacement buildings for use class B1(a) office purpose. Car parking.	Hearing Date to be confirmed	North	
17.11.05	APP/V3120/A/05/1194 114	ABG/19058 Against the LPA refusal of an application	Mr S Drewett	5 Norman Avenue, Abingdon	Erection of a two storey side and rear extension.	Written Representations	North	Dismissed 22.2.06
18.11.05	APP/V3120/A/05/1194 136	GFA/19052 Against the LPA refusal of an application	Mr & Mrs J Flawn	26 Coleshill Drive, Faringdon	Conversion of garage into part dining room part study.	Written Representations	North	Allowed 27.3.06
23.11.05	APP/V3120/A/05/1193 988 - Linked with APP/V3120/A/05/1178 169	ABG/17140/2 - Linked with ABG/17140/1 Against the LPA refusal of an application	Builders Ede Ltd	Land adj. to the Police Station, Colwell Drive	Erection of 18 x 1 bed apartments, 18 x 2 bed apartments and 23 houses.	Hearing 2/3/06	North	Dismissed - 18.5.06
17.1.06	APP/V3120/A/06/1197 354	ABG/19358 Against the LPA refusal of an application	DFPI Ltd	Land to rear of 81 Ock Street, Abingdon, Oxfordshire, OX14 5AG	Demolition of outbuildings. Erection of 2 x 2 bedroom dwelling	Written Representations	North	Dismissed - 27.4.06
8.2.06	APP/V3120/A/06/2007 968/NWF	CUM/11471/2 Against the LPA refusal of an application	Mr P Jewson	Site at Lane Barn, Eynsham Road, Farmoor, Oxford, OX2 9NL	Proposed extension	Written Representations	North	Dismissed 04.07.06

Start Date	Appeal reference	Planning reference	Appellant	Location	Development	Hearing/ Public Inquiry/Written Representations	Area	Decision & Date
23.05.06	APP/V3120/A/06/2015 468	application SAH/19303	Mr Anderson	31 Rookery Close Shippon Abingdon Oxon OX13 6LZ	Erection of a two storey side extension and alterations.	Written Representations	North	
13.2.06	APP/V3120/A/06/2008 268/NWF – Linked with APP/V3120/A/06/2008 270 & APP/V3120/A/06/2008 265/NWF	GCO/17377/3 – Linked with GCO/17377/4 & GCO/17377/5 Against the LPA refusal of an application	Mr Geoff Robbins	Faringdon Golf Course, Great Coxwell, Faringdon, Oxon, SN7 7LU	Conversion of golf club house into golf course related guest accommodation and ancillary works	Written Representations	North	Dismissed – 26.06.06
13.2.06	APP/V3120/A/06/2008 270/NWF – Linked with APP/V3120/A/06/2008 268/NWF & APP/V3120/A/06/2008 265/NWF	GCO/17377/4 – Linked with GCO/17377/3 & GCO/17377/5	Mr Geoff Robbins	Faringdon Golf Course, Great Coxwell, Faringdon, Oxon, SN7 7LU	Erection of a dwelling (Amended plans)	Written Representations	North	Dismissed – 26.06.06
13.2.06	APP/V3120/A/200826 5/NWF– Linked with APP/V3120/A/06/2008 268/NWF & APP/V3120/A/06/2008 270/NWF	GCO/17377/5 – Linked with GCO/17377/3 & GCO/17377/4	Mr Geoff Robbins	Faringdon Golf Course, Great Coxwell, Faringdon, Oxon, SN7 7LU	New golf reception room, toilets, workshop, car parking and landscaping	Written Representations	North	Dismissed – 26.06.06
27.2.06	APP/V3120/A/06/2009 117/NWF	ABG/19262 Against the LPA refusal of an application	02 (UK) Ltd	Site at Highway Land Adjoining, Abingdon United football club, Oxford Road, OX17 2EE	Erection of a 17.5m streetworks column telecom mast together with ground based equipment cabinets and associated ancillary equipment	Written Representations	North	Dismissed – 31.7.2006
03.03.06	APP/V3120/A/06/2008	LWO/13682/4-X	Debbie Reed	Wayside House,	Erection of a dwelling	Hearing	North	

Start Date	Appeal reference	Planning reference	Appellant	Location	Development	Hearing/ Public Inquiry/Written Representations	Area	Decision & Date
	024/NWF	Against the LPA refusal of an application		Beggars Lane, Longworth, Abingdon, Oxon, OX13 5BL		Date to be confirmed		
21.6.06	APP/V3120/A/06/201 4287/WF	KEN/19144/1	Mr Andrew MacDonald	106 Kennington Road, Kennington, Oxford, OX1 5PE	Erection of a single storey extension to front. Demolish existing single storey rear extension and replace with a new two storey extension	Written Representations	North	
10.7.06	APP/V3120/A/06/2018 548/WF	BUC/18468/2	Mr & Mrs Wakefield	Rose Cottage Gainfield Buckland Faringdon Oxon SN7 8QS	Demolition of existing house and garage. Erection of a dwelling and garage.	Written Representations	North	
23.7.06	APP/V3120/A/06/2020 317/WF	WTT/1002/60	Miss A Bennett & Mr G Busby	Plot 76, Deerhurst Park, Besselsleigh Road, Wootton, Oxon, OX1 5LF	Installation of French doors and construction of external staircase to allow access to garden (Plot 76)	Written Representations	North	
24.7.06	APP/V3120/A/06/2020 267/WF	ABG/10612/16	Mr A U Impey	Longwall House, Northcourt Lane, Abingdon, Oxon, OX14 1PN	Demolish existing double garage. Erection of a four bedroom bungalow and detached garage block providing garaging for the new bungalow and Longwall House. (Land adjacent to Longwall House) (Re- submission)	Written Representations	North	
28.7.06	APP/V3120/A/06/2019 922/NWF	ABG/19504	Ledron Developments Ltd	Land adjacent to Abingdon Motorcycles, Marcham Road, Abingdon	Four storey residential development comprising of 14 one & two bedroom and studio flats with parking for twelve cars. Provision for bicycles, refuse and assoc external works	Hearing	North	

Start Date	Appeal reference	Planning reference	Appellant	Location	Development	Hearing/ Public Inquiry/Written Representations	Area	Decision & Date
15.03.06	APP/V3120/A/06/2010 024	WAN/13446/3 Against the LPA Refusal of an application	Mr F r Fallon- Norris	Westview House Tirrold Way Wantage Oxon OX12 7DL	Retrospective application for a garden fence.	Written Reps	south	Dismissed 10.08.06
24.03.06	APP/V3120/A/06/2010 402	STE/11488/7 Against the LPA Refusal of an application	OSG Co-op	55 The Causeway Steventon Abingdon Oxon OX13 6SE	Application to modify the parking arrangements of application STE/11488/4.	Hearing Date to be confirmed	south	
10.04.06	APP/V3120/A/06/2011 726/NWF	DRA/445/29 Against the LPA Refusal of an application	L Wells	East Paddocks Milton Road Drayton Abingdon Oxon OX14 4EZ	Change of use for land from agriculture to use for storage of non-agricultural items, materials and equipment. (Retrospective)	Public Inquiry	south	WITHDRAWN 13.6.06
10.04.06	APP/V3120/A/06/2011 725	EHE/1965/10 Against the LPA Refusal of an application	L Wells	Greensands Reading Road East Hendred Wantage Oxon OX12 8JE	Construction of tarmac access road and the construction of an area of Hard-standing surrounded by an Earth Bund. (Retrospective)	Public Inquiry Date to be confirmed	south	
24.04.06	APP/V3120/A/06/2012 860	WCH/1974/12 Against the LPA Refusal of an application	D Major	The Leather Bottle Challow Station West Challow Wantage Oxon SN7 8NT	Conversion of restaurant into dwelling. Erection of new thatched country cottage. Revised highway access onto Faringdon Road.	Hearing Date to be confirmed	South	
26.04.06	APP/V3120/A/06/2013 038	CHI/17951/1-X Against the LPA Refusal of an	Mr and Mrs Webb	Eastcourt Main Street Chilton	Erection of a detached house.	Written reps	South	Dismissed 10.08.06

Start Date	Appeal reference	Planning reference	Appellant	Location	Development	Hearing/ Public Inquiry/Written Representations	Area	Decision & Date
		application		Didcot Oxon OX11 0RZ				
11.05.06	APP/V3120/A/06/2012 881	CHD/12760/8 Against the LPA Refusal of an application	Mr C Matthews And Mrs J Smith	Sunwillow Farm Stowhill Childrey Wantage Oxon OX12 9XQ	Demolition of modern buildings and erection of one house and one bungalow.	Written Reps	South	
18.05.06	APP/V3120/A/06/2015 026/WF	WAN/19283 Against the LPA Refusal of an application	Mr and Mrs Harris	2 Ogbourne Close Wantage Oxon OX12 9ER	First floor extension.	Written reps	south	
17.06.06	APP/V3120/A/06/2013 279	ECH/18921/1 Against the LPA Refusal of an application	BHP Harwood	Land Opposite VOWH Depot Challow Road Wantage Oxon	Conversion of existing barn to architects offices.	Hearing Date to be confirmed	South	
17.07.06	APP/V3120/E/06/2019 099/WF	STA/14707/3-LB Against the LPA Refusal of an application	Mrs Craddock	5 Church Green Stanford In The Vale Faringdon Oxon SN7 8LQ	Loft conversion with eyebrow dormer.	Written Reps	South	
25.4.05	APP/V3120/C/05/2001 296	GCO/2087/13-E	Tapecrown Ltd	Units 5,6,8,9,10,11,18 and 20 and parts of units 15 and 17 Chowle Estate Great Coxwell Faringdon	Enforcement against without planning permission change of use of the land from use for agriculture to the use of the land for the design and manufacture of shop fittings	Written Representations	North	Dismissed 20.1.06
15.8.05	APP/V3120/C/05/2002	ABG/17715/2-E	Mr Terzi	20 South Quay	Enforcement against without	Written	North	Part

Start Date	Appeal reference	Planning reference	Appellant	Location	Development	Hearing/ Public Inquiry/Written Representations	Area	Decision & Date
	799			Abingdon	planning permission building operations involving the erection of decking and arbours	Representations		Dismissed Part Allowed 20.2.06
18.2.06	APP/V3120/C/06/2008 077 APP/V3120/A/05/1192 443	CUM/18082/2 CUM/18082/3-E	Mr C Pugh	10 Hids Copse Road Cumnor Hill	Part retrospective application for alterations, extension and new vehicular access (Amendment to approval CUM/18082/1). Enforcement against without Planning permission building operations of insertion of two unauthorised windows and unauthorised extension to the garage.	Hearing 4.7.06	North	
17.10.05	APP/V3120/C/05/2003 518	DRA/445/27-E	Mr L Wells	East Paddocks Drayton Mill Mill Road Drayton OX14 4EZ	Enforcement against without planning permission operational development has taken place involving the laying of hardcore and construction of a concrete bridge across Mill Brook	Public Inquiry	South	Withdrawn 21.4.06
17.10.05	APP/3120/C/05/ 2003519	EHE/1965/7-E	Mr L Wells	Greensands East Hendred OX12 8JG	Enforcement against without planning permission change of use from use for agriculture to storage of non-agricultural items, materials and equipment including parking and storage of vehicles.	Public Inquiry	South	Adjourned

Start Date	Appeal reference	Planning reference	Appellant	Location	Development	Hearing/ Public Inquiry/Written Representations	Area	Decision & Date
8.02.06	APP/HH/06/111	HH1	Mr Mrs M Gallington	Downlands South Row Chilton OX11 0RJ	Against a Remedial Notice concerning a High Hedge		South	Dismissed 13.6.06
9.3.06	APP/V3120/C/06/ 2009713	GCO/18275/6-E	Mr David Crossley- Cooke	Land south of Coxwell House Coxwell Road Great Coxwell	Enforcement against change of use of land from agriculture to use for the storage of non-agric. items, materials and equipment	Written Representations	North	
23.3.06	APP/V3120/C/06/ 2007981	ABG/19305-E	J S Hartley	Rear garden of 6 Swinburne Road Abingdon	Enforcement against the erection of a dwelling-house	Written Representations	North	Dismissed 21.7.06

DRA/477/9-X – Mr and Mrs Alder

Demolition of existing buildings. Erection of 3 Dwellings and Garages. Land adjoining 1 The Green, Drayton

1.0 The Proposal

- 1.1 This application seeks outline planning permission for the erection of 3 detached dwellings on land adjacent to 1 The Green, Drayton. The site forms part of the former Barton Garage site in the centre of the village, but lies outside the Conservation Area. The site currently contains a series of dilapidated buildings which formed part of the previous commercial use.
- 1.2 The outline application includes access, which would be taken from an existing track which formerly served the garage, and siting, in the form of 3 detached dwellings fronting onto this access track.
- 1.3 The access track adjacent to the site is a public bridleway which links Steventon Road with Lockway.
- 1.4 Extracts from the application plans are at **Appendix 1**.
- 1.5 The application comes to Committee as the Parish Council objects to the proposal.

2.0 Planning History

- 2.1 The site has a long standing use as a commercial garage which has been the subject of various applications for alterations since the late 1960's in relation to that use.
- 2.2 A planning application for the erection of a single dwelling on most western part of this current site was resolved to be approved by Committee in June 2000 subject to a legal agreement preventing the continued use of the garage adjacent to the site. The legal agreement was never signed, therefore the planning permission was not issued.
- 2.3 Planning permission has been granted for 11 dwellings on the adjacent site which was also occupied by Barton Garage. That development is currently under construction.

3.0 Planning Policies

- 3.1 The key planning policy in relation to this proposal is Policy H11 of the adopted Vale of White Horse Local Plan (2011) which refers to the larger villages in the District and permits development of up to 15 dwellings on sites within the main built up area of the village, providing it does not harm the character of the settlement.
- 3.2 Policies DC5 and DC9 are also relevant, referring to access and impact on neighbouring properties, although the latter can only be truly assessed when considering the reserved matters application.

4.0 Consultations

- 4.1 Drayton Parish Council objects to the application for the following reasons:

“Large and striking Poplar trees on this key site in the centre of the village must be preserved. Query ownership of land shown on site plan – shows ownership of part of highway”.

- 4.2 The County Engineer has raised no objections subject to conditions relating to visibility and improvements to the bridleway.
- 4.3 The Council's Arboricultural Officer does not object to the loss of the Poplar trees stating that, although they are significant, they are in too poor a condition to warrant a tree preservation

order. He does, however, refer to a mature Oak tree on the opposite side of the track which should be retained.

4.4 The County Rights of Way Officer has objected on the basis that the applicants may not have a legal right of access over the bridleway. However, the existing garage access is located towards the western end of the site and has been used for many years to give access to the site. Further discussions are taking place with the Rights of Way Officer and an update will be reported at the Meeting.

4.5 2 letters of objection have been received from neighbouring properties raising the following concerns:

- The access has limited visibility
- The access track is a bridleway and its use for vehicles would be unlawful and would result in conflict between vehicles and other users
- Vehicles would park on the bridleway
- The removal of the Poplar trees would result in loss of privacy
- Concern over drainage and flooding
- The development would have a harmful impact on the area

4.6 1 letter of comment has been received stating that “in principle I have no objection to this application, however it must be noted I retain an interest across the western boundary.”

5.0 **Officer Comments**

5.1 The application is in outline, with only siting and access forming part of this submission.

5.2 The main issues to consider therefore in determining the application are; i) The principle of residential development in this location; ii) The impact that developing the site would have on the character of the area and the amenities of neighbouring properties; and iii) access and highway safety considerations.

5.3 The site lies within the heart of Drayton on a previously developed commercial garage site. The principle of re-development of the site is therefore considered acceptable and has been established on the adjacent site which is currently being developed for 11 houses.

5.4 The site currently contains a number of dilapidated outbuildings including a large rendered workshop building, which is currently screened from public view by a row of mature Poplar trees which line the edge of the bridleway. These are proposed to be removed as part of the development. Officers accept that these trees are very prominent, however they are in such poor condition that their preservation could not be justified. Although the trees will be removed, Officers consider that the demolition of the existing buildings and the tidying up of the site would make a positive contribution to the character of the area. A condition is recommended requiring replacement planting and details of the proposed surface treatment of the access road to ensure that the scheme is sympathetic to the surrounding area.

5.5 The outline application includes siting of the proposed dwellings within the plot. Officers consider that the proposed layout shown on the submitted plan can be accommodated within the site without having a harmful impact on the amenities of neighbouring properties. Although the impact can only be fully assessed during consideration of the reserved matters, there is considered to be sufficient distance between the new units and the nearest neighbours so as not to cause harmful overlooking or overshadowing.

5.6 The proposed access is a public bridleway rather than an adopted road, however it has been used for many years to access this site and a gateway exists towards the western end of the site. The access can be brought up to standard and made safe through the use of conditions and upgrading of the surface to meet the needs of vehicles, pedestrians and horses. An

update on this issue, and the requirements of the Rights of Way Officer will be reported at the Meeting.

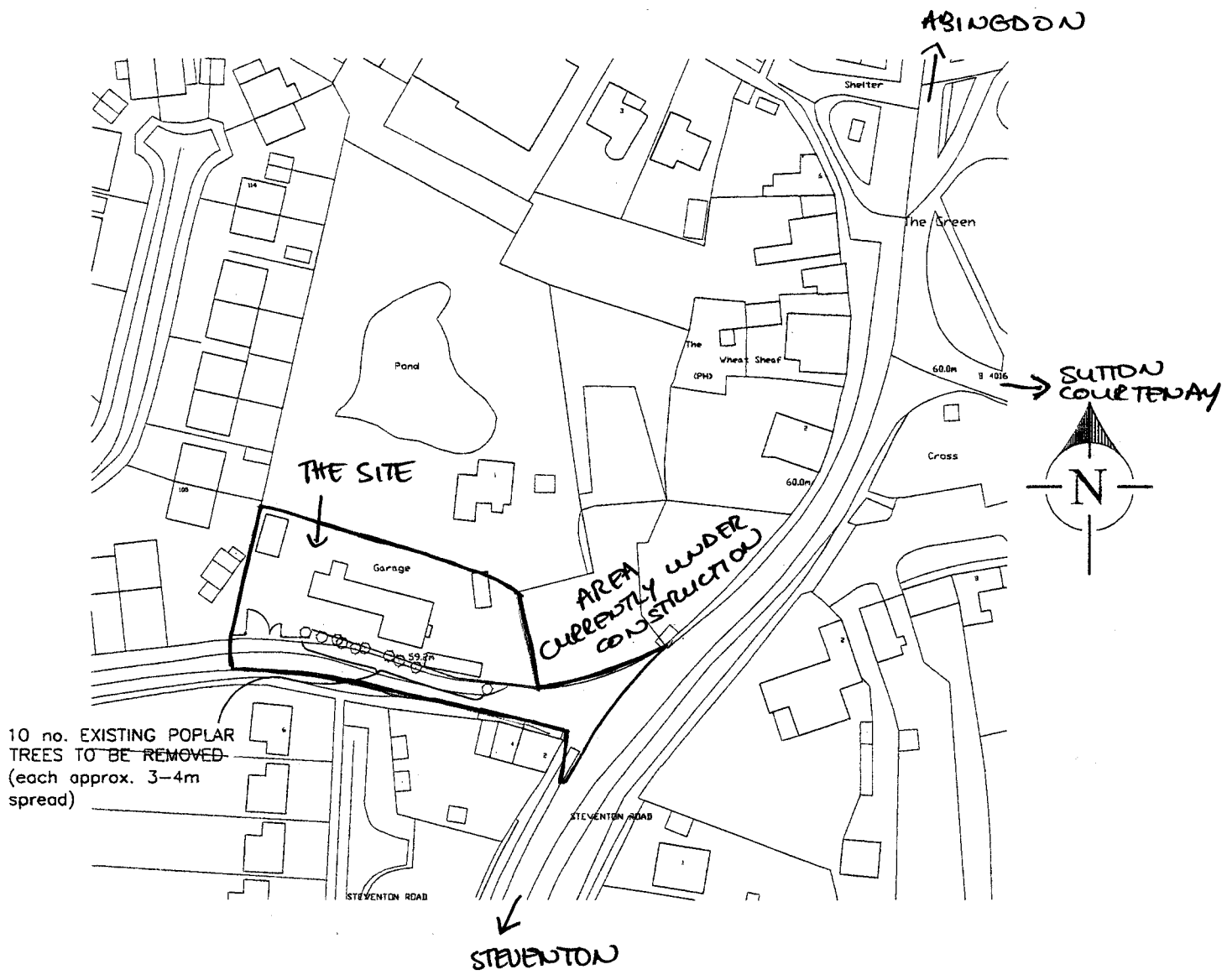
6.0 **Recommendation**

6.1 *It is recommended that, subject to the further views of the Rights of Way Officer, the application be approved subject to the following conditions:*

1. *TL2 – Time Limit – Outline Application*
2. *OL3 – Standard Outline Condition (Excluding siting and access)*
3. *RE7 – Submission of Boundary Details*
4. *RE8 – Submission of Drainage Details*
5. *LS2 – Implementation of Landscaping Scheme to be submitted*
6. *MC34 – Contaminated Land*
7. *Prior to the commencement of the development hereby permitted, full details of the proposed surface treatment of the access road, shall be submitted to and approved in writing by the District Planning Authority. The development shall only be carried out in accordance with the approved details.*
8. *HY10 – Visibility (access)*
9. *Prior to the commencement of the development hereby permitted, a scheme for the protection of the root system of the adjacent Oak Tree, should the roots project into the site, shall be submitted to, and approved in writing by, the District Planning Authority. The development shall only be carried out in accordance with the approved details.*

06/00943/OUT
DRA/477/9-X

VALE OF WHITE HORSE
DISTRICT COUNCIL
REG'D 06 JUN 2006
CORPORATE POSTAL
SERVICES - 3



APPENDIX 1

PROJECT TITLE No.1 THE GREEN, DRAYTON, OXON FORMER GARAGE SITE	
DRAWING TITLE EXISTING SITE LOCATION PLAN	
CLIENT	
drawn LB	scale 1:1250
date MARCH 06	dwg no. 553/SL04

PCA
LONDON
ARCHITECTS & DESIGNERS

9 High Street, Eynsham, Oxford OX29 4HA
Telephone: 01865 882646 Fax: 01865 883219
email: PCA@PCA-Architects.com

06/00943/OUT
 DRA/477/9-X

VALE OF WHITE HORSE
 DISTRICT COUNCIL
 REG'D 06 JUN 2006
 CORPORATE POSTAL
 SERVICES - 3

APPENDIX 1



- 1:50 = 5 m
- 1:100 = 5 m
- 1:200 = 12 m
- 1:500 = 30 m
- 1:1250 = 75 m
- 1:2500 = 150 m

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REV A - REVISED SITE DIMS AND PLOT LAYOUTS

PROJECT TITLE No.1 THE GREEN, DRAYTON, OXON FORMER GARAGE SITE	
DRAWING TITLE PROPOSED SITE LOCATION PLAN	
CLIENT	
drawn R	scale 1:1250
date OCT'05	dwg no. 553 SLO2A

PCA
LONDON

ARCHITECTS & DESIGNERS

9 High Street, Eynsham, Oxford OX29 4HA
 Telephone: 01865 882646 Fax: 01865 883219
 email: PCA@PCA-Architects.com

ABG/1797/3 – Mr & Mrs Tyne

Proposed two storey side and ground and first floor rear extension. 7 North Avenue, Abingdon.

