

Date: 16 February 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, 27TH FEBRUARY, 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 - 20)

To adopt and sign as a correct record the Minutes of the Meeting of the Development Control Committee held on 30 January 2006 attached.

3. **Declarations of Interest**

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

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

4. **Urgent Business and Chair's Announcements**

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

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

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

6. **Questions from the Public Under Standing Order 32**

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

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

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

8. **Materials**

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

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

9. **Appeals**

(Pages 21 - 24)

Lodged

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

Appeal by Mr Jewson against the Council's decision to refuse to permit an extension at Lane barn, Eynsham Road, Farmoor (CUM/11471/2).

Dismissed

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

Appeal by Tapeacrown Limited against the an enforcement notice in respect of the alleged change of use of the land, without planning permission, from the use for agriculture to use of the land for the design and manufacture of shop fittings, Chowle Farm Estate, Great Coxwell (GCO/2087/13E). The decision to take enforcement action was made by the Development Control Committee. A copy of the decision notice is attached. No reference to costs was made with the appeal decision.

Recommendation

that the agenda report be received.

10. Forthcoming Public Inquiries and Hearings

(Pages 25 - 31)

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 **235/05** of the Assistant Director (Planning) refers.

11. WAT/1611/14 – Erection of 50m high permanent meteorological mast and relocation of electrical substation. Westmill Farm, Highworth Road, Watchfield

(Wards Affected: Shrivenham)

(Pages 32 - 37)

12. **WAN/4741/1 – Demolish existing dwelling and stop up existing access. Erection of 8 x 2 bedroom apartments with car parking and new access. 39 Charlton Road, Wantage**
(Wards Affected: Wantage Charlton)
(Pages 38 - 50)
13. **SUT/6342/21 – Change of use of factory/engineering works with offices to warehouse with offices and external alterations. Former Williams Grand Prix Site, Basil Hill Road, Didcot**
(Wards Affected: Sutton Courtenay and Appleford)
(Pages 51 - 74)
14. **BLE/19377 & BLE/19377/1-LB – Change of Use from Offices to Residential. Ashbrook Mews, Westbrook Street, Blewbury**
(Wards Affected: Blewbury and Upton)
(Pages 75 - 85)
15. **EHE/19393 & EHE/19393/1-LB – Demolition of part of rear extension & shed. Erection of two storey & single storey extension with internal alterations. Penny Green, Cat Street, East Hendred**
(Wards Affected: Hendreds)
(Pages 86 - 92)
16. **ABG/1723/13 – New multi-purpose school hall to replace existing facilities and external works, entrance (resubmission). Our Lady’s Convent, 3 Oxford Road, Abingdon**
(Wards Affected: Abingdon Abbey and Barton)
(Pages 93 - 104)

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

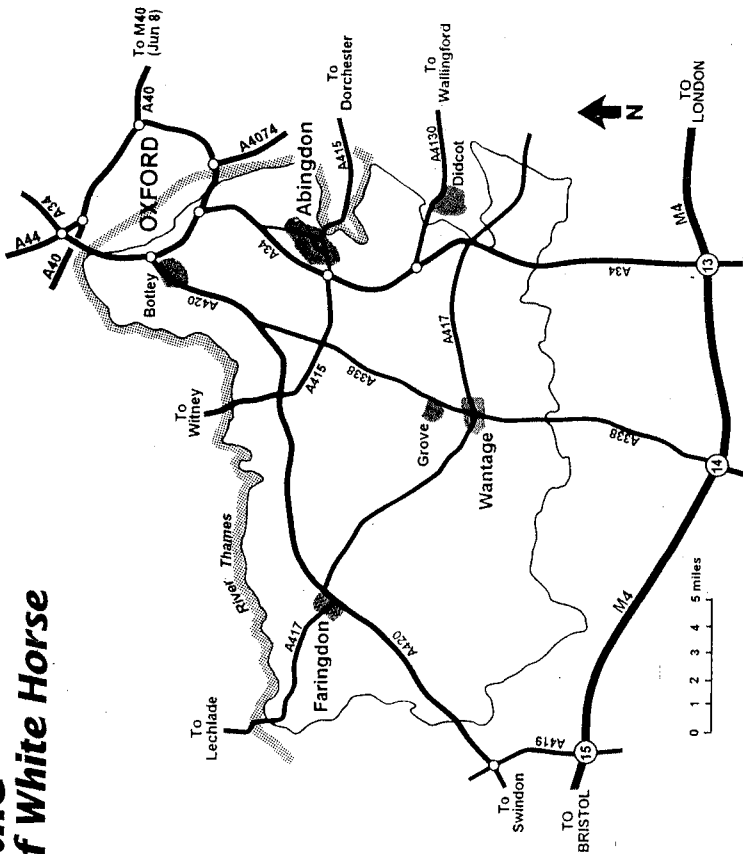
Create a safer community and improve the quality of life among Vale residents

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

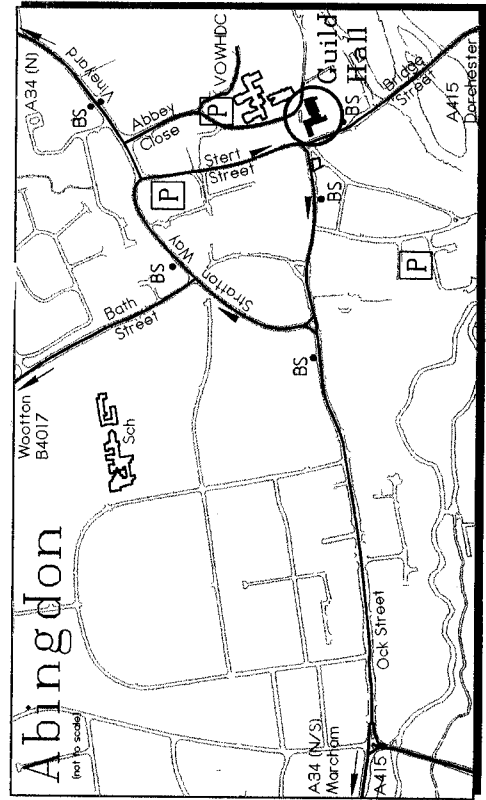
Help disadvantaged groups and individuals within the Vale to realise their full potential

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.136

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

**HELD AT THE GUILDHALL,
ABINGDON ON MONDAY, 30TH
JANUARY, 2006 AT 6.30PM**

Open to the Public, including the Press

PRESENT:

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

SUBSTITUTE MEMBER: Councillor Joyce Hutchinson for Councillor Jenny Hannaby.

NON MEMBER: Councillor Robert Sharp.

OFFICERS: Martin Deans, Mike Gilbert, Carole Nicholl, David Quayle, Laura Hudson and George Reade.

NUMBER OF MEMBERS OF THE PUBLIC: 27

DC.242 NOTIFICATION OF SUBSTITUTES AND APOLOGIES FOR ABSENCE

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

DC.243 MINUTES

The Minutes of the meetings of the Development Control Committee held on 19 December 2005 and 3 January 2006 were adopted and signed as correct records subject to the following amendment: -

3 January 2006 – Minute DC.241 – ECH/19329-X – the addition of the words “in consultation with the Chair and/or Vice-Chair of the Development Control Committee” after the word “authority” in the resolution.

DC.244 DECLARATIONS OF INTEREST

Members declared interest in reports 208/05 and 215/05 – Planning Applications as follows: -

<u>Member</u>	<u>Type</u>	<u>Item and Declaration</u>
Councillor Joyce Hutchinson	Personal	LRE/957/63-CA – she resided in Letcombe Regis
Councillor Briony Newport	Personal	NHI/9231/4 – she was a Member of the Parish Council but had had no involvement in discussions of this application
Councillor Margaret Turner	Personal & Prejudicial	WCH/1974/12 – the speaker was known to her is so far as he worked with her on the parish Council
Councillor	Personal	STA/3373/8 – he knew the applicant

Robert Sharp

Councillor
Jim Moley

Personal &
Prejudicial

WAN/5829/3 – he was a Member of Wantage Town Council and had commented on this application

Councillor
Margaret Turner

Personal

IWAN/5829/3 – she knew the applicant

Councillors
Matthew Barber
Roger Cox
Terry Cox
Tony de Vere
Richard Farrell
Richard Gibson
Joyce Hutchinson
Peter Jones
Monica Lovvatt
Juile Mayhew Archer
Jim Moley
Briony Newport
Jerry Patterson
Terry Quinlan
Margaret Turner
Pam Westwood
John Woodford

Personal

KBA/19343 – they were acquainted with the resident of the property opposite the application site

DC.245 URGENT BUSINESS AND CHAIR'S ANNOUNCEMENTS

The Chair welcomed Councillor Jim Moley as a new Member of the Committee.

The Chair reminded Councillors and members of the public to switch their mobile telephones off during the meeting and to listen to the proceedings in silence.

The Chair reminded Members that there would be a training evening on Section 106 Agreements on Tuesday 7 February 2006 at 7.00pm in the Civic Hall, Wantage.

Finally the Chair reminder Members that application ECH/5231/12-D had been withdrawn from the agenda.

DC.246 STATEMENTS AND PETITIONS FROM THE PUBLIC UNDER STANDING ORDER 32

None.

DC.247 QUESTIONS FROM THE PUBLIC UNDER STANDING ORDER 32

DC.248 STATEMENTS AND PETITIONS FROM THE PUBLIC UNDER STANDING ORDER 33

Twelve members of the public had each given notice that they wished to make a statement at the meeting.

DC.249 MATERIALS

None.

DC.250 APPEALS

The Committee received and considered an agenda report which set out details of two appeals which had been dismissed by the Planning Inspectorate.

One Member thanked the Officers for appending the appeal decision notices. He welcomed the appeal decisions in both cases and specifically asked Members to note the following comments: -

- Just because a house was small and set in substantial grounds did not mean that it could be extended without reducing the openness of the Green Belt. The fact that a house was well screened did not in itself justify inappropriate development. Assertions of that type were raised frequently but were rarely accepted precisely because they could be repeated too often, leading to incremental erosion of the Green Belt.
- Just because a site which was the only plot of any size remaining undeveloped in the area, it did not follow that it ought to be developed. The Government's Policy Guidance Note 3 – Housing (PPG3) encouraged the more efficient use of land for housing but not at the expense of design and layout consideration which ought to be informed by the wider context having regard to both neighbouring buildings and the local townscape.

The Member suggested that a training session where appeal decision notices were perused and the main points extracted might be beneficial

RESOLVED (Nem com)

that the agenda report be received.

DC.251 FORTHCOMING PUBLIC INQUIRIES AND HEARINGS

The Committee received and considered an agenda report which set details of forthcoming public inquiries and hearing. It was commented that some dates had not been included and the Officers were asked to provide this in the next report.

RESOLVED (Nem com)

that the agenda report be received.

DC.252 TREE PRESERVATION ORDER (FARINGDON) NO.9 2005

The Committee received and considered report 207/05 of the Landscape Officer (Arboriculture) which advised that a Provisional Tree Preservation Order had been made in respect of a tree in the rear garden of 72 Park Road.

Two of the local Members raised no objection to confirming the Order.

By 17 votes to nil it was

RESOLVED

that Tree Preservation Order (Faringdon) No.9 be confirmed.

PLANNING APPLICATIONS

The Committee received and consider reports 208/05 and 215/05 detailing planning applications, the decision of which are set out below. Applications where members of the public had given notice that they wished to speak were considered first.

DC.253 LRE/957/63 - CA - DEMOLITION OF ALL BUILDINGS EXCEPT THE LODGE, LETCOMBE LABORATORY, LETCOMBE REGIS

Councillor Joyce Hutchinson had declared a personal interest in this item and in accordance with Standing Order 34 she remained in the meeting she remained in the meeting during its consideration.

It was reported that the applicants had now lodged an appeal against non determination and therefore the Committee was asked to consider the reason it would have agreed had the Council been able to determine the application.

By 16 votes to nil with 1 of the voting Members not being present it was

RESOLVED

that had the Council been able to determine the application, application LRE/957/63-CA would have been refused for the reason set out in the report.

DC.254 ECH/5231/12-D - NEW GIRLS SCHOOL, INCLUDING TEACHING AND RESIDENTIAL ACCOMMODATION, CHAPEL, ACCOMMODATION, PLAYING FIELDS AND TENNIS COURTS. CHALLOW PARK, CHALLOW ROAD, WANTAGE

As referred to elsewhere in these Minutes, this application had been withdrawn from the agenda to allow further discussions with the applicant on the proposal.

DC.255 APT/9217/1 - DEMOLITION OF EXISTING HOUSE AND CONSTRUCTION OF A REPLACEMENT DWELLING, WOODLANDS, MILLWAY LANE, APPLETON

Further to the report the Committee was advised that there might be a discrepancy in the plans regarding the red line and the extent of the residential curtilage. It was explained that comments had not been received from the Consultant Architect. However, comments had been received from the Architects' Panel in support of the proposal subject to issues regarding detail. The Panel felt that the proposal was acceptable in this location. The Committee was advised that should it be minded to approve the application, authority to do so should be delegated to the Chief Executive to further investigate these matters.

It was reported that the Environment Agency had now withdrawn its objection subject to a number of conditions, namely (a) that there be no raising of ground levels across the site; (b) that there be no storage within the floodplain; and (c) that any walls and fences should be permeable to flood water. It was suggested that should the Committee be minded to approve the application these conditions should be attached to any permission.

Mr Smith made a statement on behalf of the Parish Council raising concerns relating to matters already covered in the report. He specifically commented that this was a substantial house and raised concerns that the design made the house appear significantly larger and

there would be large red brick walls which would be clearly visible from the Thames Path spoiling the enjoyment of views from passers by in this Green Belt location. He further raised concerns regarding adverse impact on amenity; inappropriate development in the Green Belt; the car parking area and hardstanding being out of keeping with a dwelling; further consideration being needed regarding the elevations; adverse impact from high red brick walls above ground level; and the need to see beyond the 30% rule and consider the actual impact. Finally, he commented that there were some buildings shown on the plan that consultees knew nothing about.

Ms Roz Uren made a statement objecting to the application commenting that the peace and tranquillity of the surrounding area would be lost; some small neighbouring plots had developed into larger ones and the cumulative impact of this; technical anomalies; the devastating visual impact the proposal would have on the surrounding area; loss of character; the formality of a new building being out of keeping; the impact of the extensive landscaping; adverse impact from the proposed materials, namely red brick, and the setting of a precedent for future development.

The local Member John Woodford advised that there had been some concerns regarding development near the river bank in the past, and other properties had not had permitted development rights removed. He suggested that careful consideration should be given to materials and that he could see no reason to refuse the application.

Other Members supported the application also, although it was suggested by one Member that another issue to consider was the impact of the proposal in terms of leisure and its impact on users of the Thames Path. He realised that many people visited the area along the river, but notwithstanding this the Committee needed to consider the proposal in terms of its policy context. He referred to its size explaining that there was a 30% volume increase rule which the Committee must have regard to. He suggested that beauty was in the eye of the beholder and that he considered the design acceptable in terms of height and the use of red brick. However, he suggested that the use of good quality materials was important and asked that a condition be added to any permission requesting that they first be submitted to and approved by the Council. He asked that such materials be presented to the Committee for determination.