1.0 The Proposal

- 1.1 This application seeks planning permission for the erection of a two storey side extension and ground floor and first floor rear extensions to provide an enlarged first floor study area, a new bathroom, an additional bedroom, an enlarged bedroom and, at ground floor, level an extended kitchen and dining room, a utility room and a cloakroom. The application property is a three bedroom semi-detached house set back from the road. A location plan, together with the proposed floor plans and elevations are at **Appendix 1**.
- 1.2 There is an existing 1.22 metre (4 ft) wide pedestrian access path which is located immediately adjacent to the eastern boundary of the application site and provides pedestrian access for the rear gardens of No's 160, 162, 164 and 166 Oxford Road. This is shown cross-hatched on the submitted ground floor plan ref: 151105:2 Rev B as attached in **Appendix 1** and runs from the back of the pavement in North Avenue in a south-westerly direction between the application site and No 5 North Avenue.
- 1.3 Following negotiations, the proposed ground floor kitchen window on the side elevation of the single storey rear extension has been removed to prevent overlooking of the rear gardens of neighbouring properties fronting Oxford Road, located to the south east of the site.
- 1.4 This application comes before Committee as the Town Council has objected

2.0 Planning History

- 2.1 Planning permission was granted in February and September 1976 for extensions to the lounge and kitchen and for a detached double garage. A previous planning application similar to that now proposed was submitted but withdrawn on 17th May 2006.

3.0 Planning Policies

- 3.1 Policies H14, DC1 and DC9 of the adopted Vale of White Horse Local Plan to 2011 seek to ensure that that all new development is of high standard of design and does not cause harm to the amenity of neighbours.

4.0 Consultations

- 4.1 Abingdon Town Council have objected to the application stating:
- “Contrary to Policy H24A (iv) Local Plan 2nd Deposit Draft (VWHC). Loss of light and overshadowing on both sides of development. Footpath implications requiring possible legal input.”
- 4.2 Two letters of objections have been received by neighbours raising the following concerns:
- the applicant's boundary encroaches onto the pedestrian access path which serves the rear gardens of the neighbouring properties fronting Oxford Road, and concern is expressed about possible obstruction of the path during construction of the extensions and by the use of opening windows
 - over ambitious building extension which would not be in keeping with other properties in the area, overshadowing, loss of light, physical size and height of proposal, and possible loss of access for the maintenance of adjoining property.
- 4.3 The County Engineer has no objections subject to conditions.

5.0 **Officer Comments**

- 5.1 The main issues in determining this application are: 1) the impact on the amenity of the neighbouring properties in terms of overshadowing and overlooking, and; 2) whether the proposal would have a detrimental impact on the character and appearance of the area.
- 5.2 It is proposed that the two storey side extension will extend a maximum of 6.8 metres into the rear garden, 2 metres towards the eastern boundary, and to within 1.22 metres of No. 5 North Avenue's boundary fence line. The proposed single storey elements will project no further to the rear than the existing single storey flat roofed extensions. Part of the proposed first floor rear extension above the existing flat roof will be 3.1 metres wide and will extend 4.2 metres to the rear. The proposed hipped roofs above the two storey side and rear extensions will have an eaves height of 5.1 metres, which will match the existing house, and ridge heights of 8.3, 8.1 and 6.3 metres, all of which are lower than the existing main ridge height of 8.6 metres.
- 5.3 It is proposed that there will be three new windows inserted in the east elevation, to serve a landing, a ground floor utility room, and a roof light above the proposed kitchen area.
- 5.4 There will be a new first floor bathroom window on the rear elevation of the proposed two storey side extension. Officers consider that the landing window on the east elevation and the bathroom window need to be conditioned to be obscured glazed to prevent any overlooking of the neighbouring properties to the east and south east.
- 5.5 The neighbouring property, No. 9 North Avenue, has been previously extended to the rear with a single storey extension which projects no further than the proposed single storey rear extensions. The main windows of this property face the rear garden, and there is a first floor bedroom window nearest to the proposed first floor rear extension. However, this window will not be affected as the proposed first floor element meets the Councils House Extensions Design Guide in that it will not encroach beyond a 40 degree line taken from the edge of this first floor bedroom window.
- 5.6 No 5 North Avenue is located a minimum distance of 1.5 metres away to the east. This is a detached dormer bungalow which is set in line No. 7. There is an attached garage nearest to the application site. The main windows of this property face front and rear gardens, although there is a secondary living room window on the flank elevation facing No 7 which is located 4.1 metres away from the proposal. However, Officers consider that as there are two other windows serving this room there will be minimal light reduction.
- 5.7 Concern has been expressed about the possible obstruction of the 1.22 metre (4 ft) wide pedestrian access path located adjacent to the eastern boundary of the application site, which provides pedestrian access for the rear gardens of No's 160, 162, 164 and 166 Oxford Road. It is acknowledged that this right of access will need to be kept open and not obstructed, but this is controlled by other legal legislation and therefore is not a material planning consideration.
- 5.8 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.

6.0 **Recommendation**

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

1. *TL1 - Time Limit*
2. *RE1 - Materials to match*

3. *MC20 – This permission shall relate to the submitted application as amended by Drawing No. 151105:2. Rev B received 24th July 2006*
4. *MC10 – Obscured Glazing (Vent) Proposed first floor (south elevation) rear bathroom window*
5. *MC8 – Obscured Glazing (Non-opening) Proposed first floor side (east elevation) landing window*
6. *Notwithstanding the provision of the Town and Country Planning General Permitted Development Order 1995 (or any order revoking and re-enacting that Order) no additional windows shall be inserted at first floor level and above in the east and west elevations of the development hereby approved without the prior grant of planning permission.*
7. *Prior to the first occupation of any development, the car parking area shown on the approved plan reference 151105:2. Rev B received 24th July 2006 shall be constructed, drained, laid and marked out in accordance with the specification of Oxfordshire County Council for such works. Thereafter the area shall kept permanently free from obstruction to such use.*
8. *HY29 - No Surface Water Drainage to Highway*
9. *The first 5 metres of the proposed access shall be surfaced in a rolled bound material*



06/00921/FUL ABG/1797/3

LOCATION PLAN

1 : 2500

Drg. No. 151105 : 3

**PROPOSED TWO STOREY SIDE AND GROUND & FIRST FLOOR
REAR EXTENSIONS AND ALTERATIONS.**

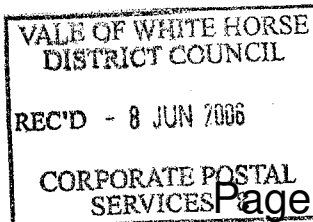
7 NORTH AVENUE, ABINGDON, OXON, OX14 1QN.

Paul Blake Design

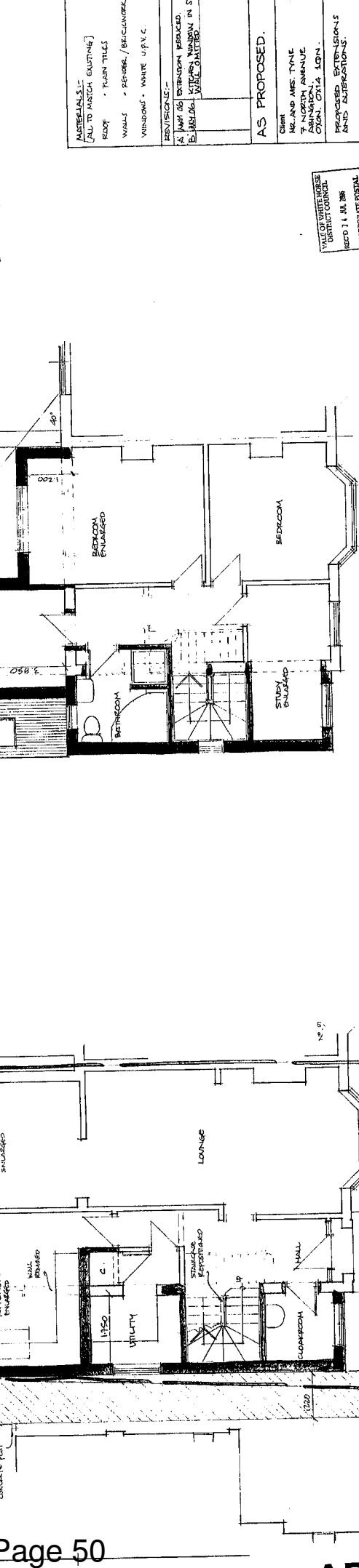
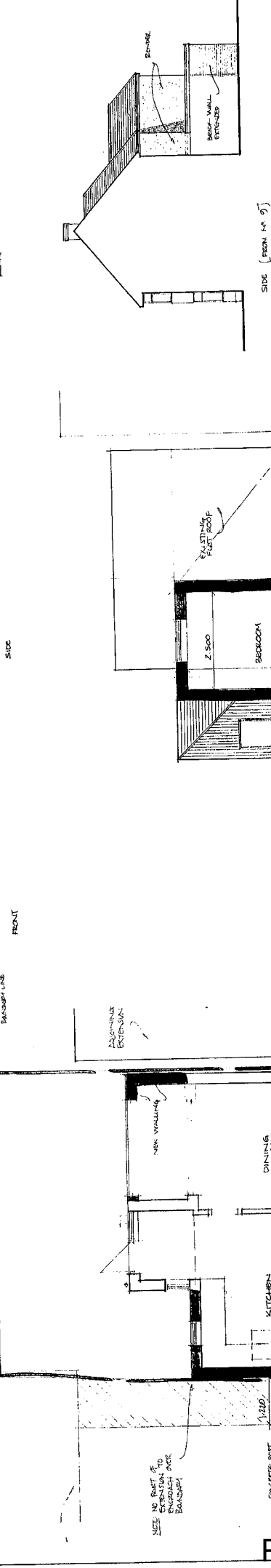
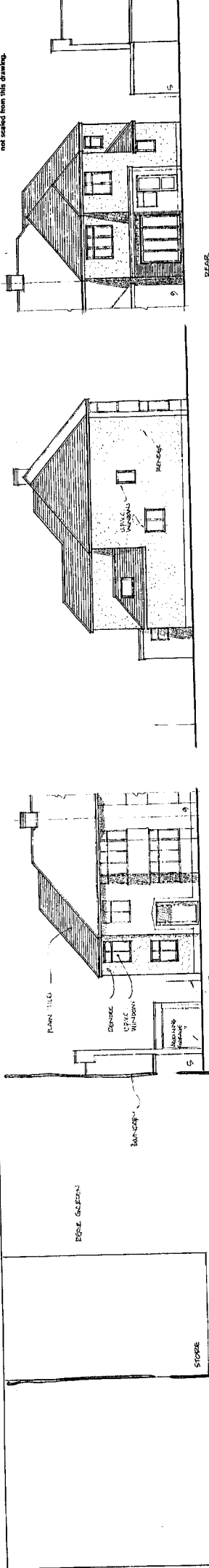
43 Cherry Close
Kidlington
Oxford
OX5 1HJ

Architectural Services

Telephone & Fax. 01865 371223
email. paulblakedesign@btconnect.com



Notes:
All dimensions must be checked on site and not scaled from this drawing.



AS PROPOSED.

Client: Mr. AND Mrs. TYNE
10000000, AVENUE
SPRINGDALE, ABERDEEN
CITY, ON 14 LGN.

REVISIONS:-
AS PART OF EXTENSION REDUCED
EXTENSION NUMBER IN SIDE
WALLS - PERFOR. / BRICKWORK
WINDOWS - WHITE UPVC.

REVISIONS:-
AS PART OF EXTENSION REDUCED
EXTENSION NUMBER IN SIDE
WALLS - PERFOR. / BRICKWORK
WINDOWS - WHITE UPVC.

PAUL BLAKE DESIGN
Architectural Services

40 Cherry Close, Kilmorye, Coat. 015 114
01863 517223
E-Mail: paul@paulblakedesign.com

Scale: PLANS - 1/50, ELEVATIONS - 1/25
Date: FEB. 2006
Drawn by: PB.

Dist. No. 151105:2
151105:2
151105:2

06/1797/3
06/00921/FULL

06/00921/FULL

06/00921/FULL

VAL OF WHITE HORSE
DISTRICT COUNCIL
REC'D 11 JUN 2006
CORPORATE POSTAL
SERVICES

APPROVED
PLANS

MIL/6026/4-X – Mr J Bray Demolish existing buildings.

Erection of new buildings to form trunk road services, restaurant/hot food take away, car and lorry park, break down recovery and repair, access, landscaping and associated works. Land Adjacent to The Applecourt, Milton Heights, Milton, Abingdon

1.0 The Proposal

- 1.1 This is an outline application for the provision of trunk road services for the A34. All matters except for means of access are reserved for future consideration.
- 1.2 The site comprises 1.6 hectares of mainly green field land situated on the A4130 Didcot Road, close the Milton Interchange and east of the existing restaurant, travel lodge and petrol filling station. Copies of the application plans are attached at **Appendix 1**.
- 1.3 The application comes to Committee because of the objections of Milton Parish Council.

2.0 Planning History

- 2.1 In 1992 the Council took enforcement action on the site which was being used as a builders yard. An appeal against this enforcement notice was dismissed in November 1992.
- 2.2 Planning permission MIL/6026/2 was granted in 1994 for the change of use of an existing store building to the storage of small plant and JCB excavator. That permission was the subject of a Section 106 agreement to discontinue the use of the land and demolish the buildings on the site within ten years.
- 2.3 In 2003, an outline application, MIL/6026/3, for the demolition of all buildings and the erection of buildings and use of land for trunk road services, petrol filling station, restaurant, car & lorry parking and associated works was withdrawn before being determined.

3.0 Planning Policies

- 3.1 The application site forms part of a larger area of land allocated under Policy TR10 of the adopted Local Plan for the provision of additional service facilities for the A34. The allocated area comprises approximately 9.2 hectares (23 acres) and the preamble to the policy states that the range of uses likely to be required on the site are car, lorry, coach and abnormal load parking, an expanded fuel operation, breakdown and recovery service, toilet facilities, and picnic and children's play areas. It also states that it is essential for the development of the site to be designed and landscaped to the highest standard and although a phased approach to the development will be acceptable, a comprehensive scheme will be required for the whole site.
- 3.2 Policy T7 of the Oxfordshire Structure Plan 2016 states that the frequency of service areas on the major highway network should be limited.

4.0 Consultations

- 4.1 Milton Parish Council object - letter attached at **Appendix 2**.
- 4.2 Didcot Town Council object – letter attached at **Appendix 3**.
- 4.3 County Highways Engineer has no objections – letter attached at **Appendix 4**, but requires a Section 106 agreement for contributions to the local highway network.
- 4.4 Environment Agency - object as no flood risk assessment has been submitted with the Report 64/06

application. This is being addressed by the Applicant and any update from the Environment Agency will be given at the Meeting.

4.5 Council's Drainage Engineer - no objection subject to drainage/Environment Agency conditions.

4.6 UKAEA – no objections

5.0 **Officer Comments**

5.1 The principle of the use of the application site for the provision of motorist service facilities for the A34 has been established through the Local Plan allocation and the types of services suggested for the site are in accordance with the uses outlined in Policy TR10.

5.2 The supporting text to this policy requires a comprehensive scheme for the development of the whole of the allocated site, but this has proved difficult to achieve in the past, not least because of the number of landowners involved. This site has been allocated for many years and in the absence of a comprehensive framework for the whole site, your Officers consider that the most important consideration in the determination of this application is whether or not granting planning permission on the application site would prejudice the development of the remaining allocation.

5.3 As the application only provides details of the access into the site, it is essential that any access road into the site has the ability to provide access to the adjoining allocated land to the south as well as to the site itself. To demonstrate that this can be achieved, the Applicant has submitted an illustrative plan which is attached at **Appendix 5**. This plan fits with a larger scale highway access plan for the whole of the allocated site. This larger highway scheme has been negotiated with the Highways Authority and is attached for information at **Appendix 6**.

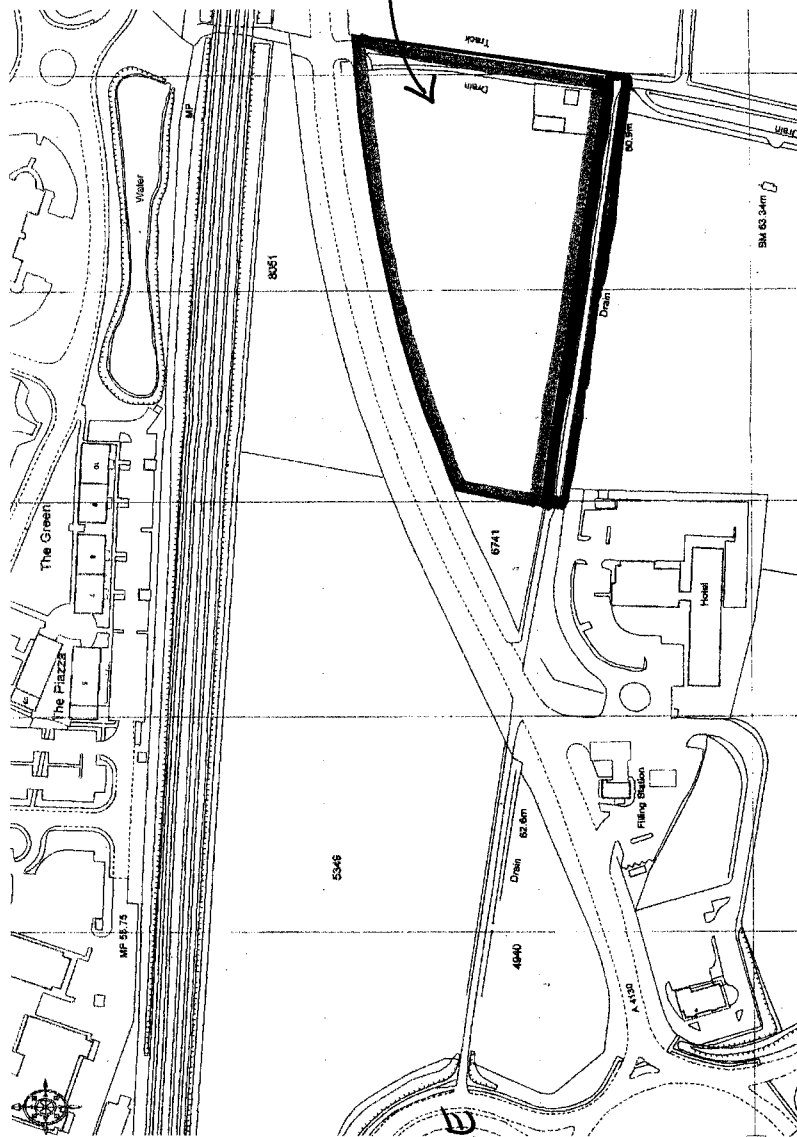
5.4 Subject to the imposition of a condition requiring the provision of an access road to the southern boundary of the site, your Officers consider that the grant of outline planning permission on this site should not prejudice the overall development of the larger allocated area.

5.5 Both Milton Parish Council and Didcot Town Council object to the application principally on the grounds of poor access and traffic generation onto the busy A4130. However, the County Engineer has no objections to proposal and because the site forms part of a up to date Local Plan allocation, your Officers do not consider that there are justifiable grounds to refuse the application for the reasons suggested by the Parish and Town Councils.

6.0 **Recommendations**

- (i) *That the authority be delegated to the Chief Executive in consultation with the Chair and Vice Chair of the Development Control Committee to permit the application subject to the signing of a Section 106 agreement to secure highway contributions and subject to conditions including the submission of the outstanding reserved matters and the provision of an access road to the southern boundary of the site.*
- (ii) *That in the event that the Section 106 agreement is not signed and completed by the 21 September 2006, the application be refused because the necessary contributions required to mitigate the impact of the development on the local highway network have not been secured.*

VALE OF WHITE HORSE
DISTRICT COUNCIL
REC'D 21 JUN 2006
CORPORATE POSTAL
SERVICES 2



APPLICATION
SITE

MILTON
INTERCHANGE

APPENDIX 1

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Rev Date

DRAWING ISSUED BY

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DERBY
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 Derby, Derby, DE1 3JT,
 Derby, DE1 3JT,
 Fax: 01332 - 206012

Client

Mr Bray

Project
 Outline Planning Application for
 A 34 Services Area

Drawing Title

Site Location Plan

midgard

Scale 1:2500

Date 20.06.06

Drawn by PJH

Issuing office Swindon

Checked by SW

Drawing No.

C2596/06/01

Rev.

NOTES

1. This drawing to be read in conjunction with all relevant documents and specifications.
2. Dimensions not to be scaled.



1:50 = 3 m
 1:100 = 6 m
 1:200 = 12 m
 1:500 = 50 m
 1:1250 = 75 m
 1:2500 = 150 m

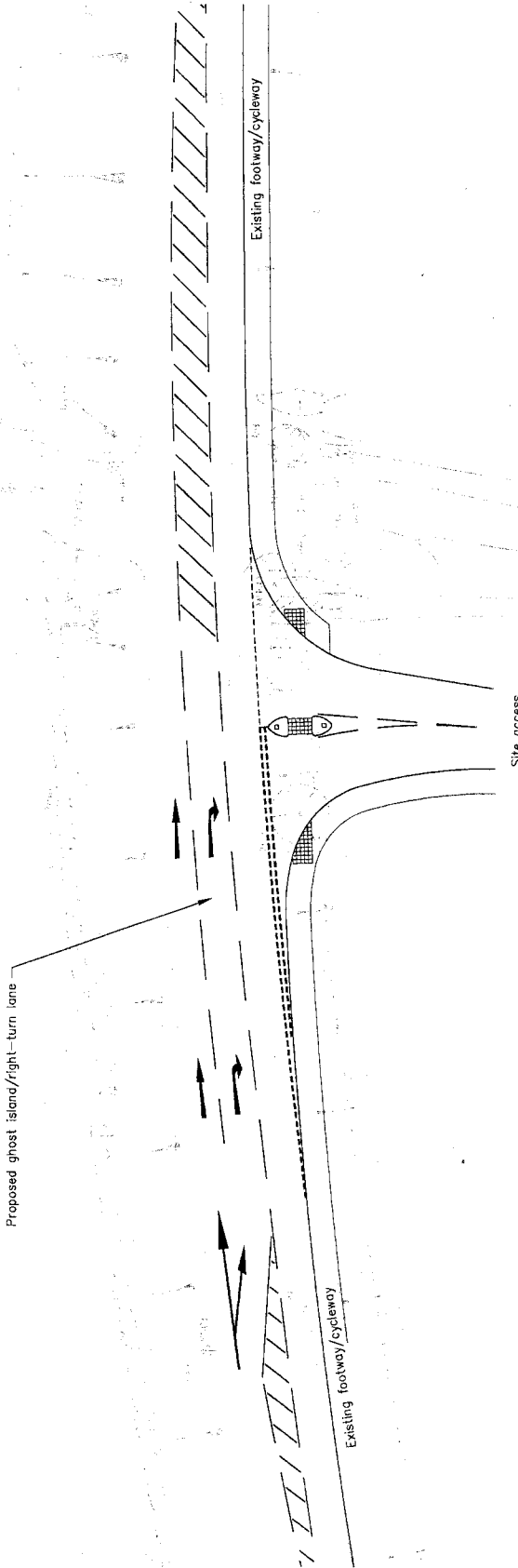
GEOMETRIC PARAMETERS

W	10.95_m
WCR	0.00_m
WC-B	3.70_m
VC-B	100.0_m
VB-A	39.0_m
WB-A	30.0_m
WB-C	-
WB-A	-

Width at 0m from junction	10.00m
Width at 5m from junction	7.00m
Width at 10m from junction	5.00m
Width at 15m from junction	5.00m
Width at 20m from junction	4.25m
Length of flared section	1 Vehicle

APPENDIX 1

Proposed ghost island/right-turn lane




Existing footway/cycleway

Existing footway/cycleway

Site access

VALE OF WHITE HORSE
 DISTRICT COUNCIL
 REC'D 21 JUN 2005
 CORPORATE POSTAL
 SERVICES - 2

PROPOSED ACCESS ARRANGEMENTS

Rev.	Description	Date	Chkd
 <p>Glanville Cornerstone House 62 Foxhall Road, Didcot Oxon, OX11 7AD Tel: (01235) 61550 Fax: (01235) 61799 postbox@glanvillegroup.com www.glanvillegroup.com</p>			
Client:	Mr Bray		
Project:	Land South of A4130		
Title:	Short Term Access Arrangement		
Project Engineer:	M Ford	Scale:	1:500 @ A3
Project Director:	J Rich	Date:	December 2005
Status:			
Drawing No.	Figure 2.4		
Rev			

Milton (Abingdon) Parish Council

Mr E M Sleep
Clerk
Tel & Fax: (01865) 340288
Email: milton_parish@hotmail.com

42 Ock Drive
Berinsfield
Wallingford
Oxon OX10 7PR

Vale of White Horse District Council
Abbey House
Abingdon
Oxon. OX14 3JE.

For the attention of Mrs Geraldine LeCointe

18th July 2006.

Dear Mrs LeCointe

MIL/6026/4-X – LAND ADJACENT TO THE APPLE CART, MILTON HEIGHTS.


Thank you for your letter of 29th June, with enclosures.

The Parish Council object to this application on the following grounds:-

1. The majority of the proposed development appears to be downgraded to accident, breakdown and recovery not Services as proposed in the Structure Plan.
2. The entrance to the site will crossing a footway/cycleway thus causing a hazard to pedestrians and cyclists.
3. The A4130 is a fast busy road and the entrance to the site is on a bend, this is hazardous enough even without the probability that lorries will be queuing to cross onto the site.

In these circumstances we would urge the District Council to refuse this application.

Yours sincerely,



E.M. Sleep
Parish Clerk.

APPENDIX 2

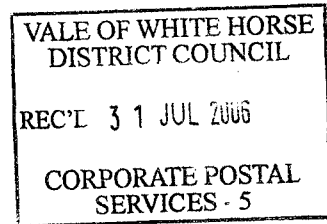
ACK- 31.7.06

Sent to Agent

Didcot



Mrs Geraldine LeCointe
Planning
Vale of White Horse District Council
Abbey House
Abingdon
OX14 3JE



Dear Geraldine,

06/00962/OUT MIL/6026/4-X
Land adjacent to The Apple Cart Milton Heights

Didcot Town Council is aware of the above application and following a meeting of the Planning and Development Committee on Wednesday 26th July 2006 would like to express concern about the impact the development would have, particularly with regard to traffic flows and access arrangements.

It is considered that the application should be refused as the current infrastructure of the A34/A4130 is not adequate to sustain such a development.

I would be grateful if similar applications, in such close proximity to Didcot, could be forwarded to the Town Council for comment.

Yours sincerely

Andrew Tubb
Deputy Town Clerk
27th July 2006

APPENDIX 3



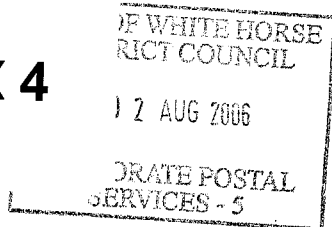
Dominic Stapleton, Town Clerk
Council Offices, Britwell Road, Didcot, Oxon, OX11 1HN

Page 56

Tel: 01235 812637 Fax: 01235 512837 Email: council@didcot.gov.uk www.didcot.gov.uk

Sent to Agent

APPENDIX 4



**OXFORDSHIRE
COUNTY COUNCIL**

ENVIRONMENT & ECONOMY

www.oxfordshire.gov.uk

Mrs Geraldine LeCointe
Vale of White Horse District Council
PO Box 127
The Abbey House
Abingdon
Oxon
OX14 3JN

Speedwell House
Speedwell Street
Oxford
OX1 1NE

Tel: 01865 815700
Fax: 01865 815085

31st July 2006

Your ref: MIL/6026/4-X

Direct line: 01865 815729

Please ask for: Tim Foxall

tim.foxall@oxfordshire.gov.uk

Dear Geraldine

Proposal: Demolish existing buildings. Erection of new buildings to form trunk road services, restaurant/hot food take-away, car and lorry parking, break down recovery and repair, access, landscaping and associated works.

Location: Land adjacent to the Applectart, Milton Heights, Milton, Abingdon.

Application No.: MIL/6026/4-X

Thank you for your consultation on the above application which in brief proposes the erection of a variety of trunk road services on land adjacent to the A4130 (Didcot to Milton Road) which is part of a wider site allocated under Policy TR10 of the draft Local Plan as the 'A34 Service Area'.

Following a site visit, a number of discussions with the applicants transport consultants and having reviewed the Transport Assessment (dated December 05) submitted with the application, I write with the Highway Authority's comments on the application as currently detailed.

Access Arrangement

Given the existing high traffic flows along the A4130 and the number of turning movements a development of this nature is likely to generate, the Highway Authority engaged in extensive pre-application discussions with the applicants' highway consultants in order to arrive at an acceptable and appropriate access strategy for the site. As such, the Highway Authority has agreed that the three phase approach outlined in the Transport Assessment and briefly detailed below, is acceptable.

Richard Dudding
Director for Environment & Economy

Steve Howell
Head of Transport

In the 'short term' (Phase 1) the site will be accessed by way of a ghost right turn lane from the A4130, which through modelling software has been proven to operate satisfactorily. However in recognition of the quantum of development in the Didcot area, the Highway Authority consider it necessary for the operation of the junction to be monitored, by the developer, to ensure that the assumptions in the model are correct and excess queuing and the like do not become prevalent. Should, through the monitoring process, it become evident that the junction does not operate as anticipated in terms of capacity, it will be necessary to implement the 'medium term' (Phase 2) arrangement.

The 'medium term' arrangement would see the introduction of traffic signals at the access junction. This arrangement has also been modelled and has been shown to operate satisfactorily.

Finally, given the growth of traffic over time and the addition of traffic generated by other significant developments in the Didcot area, the Highway Authority consider it necessary to secure sufficient land to allow the delivery of a 'long term' access strategy (phase 3). Such works would maintain the signalisation of the junction but would require the widening of the junction to two lanes on both A4130 approaches to allow additional capacity.

It should be noted that a Stage 1 Road Safety Audit has been undertaken on the proposed Phase 1 works which did not identify any significant safety problems with the design as currently detailed and it is therefore deemed acceptable.

Given the phased nature of the access strategy and the necessity for the developer to monitor the operation of the junction in its phase 1 form, it will be necessary for the monitoring, the delivery of the phase 2 works and the securing of sufficient land for the phase 3 works to be written into a Section 106 agreement. The applicant is satisfied with this requirement and a Section 106 agreement is being drafted accordingly. Further, the applicant will be required to enter into a Section 278 agreement for the delivery of the phase 1 works.

Traffic Impact

The Transport Assessment considers the impact of a development of this nature upon the local road network and specifically the operation of the Milton Interchange as inevitably, given the nature of the development, this is the junction which will be subject to the greatest increase in traffic.

The anticipated level of traffic generated by the development has been assessed by means of the TRICS database which carries information pertaining to the quantum of traffic generated by similar developments. However, given the diverse mix of facilities and amenities at service areas, the assessment has been based upon 'site area' rather than a quantum of floor space. The results of the analysis indicate that a development of 1.8 hectares, as proposed in this instance, would generate traffic in the region of the following quantum in the peak hours;

Peak Hour	Trips (Vehs)		
	Inbound	Outbound	Two-Way
Morning (08:00 – 09:00)	77	70	147
Evening (17:00 – 18:00)	105	97	202

Such flows would have between a 1.8 and 3.5% increase in the quantum of traffic passing through Milton Interchange in the morning and evening peak hours. Increases of this nature do not warrant the analysis of the junction itself in terms of capacity as percentage increases of below 5% are generally regarded as being less than the average daily fluctuation in flow through a junction and therefore not of material impact.

It will however been necessary for the developer of the site to pay a contribution towards the Didcot Integrated Transport Strategy (DIDITS) calculated using the following formula; 'X' additional trips added to the network, multiplied by £3197.

In recognition of the likely phased approach to the 'building out' of the site, such contributions will be calculated at the time of the application for full planning permission which the Highway Authority recognise may be forthcoming unit by unit rather than in one overall masterplan. As such, the abovementioned formula is also being written into the draft Section 106 agreement.

Accessibility

Given the nature of the development proposed and its location in relation to local urban centres, it should be recognised that the potential for access by means other than the private car is low and therefore with the exception of a few cycle borne trips by staff, journeys to the site will be largely car dependant.

Other Issues

Although paragraph 5.78 of the Local Plan states that a phased approach to the development of the site will be accepted by the District Council, it also requires that a 'comprehensive scheme' is prepared for the whole site. The Highway Authority therefore questions whether this has to-date been achieved. Naturally, should the full 9.2 hectares of the site be developed, the transport implications would be significantly more substantial than those associated with the 1.8 hectares currently forthcoming.

Arguably, any future application forthcoming on the remainder of the site will have to go through the same process as that currently being undertaken, i.e. the production of a Transport Assessment which demonstrates that the impact of the development can be mitigated and the like. However the Highway Authority does have concerns that the piecemeal approach to the development of this land is unlikely to demonstrate the full traffic impact of the development of the site.

Conclusions and Recommendations

Given the above, although the Highway Authority does have concerns over the piecemeal approach to the development of the site, it considers that the access strategy proposed is acceptable and the additional traffic generated by the development can be satisfactorily accommodated on the existing highway network. As such, the Highway Authority **does not object** to this development subject to the signing of satisfactory Section 106 and Section 278 agreements.

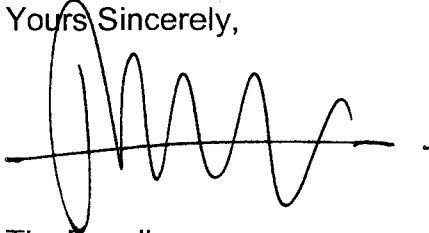
However, the Highway Authority makes this judgement on the basis that when detailed applications are received for this site, the total quantum of floor area does not generate traffic

APPENDIX 4

in excess of the quantum anticipated in the Transport Assessment and detailed above in this letter.

I trust you are able to take the above comments into consideration and should you wish to discuss the application in further detail, please do not hesitate to contact me.

Yours Sincerely,

A handwritten signature in black ink, consisting of a series of loops and a horizontal line, positioned above the printed name.

Tim Foxall
Principal Transport Planner

Rev	Date

DRAWING ISSUED BY
 DEVELOPMENT PLANNING & DESIGN SERVICES
 DPDS ARCHITECTURE DPDS REGIONAL
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Note:
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 All dimensions should be checked on site.
 This drawing is to be read in conjunction with all other drawings, specifications or schedule of works.

DIP
 DESIGN INTEGRATED PRACTICE
 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000

APPENDIX 5

CONSULTANTS
 Town
 Drive
 Envir
 Arch
 Urba.
 Landsc.
 Project A

Client
Mr Bra

Project
**Trunk i
 A34, M.**

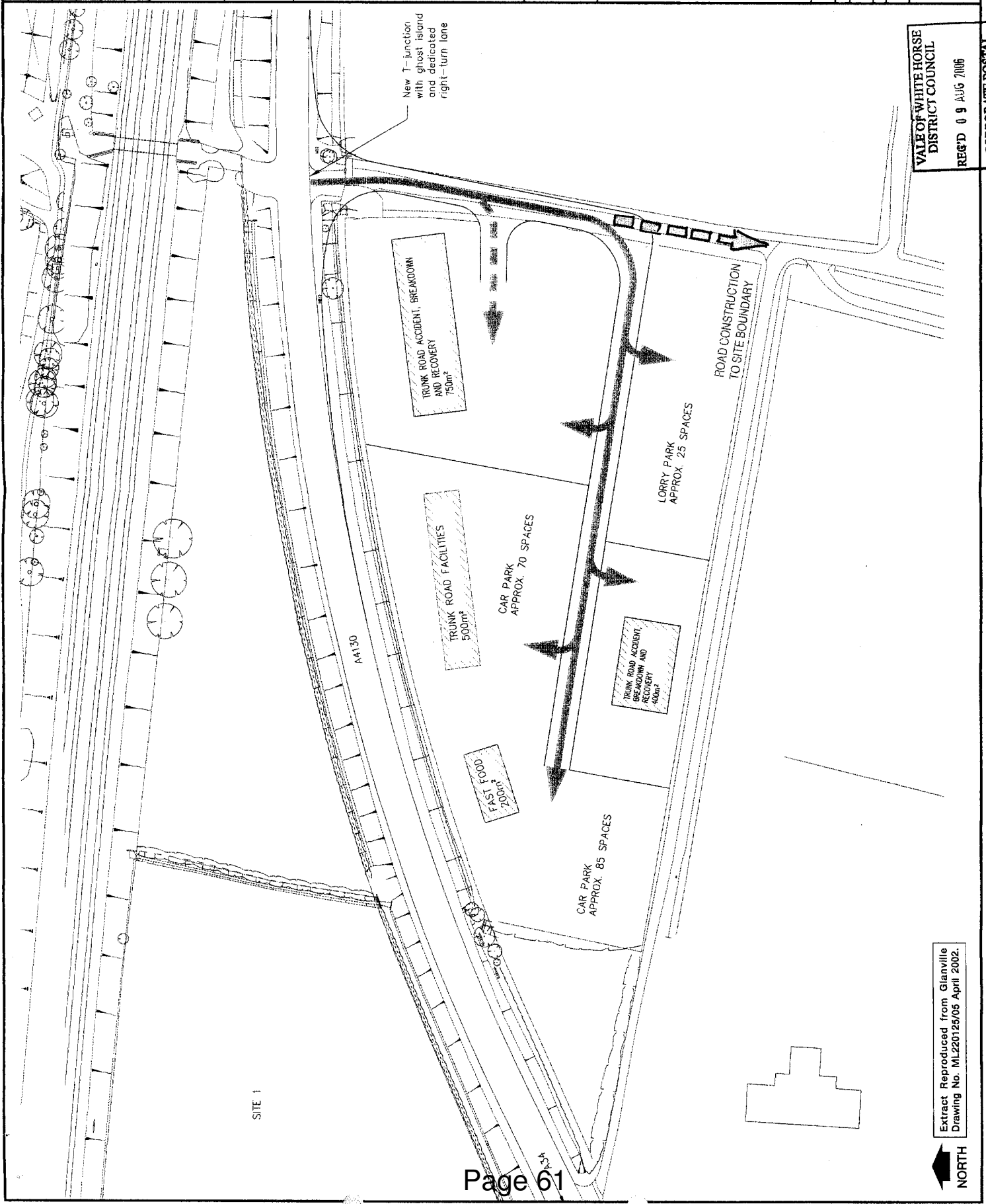
Drawing Title
**Proposed Modified
 Access Arrangement**

Scale **1:1000**

Date **08.08.06** Drawn by **NAH**

Issuing office **Swindon** Checked by **TAG**

Drawing No. **C2596/06/02** Rev.



VALE OF WHITE HORSE
 DISTRICT COUNCIL
 REC'D 09 AUG 7 006

Extract Reproduced from Glenville
 Drawing No. ML220125/05 April 2002.

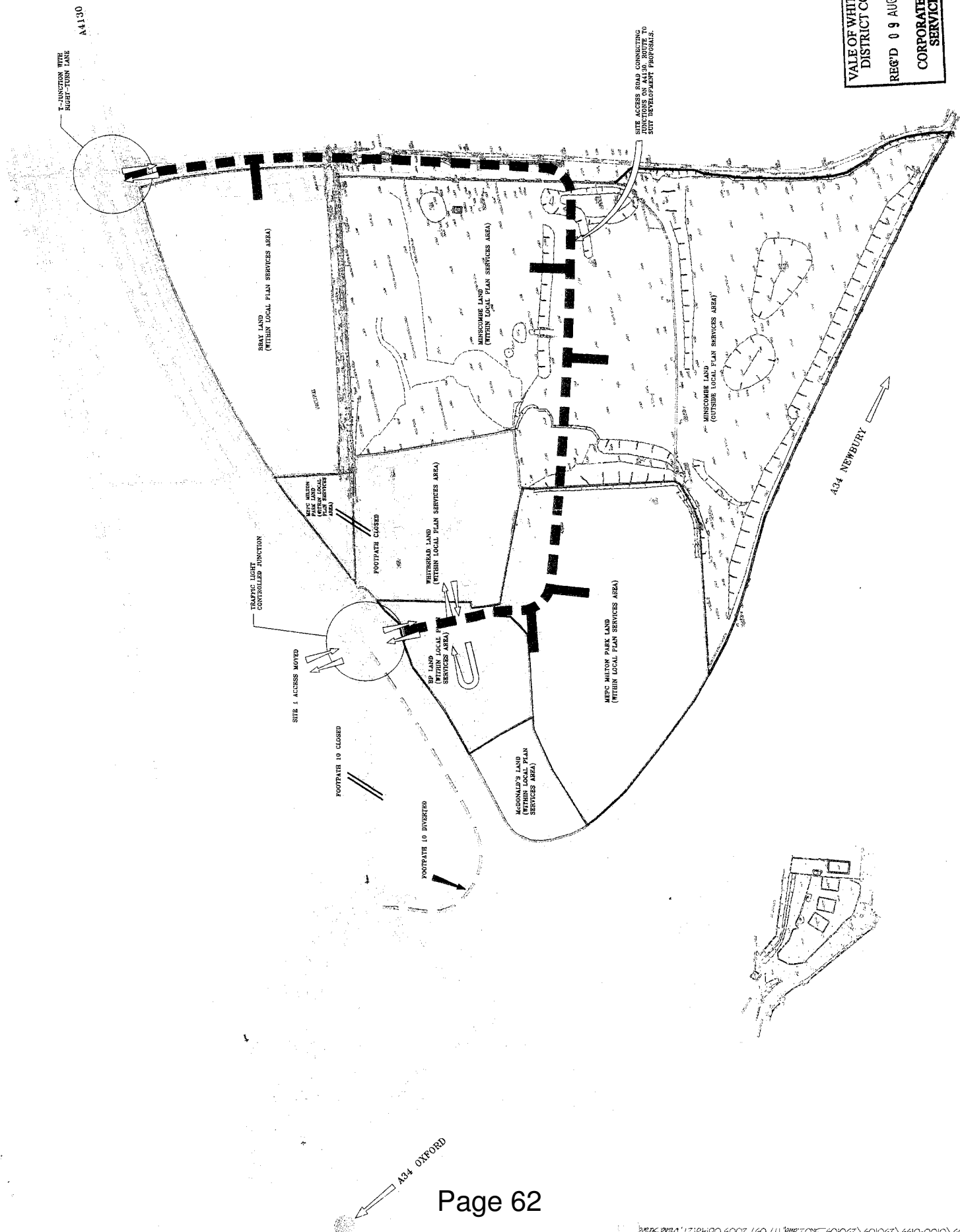


APPENDIX 6



Glanville Chartered Surveyors 12, GLENVIEW ROAD, GLENVIEW TEL: 01235 44222 FAX: 01235 44244 www.glanville.co.uk	
CLIENT: MINSOMBE PROPERTIES LTD	PROJECT: SCHEDULED SERVICES AREA WITHIN WHBC LOCAL PLAN 2011
DRAWING NO: PRELIMINARY	DATE: LONG TERM ACCESS
PROJECT ENGINEER: J. BARR	CHECKED BY: J. BARR
APPROVED BY: J. BARR	DRAWN BY: J. BARR
Drawing No. TR22/09/8/02	

**VALE OF WHITE HORSE
DISTRICT COUNCIL**
 REC'D 09 AUG 2006
**CORPORATE POSTAL
SERVICES - 3**



NHI/6423/2 – Mr Mohammed Ali

Demolition of existing single storey garage. Erection of a two storey side extension. 40 Westminster Way, North Hinksey

1.0 The Proposal

1.1 This is an application for a two storey side extension to provide a garage, utility room and enlarged kitchen on the ground floor, and a family bathroom and en-suite bathroom facility on the first floor. In addition, the existing rear single storey flat roof extension will have a replacement mono-pitched roof.