One Member referred to the comments of the Environment Agency concerning landscaping and it was explained that the landscaping shown on the plans was indicative only. It was noted that the landscaping was shown outside the application site and it was uncertain whether the scheme needed planning permission.

One Member expressed concern that views were sought from the Environment Agency and thereafter the Agency was asked to withdraw its objections.

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

RESOLVED

that the Chief Executive in consultation with the Chair and/or Vice of the Development Control Committee be delegated authority to approve application APT/9217/1 subject to the following:

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- (1) *the Officers investigating a discrepancy in the plans regarding the extent of the residential curtilage and the issues regarding detail raised by the Architects' Panel;*
- (2) *the conditions set out in the report;*

- (3) *further conditions to provide (a) that there be no raising of ground levels across the site; (b) that there be no storage within the floodplain; (c) that any walls and fences should be permeable to flood water; (d) that materials be first submitted to approved by the Planning Authority; and*
- (4) *materials being submitted to Committee for approval.*

DC.256 NHI/9231/4 - CONVERSION AND EXTENSION OF EXISTING DWELLING TO FORM 5 X 1 BEDROOM FLATS, 25 ARTHRAY ROAD, BOTLEY

Councillor Briony Newport had declared a personal interest in this item and in accordance with Standing Order 34 she remained in the meeting she remained in the meeting during its consideration.

Mr A Griffiths made a statement on behalf of the Parish Council raising concerns relating to matters already covered in the report. He commented that inadequate attention had been given to the environment surrounding the site. He explained that this was not a quiet area next to the shop, but a busy thoroughfare for traffic including buses and there was an existing problem with on street parking. He commented that there was no objection to the principle of conversion but that a revised scheme for four flats without the need for the extension would allow a greater parking and turning area within the site.

Mr R Wilkinson speaking on behalf of the applicant reported that the access was some 30 metres from the corner and that whilst there were concerns regarding parking there was adequate room for an additional car parking space and there were double lines along the road and therefore a parking space had not been lost as a result of the access being created. He explained that the proposal would not result in overdevelopment and that the site was capable of accommodating this development. He reported that the footprint of the existing dwelling was only 15% of the total site area and the proposal would be a mere 17.5%. Finally he advised that the proposal would provide much needed accommodation and accorded with planning policies.

In response to a question raised, the Officers reported that the overall percentage increase from the original building was unknown. However, this was not significant as volume restrictions were only applicable in the Green Belt and the proposed extension was subordinate to the main dwelling

By 14 votes to 1, with 1 abstention and 1 of the voting Members not being present during consideration of this item it was

RESOLVED

that application NHI/9231/4 be approved subject to the conditions set out in the report.

DC.257 WCH/1974/12 - CONVERSION OF RESTAURANT INTO DWELLING. ERECTION OF NEW COTTAGE. REVISED ACCESS. THE LEATHER BOTTLE, CHALLOW STATION, WEST CHALLOW

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

The Committee noted that the application was for conversion to one single unit and not two as shown on the plan which was incorrect.

Mr S Lilly speaking on behalf of the applicant in support of the application reported that he had met with the local District Councillor Andrew Crawford on site who was supportive of the single new cottage proposed. He explained that all that was being sought was approval for two units and that the applicant was willing to enter into a section 106 agreement to this effect. He reported that the proposal would result in highway improvements. He reminded the Committee of its consideration of an application at the Horse and Jockey Public House at Chilton when the view of Members then was that a car park was part of the built up area. He suggested that there was a similar case here and asked the Committee to be consistent in its decision making. He commented that the applicant sought to improve the rural character of the area and that the premises had now stood empty for two years resulting in maintenance and security issues on and off site. He referred to the Prince of Wales Public House advising that this site was not similar in any way, in that it had enclosed hedges and fences and that the Inspector's comments should be disregarded. Finally he reported that the proposal was a modest thatched reproduction cottage.

Members noted that the application had been presented to the Committee at the request of the local Member. It was commented that there was an expectation that in such cases the local Member should be present to speak to the application and that the Vice-Chair should write to Councillor Crawford in this regard.

One Member advised that he would have agreed that the application should be refused but for the extant permission for a motel. If the motel had been constructed then there would be no doubt that the Officers would have recommended approval of this application. He suggested that if development could be restricted to two properties then it would be a sensible reuse of the site. Also he considered that there should be Section 106 to restrict development to two units and to prevent further development of the car parking area.

One Member spoke against the application suggesting that approval would set a precedent for development in the open countryside.

In response to a question raised as to whether a car park was previously developed land it was explained that a car park was a hard surfaced area and was therefore previously developed land. However, just because an area was previously developed land, that in itself did not necessarily mean that it should be developed.

One Member referred to the analogies made to the Horse and Jockey at Chilton explaining that that site was within walking distance of a church, school and shop etc. and this site was not.

Other Members spoke in support of the application explaining that there would not be an increase in traffic and that the area would be improved. He questioned what would be done with the site if some modest development as now proposed was not accepted.

The Officers responded that what was important was the principle. The proposal was clearly contrary to policy and Members needed to be clear regarding the policy context of this site. It was explained that the conversion of the existing building into a dwelling would be acceptable because the building was already there.

One Member questioned why in this case the Committee was being advised to give limited weight to the extant permissions. The Officers clarified that when considering the previous application the policy context was associated with a motel proposal and related to issues concerning tourism, economic factors and leisure. These were totally different to the issues surrounding the current application for a new dwelling. Also, the likelihood of the extant planning permission being implemented was a material consideration. The fallback position was unlikely due to the current demand for motel accommodation in this location.

By 11 votes to 5 with 1 of the voting Members not being present during consideration of this item it was

RESOLVED

that application WCH/1974/12 be refused for the reason set out in the report.

DC.258 STA/3373/8 - CHANGE OF USE FROM AGRICULTURAL TO B1 USE. HILL FARM, GAINFIELD

Councillor Robert Sharp had declared a personal interest in this item and in accordance with Standing Order 34 he remained in the meeting during its consideration.

The Committee noted that the application was for a light industrial B1 use. A previous application had been considered in 2002 when it had been agreed that permission be granted subject to a legal agreement being entered into with a named occupant. In relation to the current application, it had not been possible to secure a named tenant despite two advertisements by the applicant.

Further to the report, the Committee noted that letters had been received from the owners of the adjacent properties reiterating previous concerns. Furthermore, one letter had been received from the owner of the neighbouring barns raising concerns that the Council should stand by its previous decision that a named occupant be required.

Mr Nick Laister made a statement on behalf of the neighbouring residents objecting to the application, raising concerns regarding the creation of an industrial estate in the open countryside. He reported that Members had consistently stated that the occupier should be named and he could see no reason why the Committee would now have a changed opinion. He commented that the Committee had been concerned regarding noise attenuation measures and he reported that planning policy guidance stated that the re-use of properly constructed buildings would be appropriate which was not the case here. He suggested that approval of the application would set a precedent for industrial development in the open countryside and he drew Members attention to a letter circulated raising these concerns.

Mrs Hearn, the applicant, made a statement in support of the application, referring to the advertisements seeking a named occupier. Any enquiries received had diminished because without the benefit of planning permission interest was non-existent. She commented that part of the application was retrospective and she specifically referred to the milking business and questioned whether planning permission was required because this was an agricultural use. She commented on concerns regarding toxic waste, advising that this was not the case and should be discounted. She advised that the County Engineer had no objection and that there were no objections raised from Environmental Health except for hours of use. She referred to traffic, advising that there existed a right of way and the traffic level would be reduced. He advised that a farm diversification plan had been submitted and that she was willing to abide by the conditions imposed on the previous permission. Finally, she sought approval of the application to resolve the unacceptable impasse.

The local Member spoke in support of the application advising that there would be fewer vehicle movements and that it was not possible for the applicant to secure a named user without the benefit of planning permission.

Members supported the application noting that by its definition a B1 use would not cause any nuisance.

By 15 votes to 1, with 1 abstention, it was

RESOLVED

that the Chief Executive, in consultation with the Chair and/or Vice-Chair of the Development Control Committee be delegated authority to approve application STA/3373/8 subject to:-

- (1) the submission of a Farm Diversification Plan;*
- (2) the applicant entering into a Section 106 obligation to secure the benefits of the farm diversification plan; and*
- (3) conditions relating to landscaping and restricting the use of the buildings to Class B1(C).*

DC.259 WAN/5829/3 - DEMOLITION OF EXISTING BUILDING. ERECTION OF 2 DWELLINGS. 27A GROVE STREET, WANTAGE

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

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

Further to the report, the Committee noted that the comments of the County Engineer had not yet been received but it was noted that he had had no objection to the two previous schemes.

Mr Randall made a statement in support of the application, commenting that the current proposal was similar to the previously approved scheme and that the main change was the roof trusses. He commented that the proposal would result in the conservation of some of the history of the building and that the design was in keeping with the surrounding area. He advised that there would be extra lighting from roof lights but this would not result in any overlooking because of the height of the roof. He suggested that the current proposal was an improvement on the previous scheme. Finally, he referred to the insertion of a small window which he indicated could be obscure glazed.

One of the local Members questioned whether the entrance of Grove Street would remain as a separate access. The Officers responded that there was an access currently in place and that the site was separate from the Limborough Road development.

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

RESOLVED

that application WAN/5829/3 be approved subject to the conditions set out in the report and a further condition to require that the car parking spaces should be provided as set out on the plan submitted.

DC.260 SUN/7557/5 - DEMOLITION OF EXISTING BUILDINGS AND ERECTION OF ONE DWELLING. CHARLOTTE'S, SUNNINGWELL

The Committee noted that the overall height and volume of the current proposal would be similar to that permitted. The Officers drew attention to the report explaining that the current

proposal was inappropriate in terms of policy but there were special circumstance as reported at the last meeting which justified approval.

Mr Nicholl, the Chair of Sunningwell Parish Council, made a statement objecting to the application, raising concerns relating to matters already covered in the report and highlighting that the site was in the Green Belt outside of the village envelope. He suggested that whilst it looked like there was a dwelling there already, there was not, and the current proposal was unacceptable. He advised that the Parish Council did not agree that there were special circumstances and that the proposal was tantamount to a two storey building which would be detrimental to the character and appearance of the area. He reported that the volume had doubled even though the footprint remained the same as the previously submitted scheme. He advised that there would be a significant increase in the roof height and highlighted that there was a smaller building still on site. He suggested that the area should be maintained as a paddock and he referred to the concerns expressed by neighbours objecting to the application.

Mr Logan speaking on behalf of the applicant, made a statement in support of the application, advising that the site already had planning permission for development, so the principle of the proposal had been agreed. He commented that an amended design had been sought to ensure that the proposal was more in keeping with the locality. There had been significant consultation with the Officers and the proposed dwelling would remain on the existing footprint but would be more in keeping with Sunningwell. He referred to the conditions imposed on the previous permission, all of which were accepted by the applicant for this development. Finally, he advised that the smaller building shown on site was a garage which had been omitted from the original scheme. Plans had been submitted to re-site the garage nearer the house.

One Member expressed concern regarding the height of the building and suggested that it would have been beneficial for section drawings to have been presented. To this end it was considered that should the Committee be minded to approve the application, an additional condition should be added to require that the slab levels should first be inspected before proceeding with the building works and also specifying that notwithstanding the drawings, the roof was constructed at an angle of 40 degrees. It was suggested that Building Control should be asked to look carefully at this proposal and in view of the unusual circumstances in this case, this was considered reasonable.

Other Members spoke against the application in terms of development in the Green Belt outside the village envelope and the proposed height of the dwelling. With reference to the existing planning permission, Members sought clarification to which the Officers advised that the principal issue in this case was that there was a viable fallback position in that the existing planning permission was capable of being implemented.

One Member referred to the positioning of the garage, seeking further clarification of its exact location. To this end it was agreed that the Opposition Spokesman should be included in the consultation for approval of the application.

By 13 votes to 2, with 2 abstentions, it was

RESOLVED

that the Chief Executive, in consultation with the Chair and/or Vice-Chair and the Opposition Spokesman of the Development Control Committee, be delegated authority to approve application SUN/7557/5 subject to:-

- (1) *referral of the application to the Government Office of the South East (GOSE) and confirmation that the Deputy Prime Minister does not wish the application to be the subject of a call-in;*
- (2) *conditions to include materials, slab levels, removal of all existing buildings, removal of development rights, contaminated land, definition of the residential curtilage, access and parking; and*
- (3) *further conditions to provide for slab levels and Building Control inspecting the site prior to building works commencing and notwithstanding the drawings, the angle of the roof pitch should be no greater than 40 degrees.*

DC.261 SPA/15623/3 - DEMOLITION OF REDUNDANT FARM BUILDINGS AND ERECTION OF 5 HOUSES. HOME FARM, WEST STREET, SPARSHOLT

Members noted an amendment to the report in that the application had been considered by the Committee at its meeting held on 3 January 2006.

It was reported that the applicants had now lodged an appeal against non determination and therefore the Committee was asked to consider the reason it would have agreed had the Council been able to determine the application.

By 13 votes to 2, with 1 abstention and 1 of the voting Members not being present, it was

RESOLVED

that had the Council been able to determine the application, application SPA/15623/3 would have been refused for the reason set out in the report.

DC.262 KBA/17591/1-D - ERECTION OF A DWELLING AND GARAGE. LAND TO REAR OF 22/24 STONEHILL LANE, SOUTHMOOR

It was noted that the access had been permitted at the outline stage.

By 16 votes to nil, with 1 of the voting Members not being present during consideration of this item, it was

RESOLVED

that application KBA/17591/1-D be approved subject to the conditions set out in the report.

DC.263 DRA/18527/1 - ERECTION OF A TWO STOREY SIDE EXTENSION. (AMENDED PLANS). 10 MARCHAM ROAD, DRAYTON, ABINGDON

The Committee noted that no representations had been received relating to this application.

By 16 votes to nil with 1 of the voting Members not being present during consideration of this item, it was

RESOLVED

that application DRA/18527/1 be approved subject to the conditions set out in the report.

DC.264 KBA/19343 - CONSTRUCTION OF 6 AFFORDABLE HOUSES WITH NEW ACCESS. LAND OPPOSITE APPLEBY HOUSE, OXFORD ROAD, KINGSTON BAGPUIZE

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

The Committee noted that concerns had been raised regarding the location of the substation and the loss of a sycamore tree. Objections received from neighbours had been addressed as set out in the report. Members were advised that consideration needed to be given in terms of the rural exceptions policy and that should they be minded to approve the application, they were asked to delegated authority to do so to the Chief Executive to enable a Section 106 obligation to be entered into to control the occupancy of the affordable housing.

One Member spoke against the application expressing the concerns reported to him of local residents namely that the site was too far out of the village to relate to it; residents possibly with young children would need to cross the A415 which was a busy road and on street parking which was already a problem in this area as a result of the nearby development. He asked that should the Committee be minded to approve the application a contribution be sought towards the provision of a pedestrian crossing on the A415. He commented that Oxford Road was very busy and not the quiet cul-de-sac it once was. Many vehicles associated with the neighbouring development parked on the road and there were safety issues which needed to be considered.