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

1.3 The plans have been amended from those originally submitted. The original plans are detailed in **Appendix 3**. The floor plans remain unchanged. The rooflights have been omitted from the south elevation.

1.4 The application is brought to Committee because of objections received from North Hinksey Parish Council.

2.0 Planning History

2.1 In May 2006 a similar application was withdrawn due to concerns raised by both the Parish Council and Officers regarding the design and size of the proposed two storey extension. The withdrawn plans are provided at **Appendix 4**. The two storey extension detailed in the current proposal has been re-designed and reduced in size.

2.2 In August 1982 planning permission was granted for a rear two storey extension to provide an enlarged kitchen and dining room on the ground floor and a fourth bedroom on the first floor.

3.0 Planning Policies

3.1 Policies DC1, DC5 and DC9 of the adopted Local plan require all new development to achieve a high standard of design, not cause harm to neighbours and be acceptable in terms of highway safety.

4.0 Consultations

4.1 North Hinksey Parish Council objects. **Appendix 5** provides details.

4.2 3 letters of objection have been received, raising the following concerns:

- Design is out of keeping with the character and appearance of the area
- Loss of view and amenity, particularly light. (NB-the loss of a private view is not a material planning consideration).

4.3 The County Engineer raises no objection, subject to conditions.

5.0 Officer Comments

5.1 The main issues to consider in determining this application are:

- (i) whether the proposed development would have a harmful impact on the character and appearance of the area;

(ii) whether the proposal would have a harmful impact on the amenities of neighbouring properties.

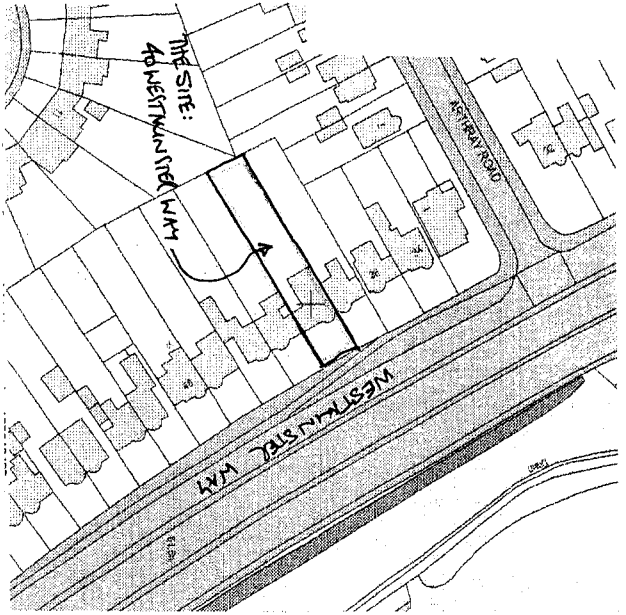
- 5.2 No 40 Westminster Way is a circa 1940's semi-detached house situated in a row of similar properties adjacent to the southern by-pass at North Hinksey. Several other properties along Westminster Way have already been extended and altered. The proposed design respects the existing dwelling and the first floor element is set back 3.6 metres from the front elevation, which maintains an articulated character to the built form and prevents a terracing effect. It is not considered, therefore, that a refusal based on harm to the character and appearance of the area or the street scene could be justified.
- 5.3 The second issue is impact on neighbours. Concern has been expressed by neighbouring properties, particularly No 42 Westminster Way, located due south of the site. The objections are primarily on grounds of potential harm caused by overlooking and overshadowing from the first floor element of the proposal.
- 5.4 The depth of the proposed first floor extension is 6.7 metres, and it is located virtually on the boundary with No 42 Westminster Way. There is no doubt that there will be some impact on the kitchen window to the side of No 42. However, a further window to this room is located on the rear elevation, and Officers consider that the applicant's proposal to render the south flank wall and paint it white will mitigate any perceived loss of amenity. The proposal complies with the 40° rule and the amended plans have omitted the rooflight from the flank roof elevation. Given this context, it is considered that refusal in respect of overlooking and overshadowing could not, on balance, be justified.

6.0 **Recommendation**

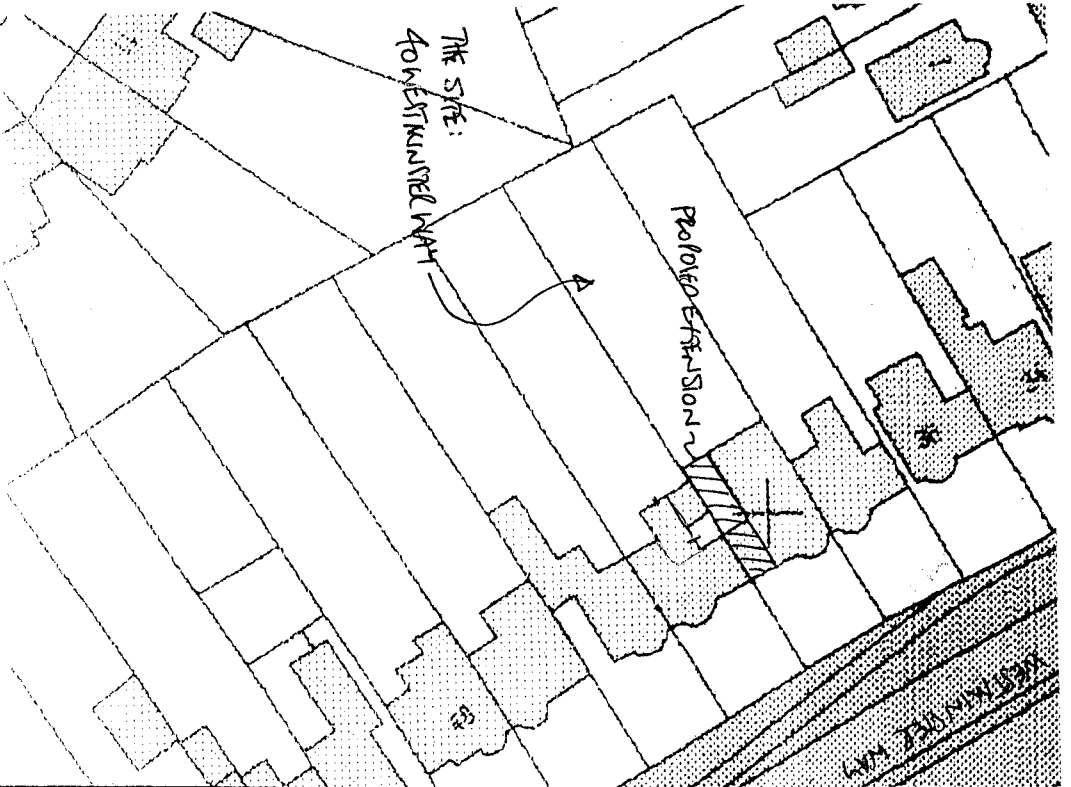
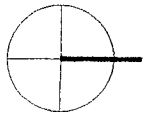
6.1 *That permission be granted subject to the following conditions:*

- 1 *TL1 Time Limit - Full Application*
- 2 *RE1 Matching Materials*
- 3 *No additional windows to flank elevations.*
- 4 *RE14 Garage Accommodation*

APPENDIX 1



01 PLAN LOCATION 1:1250



01 PLAN BLOCK 1:500
 06/00967/Ful NH1/6423/2

NOTES

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REVISIONS

date

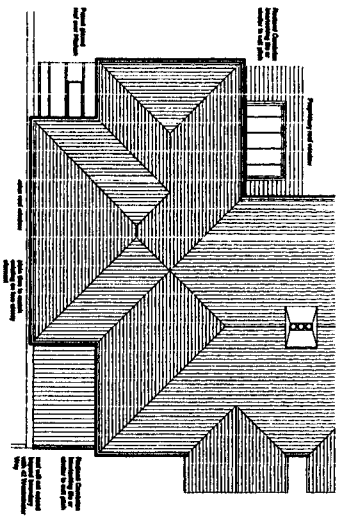
VALE OF WHITE HORSE DISTRICT COUNCIL
 REC'D 19 JUN 2006
 CORPORATE POSTAL SERVICES - 7

job:	Proposed alterations and extension to 40 Westminister Way, Botley, Oxford
title:	Location and Block Plan
scale:	1:1250 & 1:500
date:	March 2006
no:	MA.40WWB 100

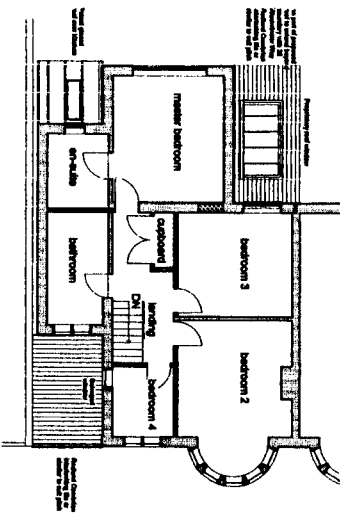
Ilor Rhys RIBA
 architect environmental designer
 landscape and interior designer
 30, Hutchcomb Road, North Hinksey,
 Oxford OX2 9HL
 Tel/Fax: Oxford (01865) 246149

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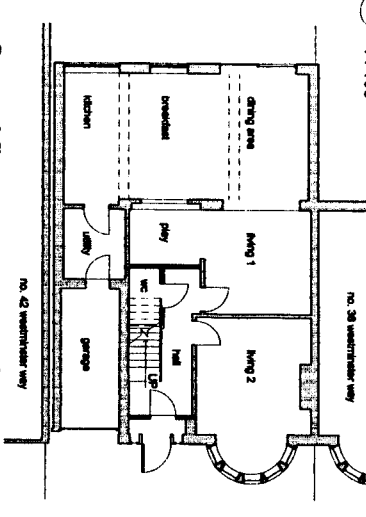
APPENDIX 2



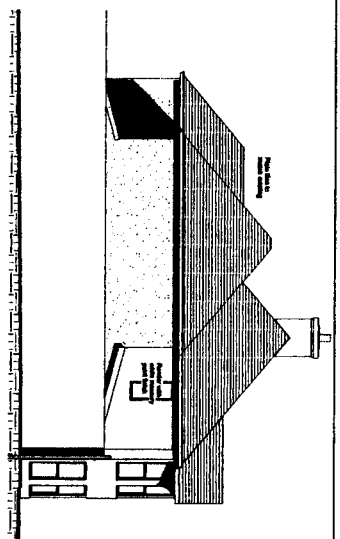
6 Roof - as proposed
1 : 100



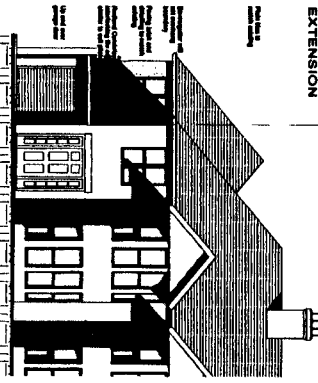
5 First Floor - as proposed
1 : 100



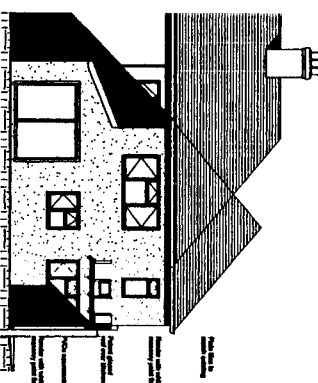
4 Ground floor - as proposed
1 : 100



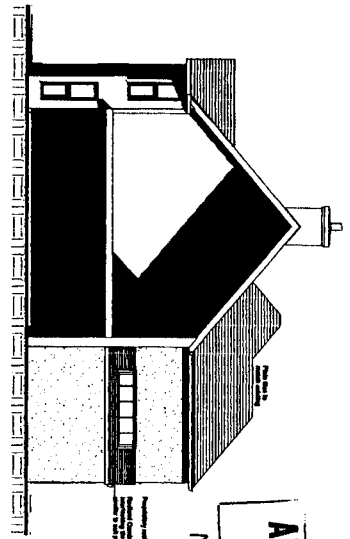
2 South - as proposed
1 : 100



7 East - as proposed
1 : 100



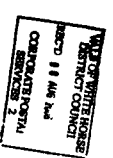
1 West - as proposed
1 : 100



3 North - as proposed
1 : 100

AMENDED PLAN
NH/6423/2

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 4. The contractor must check the site conditions before commencing work to commencement of the work.
 5. All rights described in chapter IV of the Act of 1987 have been generally reserved.



Rev	Date	Description
1	Aug 05	Value on site assessment

Page 66

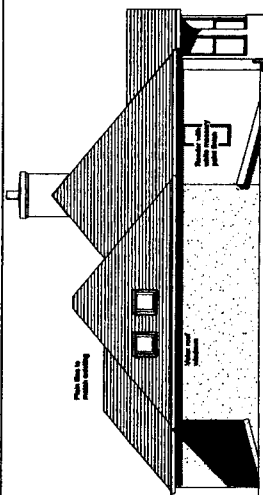
for Rhys RIBA
architect
environmental designer
interior design & interior designer
30 Hutchinson road, north highway,
ottford, ON2 2H1
t: 91888 874112 f: 91888 246148
e: forrhy@forrhys.com

client: Mr. Mohammed Ali
job: 40 Weesthater Way
site: Plans and Elevations as proposed
scale: 1 : 100
date: June 2008
no: MA.40WWB 108A

APPENDIX 3

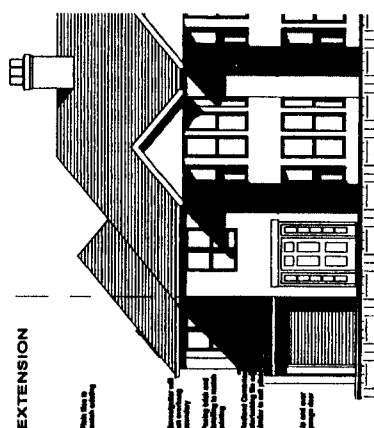
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1:50 = 0.9 m
 1:100 = 0.9 m
 1:200 = 1.8 m
 1:500 = 3.0 m
 1:2500 = 18.0 m

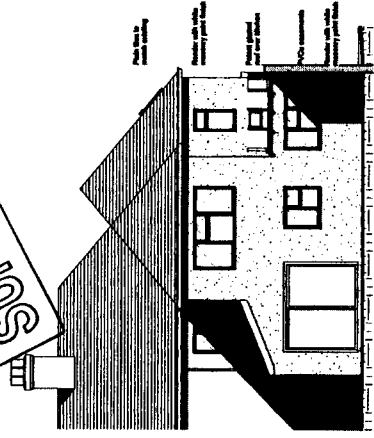


2 South - as proposed
 1 : 100

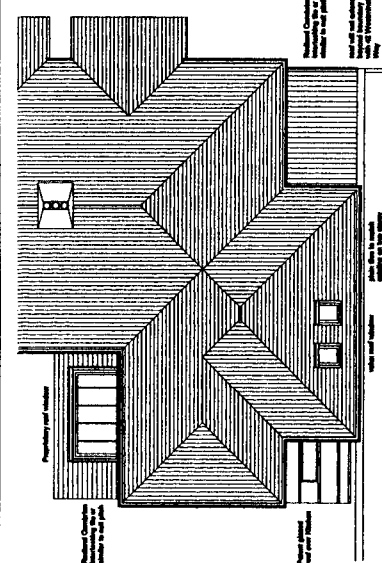
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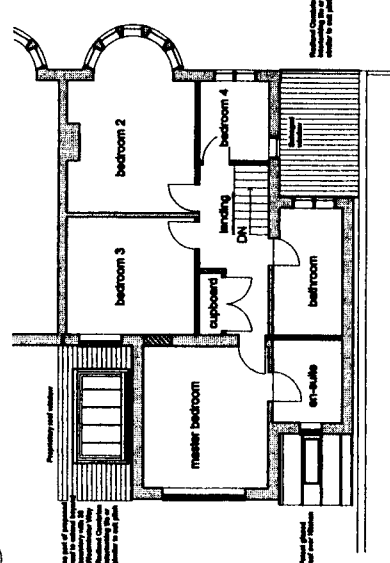
7 East - as proposed
 1 : 100



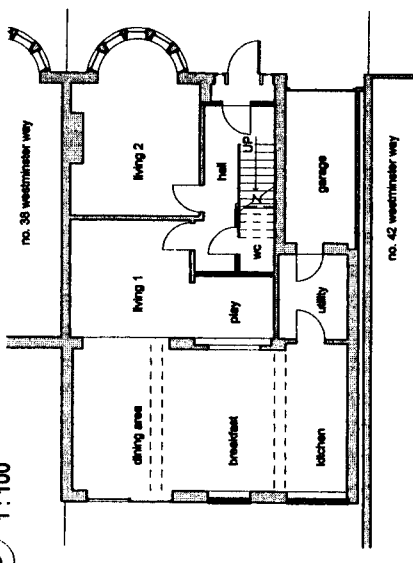
1 West - as proposed
 1 : 100



6 Roof - as proposed
 1 : 100



5 First Floor - as proposed
 1 : 100



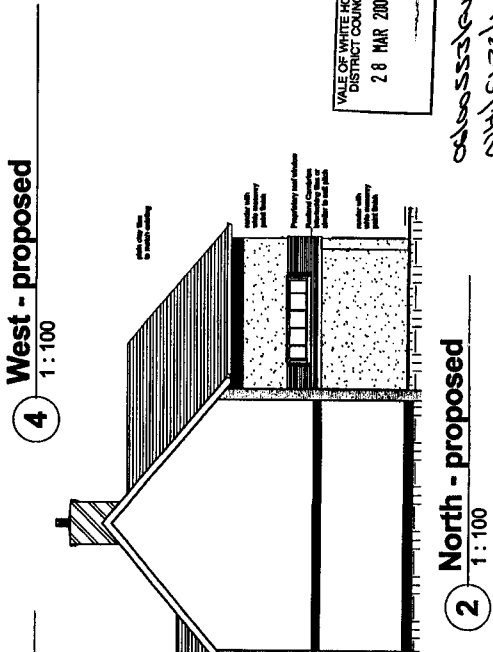
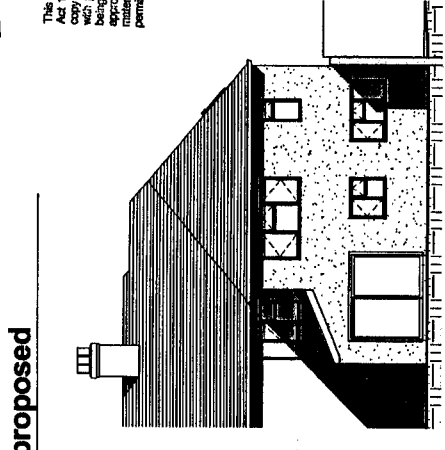
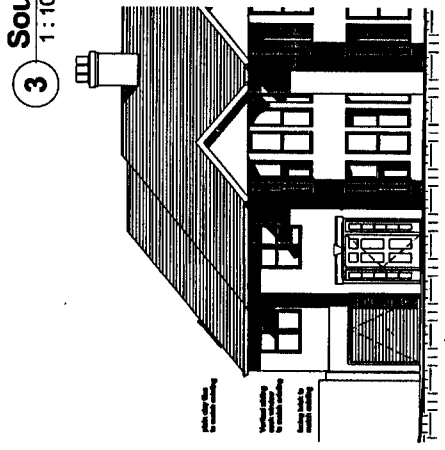
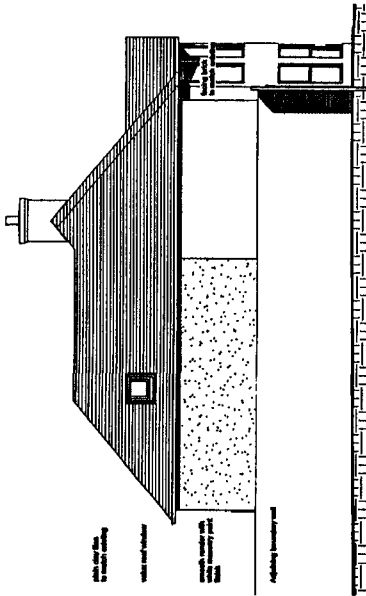
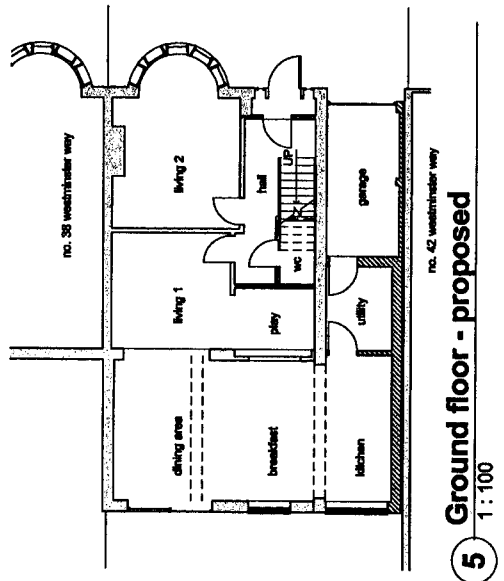
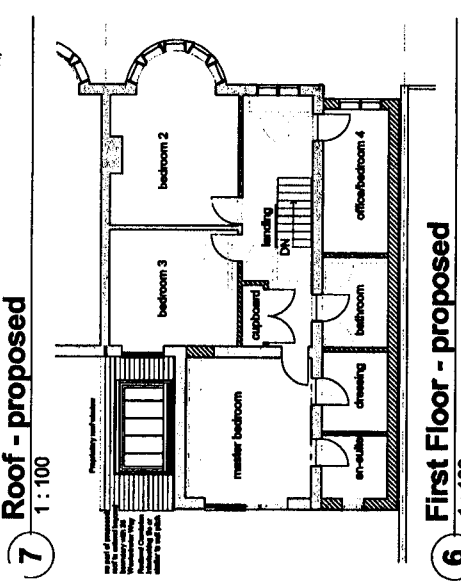
4 Ground floor - as proposed
 1 : 100

Ifor Rhys RIBA
 architect
 environmental designer
 landscape & interior designer

VALE OR WALES COUNTY DISTRICT COUNCIL
 RIBCD 19 JAN 2008
 CORPORATE PORTAL

01986 874112 f 01985 248149
 iforrhys@iforrhys.com

client: Mr Mohammed Ali
 job: 40 Westminster Way
 title: Plans and Elevations as proposed
 scale: 1 : 100
 date: June 2008
 no: MA.40WVW 106



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Rev	Date	Description

Ifor Rhys RIBA
architect
environmental designer
landscape & interior designer

30 Mutchkomb Road, North Hinksey,
Oxford, OX2 9HJ

t 01865 874112 f 01865 246146
e ifor@iforrhys.com

Client: Mr Mohammed Ali
Job: 40 Westminster Way
Title: Plans and Elevations as proposed
Scale: 1:100
Date: March 2006
No: MA-40WWWB 102

NHI/6423/1

Demolition of existing single storey garage. Erection of a two-storey side extension: 40 Westminster Way, North Hinksey.