Another Member concurred that the development was not appropriate in this location which was outside the village envelope.

One Member spoke in support of the application advising that the parking standards had been complied with although he agreed that a financial contribution towards a pedestrian crossing should be investigated. Furthermore, he suggested that additional conditions should be attached to any permission namely to (a) provide that materials, including materials for the walls should first be approved by the Planning Authority with such materials being agreed by the Committee; (b) that a panel of materials should be erected on site; (c) the stone wall on the main road should be of a quality to match Appleby House opposite; and (d) the boundary wall should extend around the site frontage to plot no 1. Furthermore a Section 106 Agreement should be sought to control the occupancy.

One Member referred to consideration of the neighbouring development commenting that at that time the County Council had not been supportive of a crossing.

By 11 votes to 1 with 4 abstentions and 1 of the voting Members not being present during consideration of this item, it was

RESOLVED

that the Chief Executive in consultation with the Chair and/or Vice-Chair of the Development Control Committee be delegated authority to approve application KBA/19343 subject to the following :-

- (1) satisfactory progress on the issues of the location of the electricity sub-station and the nature of the boundary treatment on Oxford Road;*
- (2) a Section 106 Agreement being entered into to control the occupancy of the affordable housing.*

- (3) *conditions including; materials, (including materials for walls, being first approved by the local Planning); architectural detailing; landscaping; boundary treatment including the boundary wall extending around the site frontage to plot no 1; access and parking; and the design and location of the electricity sub-station;*
- (4) *that materials should be presented to the Committee for approval it being noted that the stone wall on the main road should be of a quality to match Appleby House opposite and that the applicant should be requested to erect a sample panel of materials on site; and*
- (5) *investigation of the possibility of a pedestrian crossing on the A415.*

DC.265 WAN/19364 - TWO STOREY EXTENSION, 46 BARWELL, WANTAGE

The Committee was advised that should it be minded to approve the application a further condition should be added to any permission to require that the extra parking space be shown.

In response to a question raised in relation to what constituted a business, the Committee was advised that the question to be answered was how material was the business use in relation to the principal residential use of the building. If such use was ancillary and incidental to the main use then planning permission was not required. This was a judgement based on a number of factors such as the number of employees, the number of customers visiting, deliveries, etc.

One Member suggested that an informative should be added to any permission stating that planning permission was granted on the applicant's assurance that the business use would be restricted to no more than four visits by customers a week. A further application for planning permission would be required for a change of use at a later date should the business use expand to a level which could no longer be considered ancillary to the residential use of the property.

By 16 votes to nil, with 1 of the voting Members not being present during consideration of this item it was

RESOLVED

that application WAN/19364 be approved subject to the following: -

- (1) *the conditions set out in the report;*
- (2) *a further condition requiring that the car parking space be shown; and*
- (3) *an informative stating that planning permission is granted on the applicant's assurance that the business use will be restricted to no more than four visits by customers a week. A further planning permission will be required for a change of use at a later date should the business use expand to a level which can no longer be considered ancillary to the residential use of the property.*

DC.266 LBA/19367 - ERECTION OF A THREE BEDROOM DWELLING WITH ASSOCIATED PARKING. PORLOCK, GRAMPS HILL, LETCOMBE BASSETT

The Committee was advised that additional correspondence had been received reiterating concerns to matters already covered in the report and providing a copy of a statement to be read out later in the meeting by one of the speakers.

It was noted that revised plans had been received clarifying the ownership of the land and amending one boundary line. It was noted that ownership was a private matter. Concerns had been raised regarding drainage and it was noted that this was a Building Regulations issue. The Committee was advised that should it be minded to approve the application an additional condition should be added to any permission relating to the amended plans.

Mr Carter made a statement objecting to the application raising concerns regarding the loss of amenity due to height; loss of sunlight; loss of privacy; overlooking; spoiling of the Area of Outstanding Natural Beauty; overshadowing of the Village Hall; adverse visual impact of the large modern car park; loss of visual amenity generally, the setting of a precedent; and the southern boundary being shown on the map being drawn over the neighbouring land to give an impression of inadequate access. He suggested that the use of his land would be required for the scheme to be implemented and that consent would not be given. Finally he suggested that the proposal was inconsistent with planning policies.

Sarah Wills speaking on behalf of the applicant made a statement in support of the application reporting that the proposal was for a modest dwelling. She explained that the side garden area had been an allotment and that every effort had been made to ensure the plans were accurate. She reported that she was confident that the revised plans were accurate and that a house could be accommodated on the site which had development on three sides. She commented that the broad principle of development accorded with Local Plan policies and that the design was sensitive to the area. She clarified that the proposal was for a modest three bedroom property and had been designed having regard to the surrounding area and development, especially to the north and that materials would match those on the existing village hall. She explained that this was a discreet location and not prominent from the street scene. Therefore the house would integrate well. Finally she claimed that the parking arrangement was not unusual; there were rights of access which currently existed; there would be no overlooking; there would be screening and the design was a high quality.

One Member whilst not objecting to the application, queried whether any protection could be given to the Village Hall to ensure that it could continue to host events without the fear of neighbour nuisance complaints in terms of noise. One Member referred to just such a case in Kennington where complaints had been received regarding noise and considerable expense had been incurred in providing appropriate noise attenuation measures.

The Officers explained that there were already a number of dwellings in close proximity to the Village Hall and that a judgment needed to be made as to whether this additional dwelling would make any material difference.

It was suggested that permitted development rights should be removed to prevent the insertion of windows in the end wall of the new house facing the Village Hall. To this end it was considered that condition No. 9 set out in the report could be amended to refer to the south west elevation.

By 16 votes to nil with 1 of the voting Members not being present during consideration of this item, it was

RESOLVED

that application LBA/19367 be approved subject to the following: -

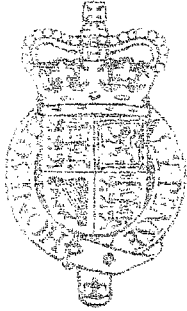
- (1) the conditions set out in the report with condition No.9 being amended to prevent the insertion of windows in the south west elevation as well as the north west elevation;*
- (2) an additional condition to provide for amended plans; and*

(3) *a further condition to provide for the parking area as shown on the submitted plans.*

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

None.

The meeting rose at 9.58pm



Appeal Decision

Site visit made on 15 November 2005

by **J G Roberts** BSc(Hons) DipTP MRTPI

an Inspector appointed by the First Secretary of State

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Date

20 JAN 2006

Appeal Ref: APP/V3120/C/05/2001297

Chowle Farm Estate, Great Coxwell, Faringdon

- The appeal is made under section 174 of the Town and Country Planning Act 1990 as amended by the Planning and Compensation Act 1991.
- The appeal is made by Tape Crown Limited against an enforcement notice issued by Vale of White Horse District Council.
- The Council's reference is GCO/2087/13E.
- The notice was issued on 21 January 2005.
- The breach of planning control as alleged in the notice is without planning permission change of use of the land from the use for agriculture to use of the land for the design and manufacture of shop fittings.
- The requirements of the notice are to cease to use the land for the design and manufacture of shop fittings and remove all equipment and machinery brought on to the land for the purpose of that use.
- The period for compliance with the requirements is 12 months.
- The appeal is proceeding on the grounds set out in section 174(2) (a), (b), (f) and (g) of the Town and Country Planning Act 1990 as amended.

Summary of decision: the notice is corrected; subject thereto the appeal is dismissed, the notice is quashed and planning permission is granted on the deemed application subject to a condition.

Background

1. The notice relates to Units 5, 6, 8, 9, 10, 11, 18 and 20 and part of Units 15 and 17 of the Chowle Farm Industrial Estate which occupies a range of former farm buildings and associated land. Notices relating to other units in the Estate were issued also; appeals were made against them but subsequently withdrawn.

Ground (b)

2. In June 1998 a Lawful Development Certificate (LDC) was granted for the use of that part of the buildings approximating to Unit 1 for the processing and packaging of food within Class B1 of the Town and Country (Use Classes) Order 1987 (UCO) and ancillary storage and distribution and for the use of the remainder of the land and buildings for the preparation of livestock for export and ancillary haulage and office uses (lairage). This certified that those uses were lawful on the date of the application for the LDC (1 October 1996).
 3. The buildings to which this notice relates are all within the latter area. The local planning authority accepts that lairage does not fall within the definition of agriculture. There is no evidence that agricultural use resumed when use for lairage ceased. Therefore the reference to agriculture in paragraph 3 of the notice is clearly wrong, the appeal against the notice on
-

ground (b) succeeds and the notice is corrected by the omission of the reference to agriculture.

Ground (a) and the deemed application

Planning policy

4. The development plan includes the Oxfordshire Structure Plan 2011 (SP) adopted in August 1998 and the Vale of White Horse Local Plan (LP) adopted in November 1999. SP Policy T18 permits development only if (among other things) its highway access and safety aspects are acceptable. E6 permits small scale employment generating development to diversify the rural economy in appropriate locations; conversions of existing rural buildings are normally accepted provided they would not cause highway problems or other harm. In controlling the location of development LP Policy D3 aims to ensure that it would not interfere with the free and safe flow of traffic.
5. The local plan is under review. Policy DC5 of the 2nd Deposit Draft permits development only where, among other things, safe and convenient access is provided to and from the highway network or, where it is inadequate to service the development, off-site improvements to the highway infrastructure can be secured.

Main issue

6. The reasons for issue of the notice relate solely to traffic generation and turning movements on to an off the A420 Swindon to Oxford road to which the site has direct access. There is no suggestion that re-use of the buildings concerned would be inappropriate provided that the highway criterion of LP Policy E6 is met. Therefore the main issue is the effect of the development enforced against on the free and safe flow of traffic on the A420 road.

Reasons

7. Both parties refer to 2 appeal decisions concerning the proposed erection of a building for business use and the cessation of use of the existing lorry park at the western end of the site, the lawfulness of which is disputed. Both appeals were dismissed. The first appeal (Ref: APP/V3130/A/04/1142241) concerned a building of 1000sqm. The Inspector's view was that on this busy route vehicles waiting to turn right into the site can bring traffic to a standstill and that any increased use of the access should be resisted unless significant improvements are carried out, as a minimum the ghost island for right turning traffic suggested by the local highway authority. The second appeal (APP/V3130/A/05/1171589) concerned a smaller one of 648sqm. The Inspector agreed with the concerns of the first Inspector noted above.
8. The appeal before me does not concern a new building but the re-use of existing ones once used for calf lairage, the calves being batched and prepared on the site and exported throughout the European Union. The appellant company accepts that any increase in use of the access would be unacceptable unless a ghost island were to be provided. An analysis of traffic generation likely to result from a resumption of the lairage use is provided and a comparison drawn with the use of the site for UCO Class B1 purposes. It is argued that the traffic generated by the latter is less than or at worst comparable to that resulting from the former lairage operation, details of which were given in a sworn statement submitted in

connection with the LDC application, and that B1 use would involve a much lower proportion of HGV movements.

9. However, this analysis is based on the assumption that that lairage remains the use to which the buildings could lawfully revert if the B1 use is not accepted. The LDC provides tangible proof that on 1 October 1996 the lairage use was lawful. It does not demonstrate that it has remained so. Lawful uses can be lost or extinguished in various ways including by abandonment or by being supplanted by other uses.
10. The sworn statement in connection with the LDC application refers to the changes in the operation of the lairage business resulting from the ban on export of bovine animals to other EU countries at that time. The changes did not suggest a material change of use, but not long after the issue of the LDC the site was sold by the Muir family, who had operated the lairage business for many years, and the use ceased. The site became an industrial estate with lorry parking. There is no indication that the new owner contemplated continuation of the lairage operation either in the short term subject to export restrictions or when animal movement regulations permitted resumption of live bovine exports to other EU states.
11. It has not been demonstrated on the balance of probability that the lairage use was not abandoned or extinguished in some other way and that it remains the lawful use to which the land and buildings could revert. Therefore the appellant company's fallback position on traffic generation is probably not as it describes but agriculture or some other use which does not amount to development.
12. In my opinion the traffic generated by the use enforced against is greater than would be expected from such uses. I share the concerns of the previous 2 Inspectors on that issue and in particular the view that, as a minimum, a ghost island for traffic intending to turn right into the site would need to be provided if unacceptable interference with the free flow of traffic on the A420 and unacceptable potential danger to road users is to be avoided. Upgrading in accordance with Drawing No EO58/01, suggested by the appellant company, would not provide such a facility. It would not overcome the highway objection to the use.
13. A condition could not have been imposed by the local planning authority as an alternative to enforcement action because, for whatever reason, an application for planning permission for the change to B1 use did not come before the authority for determination. As the current appeal carries with it a deemed application for planning permission for the matters alleged in the notice such a course can now be considered.
14. Provision of a ghost island would involve works on highway land outside the control of the appellant company but the highway authority has indicated that a junction generating as many movements as Chowle Farm appears to do should be served by such a junction. The implication is that it would not seek to prevent such provision to serve a scheme for the re-use of these rural buildings, which would then be generally consistent with the principles of local and national policy for re-use of such buildings. Some of the vehicle movements to and from the Estate may be associated with other lawful uses, but as the use enforced against appears to generate traffic over and above that which would be expected from any lawful use of the buildings concerned I consider such a condition necessary for the development to be permitted.
15. Therefore the appeal against the notice on ground (a) succeeds and planning permission is granted on the deemed application subject to such a condition, framed in terms of a scheme

to be agreed. In effect it requires the use to cease within 12 months of any one of the sub-conditions not being met. As there is now an alternative to relocation of the business the period of 12 months specified in the condition should be sufficient. The appeals against the notice on grounds (f) and (g) do not fall to be considered.

Formal decision

16. I direct that the notice be corrected by the deletion from paragraph 3 of the notice of the words 'from the use for agriculture'; subject thereto the appeal is allowed, the enforcement notice is quashed and planning permission is granted on the application deemed to have been made under section 177(5) of the 1990 Act for change of use of Units 5, 6, 8, 9, 10, 11, 18 and 20 and part of Units 15 and 17 at Chowle Farm Estate, Great Coxwell, Faringdon to use of the land for the design and manufacture of shop fittings subject to the condition that:

the use hereby permitted shall cease and all equipment and materials brought onto the land for the purposes of such use shall be removed within 12 months of the date of failure to meet any one of the requirements set out in (i) to (iv) below:-

- (i) within 3 months of the date of this decision a scheme for improvement of the means of access to Chowle Farm Estate from the A420 road which shall include provision for right turning traffic shall have been submitted for the written approval of the local planning authority and the scheme shall include a timetable for its implementation.
- (ii) within 11 months of the date of this decision the scheme shall have been approved by the local planning authority or, if the local planning authority refuses to approve the scheme or fails to give a decision within the prescribed period, an appeal shall have been made to, and accepted as validly made by, the Secretary of State.
- (iii) if an appeal is made in pursuance of (ii) above, that appeal shall have been finally determined and the submitted scheme shall have been approved by the First Secretary of State.
- (iv) the approved scheme shall have been carried out and completed in accordance with the approved timetable.