Councillors felt that although one room had been omitted from the revised plans and as a result the 1st floor roof extension had also been reduced in length, the alterations made to the original plans were insufficient to address the objections raised in relation to the subsequently withdrawn application.

There still appeared to be inaccuracies in the design statement submitted with the application and the proposed extension would be overbearing, as it would be an over-development of the site and out of character with properties in the area.

Councillors UNANIMOUSLY AGREED to OPPOSE the application as the proposed extension would result in an unneighbourly form of development, which would create an overbearing environment for residents of adjoining dwellings. The proposals would conflict with Policies D1, D2 and H18 of the adopted Vale of White Horse Local Plan and Policy H24 of the Second Deposit Draft Local Plan 2011.

GRO/7326/4 – Mr A & Mrs L Kershaw

Proposed alterations & extensions to form family annex. 7 Brunel Crescent, Grove

1.0 **The Proposal**

1.1 This application seeks planning permission for the erection of a single-storey 'L' shaped extension that wraps around the north (side) elevation and the east (rear) elevation to provide accommodation for a dependant relative. Projecting 2.7 metres towards Brunel Crescent, the extension on the north elevation would be gabled and have a length of 9.3 metres, with an eaves height of 2.5 metres and a ridge height of 4.4 metres. The extension as viewed from the east (rear) elevation would be 11 metres wide, with a depth of 4 metres, stepping-in to a depth of 2.7 metres to join up with an existing single storey rear extension. The application drawings and site plans are at **Appendix 1**.

1.2 The agent acting on behalf of the applicant has clarified the following points in respect to the application;

- The annex will be occupied by Mrs Kershaw's parents.
- The hedge will be trimmed on the inside adjacent to the annex and its height and appearance when seen from the highway will not change.

1.3 The application comes to Committee due to an objection received from Grove Parish Council.

2.0 **Planning History**

2.1 Planning permission was granted in 1983 for a 'Single storey extension to provide study and living accommodation'.

2.2 Application GRO/7326/1 for 'Re-siting a 6' high boundary wall', was refused in 1986.

2.3 Planning permission was granted in 1988 for a 'First floor extension to provide bedroom with en-suite'. The following year planning permission was granted for the 'Erection of a single storey kitchen extension'.

3.0 **Planning Policies**

3.1 Policy H24 of the adopted Vale of White Horse Local Plan allows for extensions to existing dwellings provided various criteria are satisfactory, including; i) the impact on the character and appearance of the area as a whole, ii) the impact on the amenities of neighbouring properties in terms of privacy, overlooking and overshadowing, and iii) whether adequate off-street parking, turning space and garden space remain.

3.2 Policies DC1 and DC9 of the adopted Local Plan refer to the design of new development and the impact on neighbouring properties.

4.0 **Consultations**

4.1 Grove Parish Council objects to the application, stating 'We object to the proposals as we believe the size of the extension would render the property out of keeping with the neighbouring properties and also that it would be over development of the site'.

4.1 The County Engineer raises no objection.

5.0 **Officer Comments**

5.1 The main issues in determining this application are the impact on the street scene and the potential impact on neighbouring properties.

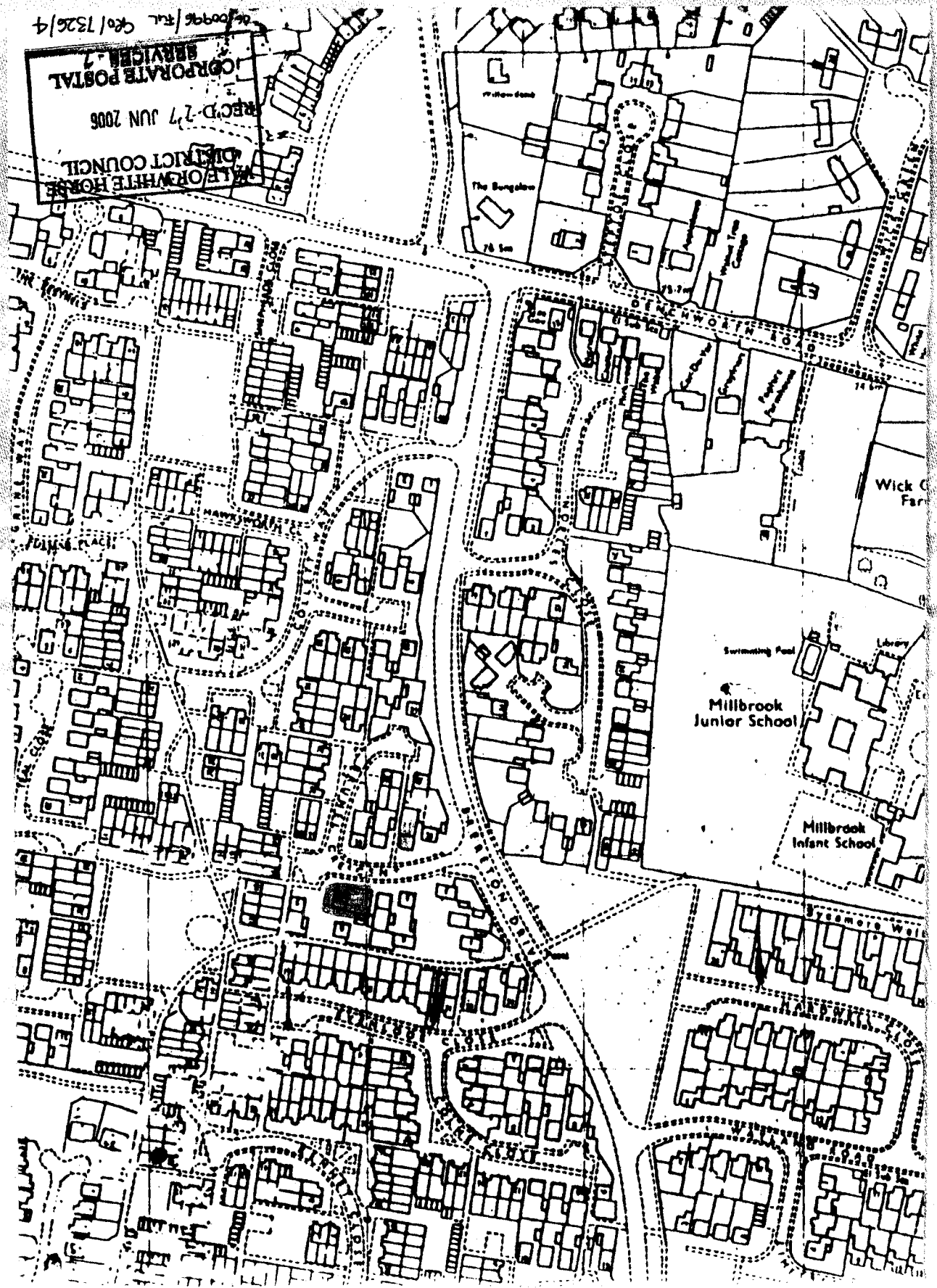
5.2 In respect to the impact on the street scene, given the current boundary treatment (a high coniferous hedge), the visual impact would be limited. Obviously consideration needs to be given to the impact should the hedge be removed at a later date, and in this event, your Officers consider that although the extension, particularly the northern elevation, would be prominent within the street scene, it would not have a harmful impact on the character and appearance of the area.

5.3 Given the position of neighbouring properties, any impact in respect of overlooking or overshadowing would be minimal.

6.0 **Recommendation**

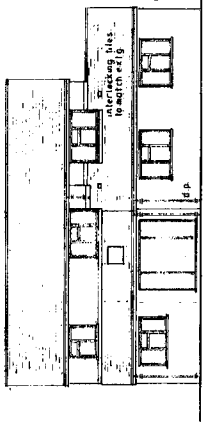
6.1 *That planning permission be granted subject to the following conditions:-*

1. *TL1 Time Limit – Full Application*
2. *RE1 Matching Materials*
3. *RE16 Ancillary Self-contained Accommodation*

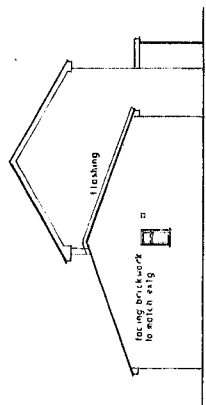


REC'D - 27 JUN 2006
MAYOR/WHITE HORSE
DISTRICT COUNCIL
CORPORATE POSTAL
SERVICES - 7
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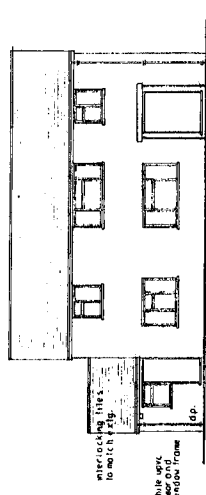
APPENDIX 1



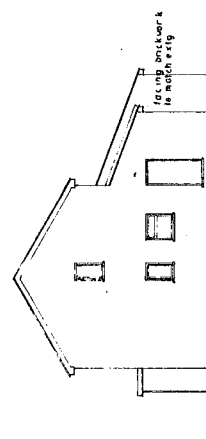
Rear Elevation
East



Side Elevation
North



Front Elevation
West



Side Elevation
South

All over 4" x 4" 100 lbs. bricks and to subways min. 5000 from building depth and capacity of subways determined on site to suit ground conditions

100 facing brick external skin

100 thermalite block skin and plaster

White upvc external doors and frames doors and adj. windows glazed with low emissivity toughened glass 16mm sealed doors fitted with draught excluders insulated cabinet linings over

100 concrete block internal walls and brickwork/blockwork before plastering

White upvc window frames with slot ventilators in head of frame to provide ventilation to living room and lounge and 400mm x 400mm trickle ventilators in kitchen and shower room

Windows glazed with low emissivity glass opening lights fitted with draught excluders linings, cavity closures and acoustic sealant glazing as specified for door frames

100 concrete block walls to form bedroom and shower room

100 thermalite block walls to form shower room and plaster both sides

100 concrete block and plaster both sides kitchen, ceramic linings GR2 over

Form opening in wall to provide access to living room from shower room over. Fit door and frame. Make good plaster. Remove rear window to lounge, retain extg. lintel over. Build up opening with 100 concrete block and plaster both sides

Form opening in wall to enlarge lounge

100 concrete block and plaster over

Make good plaster

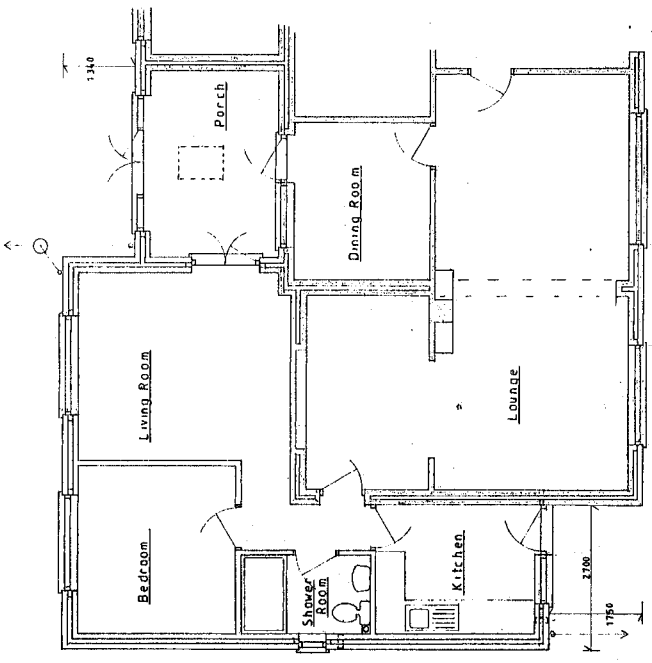
Electric extract fan and duct through wall from shower room to extract 60 litres air per second

Connect W.C. to U.P.P.

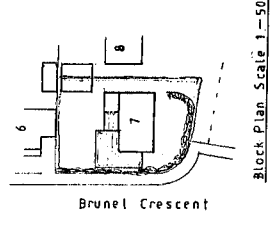
40mm waste pipe and trap to connect basin to s.v.p.

100 concrete block and plaster both sides to connect sink and shower to s.v.p.

V.P. continued up through roof-space and to discharge to external air as indicated on Encase s.v.p. with wood framework, pack with quilt insulation. P.B. and skin



Ground floor Plan



Block Plan Scale 1-500
Brunel Crescent

APPENDIX 1

VALLEY OF WHITE HORSES DISTRICT COUNCIL
RECD 17 JAN 76
COUNCIL'S OFFICE
WIMBORNE

06/10086/PL Case/17526/4

Proposed Alterations and Extension to form Family Annex at
7 Brunel Crescent, Grove, Wantage, Oxon. OX12 0NS
For Mr A. and Mrs L. Kershaw
Scales 1-50 and 1-100
June 2006

DRA/19663 - Mr C Kilburn & Mr A Bronckaerts

Two-storey rear extension and conversion of roof space to form two bedrooms and bathroom, plus internal alterations. 6 Crabtree Lane, Drayton

1.0 The Proposal

1.1 The application seeks planning permission for the erection of a two-storey rear extension, roof conversion and the insertion of dormer windows to the front and side elevations. The existing single storey rear extension is to be removed. The proposed rear extension on the south west elevation ground floor level measures 7.8 metres in width by 4 metres in length, with an eaves height of 2.3 metres. The ridge height of the ground floor section measures 3.7 metres. The new roof section over the proposed extension has a ridge height of 5.6 metres, which is the same height as the existing roof and creates a gable end on the south west elevation. The roof extension measures 5.7 metres in length from the existing ridge of the roof and 1.5 metres in length from the existing eaves of the roof. The ground floor extension then extends a further 2 metres in length. The application drawings and site plan are at **Appendix 1**.

1.2 The application comes to Committee due to an objection received from Drayton Parish Council.

2.0 Planning History

2.1 There is no relevant planning history.

3.0 Planning Policies

3.1 Policy H24 of the adopted Vale of White Horse Local Plan allows for extensions to existing dwellings provided various criteria are satisfactory, including: i) the proposal would not harm the amenities of neighbouring properties in terms of privacy, overlooking and overshadowing; ii) the scale, massing and positioning of the proposal would not result in a dwelling of a design and appearance that would cause demonstrable harm to the character and appearance of its surroundings; iii) adequate garden space would remain.

3.2 Policies DC1 and DC9 of the adopted Local Plan refer to the design of new development and the impact on neighbouring properties.

4.0 Consultations

4.1 Drayton Parish Council objects to the application, stating: "Concern over side dormers overlooking neighbours – replace with velux. Concern that front and rear upstairs windows impinge on neighbour's privacy. Large conversion out of keeping with surrounding properties."

4.2 The County Engineer has no objections subject to parking and manoeuvring areas being retained in accordance with the plan submitted.

5.0 Officer Comments

5.1 The main issues in determining this application are the impact on the street scene and the potential impact on neighbouring properties.

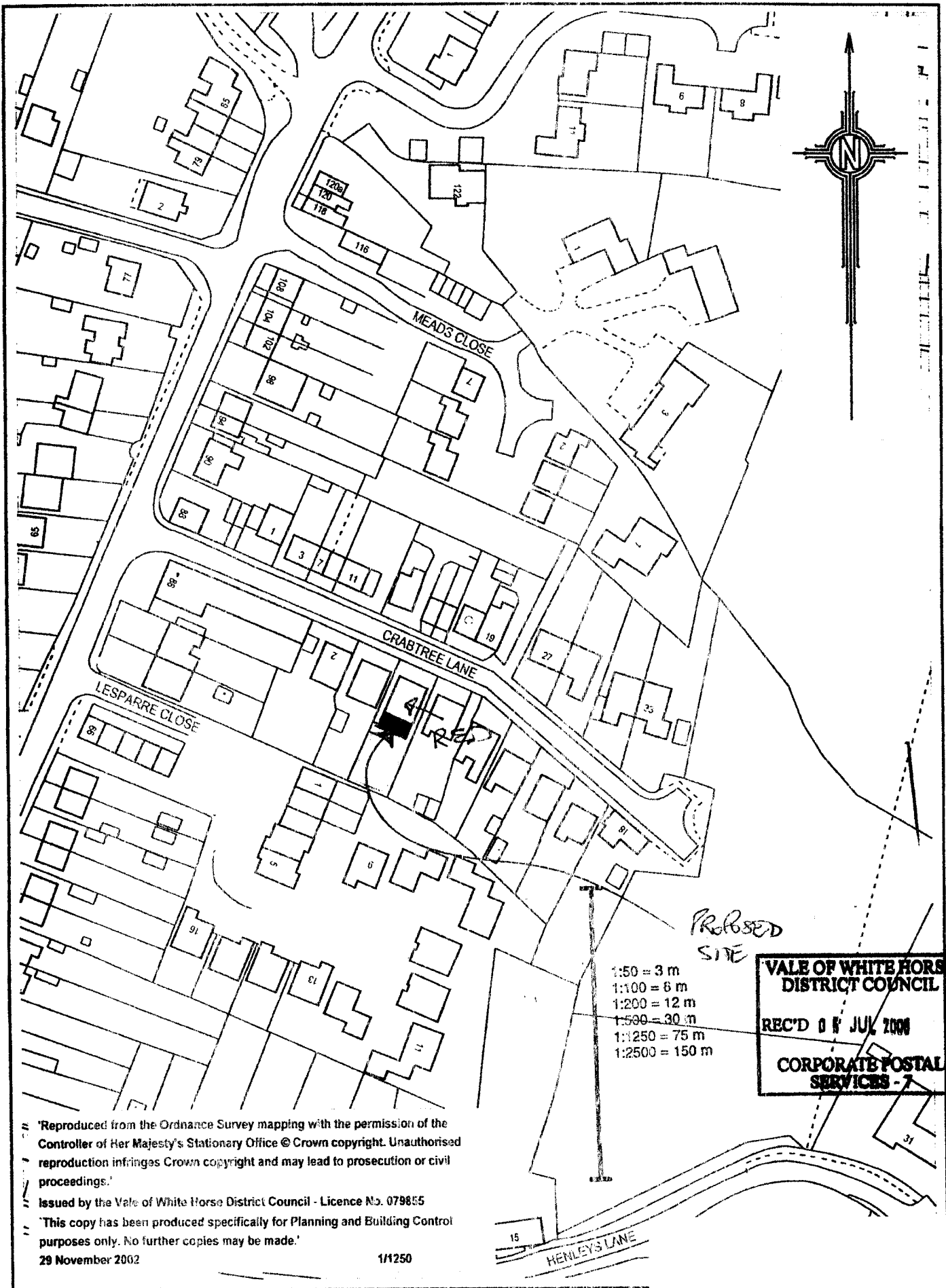
5.2 Given the position and size of the proposed extension, Officers consider the proposal would not have a detrimental impact on the character and appearance of the existing dwelling or on the area as a whole. Similarly, given the orientation of neighbouring properties any impact in respect of overlooking or overshadowing would be minimal.

5.3 The proposed dormer window on the east side elevation is to provide light to the first floor landing, and the proposed dormer window to the west side elevation is to provide light to the bathroom. As such, the side dormer windows do not serve to habitable rooms and, as such, can be conditioned to be obscured glass and top hung only. Therefore, it is not felt that these windows would cause significant harm to neighbouring properties in terms of overlooking (see condition 3 below).