Inspector

List of Planning Appeals

Start Date	Appeal reference	Planning reference	Appellant	Location	Development	Hearing/ Public Inquiry/Written Representations	Area	Decision & Date
9.12.04	APP/V3120/A/04/1168 964	WAN/13787/3	Mr Reed	25-26 Market Place Wantage Oxon OX12 8AE	Proposed development comprising of 2 x 2 bed flats, 1 x 1 bed flat and conversion of existing single storey building into a 2 bedroom dwelling (re-submission). (Access off Church Street).	Hearing	South	Withdrawn 21.11.05
26.1.05	APP/V3120/A/05/1171 680	DRA/445/25-X	Mrs J Ray	East Paddocks Milton Road Drayton Abingdon Oxon OX14 4EZ	Erection of three detached houses with garages and parking spaces.	Hearing 22.02.2006	South	
14.2.05	APP/V3120/A/05/1172 984	WAN/18492/1	Mr H Gibson	5 Belmont Wantage Oxon OX12 9AS	Demolition of single storey extension. Extension and alterations to existing dwelling. Erection of new dwelling.	Hearing No date confirmed	South	
24.09.04	APP/V3120/A/04/1166 048 – Linked with APP/V3120/A/04/1162 005	ABG/7375/7 – Linked with ABG/7375/6	Abingdon Bowls Club	Park Road Abingdon	Construction of new all weather bowling green with associated fencing, hedging and external work. Remove existing leylandii and fir hedging. (Re-submission).	Hearing 4.10.05	North	Dismissed 12/10/05
24.09.04	APP/V3120/A/04/1162	ABG/7375/6 –	Abingdon	Park Road	Extend bowling green to	Hearing	North	Dismissed

Start Date	Appeal reference	Planning reference	Appellant	Location	Development	Hearing/ Public Inquiry/Written Representations	Area	Decision & Date
	005 – Linked with APP/V3120/A/04/1160 48	Linked with ABG/7375/7	Bowling Club	Abingdon Oxon	provide All Weather green.	4.10.05		12/10/05
26.8.05	APP/V3120/H/05/1187 893	BES/19120-A	Hartwell PLC	Land at junction of Faringdon Rd and Besselsleigh Rd Besselsleigh Abingdon OX2 9RE	Erection of a freestanding sign.	Written Representations	North	Dismissed 2.11.05
19.7.05	APP/V3120/A/05/1184 856	NHI/7093/1	S & H Homes	62 Yarnells Hill Botley OX2 9BE	Non determination of application for the demolition of existing dwelling and erection of 5 flats with assoc. parking.	Written Representations	North	Allowed 2.11.05
03.03.05	APP/V3120/A/05/1174 751	ABG/1781/3	Mr Miah	116 Oxford Road Abingdon Oxon OX14 2AG	Demolition of detached dwelling. Erection of 2 storey building of 4 x 2 bed flats and 3 x 1 bedroom flats. Parking for 11 cars, landscaping and ancillary works.	Hearing Date to be confirmed	North	
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	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 Date to be confirmed	North	
18.04.05	APP/V3120/A/05/1178 302	ABG/9504/2	Mr J R & Mrs N C Dagnell	186 Wootton Road Abingdon Oxon	Erection of two storey side extension and sub-division of proposed extended property to form 2 x 2 bedroom flats	Hearing Date to be confirmed	North	

Start Date	Appeal reference	Planning reference	Appellant	Location	Development	Hearing/ Public Inquiry/Written Representations	Area	Decision & Date
28.04.05	APP/V3120/A/05/1178 957	KEN/17076/1-X	Infill Land Consultants	OX14 1JZ	and 2 x 1 bedroom flats. Provision of 4 car parking spaces, cycle and bin stores.			
15.11.05	APP/V3120/A/05/1186 041	WTT/5825/3	Peter White	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	
13.10.05	APP/V3120/A/05/1180 913	WAN/18828	Mr S Sanders	39 Whitecross Abingdon OX13 6BS	Demolition of existing outhouse. Erection of a bungalow in the garden of 39.	Written Representations	North	
13.10.05	APP/V3120/A/05/1191 083	BLE/15593/3	Mr & Mrs J Kay	9 Bryan Way Wantage Oxon OX12 7EH	Moving of fence up to boundary line.	Written Representations	South	Dismissed 05.09.05
13.10.05	APP/V3120/A/05/1192 482	BLE/15593/4-LB	Mr & Mrs J Kay	Ickleton House London Road Blewbury Didcot Oxon	Erection of single storey rear extension to barn.	Written Representations	South	
28.10.05	APP/V3120/A/05/1192 482	EHA/18392/1-X	Mr and Mrs Dudley	Ickleton House London Road Blewbury Didcot Oxon	Erection of single storey rear extension to barn.	Written Representations	South	
28.10.05	APP/V3120/A/05/1192 482	EHA/18392/1-X	Mr and Mrs Dudley	Land Adjacent To Priory House Snuggs Lane East Hanney Wantage	Erection of a single dwelling.	Written Representations	South	

Start Date	Appeal reference	Planning reference	Appellant	Location	Development	Hearing/ Public Inquiry/Written Representations	Area	Decision & Date
5.12.05	APP/V3120/A/05/1195 135	LRE/957/62-X	The Letcombe Manor Estate Ltd	Oxon 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 development.	Public Inquiry No date confirmed	South	
	APP/V3120/E/06/1197 852	LRE/957/63-CA	The Letcombe Manor Estate Ltd	Letcombe Laboratory Letcombe Regis Wantage Oxon OX12 9JT	Demolition of all buildings except The Lodge.	Public Inquiry No date confirmed	south	
09.02.06	APP/V3120/A/06/2007 783	SPA/15623/3	J L S Lonsdale	Home Farm West Street Sparsholt Wantage Oxon OX12 9PL	Demolition of redundant farm buildings. Erection of five houses.	Hearing No Date Confirmed	south	
31.08.04	APP/V3120/A/04/1158 177	GCO/1297/11	Mr G D Sopp	Willowdene, Great Coxwell, Faringdon	Change of use from residential to mixed use of distribution base (B8) and overnight accommodation (C1). Extension to rear drive and construct hardstanding for vehicle wash area.	Written Representations	North	Dismissed 31.10.05
21.6.05	APP/V3120/A/05/1182 969	FRI/11397/2	Robert & Rowena Wilson	Struan, Faringdon Road, Frilford Heath, Abingdon	Proposed first floor extension.	Written Representations	North	Dismissed 14.12.05
17.8.05	APP/V3120/A/05/1186 882	CUM/12445/1	Mr S Harrison	Swinford Park, Swinford, Witney	Proposed new access	Written Representations	North	Allowed 17.11.05
16.8.05	APP/V3120/A/05/1186 898	ABG/19026	D Papa & J Wootton	11 Fulwell Close, Abingdon, Oxon	Erection of a detached dwelling, alterations to access to existing dwelling and proposed dwelling. (land	Written Representations	North	Dismissed 11.1.06

Start Date	Appeal reference	Planning reference	Appellant	Location	Development	Hearing/ Public Inquiry/Written Representations	Area	Decision & Date
16.8.05	APP/V3120/A/05/1186 949	ABG/19026/1	D Papa & J Wootton	11 Fulwell Close, Abingdon, Oxon	adjacent to 11 Fulwell Close). 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	Mr J McDonnell	Cubs Puddle, Milway Lane, Appleton, Abingdon	Erection of an open porch to provide covered access.	Written Representations	North	
29.9.05	APP/V3120/A/05/1118 7922	NHI/6289/3	Mr Caisbrook	Hilarton, Harcourt Hill, Oxford	Erection of a triple garage.	Hearing Date to be confirmed	North	
11.11.05	APP/V3120/A/05/1192 443	CUM/18082/2	Mr C Pugh	10 Hids Copse Road, Cumnor Hill, Oxford	Part retrospective application for alterations, extension and new vehicular access (Amendment to approval CUM/18082/1).	Hearing Date to be confirmed	North	
3.11.05	APP/V3120/A/05/1192 876	GFA/16696/2	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	Mr S Drewett	5 Norman Avenue, Abingdon	Erection of a two storey side and rear extension.	Written Representations	North	
18.11.05	APP/V3120/A/05/1194 136	GFA/19052	Mr & Mrs J Flawn	26 Coleshill Drive, Abingdon	Conversion of garage into part dining room part study.	Written Representations	North	
21.11.05	APP/V3120/A/05/1193 988 - Linked with APP/V3120/A/05/1178 169	ABG/17140/2 - Linked with ABG/17140/1	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	
17.1.06	APP/V3120/A/06/1197 354	ABG/19358	DFPI Ltd	Land to rear of 81 Ock Street, Abingdon, Oxfordshire, Ox14	Demolition of outbuildings. Erection of 2 x 2 bedroom dwelling	Written Representations	North	

Start Date	Appeal reference	Planning reference	Appellant	Location	Development	Hearing/ Public Inquiry/Written Representations	Area	Decision & Date
8.2.06	APP/V3120/A/06/2007 968/NWF	CUM/11471/2	Mr P Jewson	5AG Site at Lane Barn, Eynsham Road, Farmoor, Oxford, OX2 9NL	Proposed extension	Written Representations	North	
25.4.05	APP/V3120/C/05/2001 296	GCO/2087/13- E	Tapecrowm 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
16.8.05	APP/V3120/C/05/2002 799	ABG/17715/2-E	Mr Terzi	20 South Quay Abingdon	Enforcement against without planning permission building operations involving the erection of decking and arbour	Written Representations	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 16.5.06	South	
17.10.05	APP/3120/C/05/20035 19	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 9.5.06	South	

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 Callington	Downlands South Row Chilton OX11 0RJ	Against a Remedial Notice concerning a High Hedge		South	

G:\Admin\Committee Schedules>List of Forthcoming Public Inquiries and Hearings

WAT/1611/14 – Westmill Wind Farm Co-operative

Erection of 50m high permanent meteorological mast and relocation of electrical substation. Westmill Farm, Highworth Road, Watchfield

1.0 The Proposal

- 1.1 Permission is sought for the erection of a 50 metre high permanent meteorological mast and the relocation of an electrical substation at Westmill Farm. The development would form part of the 5 wind turbine farm granted planning permission in July 2005.
- 1.2 The 50 metre mast is constructed of a sectional single pole (approximately 1 metre wide) held by guy ropes which extend 35 metres each side of the mast. It is to be located 150m south of the second wind turbine, beside the new access road which will serve the development. The substation, previously granted on the new access road, close to the B4508, is proposed to be relocated in a more energy efficient location at the eastern end of the line of wind turbines. The substation building is 5.1m high, 10.2m long and 4.7m wide, and is to be built of reconstituted stone under and artificial slate roof. A copy of the site location plan and mast substation elevations are attached at **Appendix 1**.
- 1.3 This application has been brought to Committee as a result of Watchfield Parish Council's objections to the proposal.

2.0 Planning History

- 2.1 In November 1999 planning permission was granted for the erection of five 50 metre wind turbines at Westmill Farm (ref: WAT/1611/7).
- 2.2 In January 2001 a second application for 5 wind turbines was permitted.
- 2.3 In July 2005, planning permission was granted for the substitution of Bonus 1.3 MW wind turbines for the previously permitted Vestas V52 wind turbines. These turbines are 50 metres high to the hub and a total of 81 metres high with the blades extended.

3.0 Planning Policies

- 3.1 PPS22, Renewable Energy, was published in August 2004 and makes specific reference to harnessing wind energy. The section dealing with wind power makes reference to other infrastructure needed to support the wind turbines including one or more anemometer masts, erected to the hub height of the turbines and of slender lattice construction.
- 3.2 Policy G6 of the Oxfordshire Structure Plan promotes energy efficiency and resource conservation.
- 3.3 The site is located in The North Vale Area of High Landscape Value, which is covered by Policy C3 of the adopted Local Plan. This policy seeks to protect the character and appearance of the landscape. Policy SF8 promotes the production of renewable energy, subject to no harm being caused to the landscape, local residents, historical features or nature conservation. The equivalent policy in the Second Deposit Draft Local Plan is Policy CF10.

4.0 Consultations

- 4.1 Watchfield Parish Council – Object. “The technical reasons given for the requirement for the need for the development of the meteorological measurement tower does not make sense. It is not necessary to have such a structure at a wind farm site. Examination of other sites in the UK indicate that they do not have these installed. Each turbine is fitted with its own anemometer to achieve maximum turbine output and therefore an additional one in a separate mast is not necessary. In addition, if installed, it would not be connected to the turbines therefore have no control function over the operation of the turbines and have no effect on their performance.”

4.2 Shrivvenham Parish Council – Do not object but “states it does seem strange that this did not form part of the original application, but given that the wind farm has been passed, it would be futile to object.”

4.3 1 letter of objection – mast will infringe visual amenity. It will affect the setting of White Horse Hill, an English Heritage site. The proposed mast and wind farm will have a negative visual impact on the surrounding area. The site will generate a noise nuisance.

5.0 **Officer Comments**

5.1 The permitted scheme for a wind farm at Westmill Farm involves the erection of 5 wind turbines which are 50 metres high to the hub with 31 metre long blades. The total height of each turbine is therefore 81 metres. The turbines will be located in open countryside to the north of Watchfield and will be set out, in a straight line running west to east, 200 metres apart.

5.2 The principal planning considerations relating to this application are considered to be (a) the need for the proposed mast and (b) the impact of the mast and relocated sub-station on the character of the open countryside, having regard to the permitted wind turbine farm.

Need for Mast

5.3 The applicants has submitted the following justification in support of the application in relation to the mast:

- The anemometers found on top of each wind turbine measure a wind speed that is affected by wind flow around the turbine nacelle and rotor. It is not therefore representative of free stream wind speed and requires a correction to be applied by the turbine controller/SCADA system to make this representative of free stream wind speed, which is the basis for power curve warranty and survival wind speeds. Not having an independent point of wind speed measurement means that the scheme is totally reliant upon wind data from the turbine supplier, making it very difficult to challenge the turbine supplier in the event of underperformance or premature component/turbine failure.
- Therefore, if the economics of the scheme can stand the cost of an anemometer mast (preferably at or about hub-height), the applicants recommend this option as it provides an independent reference point from which the long-term performance of the scheme can be monitored, it will enable easier resolution of insurance claims or disputes and it provides system flexibility in a fluid energy market, for example energy production forecasting.

5.4 Consultation with other local authorities familiar with wind farm developments suggests that applications for meteorological masts are not uncommon following wind turbine permissions for the reasons stated by the applicant, but their experience is that these masts are normally permitted on a temporary, rather than permanent basis.

5.5 This proposal is, however, for the permanent erection of a mast on the site, and therefore consideration has to be given to the impact of the permanent retention of such a mast on the local landscape. However, PPS22 does indicate that such ancillary structures to wind turbines are to be expected.

Impact on Landscape

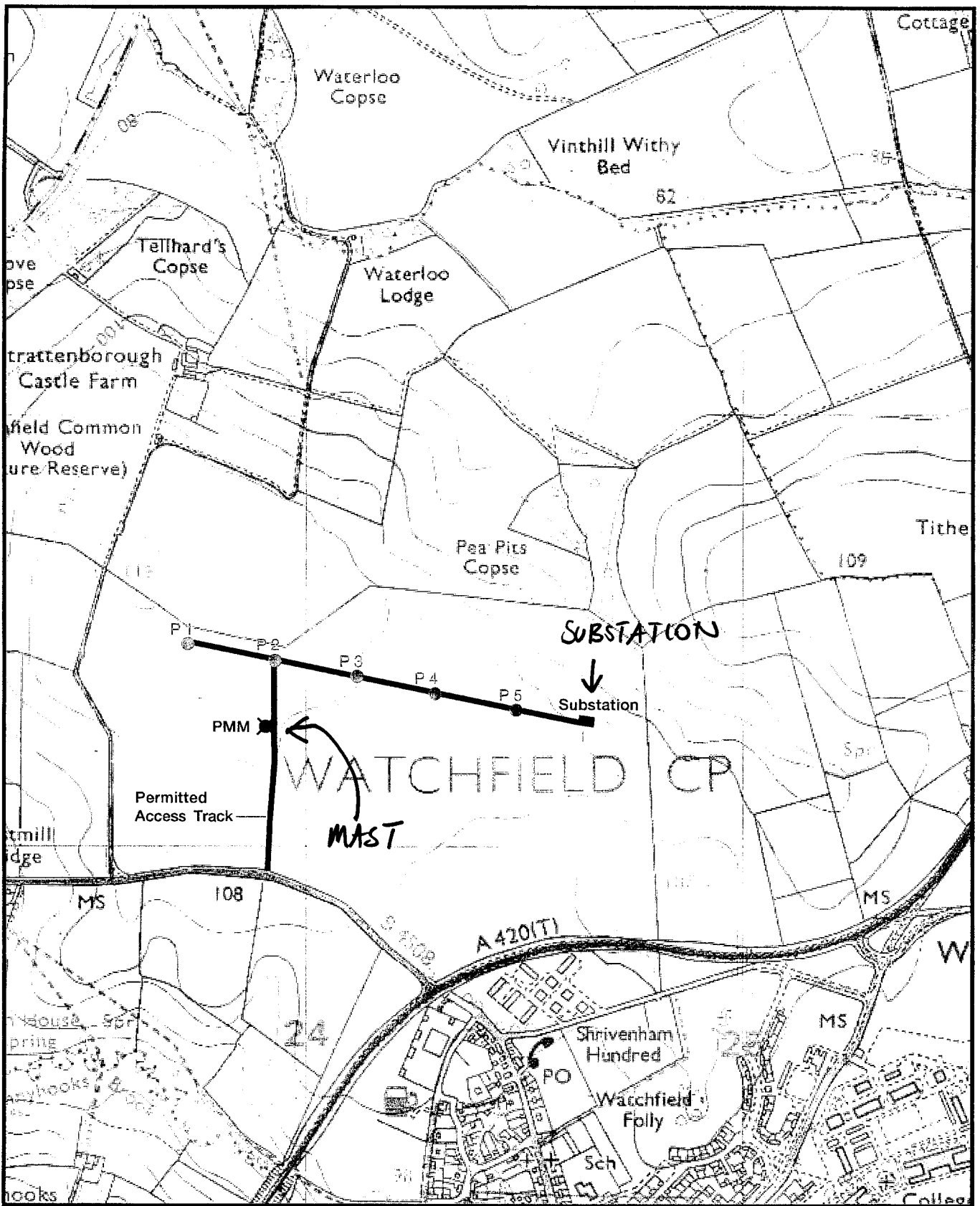
5.6 The main public views of the site are available from the B4508 and A420 and from the village of Watchfield. From these vantage points the new mast would be seen in the context of the new turbines. A bridleway runs to the west of the site and similarly, it is your Officers opinion that from this vantage point the new mast would also be seen as part of the larger wind farm development. Therefore, the proposed mast, in addition to the permitted wind turbines, is not, in itself considered to be so harmful to the character of the open countryside to justify refusal. Likewise, the relocated substation, which has been moved to a more energy efficient location,

will be seen as part of the larger wind turbine development and is not considered to cause harm to the character of the site.

6.0 **Recommendation**

6.1 *It is recommended that the application be permitted subject to the following conditions:*

1. *TL1 Time Limit – Full Application*
2. *Prior to work commencing on site, details of the colour and finish of the proposed mast and guy ropes and the walling and roofing materials for the substation shall be submitted to, and approved in writing by, the Local Planning Authority and thereafter only the approved materials shall be used.*
3. *The mast hereby permitted shall be removed from the site and the site re-instated to its original condition when it is no longer required in connection with the wind turbines permitted under ref. WAT/1611/12.*



Client: Westmill Wind Farm Co-operative

Project: Watchfield, Oxford.

Drawing Title: Proposed Siting of PMM Mast and Relocated Substation

Drawing No.: C2963/05/01

WINDMILL FARM
DISTRICT COUNCIL
03 NOV 2005
CORPORATE POSTAL
SERVICES

SWINDON
Old Bank House,
5, Devizes Road,
Old Town, Swindon,
Wiltshire, SN1 4BJ
Tel: 01793 - 610222
BRISTOL
Trym Lodge,
1, Henbury Road,

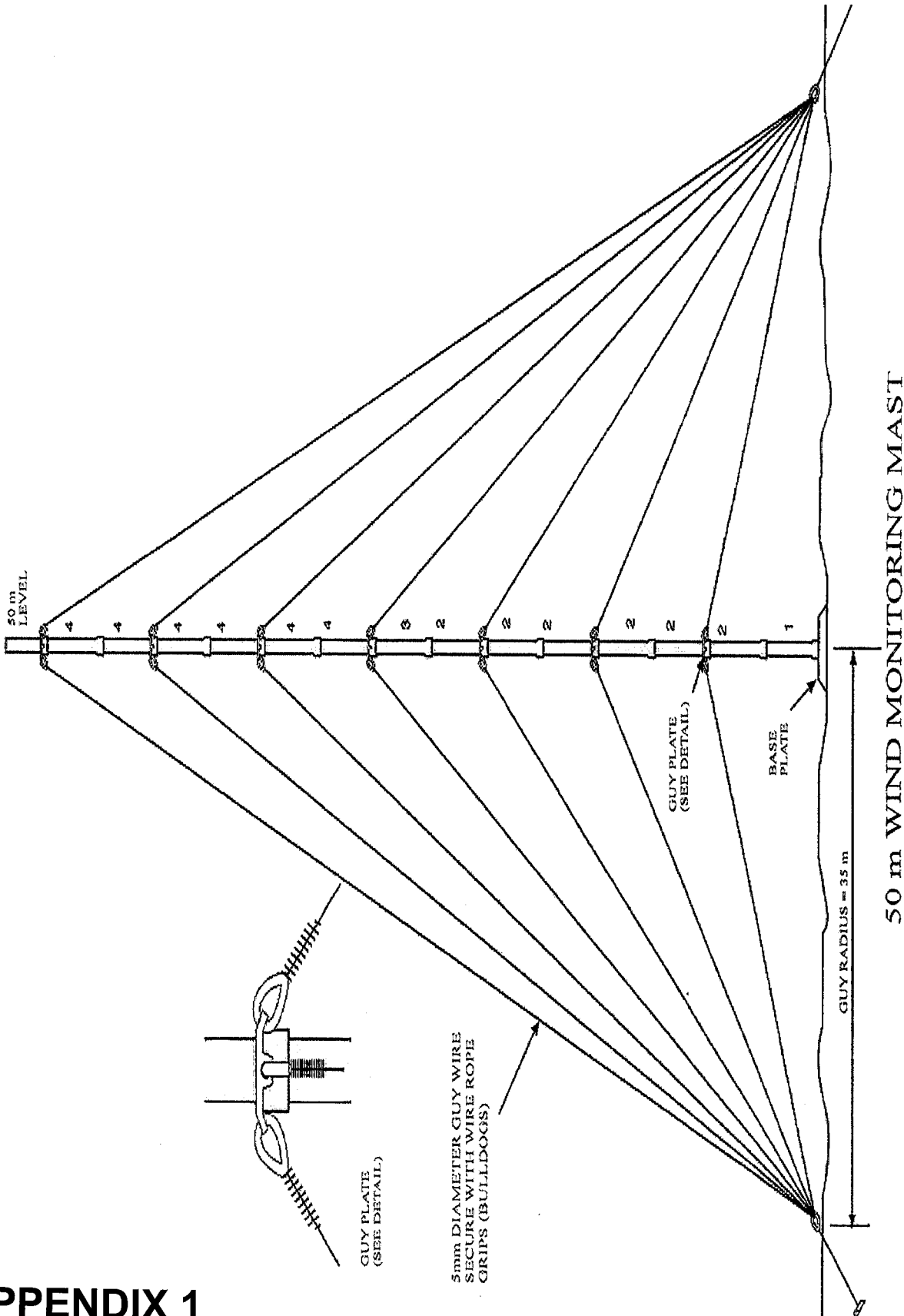


WAT/1611/14

Scale: 1:12,500
Date: 31.10.05 Issuing Office: Swindon
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APPENDIX 1



50 m WIND MONITORING MAST

Rev	Date

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CRAWLEY
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 Seald Park, Crawley,
 West Sussex, BN8 6AG
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DERBY
 100, Mansfield Road,
 Derby,
 DE1 3TT
 Tel: 01332 - 266222
 Fax: 01332 - 266212

Client
Westmill Wind Farm Co-operative

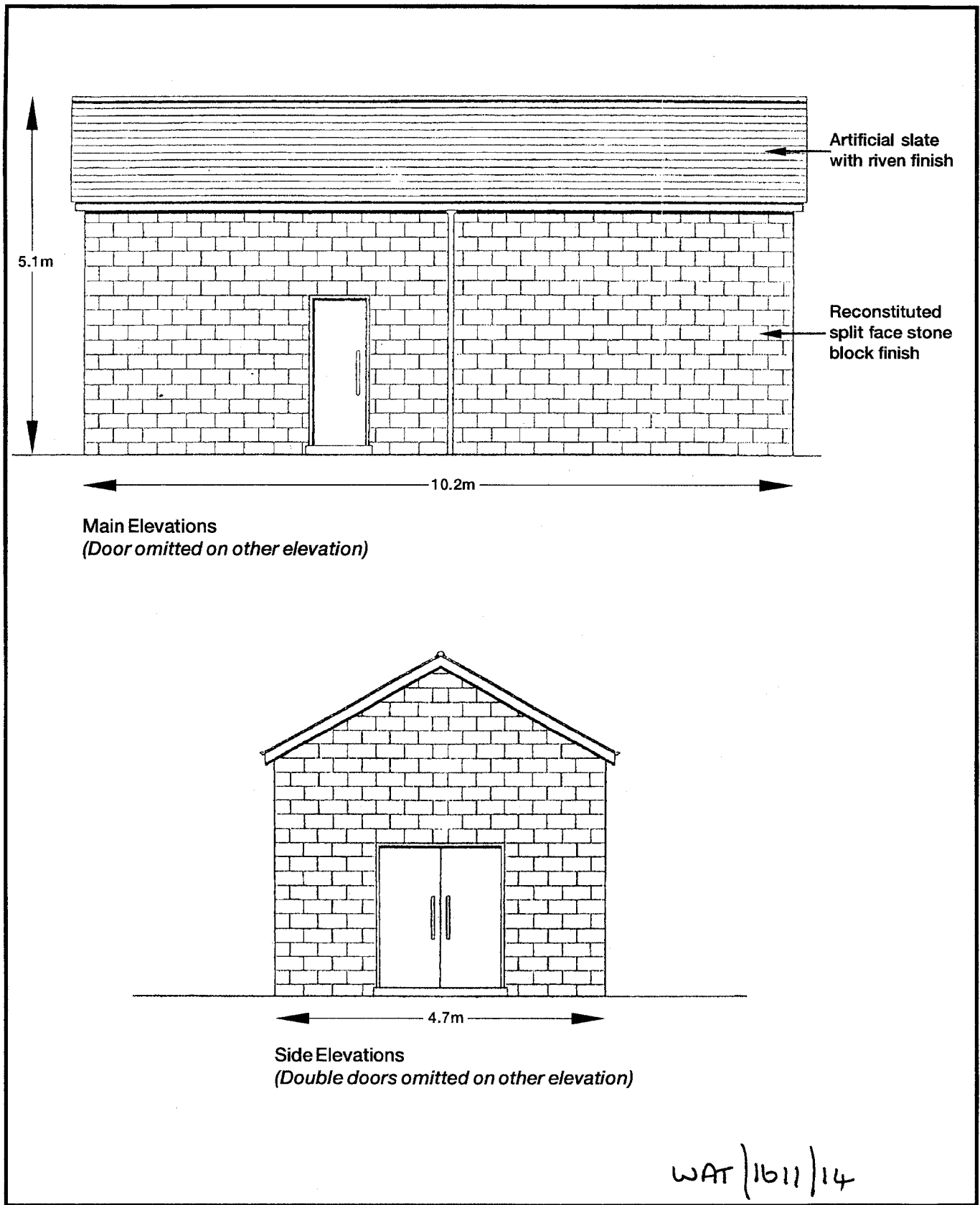
Project
Westmill Wind Farm, Watchfield, Oxford

Drawing Title
Permanent Meteorological Mast (PMM)
 DISTRICT COUNCIL
 03 NOV 2005
CONSULTANTS FACTORY SERVICE

Scale 1:250
Date 01.11.05
Drawn by NAH

Issuing office Swindon
Checked by SW

Drawing No. C2963/05/03
Rev.

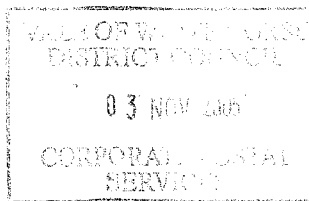


Client: Westmill Wind Farm Co-operative

Project: Watchfield, Oxford.

Drawing Title: Relocated Substation Elevations

Drawing No.: C2963/05/02



SWINDON
Old Bank House,
5, Devizes Road,
Old Town, Swindon,
Wiltshire, SN1 4BJ
Tel: 01793 - 610222

BRISTOL
Trym Lodge,
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Westbury-on-Trym,



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APPENDIX 1

WAN/4741/1 – Mr & Mrs Guthrie

Demolish existing dwelling and stop up existing access onto Charlton Road. Erection of 8 x 2 bedroom apartments with associated car parking and form new access onto Coopers Lane.

39 Charlton Road, Wantage

1.0 The Proposal

- 1.1 39 Charlton Road is a detached bungalow on a generous plot extending to over half an acre (0.215 ha). It has a single vehicular access from Charlton Road.
- 1.2 Planning permission is sought for the demolition of the bungalow and its replacement with a block of eight 2 bed flats. 16 car parking spaces (2 per unit) are to be provided in front of the building. The footprint of the new building is approximately 50% larger than the existing dwelling, and it will be two storeys high, plus rooms in the roof, and would have a resultant ridge height of 8.4 metres. Access to the flats will be via Coopers Lane an un-adopted road to the east of the application site, with car parking provided in front of the proposed flats. A site location plan, block plan and elevations are attached at **Appendix 1**.
- 1.3 The application is brought to Committee as a result of the number of neighbour objections received.