6.0 **Recommendation**

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

1. *TL1 Time Limit – Full Application*
2. *RE1 Matching Materials*
3. *Prior to the first use or occupation of the development hereby permitted and at all times thereafter, the proposed dormer windows on the first floor east and west elevation shall be glazed with obscured glass only and shall be top-hung only. Thereafter and notwithstanding the provision of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that Order), no additional windows shall be inserted in the first floor east and west elevations of the development hereby approved without the prior grant of planning permission.*



VALE OF WHITE HORSE
DISTRICT COUNCIL
REC'D 08 JUL 2008
CORPORATE POSTAL
SERVICES - 7

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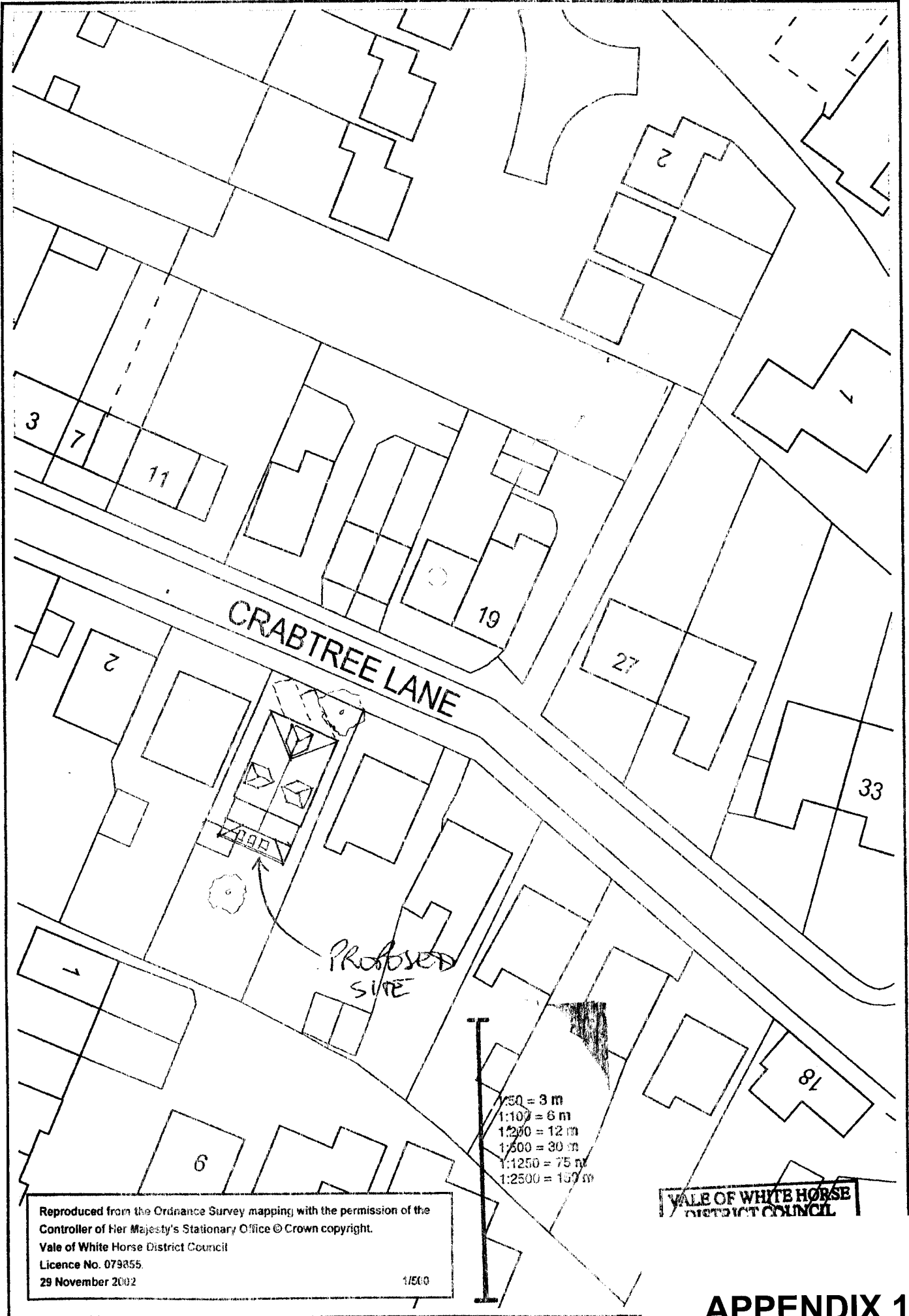
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29 November 2002

1/1250

APPENDIX 1



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1/500

VALE OF WHITE HORSE
DISTRICT COUNCIL

APPENDIX 1

REV A	Plan front projecting sitting area and 1st floor following discussions with planning dept.
REV B	
REV C	



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BDS
BUILDING DESIGN SERVICES
 17 Whitehorse Way, Dragon
 Abingdon, Oxon, OX14 4JL
 Tel: 01235 555489
 e-mail: stephen@bds.co.uk

JOB: PROPOSED TWO STOREY EXTENSION AND CONVERSION OF ROOFSPACE AT 6 CRABTREE LANE DRAYTON ABINGDON OXON

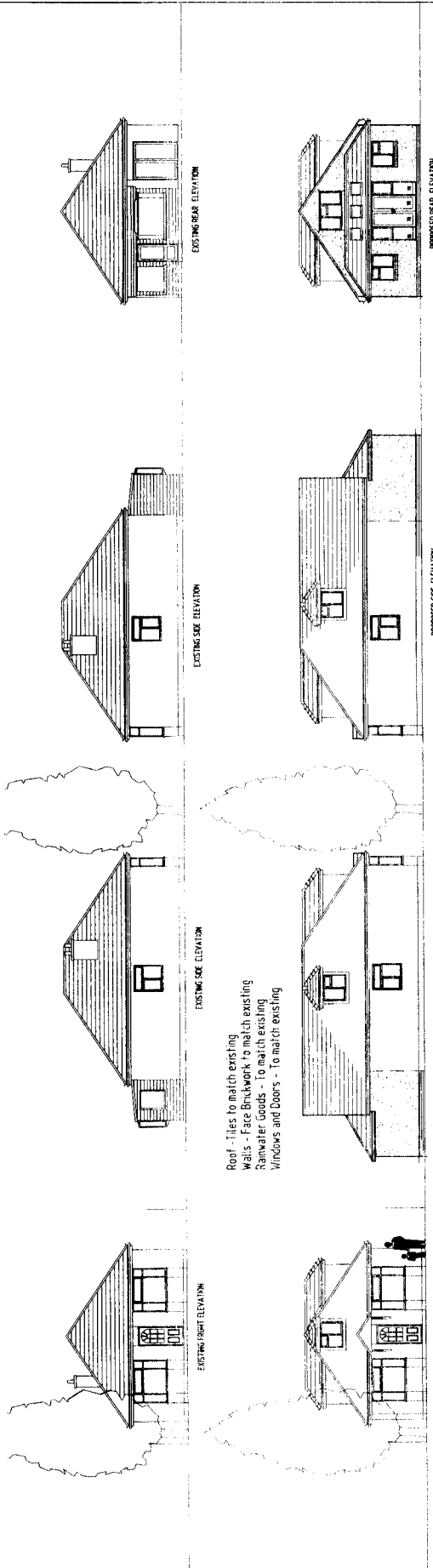
DRG No CK/01

DRAWING TITLE PLANS & ELEVATIONS

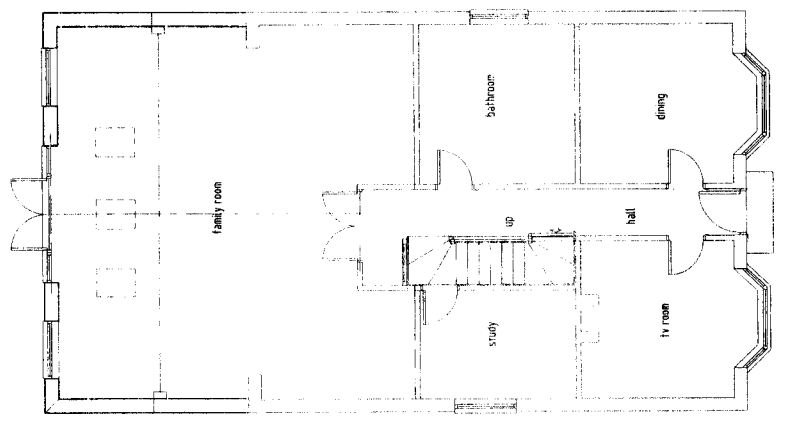
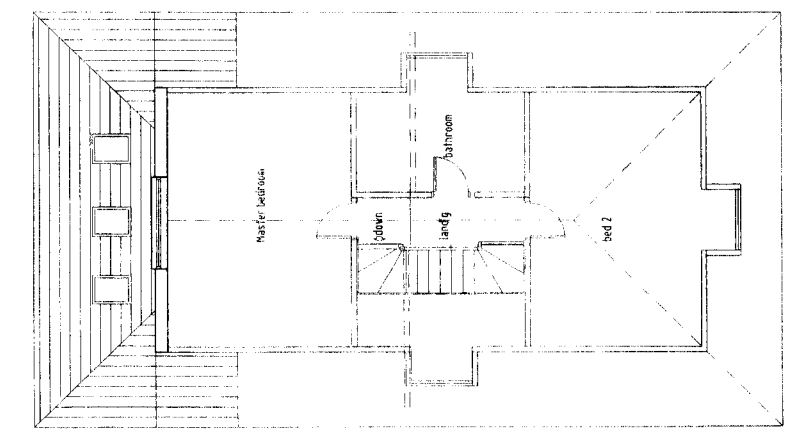
CLIENT: Mr C Kilburn and Mr A Bronckaerts

ADDRESS: 1 Evenlode Close, Stafford-Upon-Avon, CV37 7EL

SCALE: 1:100 **DATE:** June 2006



Roof - Tiles to match existing
 Walls - Face Brickwork to match existing
 Rainwater goods - to match existing
 Windows and Doors - To match existing



06/06/06
 Dec 19/06
 VALLEY WATERWAYS DISTRICT COUNCIL
 15 JUL 06
 COMPLETED

PLANNING

PROPOSED FIRST FLOOR PLAN

PROPOSED GROUND FLOOR PLAN

Handwritten signature and notes

APPENDIX 1

**CUM/1079/3 – Cala Homes (Mids) Ltd & Prof P Jeffreys and Mrs L Jeffreys
Erection of 9 apartments with associated garaging and parking (re-submission). 7 Dean Court Road, Cumnor Hill, Oxford**

1.0 **The Proposal**

- 1.1 This application seeks full planning permission for the demolition of the existing dwelling and the erection of a three storey building comprising 9 x 2 bed flats (2 flats also have a separate study) with associated parking (18 spaces). It is a resubmission of a scheme that was withdrawn in May 2006 that has been amended to take account of comments made by the Architects Panel and the Consultant Architect.
- 1.2 The property is currently a large detached dwelling sited within a large plot located on the south west side of Dean Court Road. It is bounded by similar dwellings to the northwest (no. 11) and southeast (no. 3). To the rear lies a small copse of trees beyond which lies no. 9 Dean Court Road.
- 1.3 The proposed building has been designed to look like a large dwelling, in an Arts and Crafts style. The key amendments to the building can be summarised as follows:
- 1.4 The front elevation has been modified to reduce the length of the principal ridge by reducing the eaves of the west elevation, which also achieves a lowering of the central ridge. A centrally placed chimney has been added to lessen the impact of the roof length and improve the domestic character of the design. The front and west facing side elevations now have a lower eaves level, with exposed rafter feet to add interest to these facades. The bays on the front elevation have also been modified, in particular reducing the width and height of the right hand side bay and improving the proportions of both bays. Glazing bars have been added to both bays to create more detail and interest. More prominence has also been given to the stone entrance porch by arching and enlarging it, and an arched lintel has been introduced over the vehicle entrance. Side facing dormer windows have also been omitted and replaced with roof lights.
- 1.5 A copy of the plans showing the location of the revised proposal, its design and layout are attached at **Appendix 1**. A copy of the elevation drawings of the withdrawn scheme and the original design statement are attached at **Appendix 2**.
- 1.6 The application comes to Committee because several letters of objection have been received and the views of Cumnor Parish Council differ from the recommendation.

2.0 **Planning History**

- 2.1 Planning permission was granted in 1975 for a ground floor extension to the existing property. It was further extended in 1995 when planning permission was granted for a first floor extension.
- 2.2 A proposal to demolish the existing dwelling and erect a building of 9 flats was withdrawn in May 2006.

3.0 **Planning Policies**

- 3.1 *Vale of White Horse Local Plan 2011*
Policy GS5 (making efficient use of land and buildings) seeks to promote the efficient re-use of previously developed / unused land and buildings within settlements (provided there is no conflict with other policies in the Local Plan).
- 3.2 Policy H10 (development in the five main settlements) enables new housing development within the built-up areas of Cumnor Hill, provided it makes efficient use of land, the layout,

mass and design of the dwellings would not harm the character of the area and it does not involve the loss of facilities important to the local community (i.e. informal public open space).

- 3.3 Policy H15 (housing densities) seeks net residential densities of at least 40 dwellings per hectare, provided there would be no harm to the character of the surrounding area or the amenities of adjoining properties.
- 3.4 Policies DC1, DC5, DC6, and DC9 (quality of new development) are relevant and seek to ensure that all new development is of a high standard of design / landscaping, does not cause harm to the amenity of neighbours, and is acceptable in terms of highway safety.
- 3.5 PPG3, "Housing", is also relevant and explains the presumption in favour of developing previously developed sites within urban areas for housing ahead of green field sites and making the most efficient use of land.

4.0 **Consultations**

- 4.1 Cumnor Parish Council has objected to the application and their comments are attached at **Appendix 3**.
- 4.2 County Engineer – no objections (subject to conditions).
- 4.3 Drainage Engineer – no objections (subject to conditions).
- 4.4 Arboricultural Officer – the trees that are to be lost are not particularly significant and are not worthy of a TPO. However tree protection measures during construction will be required for the trees on the perimeter of the site which are important and should be retained.
- 4.5 Environmental Health – No objections.
- 4.6 Consultant Architect – comments attached at **Appendix 4**.
- 4.7 9 letters of objection have been received, which are summarised as follows:
- The development will create a precedent, making it impossible in future to resist similar unsuitable developments.
 - Flats are inconsistent with the character of the area. The proposal undermines the established family home character of the area and is inappropriate here.
 - The scheme is no different to the previous withdrawn one. Little has changed.
 - The proposed block of flats, with its large footprint, substantial bulk and large expanse of car parking is over-dominant and would harm the character of the area. It certainly does not enhance it.
 - The proposal will result in the destruction of a perfectly good dwelling.
 - 9 dwellings will increase the traffic in both Dean Court Road and onto the Cumnor Hill, the junction of which is not designed for such traffic flows. Dean Court Road is also unsuitable for such an increase in traffic. It is narrow and is frequently used as a pedestrian route by children at the Matthews Arnold School in Arnold's Way.
 - A two storey building with rooms in the roof is inappropriate to the area.
 - Site lies outside area designated under policy H10.
 - The creation of parking spaces to the rear is inappropriate and will lead to a lot of manoeuvring and noise generation. The drive-through archway will also amplify engine noise to the detriment of neighbouring properties. Parking should be confined to the front only to protect neighbouring amenity.
 - Number of flats should be reduced to 6 as a maximum.
 - Garage building at the front is inappropriate.
 - The number of trees that would be lost on site is "outrageous", and will lead to an urbanisation of the locality.

- Upper floor windows will overlook neighbouring properties leading to a loss of privacy.
- There is no public sewer available in Dean Court Road. Any new sewer should not affect existing arrangements.
- 9 dwellings will result in at least 18 bags of waste being left for collection and are likely to be vulnerable to local wildlife. The chances of tidy and responsible management from all occupants of 9 dwellings will be extremely low.

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 and its impact on existing trees, 3) the impact of the proposal on neighbouring properties, 4) the safety of the access and parking arrangements, and 5) precedent.
- 5.2 On the first issue, the principle of replacing a dwelling with flats, Members may recall a recent proposal at 10 Cumnor Hill, which was similar to the current proposal, of replacing a house with a building containing flats. That scheme has been built and is considered to fit in well with the character of the area. Members will also recall the recent appeal decision at 116 Oxford Road, Abingdon for a very similar redevelopment scheme for flats, which was allowed. Latest Government advice in PPG3, 'Housing', encourages the use of innovative approaches to achieve higher densities within existing settlements. The principle of a development of flats is therefore considered acceptable. The proposed residential units are considered to be an appropriate form of development in this area and would provide small units to meet the needs of an increasing number of one and two person households. The proposed density represents 46 dwellings per hectare, which is in accordance with Policy H15.
- 5.3 Regarding the second issue, the design of the proposal, it is acknowledged that the new building is larger than other neighbouring properties in Dean Court Road in terms of bulk and massing. However, it is not considered to be out of keeping with the locality or an overdevelopment of the site.
- 5.4 The design takes reference from the Arts and Crafts movement, and has the appearance of a large house. The design has been the subject of considerable discussion between the applicants and Officers, and has been amended twice since the original scheme was submitted. The scheme the subject of this application has more variety and articulation in its form, which helps to break up the mass of the building, and is of similar height to the existing houses on either side, taking account of the sloping nature of Dean Court Road. It is also sited centrally within the site and so will not be overly prominent in the street scene. Officers consider the design to be acceptable. Furthermore, the Consultant Architect has commented that there would be no justification for a design based refusal.
- 5.5 There would be some 400sqm of rear garden space for use by occupants, which amounts to 20sqm per bedroom (including the two study rooms in flats 1 and 9). This is well in excess of the Council's standard of amenity space for flats, which is 15sqm per bedroom. Officers, therefore, consider that the proposal is not an overdevelopment of the site. Furthermore the loss of specified trees is not considered to be so harmful to the locality to warrant refusal. The Arboricultural Officer has subsequently raised no objections.
- 5.6 Turning to the third issue, the impact on neighbouring properties, it is considered that no harm is caused to the immediate neighbours. The proposed building is not on the common boundaries and is no longer in depth to the rear than the existing dwellings on either side. The upper storey elements have been designed so as to avoid any harmful impact. Any impact on light or privacy is not considered to be sufficiently harmful to warrant refusal, particularly given the difference of levels relative to the immediate neighbours.
- 5.7 On the issue of parking and access, the proposed arrangements are considered acceptable. The parking provision shown of 18 spaces is considered to be sufficient in this location. Furthermore, the County Engineer has no objection to the proposal subject to conditions.

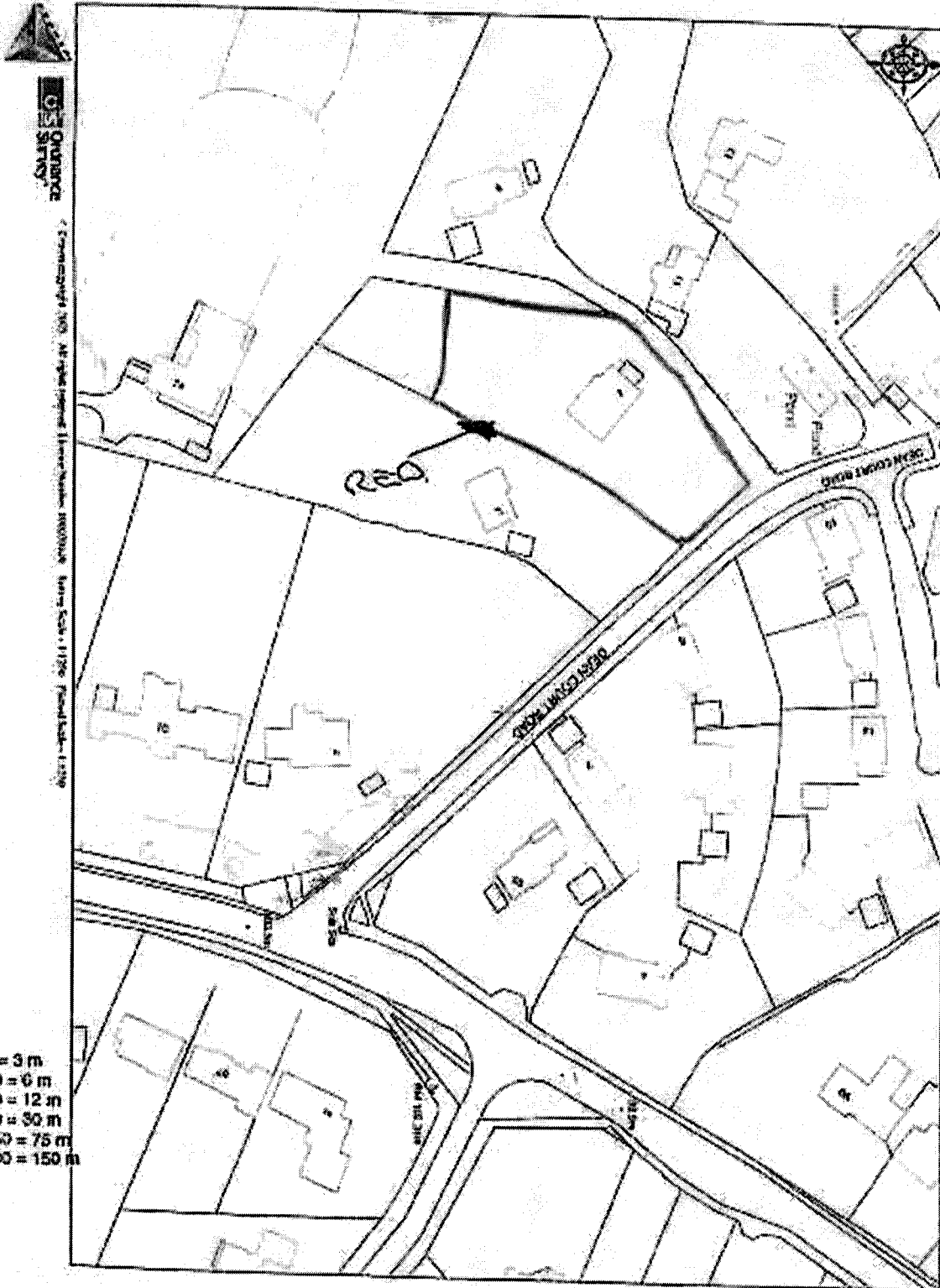
- 5.8 With regard to precedent, whilst this can be material where other sites suitable for similar development can be identified in the locality, Members will be aware that each proposal must be considered on its own merits. In this case, there are other potential sites in the vicinity that could be the subject of a similar proposal. However, given the thrust of Government guidance on new housing, particularly in terms of making more efficient use of land within settlements, Officers consider that the issue of precedent is not such as to warrant refusal of this individual proposal.
- 5.9 Of the other objections made, the garage building to the front is not considered to be out of keeping in this location. It is set back from the front boundary, is of a simple design with a hipped roof and has a ridge height of 4.8m. It will also largely be screened by existing vegetation along the front boundary.
- 5.10 The proposed bin store will enable waste to be stored in a secure manner so as not create a nuisance to other occupiers and highway users of Dean Court Road.

6.0 **Recommendation**

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

1. *TL1 – Time Limit*
2. *MC2 – Sample materials*
3. *HY3 – Access in accordance with specified plan*
4. *HY25 – Car parking layout (Building)*
5. *HY29 – Surface water*
6. *HY10 – Specified visibility splays*
7. *LS4 – Landscaping scheme (incorporating existing trees) to be submitted*
8. *RE8 – Submission of drainage details*
9. *RE14 – Garage accommodation to be retained*
10. *CN8 – Submission of full details of rooflights, (including height above floor level and overall style and size)*
11. *Full details of bin storage and cycle parking to be submitted prior to first occupation.*
12. *LS5 – Hand excavation of root areas*
13. *LS9 – Retention of existing trees / hedges*
14. *LS11 – Protection of trees / hedges during building operations*

APPENDIX 1




VALE OF WHITE HORSE
DISTRICT COUNCIL
02 JUN 2006

*Controlled
Access*

The site plan is based on a survey of the site and is intended to be used as a guide only. It is not intended to be used as a legal document. All dimensions are given in meters unless otherwise stated.

NOTE
 This drawing is based on survey information provided by RPS Design (drawing AAV/17-G1)

Rev	Description	Date
1	Issue for approval	28/04/10
2	Changes made to site plan	28/04/10
3	Approved for construction	28/04/10
4	Approved for construction	28/04/10
5	Approved for construction	28/04/10



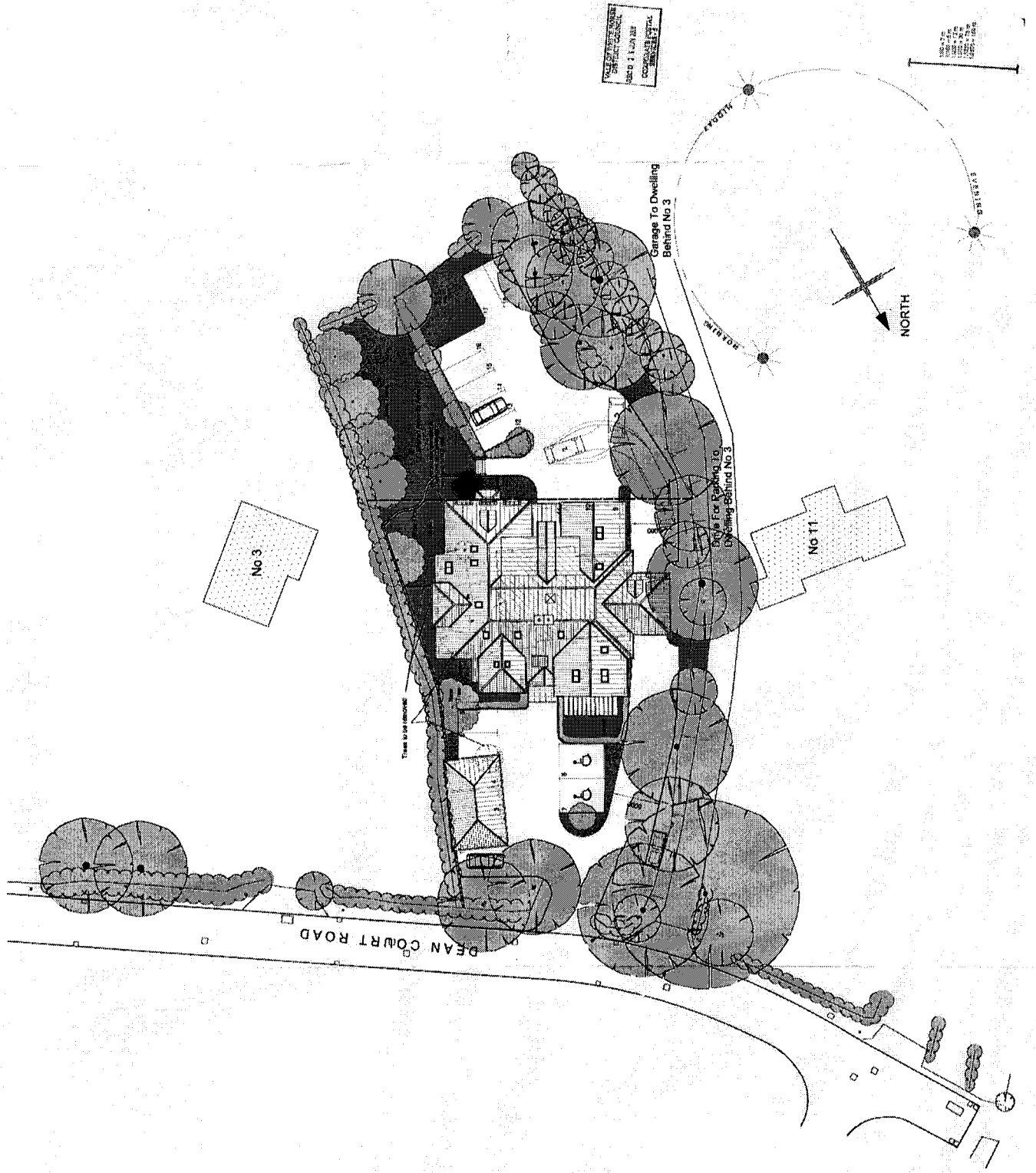
MARSON RATHBONE TAYLOR ARCHITECTS
 STUDIO OFFICE
 THE OLD GRAMARY
 WINDSOR COURT
 100 WINDSOR ROAD
 CHIPPING CAMPDEN
 OXFORD OX5 1JH
 TEL: 01753 220012
 FAX: 01753 220012
 EMAIL: CHIPPING@MRTARCHITECTS.CO.UK
 WWW.MRTARCHITECTS.CO.UK

CALA HOMES

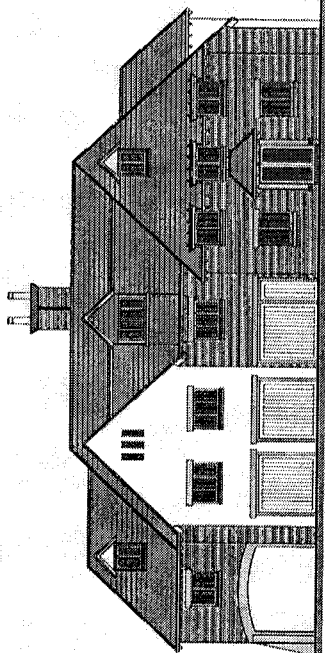
PROJECT
 Dean Court Road
 Oxford
 for Cala Homes

DRAWING
 Proposed Site Plan

Checked by	14/11/10
Drawn by	
Scale	
Project No.	
Revision	



APPENDIX 1



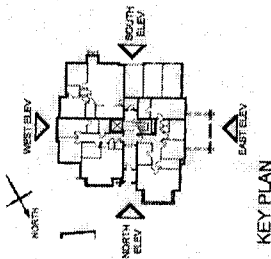
REAR ELEVATION (SOUTH)



FRONT ELEVATION (NORTH)

WALL ON THIS ELEVATION
NOT TO SCALE
APPROXIMATE HEIGHT
OF ROOF LINE
INDICATED BY
DOTTED LINE

Do not scale from this drawing.
All dimensions to be checked on site. Any discrepancies
should be reported to the architect immediately.



KEY PLAN

E. Show elevations for other elevations	20.00.00
F. Show elevations for other elevations	20.00.00
G. Show elevations for other elevations	20.00.00
H. Show elevations for other elevations	20.00.00
I. Show elevations for other elevations	20.00.00
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T. Show elevations for other elevations	20.00.00
U. Show elevations for other elevations	20.00.00
V. Show elevations for other elevations	20.00.00
W. Show elevations for other elevations	20.00.00
X. Show elevations for other elevations	20.00.00
Y. Show elevations for other elevations	20.00.00
Z. Show elevations for other elevations	20.00.00

**MARSON
RATHBONE
TAYLOR**
ARCHITECTS

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WINDSOR COURT
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TEL: 01753 438888

CALA
HOMES

PROJECT
Dean Court Road
Oxford
for Cala Homes

DRAWING
Proposed Elevations
Sheet 1 of 2

Drawn by: J. Clarke
Checked by: J. Clarke
Date: 14/1/14
Scale: 1:100 E. A1
Project No: 2517.08
Revision: E

SIDE ELEVATION (WEST)

PROPOSED GARAGE ELEVATIONS

SIDE ELEVATION (EAST)

KEY PLAN

MARSON RATHBONE TAYLOR ARCHITECTS

CALA HOMES

PROJECT
Dean Court Road
Oxford
for Cala Homes

DRAWING
Proposed Elevations
sheet 2 of 2

Rev. No.	Description	Date
1	As Issued	11/11/15
2	Revised to include...	11/11/15
3	Revised to include...	11/11/15
4	Revised to include...	11/11/15
5	Revised to include...	11/11/15
6	Revised to include...	11/11/15
7	Revised to include...	11/11/15
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50	Revised to include...	11/11/15

WEST ELEVATION

NORTH ELEVATION

EAST ELEVATION

KEY PLAN

WEST ELEVATION

NORTH ELEVATION

EAST ELEVATION

KEY PLAN

MARSON RATHBONE TAYLOR ARCHITECTS

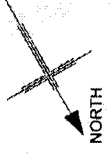
CALA HOMES

PROJECT
Dean Court Road
Oxford
for Cala Homes

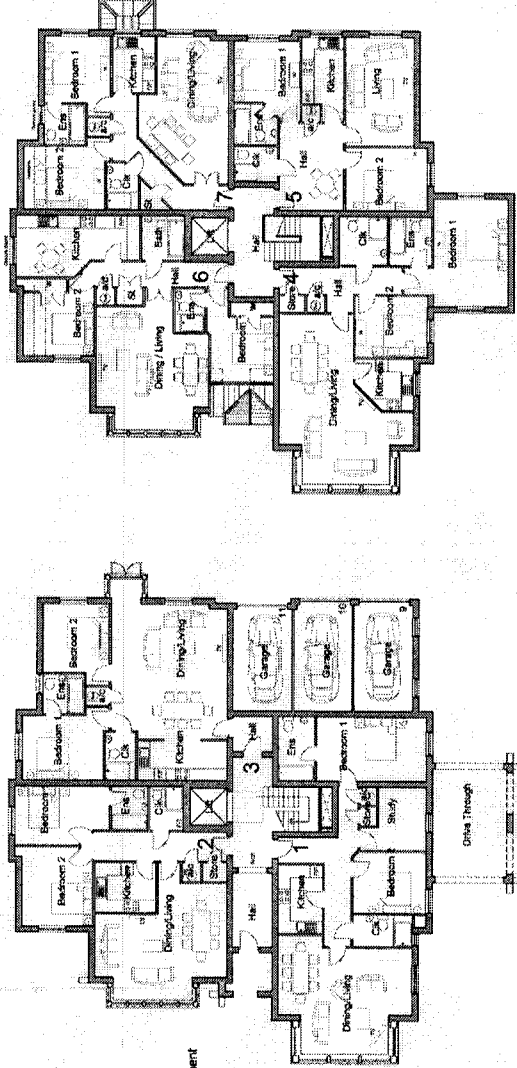
DRAWING
Proposed Elevations
sheet 2 of 2

Rev. No.	Description	Date
1	As Issued	11/11/15
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50	Revised to include...	11/11/15

ALL DIMENSIONS UNLESS OTHERWISE NOTED ARE IN FEET AND INCHES. DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE. MAKE SURE TO CHECK ALL DIMENSIONS.

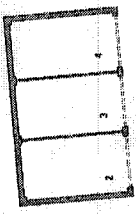


KEY TO HEIGHTS
 7'00mm AFPL
 1500mm AFPL



PROPOSED FIRST FLOOR

PROPOSED GROUND FLOOR



GARAGE BLOCK PLAN LAYOUT
 Refer to Site Layout Plan for car parking arrangement

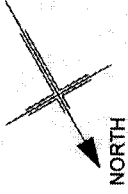
D	Check all work for compliance with all applicable codes and standards.	1:1000
E	Final design and construction documents to be submitted to the relevant authority for approval.	1:1000
F	Design and construction documents to be submitted to the relevant authority for approval.	1:1000
G	Final design and construction documents to be submitted to the relevant authority for approval.	1:1000
H	Final design and construction documents to be submitted to the relevant authority for approval.	1:1000
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Y	Final design and construction documents to be submitted to the relevant authority for approval.	1:1000
Z	Final design and construction documents to be submitted to the relevant authority for approval.	1:1000

MARSON RATHBONE TAYLOR ARCHITECTS
 115, 117 & 119, ST. JOHN'S STREET, LONDON EC1A 4DB
 TEL: 020 7424 1111 FAX: 020 7424 1112
 WWW.MARSONRATHBONETAYLOR.COM

CALA HOMES
 Dean Court Road, Oxford, for Cala Homes
 DRAWING: Proposed Ground & First Floor Plans
 14/11/12

APPENDIX 1

Do not scale from this drawing.
All dimensions to be checked on site. Any discrepancies
refer to the relevant drawing in the project file.

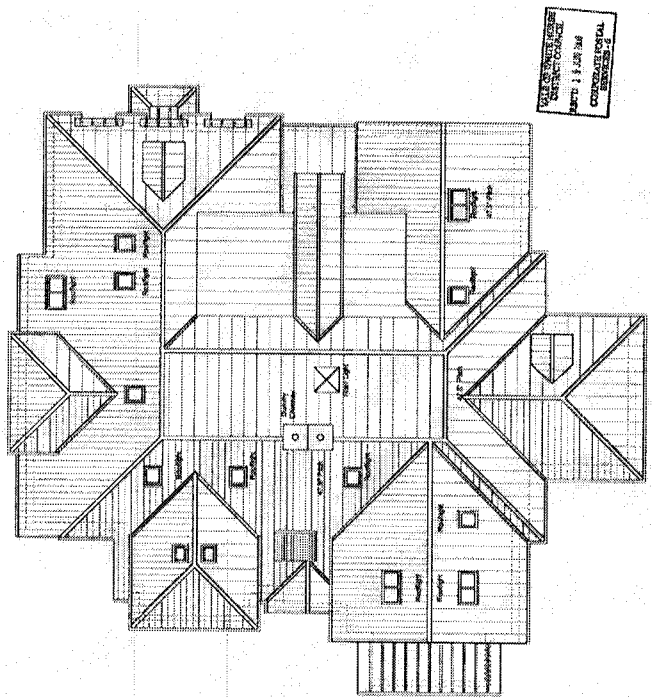


E	Survey: Current survey data to be used for all buildings selected on floors 2, 3 & 4. Survey to be carried out in accordance with the relevant standards. Survey data to be submitted to the relevant authority for approval. Survey data to be used to check all dimensions and levels.	21.02.13
D	Design: amended to suit VPM/VEP. Roof Plan amended to show additional rooflights.	21.02.13
C	Rooflight to Flat 1: 2nd & 3rd floor. Rooflight to be placed bay ahead of the existing rooflight. Roof Plan amended to show changes. Utility corridors added.	21.02.13
B	Rooflight to Flat 2: 2nd & 3rd floor. Rooflight to be placed bay ahead of the existing rooflight. Roof Plan amended to show changes. Utility corridors added.	20.4.08
A	General: update to show typical rooflights.	21.02.13

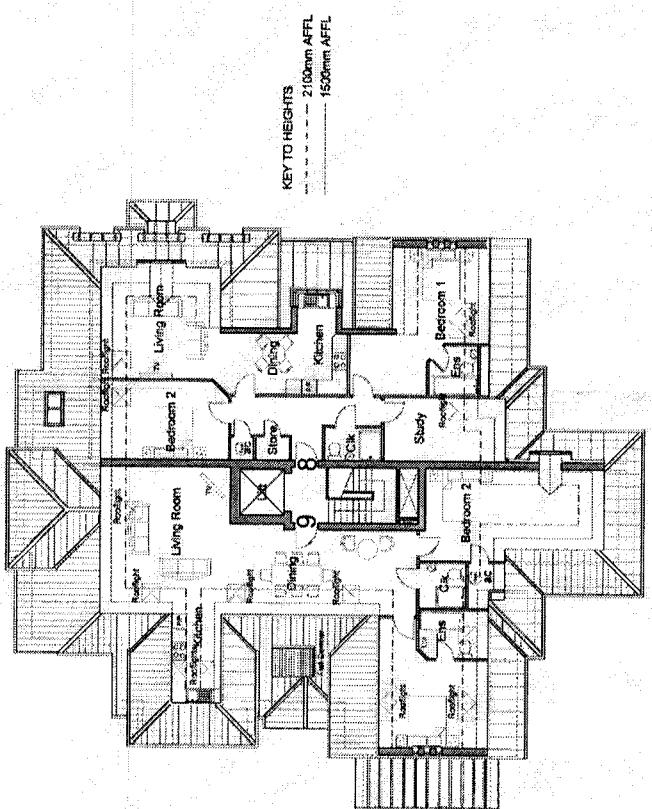
**MARSON
RATHBONE
TAYLOR**
ARCHITECTS

STUDIO OFFICE
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WHINBOR COURT
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CHICHESTER
WEST SUSSEX PO19 1AA
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PROJECT		CALA HOMES	
Dean Court Road Oxford		for Cala Homes	
DRAWING		Proposed Second Floor & Roof Plans	
Client	CALA HOMES	Project No.	1411/13
Drawn	1:1	Scale	As Shown
Checked	1:1	Date	25.01.09
Approved		Author	E



PROPOSED ROOF PLAN



PROPOSED SECOND FLOOR

KEY TO HEIGHTS
 - - - - - 2100mm AFFL
 - - - - - 1500mm AFFL

ALL DIMENSIONS TO BE CHECKED ON SITE.
 ANY DISCREPANCIES REFER TO THE RELEVANT DRAWING IN THE PROJECT FILE.

1:1
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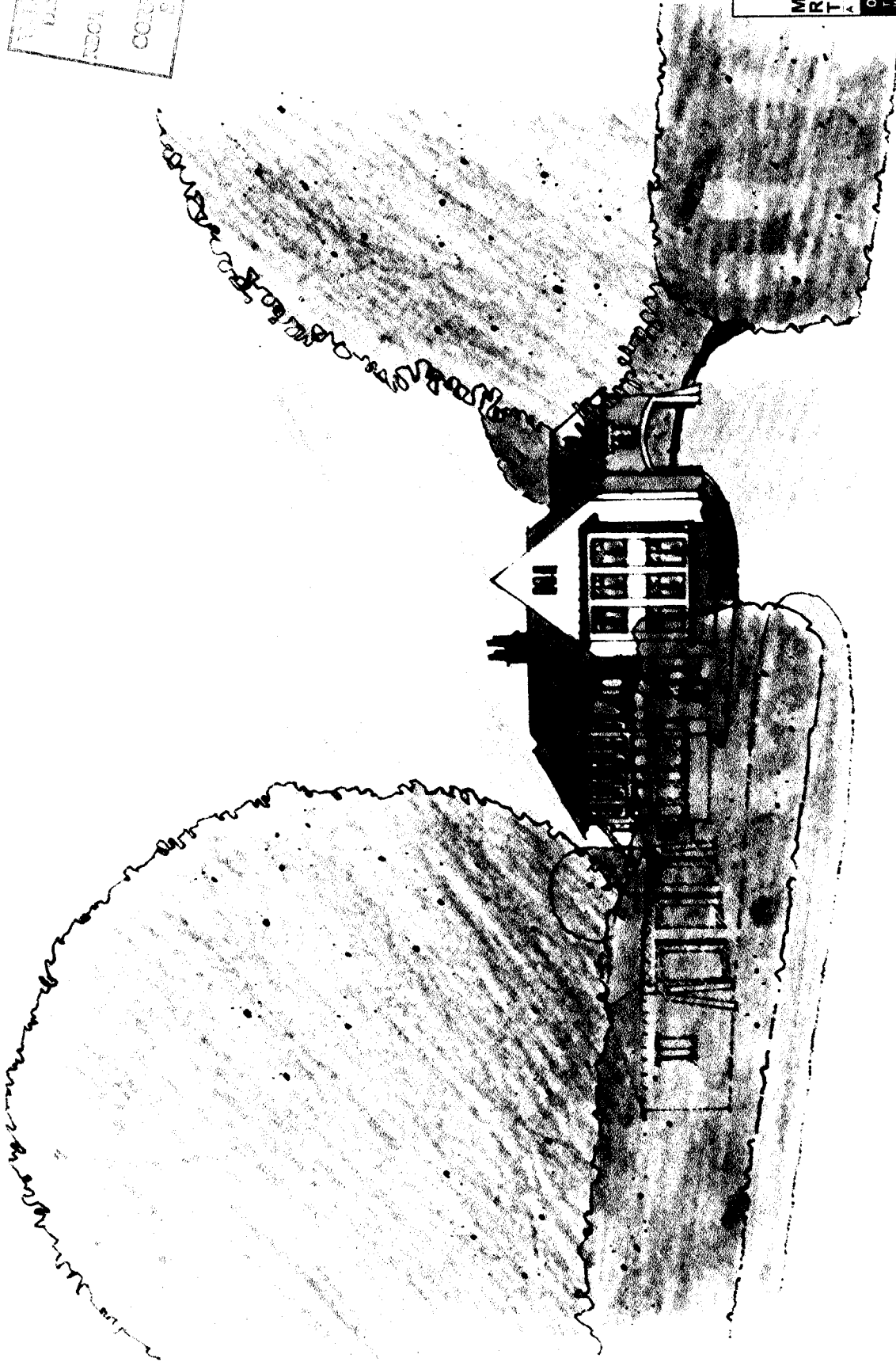
A1

PLANNING PERMISSION
PLANNING PERMISSION
NO. 18 JUL 04
CONTEMPORARY
RESIDENTIAL

 **MARSON
RATHBONE
TAYLOR
ARCHITECTS**

OFFICE
THE OLD STABLEY
MILKMAKERS
STATION, ST. ALBANS
ST. ALBANS, HERTS
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EMAIL
0706 1411



**STREET SCENE
VIEW OF PROPOSED FROM DEAN COURT ROAD
RESIDENTIAL DEVELOPMENT AT 7 DEAN COURT ROAD, CUMNOR HILL, OXFORD**

APPENDIX 1

INTRODUCTION

This proposal is a development which will replace an existing house with another "house" of a different design. Within this new building nine apartments will be created utilizing the attic for additional accommodation.