2.0 Planning History

- 2.1 There is no relevant site history relating to 39 Charlton Road. However, in 2003 planning permission was granted on a site opposite the application site (50 Charlton Road) for the demolition of a house and its replacement with seven houses (ref: WAN/6597/2). The two semi-detached properties at the front of the site are 8.3 metres high to the ridge and the 5 terraced dwellings to the rear 8.5 metres high to the ridge.

3.0 Planning Policies

- 3.1 Policy H4 of the adopted Local Plan allows new house building within Wantage to be permitted so long as it is not of such a substantial scale that it would prejudice the adopted Structure Plan. Eight dwellings would not do so.
- 3.2 Policies D1, D2 and D3 of the adopted Local Plan seek to ensure a high standard of design, to protect neighbour amenities, and to ensure acceptable access and parking arrangements are provided.
- 3.3 In the Second Deposit Local Plan the general strategy under Policy GS1 is to concentrate development in the five main settlements within the District, including Wantage. Policy GS6 seeks to make efficient use of land within Wantage by maximising densities (taking account of the character and location of the site, and the need to provide high quality living environments). Policy H14 requires densities in this part of Wantage to be at least 40 dwellings per hectare whilst Policy H15 requires at least 50% of dwellings on such sites to be two bedrooms or less. Policies DC1, DC5 and DC9 reflect the general development control policies in the adopted Local Plan.
- 3.4 PPG3 (Housing) recommends densities of 30-50 dwellings per hectare in such locations.

4.0 Consultations

- 4.1 Wantage Parish Council – “No objection in principle but the following points should be considered:-
- The design of the new buildings is inappropriate. It should reflect the design of properties on the opposite side of the road (new development at No. 50 Charlton Road).
 - There is a need for sympathetic landscaping to the front and the retention of the wall and fencing to avoid adversely affecting the street-scene.

- There are concerns at the number of cars that will be using Coopers Lane with its narrow access onto Charlton Road. The land is actively used by pedestrians and school children.”

4.2 County Engineer – No objections subject to conditions.

4.3 Drainage Engineer – No objection subject to a condition relating to surface water drainage.

4.4 28 letters of objection, including 1 letter from one local Ward Member – See attached at **Appendix 2**.

4.5 27 letters of objection précised as follows:

- Proposed development, by virtue of its design, size and density is out of keeping with the character of the surrounding mature residential area and would dominate the street scene. Many houses are Victorian or Edwardian in character on large plots. Area is one of single dwellings rather than apartments. Proposal is too cramped.
- Development would have an unacceptable impact on neighbouring properties, affecting light and privacy into adjoining gardens. It would also create an imposing visual impact.
- The proposed development will create a hazard to road users and pedestrians, particularly along the substandard Coopers Lane which is a public footpath used by school children and other pedestrians and has no separate pavement.
- The Coopers Lane and Charlton Road junction has very poor visibility. The development may cause vehicles backing up on Coopers Lane.
- Existing access from Charlton Road should be used in preference to Coopers Lane when vehicles turn in from Charlton Road.
- There are no 3 storey buildings in the immediate vicinity of the site, and the development has a much larger footprint than the existing bungalow. The development will overlook adjoining properties.
- Development would increase parking on Charlton Road and increase traffic onto this busy road.
- Current proposal results in the demolition of a large part of an attractive wall bounding the site with Coopers Lane.
- Development will cause noise and pollution.
- Proposal could set a precedent.
- Development may damage TPO trees.
- Proposal contrary to national and local planning policy.

5.0 **Officer Comments**

5.1 The main issues in considering this proposal:

- (i) the principle of development on the site;
- (ii) the impact of the development on the character of the area; and
- (iii) the impact of the development on the residential amenities of adjoining properties.

Principal of Development

5.2 As the application site is located within the development boundary for Wantage, your Officers consider that there is no issue with the principle of redeveloping the site and that such a redevelopment should make more efficient use of the land.

5.3 The development of eight flats on the site equates to a density of 40 dwellings to the hectare. This complies with the Governments density directive, the advice contained in the new draft of PPS3 (Housing) and Policy H14 of the emerging Local Plan. Subject, therefore, to the physical

form of the development being acceptable in respect of its appearance and impact on neighbours, Officers can see no objection to the proposal on density grounds.

- 5.4 The proposed access into the site from Coopers Lane has also been cited as an objection to the principle of the scheme. Coopers Lane is an un-adopted single carriageway, that is also a public footpath, which serves a number of dwellings. The proposal is to widen the first 16 metres of the lane at its junction with Charlton Road and provide access to the development from the lane. The existing access to Charlton Road would be stopped up with a continuation of the existing front boundary wall. It is also proposed to provide a vehicle parking bay a further 40 metres up the lane, although this would not need to be used by occupiers of the proposed development. The County Engineer has no objection to the scheme, subject to the imposition of conditions and thus Officers do not consider that the proposed use of Coopers Lane justifies refusal of the application.

Impact of Development on Character of Area

- 5.5 There has been a lot of local objection to the proposal on the basis that it will adversely affect the character of the local area.
- 5.6 This part of Wantage is characterised by a mix of housing types and sizes. There are terraces, semi-detached and detached houses with a Victorian/Edwardian emphasis. It is an attractive and mature residential area. Garden sizes vary, but many are generously sized, as is the application site. Over the years there has been some new development in the area but this has been for houses rather than flats.
- 5.7 It is acknowledged that the re-development of 39 Charlton Road will change the character of the area, but your Officers do not accept that this change will necessarily harm the character or appearance of the area. The proposed building is larger than the bungalow it would replace. Its footprint is approximately 50% larger than the bungalow and it is two storey (with rooms in the roof) rather than single storey. The proposed building is 8.4 metres high and 25 metres long. The existing bungalow is 21 metres long. The proposal will, therefore, have a greater visual impact in the street scene than the existing bungalow, but two and two and a half storey dwellings can already be found within close proximity of the site.
- 5.8 In their representations, both Wantage Town Council and local residents have made favourable reference to a new development at No. 50 Charlton Road, opposite the application site. This scheme comprises 7 houses and was designed by the same architect. A copy of the approved elevation for the rear terrace of 5 dwellings is attached at **Appendix 3**.
- 5.9 Officers consider that there are close similarities between the two schemes, both in terms of their appearance and scale and on this basis do not object to the current proposal on design grounds.
- 5.10 The two storey terrace of houses shown at **Appendix 3** has a ridge height of 8.5 metres, a span of just under 10 metres and is 28.5 metres in length. As a 'block' of development, it is larger than the proposed scheme, although it is acknowledged that its ridge line is broken and the front elevation is slightly staggered. It also incorporates the timber and render detailing proposed on the current scheme.
- 5.11 To conclude, your Officers consider that whilst the new development would be different to its neighbours, this in itself does not make it an unacceptable form of development.

Impact on Neighbours

- 5.12 The new apartment block is proposed to be situated further back into the site than the existing bungalow. Windows in the gable ends of the block are only proposed at ground floor and there will, therefore, be no overlooking of Nos. 43 or 35 Charlton Road or 'Jigsaw' to the rear of 43 Charlton Road. The distance of the development from these properties also means that these

properties will not be overshadowed. Any impact of the development will be on the driveway to 37 Charlton Road, a large detached house to the rear of No. 39 which also provides access to 1, 2 and 3 Charlton Gardens. The rear elevation of the new building will be just under 50 metres from the front elevation of 37 Charlton Road and in between there is a dense row of evergreen trees, two of which are the subject of a TPO, which provide further screening. These trees are 10 metres from the new building and should not be detrimentally affected by the proposal. The front elevations of 'Iona' and 'Jesmond' on Coopers Lane are in excess of 25 metres from the rear windows of the proposed building.

- 5.13 Given the distances involved, your Officers consider that the proposed development should not result in unacceptable overlooking, loss of privacy or overshadowing.

6.0 **Recommendation**

- 6.1 *It is recommended that the application be delegated to the Chief Executive in consultation with the Chair and/or Vice Chair of the Planning Committee to agree conditions to include materials, access improvements, landscaping, the stopping up of the existing vehicular access, drainage, tree protection during construction, boundary treatment, slab levels and car parking.*



Location Plan - 1/1250

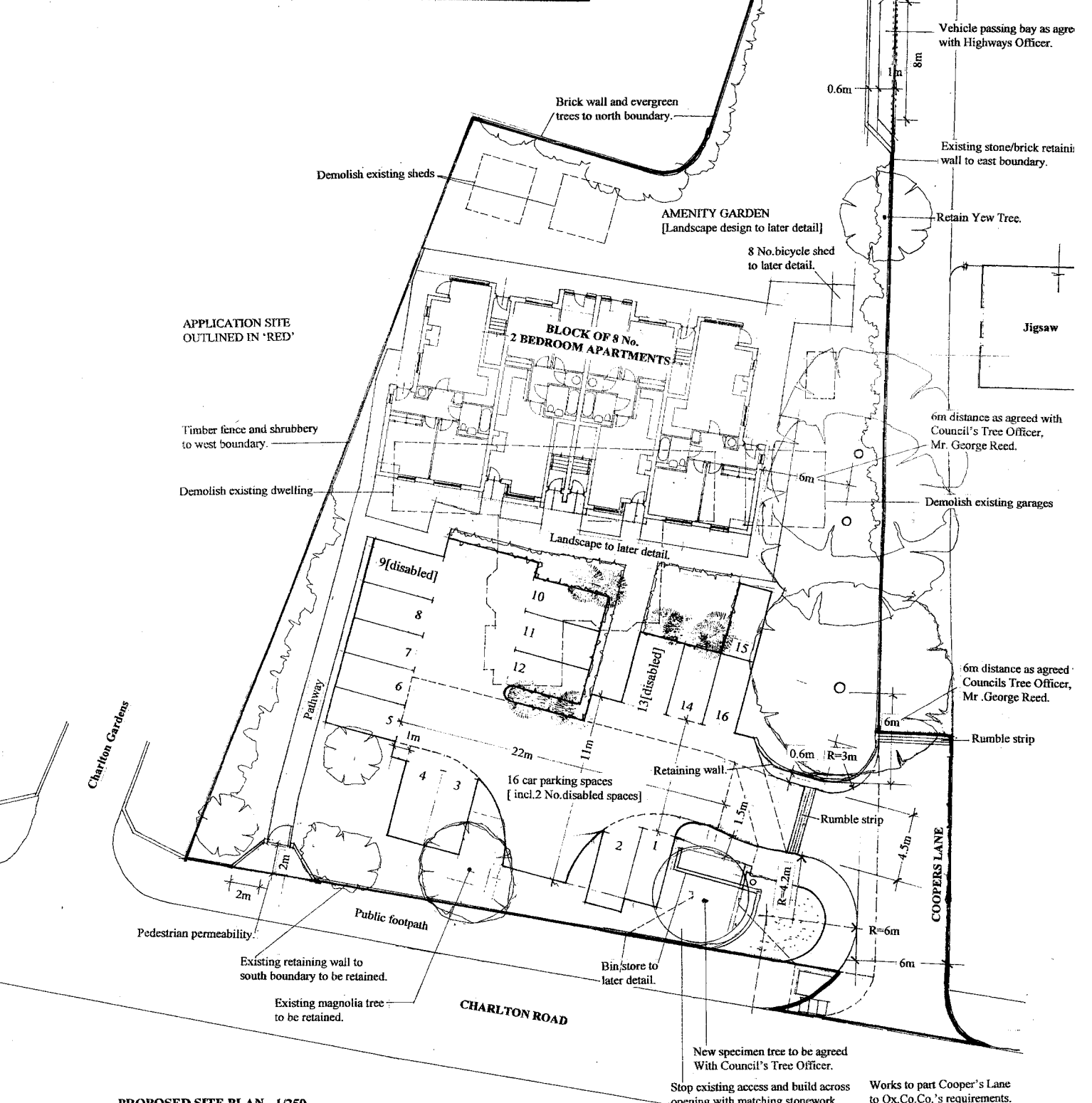
VILLAGE WHITE HOUSE
DISTRICT COUNCIL
REC'D 17 NOV 2005
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WAN/4741/1

APPENDIX 1

<p>MICHAEL F. WILSON-DOYLE M.I.A.R.C.H.S ©</p> <p>ARCHITECTURAL + PLANNING CONSULTANT</p> <p>HARTSLOCK HOUSE, HORSESHOE ROAD PANGBOURNE, BERKSHIRE RG8 7JL. TEL: 0118/9841116 - FAX: 0118/9844181</p>	
<p>Client</p> <p>MR. & MRS. JOHN GUTHRIE</p>	<p>Drawing Title</p> <p>LOCATION PLAN</p>
<p>Project</p> <p>RESIDENTIAL DEVELOPMENT at: No. 39 CHARLTON ROAD WYNTON, OXFORDSHIRE OX12 8EP.</p>	<p>Drawn By</p> <p>MWD</p> <p>Scale</p> <p>1/1250</p>
	<p>Approved By</p> <p>Date</p> <p>October 18, 2005</p>
<p>Drawing Number</p> <p>05.04/783-01</p>	

Client McADDEN PROPERTIES	Drawing Title PROPOSED SITE PLAN		
Project RESIDENTIAL DEVELOPMENT at: No.39 CHARLTON ROAD WANTAGE, OXFORDSHIRE OX12 8EP.	Drawn By MWD	Scale 1/250	
	Approved By	Date October 18, 2005	
	Drawing Number 05.04/783-03		

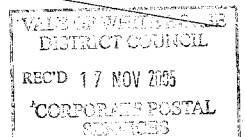


PROPOSED SITE PLAN - 1/250

APPENDIX 1

WAN(4741)

Note: All aspects in respect of highway issues including, the new junction between Charlton Road and Coopers Lane, visibility splays, internal hammer head, parking requirements [incl. tandem space No.15], the passing bay on Coopers Lane, a new pedestrian access onto public footpath to the south boundary, bin & cycle stores, rumble strip positions and all radii & dimensions applicable thereto, have already been discussed and agreed with Oxfordshire County Council's Highway Officer Mr. F Hamid



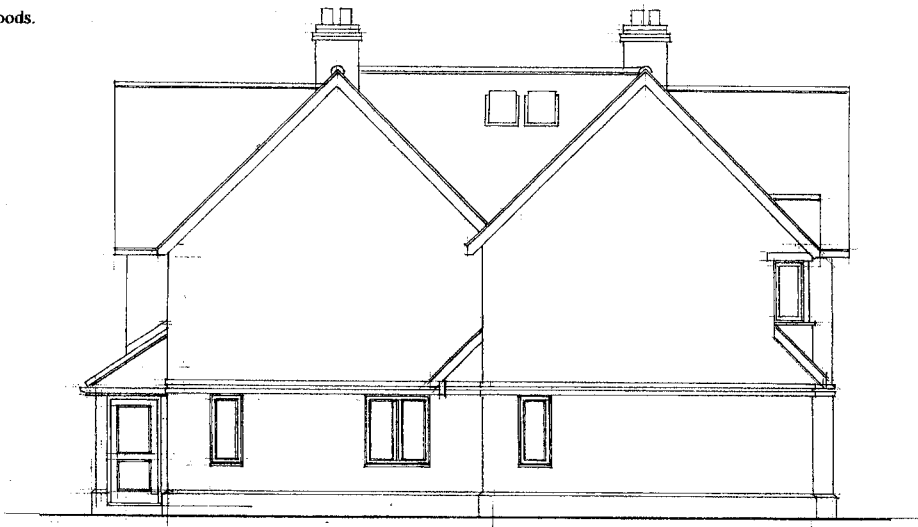
APPENDIX 1



Proposed South Elevation - 1/100

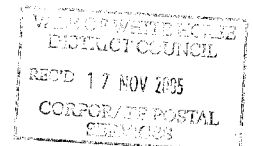
Elevation Treatment:

- Selected plain tiles to roof.
- Selected brickwork to external walls
- Iroko boarding/painted rendering to south elevation gables.
- White windows and colour painted entrance doors.
- Black uPVC rainwater goods.