The layout of the scheme embodies all the good principles of urban design and meets the National and local criteria for improving housing density within sustainable settlements.

"Good design should contribute positively to making places better for people..."

...High quality and inclusive design should create well-mixed and integrated developments which avoid segregation and have well-planned public spaces that bring people together and provide opportunities for physical activity and recreation."

PPS1 paragraphs 34/35

The Government encourages the re-use of previously developed land in order to promote regeneration and minimize the amount of greenfield land being taken for development. Paragraph 57 of PPG3 states that policies which place unduly restrictive ceilings on the amount of housing that can be accommodated on a site should be avoided.

"Local Planning Authorities should therefore:

Avoid developments which make inefficient use of land (those of less than 30 dwellings per hectare net);

Encourage housing development which makes more efficient use of land (between 30 and 50 dwellings per hectare net); and

Seek greater intensity of development at places with good public transport accessibility such as city, town, district and local centres or around major nodes along good quality public transport corridors"

In considering design issues, paragraphs 56 of the Guidance highlights that Local Planning Authorities should adopt policies which:

Create places and spaces with the needs of people in mind, which are attractive, have their own distinctive identity but respect and enhance local character.

Promote designs and layouts, which are safe and take account of public health, crime prevention and community safety considerations.

Focus on the quality of the places and living environments being created and give priority to the needs of pedestrians rather than the movement and parking of vehicles.

Avoid inflexible planning standards and reduce road widths, traffic speeds and promote safer environments for pedestrians.

Promote the energy efficiency of new housing where possible. PPG13 adds to the advice contained within PPG3. The guidance reflects the Government's commitment to sustainable development. In particular the aim of the policy guideline is to reduce the growth in length of motorized journeys, encourage alternative means of travel and hence reduce reliance on the motor car.

Publications such as "Towards an Urban Renaissance" Better Places to Live by Design Companion Guide to PPG3, stress the importance of good design which is fundamental to achieving sustainable development. In particular the document sets out the attributes of successful housing.

Movement to all users A movement which is safe, direct and attractive

Mix A rich mix of housing opportunities

Community ownership A sense of neighbourhood and community

Structure landscape and routes for movement A coherent structure of buildings, spaces, and routes for movement

Layout use and context Street layout and design which is appropriate to

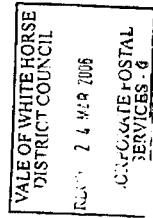
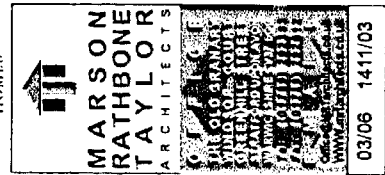
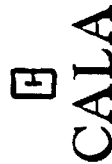
Place spaces Attractive and clearly defined public and private

Amenity Parking Pleasant gardens and private amenity space

Safety A safe and secure environment

Space functionality Well planned homes, which provide space and

Adeptability changing requirements Housing which is robust and adaptable to



08/00 234/F 2

DESIGN STATEMENT

RESIDENTIAL DEVELOPMENT AT 7 DEAN COURT ROAD, CUMNOR HILL, OXFORD

Maintenance the long term *An environment which can be well maintained over the long term*

Sustainability *Housing designed to minimize resource consumption*

Detail *Well considered detailing of buildings and spaces*

By Design Companion Guide page 12

LOCAL POLICY

The emerging Vale of White Horse Local Plan Policy GS1 directs development to previously developed land within the five main settlements of Avington, Botley, Faringdon, Grove and Wantage in order that the principles of sustainable development are achieved. And policy H9 specifically allows for windfall developments within the built up area of Botley, provided such development makes efficient use of land and does not harm the character of the area.

Policy DC1 seeks to ensure that new developments are designed to a high standard and take account of local distinctiveness.

Policy DC9 is designed to protect the amenities of adjoining residents, particularly in terms of privacy, light and visual intrusion.

Policy H14 requires that development proposals in locations such as the application site achieve a net density of 40 dwellings per hectare.

(Policy H15 does not now apply to this development following the Local Plan Inspector's report.)

The Context

Dean Court Road is a short cul-de-sac that slopes quite steeply from the south-east to the north west. The existing dwelling plots are stepped down the slope such that each plot itself is relatively flat but lower than its neighbour. There are two typologies in the street. On the south western side most of the dwellings are large and from the pre-war period. They are built in the Arts and Crafts style. There is much mature vegetation, including large trees to the front of the plots and on the boundaries. Whilst numbers 1, 3, 7, and 11, are set back from the road by a similar distance, numbers 13, 9 and 74 (Cumnor Hill) are set much further back. Indeed numbers 74 and 9 are effectively backyard development. On the north eastern side of Dean Court Road there is slightly different typology. Whilst this is still a typology of large detached dwellings, these dwellings sit in much smaller plots, and are of a much plainer, architecture albeit still arts and crafts influenced. They are also arranged around smaller private cul de sacs at right angles to Dean Court Road.

The application site fits in with the typology of the south western side of Dean Court Road. The site slopes gently from east to west. The application dwelling is a pre-war building that is rendered and built in a style reflective of Arts and Crafts, although the building is not the best example of this type of dwelling and is of no particular architectural merit in itself. The building is large and two storey. There is an extensive garden to the front and rear that is mainly laid out as a lawn. There are mature trees and shrubs on the front boundary. There is a large evergreen hedge on the eastern boundary of the site with number 3. The opposite

boundary adjoins the access drive to number 9. This boundary is formed by a steep embankment that is lined with very mature landscaping that includes a number of large trees. The rear boundary is formed by a hedge, beyond which there are a large number of mature trees.

Key Design Principles

- Architecture to reflect Arts and Crafts style
- Building to appear as one large dwelling
- Mature boundary landscaping to be retained
- Form and design of building to respect amenities of neighbouring houses
- Adequate communal amenity space to be provided for future residents
- Parking to be provided at a ratio of at least 150%
- Meet local plan policy on density

Design

The proposed building has been designed in a traditional Edwardian/Arts and Crafts style reflecting the character of the varied houses which are located in and around Cumnor Hill. The proposal will have brick facades with stone string courses tile hanging all under a plain filled hipped roof. The house will occupy a land level which will ensure its height and scale are sympathetic with neighbouring houses. Many mature trees will be retained and added to preserve and enhance the setting. The main range of the house is set back with two gables which project forward setting the visual width of the building. Side elevations facing the neighbours are normal in scale and bulk which will avoid any over dominance and meet good practice standards of physical separation.

Parking at 150% is provided at the front of the house and through an archway to the rear which is adjacent to a drive and garaging next door. In between these two parking areas is a substantial belt of trees and shrubs which will provide an effective visual barrier.

Amenity space is provided in a communal area in the sunny rear garden and individually in small gardens adjacent to ground floor apartments. The proposed density of the site is 48 units/hectare.

Conclusion

We believe that this application proposes a high quality design that will allow the more efficient use of this previously developed land. The redevelopment of this brown field site accords with local and Government Policies and guidelines. The existing dwelling would be replaced by a high quality building that would enhance the character of the area and the way the settlement functions. In particular, the proposed design reflects the type of buildings found within the locally distinctive area of Cumnor Hill/Dean Court Road. Views of the proposed building from the Public realm will be filtered through existing significant vegetation. The appearance of the new 'house' will be in keeping with its setting and will provide an interesting design echoing the architecture of past eras but meeting the modern day requirements of the 21st Century.

S.J. Marson

RIBA

VALE OF WHITE HORSE DISTRICT COUNCIL
 REF: 24/13/006
 COUNCIL POSTAL SERVICES 6
 S.J. Marson
 0610236160

CALA HOMES
MARSON RATHBONE TAYLOR ARCHITECTS
 THE OLD GRANARY, GREEN WILLY STREET, WINDING WINDING WAY, CUMNOR HILL, OXFORD, OX4 1JG
 03/08 14/11/04

DESIGN STATEMENT
RESIDENTIAL DEVELOPMENT AT 7 DEAN COURT ROAD, CUMNOR HILL, OXFORD



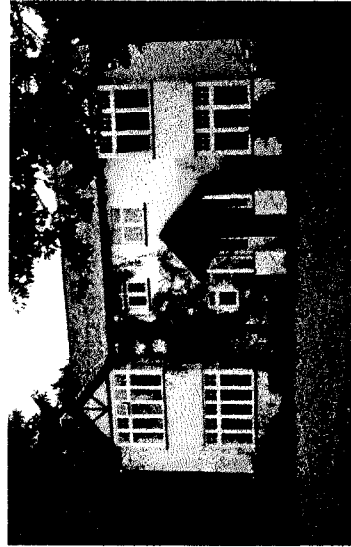
VIEW OF NO 7 BEHIND HEDGE AND TREES (SUMMER)



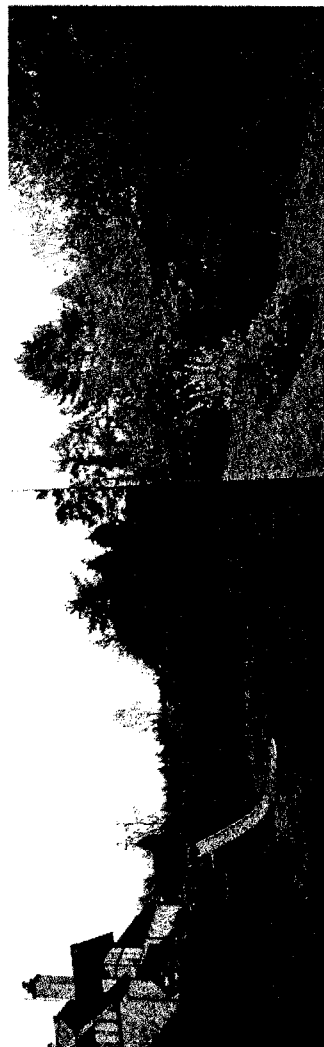
VIEW OF NO 7 (RIGHT) AND NO 3 (LEFT)



FRONT GARDEN AND PARKING FORECOURT ON RISING LAND (NO 7)



NO 7 DEAN COURT ROAD



SLOPING REAR GARDEN OF NO 7 WITH NO 3 SEEN OVER THE HEDGE

VIEWS OF NO 7 AND GARDENS
RESIDENTIAL DEVELOPMENT AT 7 DEAN COURT ROAD, CUMNOR HILL, OXFORD

Cum/10/11/2
08/00/2014/2/1

CALA
HOMES

MARSON RATHBONE TAYLOR ARCHITECTS

OFFICE
THE OLD GRANARY
WINDSOR GLOUCESTER
GREENHILL STREET
ST PATRICKS QUAY AVONDA
SPRINGFIELD CV47 7NS

03/06 1411/07

U.K. OF WHITE HORSE
DISTRICT COUNCIL
7 11 13 2016
WASTE POSTAL
SERVICES 2



NO 3 DEAN COURT ROAD (SIDE VIEW)



HOUSE IN CUMNOR



NO 9 DEAN COURT ROAD



HOUSE ADJACENT TO NO 11 (NOTE THREE STOREY CORNER FEATURE)



NO 7 DEAN COURT ROAD (NOTE NO 3 TO LEFT SIDE)



LANE (ADJACENT TO WEST SITE BOUNDARY) SHOWING NO 9

TYPICAL HOUSES IN THE AREA ILLUSTRATING AN ARTS AND CRAFTS INFLUENCE
RESIDENTIAL DEVELOPMENT AT 7 DEAN COURT ROAD, CUMNOR HILL, OXFORD

*Completed
08/08 2004/05*

CALA
HOMES

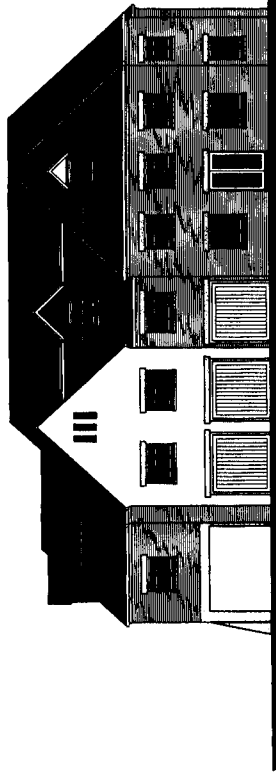
MARSON RATHBONE TAYLOR ARCHITECTS

OFFICE
THE OLD GRANARY
WINDSOR, COURT
GREENHILL STREET
WINDSOR, OXFORD
MADRID ROAD, WINDSOR

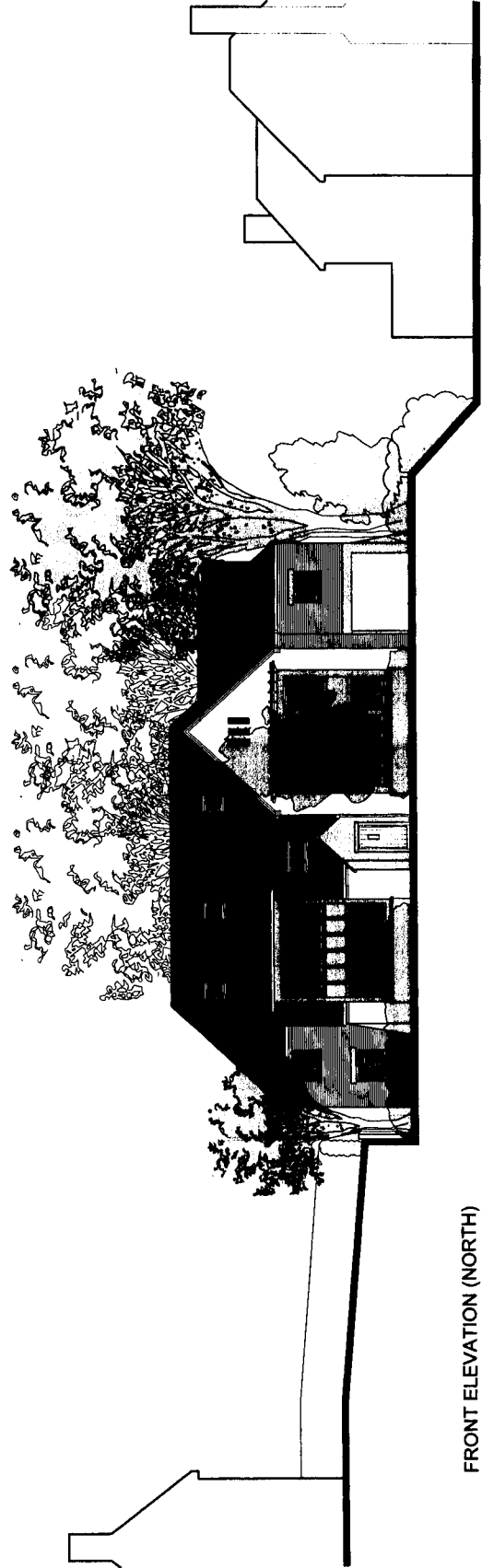
03/06 14/11/08

VALE OF WHITE HORSE
DISTRICT COUNCIL
RECTY - 2 4 MAR 2006
CORPORATE POSTAL
SERVICES - 6

APPENDIX 2



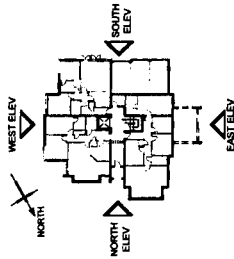
REAR ELEVATION (SOUTH)



FRONT ELEVATION (NORTH)

Handwritten signature

Do not scale from this drawing.
All dimensions to be checked on site. Any discrepancies reported back to us prior to work commencement.



KEY PLAN

Application	21.3.0
Consent	Consent
Category	Consent
Number	21.3.0
Date	21.3.0

MARSON RATHBONE TAYLOR ARCHITECTS

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EMAIL: info@marsonrathbone.co.uk
WWW.MARSONRATHBONE.CO.UK

CALA HOMES

PROJECT
Dean Court Road
Oxford
for Cala Homes

DRAWING
Proposed Elevations

Drawn By: J. O'Leary	Project
Checked By: J. O'Leary	21.3.0
Scale: 1:500	24.01.08

CUMNOR PARISH COUNCIL RESPONSE

The observations of Cumnor Parish Council.

Register No. 06/01055/FUL Officer: Mr Stuart Walker

Application Number: CUM/1079/3 Amended plans: Yes

Address of Proposal: 7 Dean Court Road, Cumnor Hill, Oxford, Oxon, OX2 9JL

Proposal: *Erection of 9 apartments with associated garaging and parking. Re-submission.*

EXTENSION OF TIME GRANTED ON 14/07/06 TO 08/08/06

Please select the response that most accurately reflects your views on this application by ticking one box and providing the relevant reasons where this is requested, using a separate sheet if required.

1. Fully support for the following reasons:

2. No objections.

3. Do not object but request the following issues be given consideration:

4. Object for the following reasons:

In this resubmitted application, the developer does not appear to have addressed the issues raised as stated in the Council's observations of 9 May 2006. This application is effectively the same with only cosmetic changes.

The Council reiterates its comments of 9 May 2006 and considers that 6 apartments with appropriate car parking would be more suitable and allow retention of some of the gardens as an amenity area. The large footprint and substantial bulk is over dominant. The Council recommends that the size of the building should be reduced and suggests that the part forming a drive-through archway should be removed.

In the VWHDC's own guidance on house extensions, it states that "garages are best located at the side or rear of the house" and "garages should not be too high or bulky in relation to the main house or the character of the surrounding area." The Parish Council's view is that the proposed garage block to the front of the building should be removed.

The Council also recommends that the views of the neighbours should be taken into account.

Signed by *J B Bock*
Clerk to Cumnor Parish Council

Dated 8 August 2006

CUMNOR PARISH COUNCIL RESPONSE F

The observations of Cumnor Parish Council.

Register No. 06/00364/FUL Officer: Mr Stuart Walker
Application Number: CUM/1079/2 Amended plans: No
Address of Proposal: 7 Dean Court Road, Cumnor Hill, Oxford, Oxon, OX2 9JL
Proposal: *(Demolition of existing house.) Erection of 9 apartments with associated garaging and parking.*
07/04/06. EXTENSION OF TIME GRANTED UNTIL 9 MAY 2006

Please select the response that most accurately reflects your views on this application by ticking one box and providing the relevant reasons where this is requested, using a separate sheet if required.

1. Fully support for the following reasons:

2. No objections.

3. Do not object but request the following issues be given consideration:

4. Object for the following reasons:

The Council strongly believes that the proposal for 9 x 2 bedroom apartments with parking for 18 vehicles increasing the floor space from 295 sq m to 843 sq m is overdevelopment of the site and out of keeping with the surrounding area.

The Council is concerned that the original two-storey house will become a three-storey building with the apartments in the top storey overlooking the adjacent properties with an inevitable loss of privacy for neighbouring properties, particularly No. 3 Dean Court Road.

The proposal for 9 apartments represents 46 dwellings per hectare - above the level set by the VWHDC. The Council recommends that the height, footprint and density be reduced to 30 to the hectare ie 6 apartments with appropriate parking facilities and retention of some of the gardens as an amenity area would be more suitable for this particular sylvan area.

The Council is concerned that if this application were to be approved, it would set a precedent and this and the density are particularly relevant in terms of the total number of new dwellings in Cumnor Parish in the light of the recent Inspector's Report releasing 150 dwellings south of the A420 (and the proposal for 130 dwellings at Lime Road in North Hinksey parish) together with the 180-190 dwellings for the Timbmet site.

Both the front and back gardens will disappear in the proposal. Some mature trees will be felled and the construction work is likely to terminally affect the tree root systems of others. The earth could be further eroded and the Council recommends that a civil engineering survey be carried out regarding developments on the steep slopes off Cumnor Hill.

There is also concern about the danger to wildlife in the area.

Access to the site is from Dean Court Road, with mature trees either side of the exit. A number of pedestrians, particularly students from Matthew Arnold School, use this road leading to a footpath and care needs to be taken to provide adequate vision splays exiting onto Dean Court Road.

Although there have been extensive remedial works by Thames Water to the sewage system in West Way, Botley, the Council remains concerned about the impact on the drainage and sewage system by the additional total dwellings in Cumnor parish and run-off of surface water where previously green areas are to be concreted over. This is likely to have a cumulative effect on areas in the Dean Court ward.

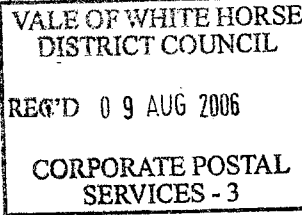
The Council recommends that the views of the neighbours should be taken into account.

Signed by*J B Bock*.....
Clerk to Cumnor Parish Council

Dated ... 9 May 2006

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8 August 2006
Your ref CUM/1079/3

For the attention of Alison Blyth

Deputy Director (Planning & Community Strategy)
The Vale of White Horse District Council
PO Box 127
The Abbey House
ABINGDON OX14 3JN

email and post

Dear Sir

re: **Erection of 9 apartments with associated garaging and parking
(amended design)
7 Dean Court Road, Cumnor Hill**

Thank you for the drawings of this project received on 28 July which was discussed at the Architects Panel meeting on 2 August and on which you have requested design comments.

This is a scheme where the architects have responded constructively to our concerns. Though not radically altered from the initial concept I believe the changes have been significant and in my judgement there would now be no justification for a design-based refusal in all the circumstances of the application site.

One aspect of the drawings which I found a little unconvincing was the size and positioning of the various rooflights now proposed. A not unimportant detail of the design and if permission is being granted – which so far as design is concerned I think it should be – you might consider a condition requiring fuller details of the size of these and their positions.

The drawings are returned with the postal copy of this letter.

Yours faithfully

McCOY ASSOCIATES

encs

**This letter refers to drawings 1411/10 rev E, /12 rev D, /13 rev E, /14 rev E,
/15 rev D, sketch of proposal, and location plan**