Proposed West Elevation - 1/100

WAN/474/1



<p>MICHAEL F. WILSON-DOYLE M.I.A.R.C.H.S ©</p> <p>ARCHITECTURAL + PLANNING CONSULTANT</p>		<p>HARTSLOCK HOUSE, HORSESHOE ROAD PANGBOURNE, BERKSHIRE RG8 7JL. TEL: 0118/9841116 - FAX: 0118/9844181</p>	
<p>Client MR. & MRS. JOHN GUTHRIE</p>		<p>Drawing Title SOUTH & WEST ELEVATIONS</p>	
<p>Project RESIDENTIAL DEVELOPMENT at: No. 39 CHARLTON ROAD WOKINGHAM, BERKSHIRE OX12 8EP.</p>		<p>Drawn By MWD</p>	<p>Scale 1/100</p>
<p>Approved By</p>		<p>Date October 18, 2005</p>	<p>Drawing Number 05.04/783-06</p>

APPENDIX 1



Proposed North Elevation

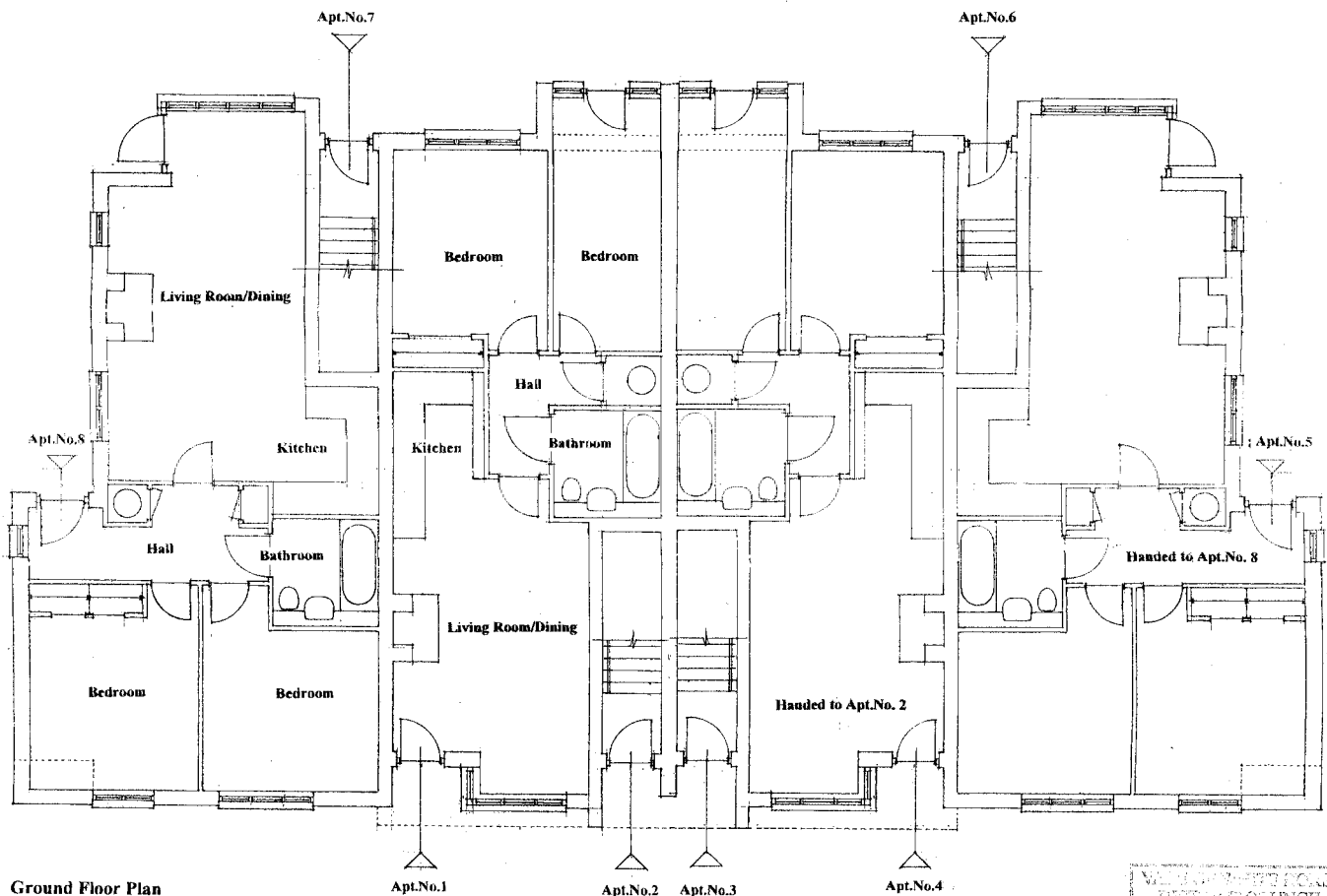


Proposed East Elevation

VILLE OF WHITEHALL
DISTRICT COUNCIL
REC'D 17 NOV 2005
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SERVICES

WAN/4741/1

MICHAEL F. WILSON-DOYLE M.I.A.R.C.H.S ARCHITECTURAL + PLANNING CONSULTANT		HARTSLOCK HOUSE, HORSESHOE ROAD PANGBOURNE, BERKSHIRE RG8 7JL. TEL: 0118/9841116 - FAX: 0118/9844181	
Client	MR. & MRS. JOHN GUTHRIE	Drawing Title	NORTH & EAST ELEVATIONS
Project	RESIDENTIAL DEVELOPMENT at: No. 39 CHARLTON ROAD WANTAGE, OXFORDSHIRE OX12 8EP.	Drawn By	MWD
		Scale	1/100
		Approved By	Date October 18, 2005
		Drawing Number	05.04/783-07



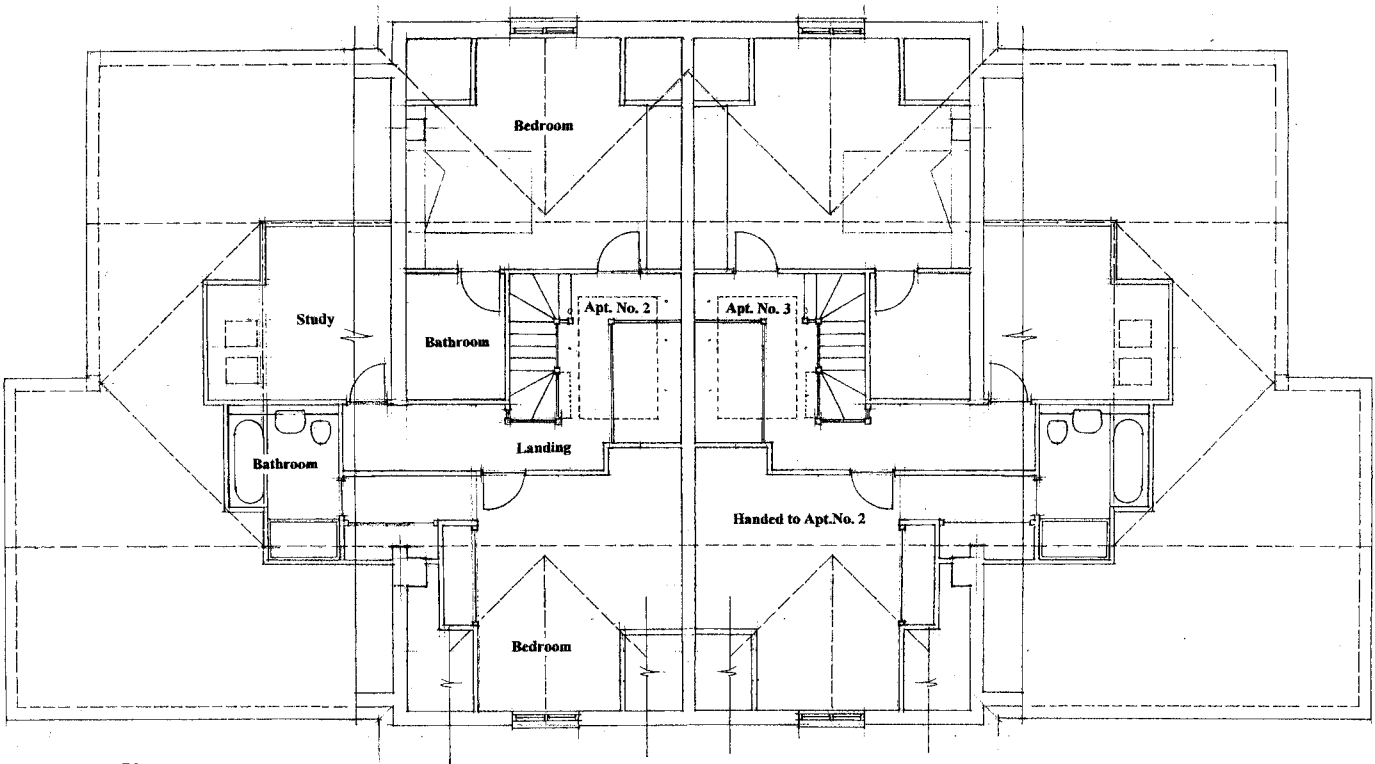
Ground Floor Plan

WANGANUI DISTRICT COUNCIL
 RECD 17 NOV 2005
 CORPORATE POSTAL SERVICES

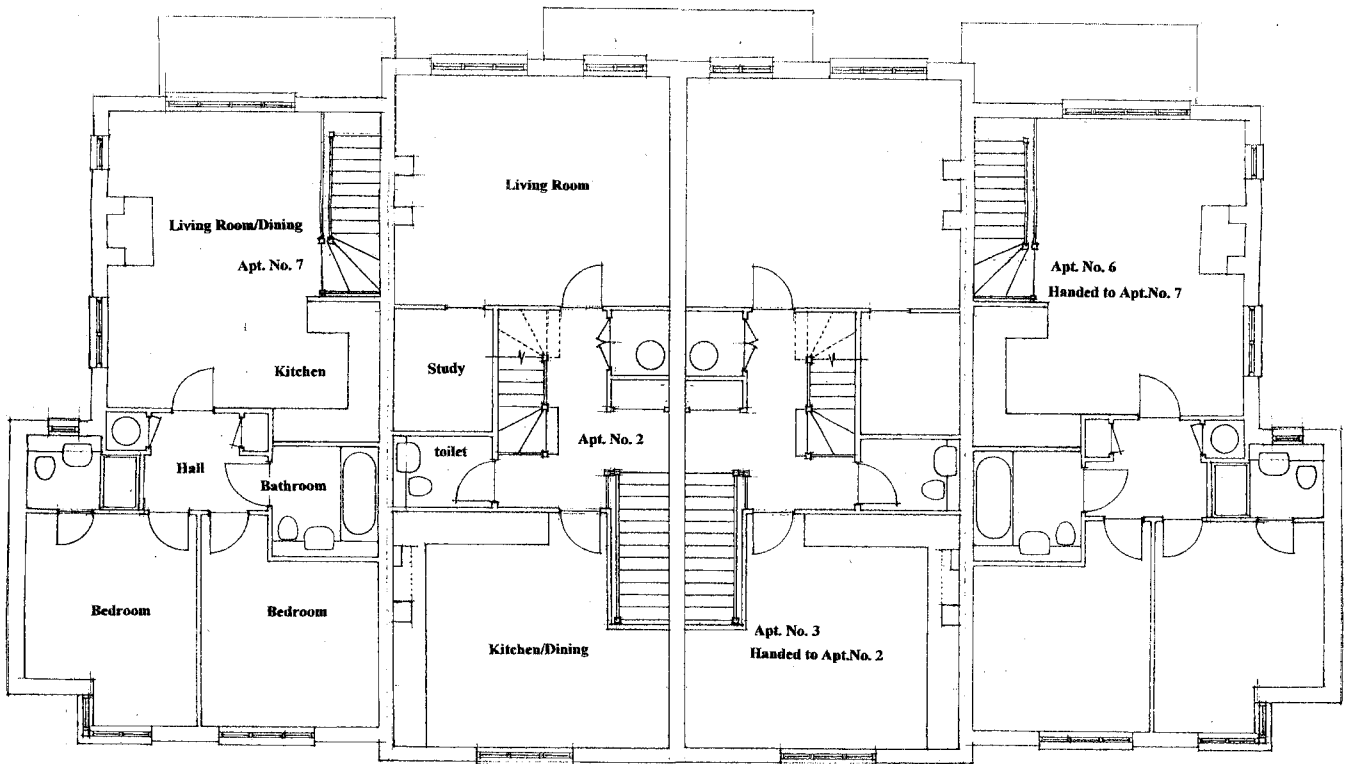
WAN | 4741 | 1

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Client	MR. & MRS. JOHN GUTHRIE	Drawing Title	
		GROUND FLOOR PLAN	
Project	RESIDENTIAL DEVELOPMENT at: No.39 CHARLTON ROAD WANTAGE, OXFORDSHIRE OX12 8EP.	Drawn By	MWD
		Scale	1/100
		Approved By	Date
			October 18, 2005
		Drawing Number	05.04/783-04

APPENDIX 1



Second Floor Plan



First Floor Plan

VALLEY OF WHITE ROADS
DISTRICT COUNCIL
REC'D 17 NOV 2005
CORPORATE POSTAL
SERVICES

WAN/474/1

MICHAEL F. WILSON-DOYLE M.I.A.R.C.H.S

ARCHITECTURAL + PLANNING CONSULTANT

HARTSLOCK HOUSE, HORSESHOE ROAD
PANGBOURNE, BERKSHIRE RG8 7JL
TEL: 0118/9841116 - FAX: 0118/9843709

APPENDIX 1

Client MR. & MRS. JOHN GUTHRIE		Drawing Title FIRST + SECOND FLOOR PLANS	
Project RESIDENTIAL DEVELOPMENT at: No. 39 CHARLTON ROAD WATlington, OXFORDSHIRE OX12 8EP.		Drawn By MWD	Scale 1/100
Approved By		Date October 18, 2005	
Drawing Number		05.04/783-05	

Abbie Gjoka

ACK- 12.1.06

APPENDIX 2

From: Jim Moley
Sent: 12 January 2006 14:47
To: planning.dc
Cc: 'mark@bayrock.co.uk'; 'Carolaltnann@hotmail.com'
Subject: PLANNING APPLICATION ,39 CHARLTON RD MEMO TO MRS LECOINTE

TO:MRS LE COINTE

FROM:JIM MOLEY

SUBJECT:WAN/4741/1

DATE:12 January 2006

I am concerned about the adverse implications of this application for the built environment and townscape of Charlton Rd ,which is currently perhaps the most attractive main access to Wantage.

Attractive,because it comprises a variety of terraced,semi detached and detached houses,largely of Edwardian and Victorian design; many with large or very large gardens.The overall effect is one of comparative style and spaciousness

None Of these houses are listed,they are not protected from demolition and redevelopment.However,the spaciousness of many of these houses in a popular residential area,renders them subject to speculative redevelopment with close packed uniform housing.

The owners of most of the larger houses in Charlton Rd have been contacted to do this,it is alleged.The result could be incremental loss of this style and spaciousness in this road and an adverse impact on townscape.

My question therefore is whether this development is of a scale and type appropriate to the site and surroundings and of a high enough quality of layout and design and whether it harms the character of Charlton Rd.

On a detailed level,the following points seem relevant

- The bungalow to be demolished has considerable character, size and features,in my opinion.It reflects the best design common in the 1920's/30's.[If it is subject to subsidence,as alleged, it seems appropriate to note that it is a bungalow]
- The quality of the bungalow's design is relevant because the applicant refers to the demolition of no 50 for a redevelopment,just completed.This was a Victorian house disfigured by a large 60's extension.An inexact comparison,in my opinion.
- I would also suggest that there is a neighbouring vernacular style more appropriate than that proposed for this development,ie Victorian villas of brick with soldier courses – not reflected in the application
- I was highly amused by the optimistic view of access issues reflected by the applicant's agent.Not supported by the view of County officers in their advice to full council when considering location for post 2016 housing.In my opinion,these access issues influenced Council to recommend that post 2016 housing should not come to Grove/Wantage.This was later reversed by the Conservative OCC cabinet,for political reasons,in my opinion.This Cabinet was asked about its decision in the context of poor access at the County's last Full Council meeting on Tuesday (by me).It was unable to give any coherent response or

justification !So poor access to employment and other services remains a local challenge.

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APPENDIX 2

WAN/6597/2

(5) (A3)



North Elevation to Units No. 3 - 7

Stained timber boarding with Sapele light grey volcanic ash

Vergeola

Painted timber doors

VALE OF WHITE HORSE ENVIRONMENTAL SERVICES DIRECTORATE	
REC'D	08 JUL 2003
ATTENTION	ACK

WAN/6597/2

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Client MR. + MRS. T. J. HUMPHRIES		Drawing Title PROPOSED NORTH ELEVATION Units No. 3-7	
Project PROPOSED RESIDENTIAL DEVELOPMENT at: No. 50 CHARLTON ROAD, WANTAGE OXFORDSHIRE.		Drawn By MWD	Scale 1/100
		Approved By	Date May 27, 2003
		Drawing Number 03.03/751-09	

APPENDIX 3

SUT/6342/21 – HSBC & UK Active Property Fund and Charterland Ltd

Change of use of existing factory/engineering works with offices to warehouse with offices and external alterations.

Former Williams Grand Prix Site, Basil Hill Road, Didcot

1.0 The Proposal

- 1.1 This application proposes the change of use of this building from factory and engineering works with offices to warehouse with offices. Currently the existing floorspace is 4916sqm which is made up of 3889 sq m of industrial and 1027 sq m of office space. The proposed floorspace is 4627 sq m which is made up of 3600 sq m of warehousing with the existing 1027sqm of office space remaining. Minor works are proposed to the building itself including the demolition of existing small extensions, the installation of new roller shutter doors and some changes to the existing fenestration. There are also changes to the internal arrangement of both the office and existing industrial area. The application drawings and a site plan are at **Appendix 1**.
- 1.2 The applicant has submitted a Transport Statement, the conclusions of which are at **Appendix 2**.
- 1.3 The application comes before committee as the Parish Council objects to the proposal.

2.0 Planning History

- 2.1 Applications were submitted throughout the 1980's and 1990's relating to the use of the site by Williams Grand Prix for car-related uses.
- 2.2 An application for the erection of new warehouse and linking canopy for the storage of goods and associated car parking was approved in September 2002.
- 2.3 An application for the installation of three full height aluminium windows to the front elevation was approved in September 2004.
- 2.4 An application similar to the current application was submitted in October 2005 with the description 'Change of use of part of warehouse to warehouse with trade counters and external alterations.' That application, however, was withdrawn.

3.0 Planning Policies

- 3.1 Under both the adopted and emerging Local Plans, the site is washed over by the policy for landscape enhancement. Under the emerging Local Plan the site is also covered by policy E10 which states that proposals for development or redevelopment for business purposes will be permitted provided it complies with the other employment policies of the emerging Local Plan. Paragraphs 11.44 – 11.46 of the emerging Local Plan explain that development within the allocated sites adjacent to the power station will be acceptable subject to contributions towards necessary highway improvements which may be required as specified by the County Council.

4.0 Consultations

- 4.1 Sutton Courtenay Parish Council objects to the proposal - their letter is at **Appendix 3**.

Report 235/05

4.2 Oxfordshire County Council have made comments on the application, requesting a contribution towards the Didcot Integrated Transport Strategy of £54,349.17. A copy of their letter is at **Appendix 4**.

4.3 The site lies within a flood plain and the Environment Agency have responded. Their letter is at **Appendix 5**.

5.0 **Officer Comments**

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

- 1) whether the proposal is in compliance with policy;
- 2) whether the proposal is acceptable in highway terms; and
- 3) whether the proposal is acceptable in terms of flooding and drainage.

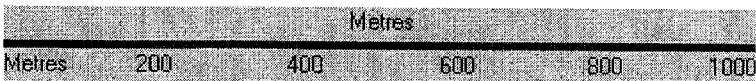
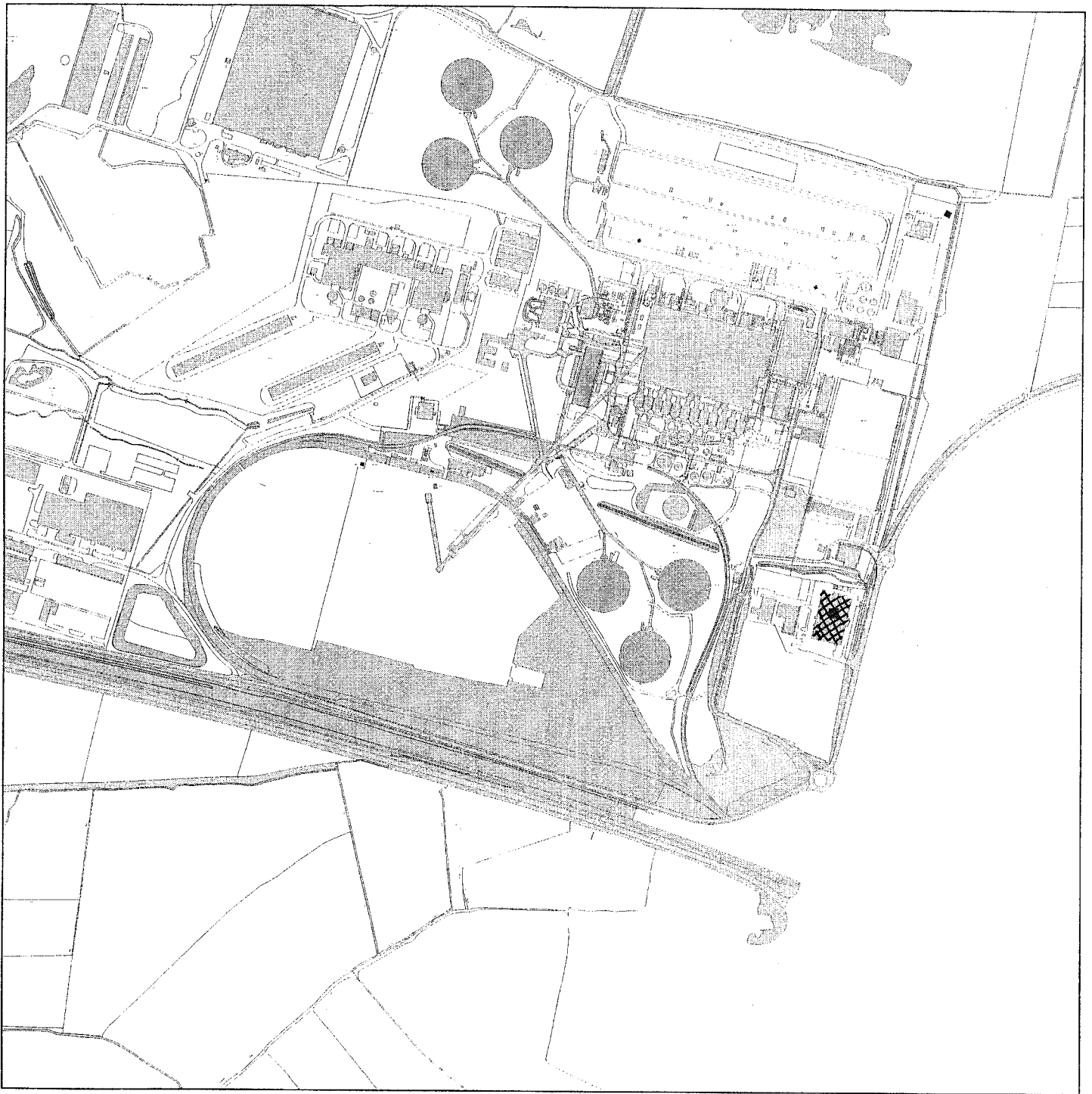
5.2 Given that the site is an existing building in employment use, there is not considered to be an objection to the principle of the change of use. Furthermore, the continued use of the site for employment purposes is covered by the Draft Local Plan. As such, your Officers consider the proposal to be in compliance with the policies of the Local Plan.

5.3 As Members will see from Appendix 4, the County Council has made comments regarding the impact of the proposal on the local highway network. The Transport Statement submitted by the applicant has been reviewed which, it is considered, overestimates the existing traffic movements, thus underestimating the increase in traffic movements that will be brought about by this proposal. Based on the County Council's calculations, a contribution to highway works has been requested, and the applicants have said they are willing to pay the required sum. The County Council has requested that the permission is made personal to the applicant to avoid the possibility of Trident Park becoming an 'out of town retail centre'. However, the trade counters proposed are small-scale and ancillary to the primary use of the building and, as such, do not require specific permission. If the trade counters became part of a retail use at a later date, a further planning application would be required. Your Officers consider that sufficient control would be retained over the use of the building and, as such, to make the permission personal is not considered to be either reasonable or necessary.

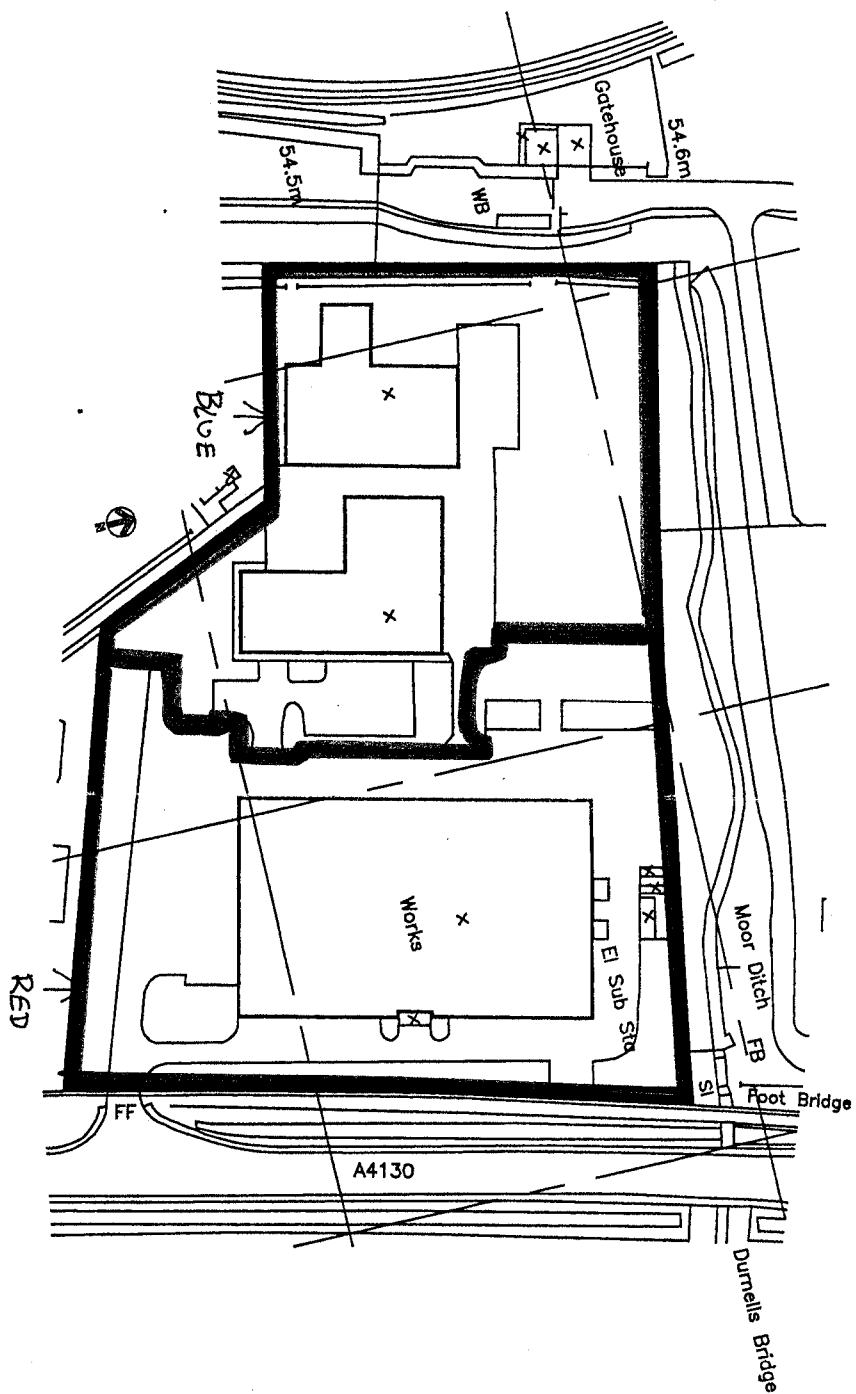
5.4 The building is existing and the applicants have stated that they are not changing the arrangements for surface water and foul sewage. It is not considered that the proposal will result in any changes to the sewerage system. The Environment Agency has also confirmed that, given the existing arrangements, the conditions outlined in their letter are not now considered to be necessary. Therefore, your Officers consider that the existing flooding and drainage situation is acceptable.

6.0 **Recommendation**

6.1 *It is recommended that the decision to grant planning permission be delegated to the Chief Executive in consultation with the Chair and/or Vice Chair subject to the completion of a Section 106 Agreement to secure the contributions towards highway improvement works.*



APPENDIX 1



LOCATION PLAN
TRIDENT PARK



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SCALE 1:1250 @ A3

APPENDIX 1

1:50 = 3 m
1:100 = 6 m
1:200 = 12 m
1:500 = 30 m
1:1250 = 7.5 m
1:2500 = 15.0 m

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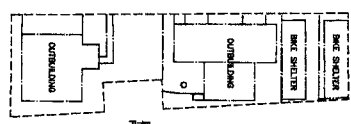
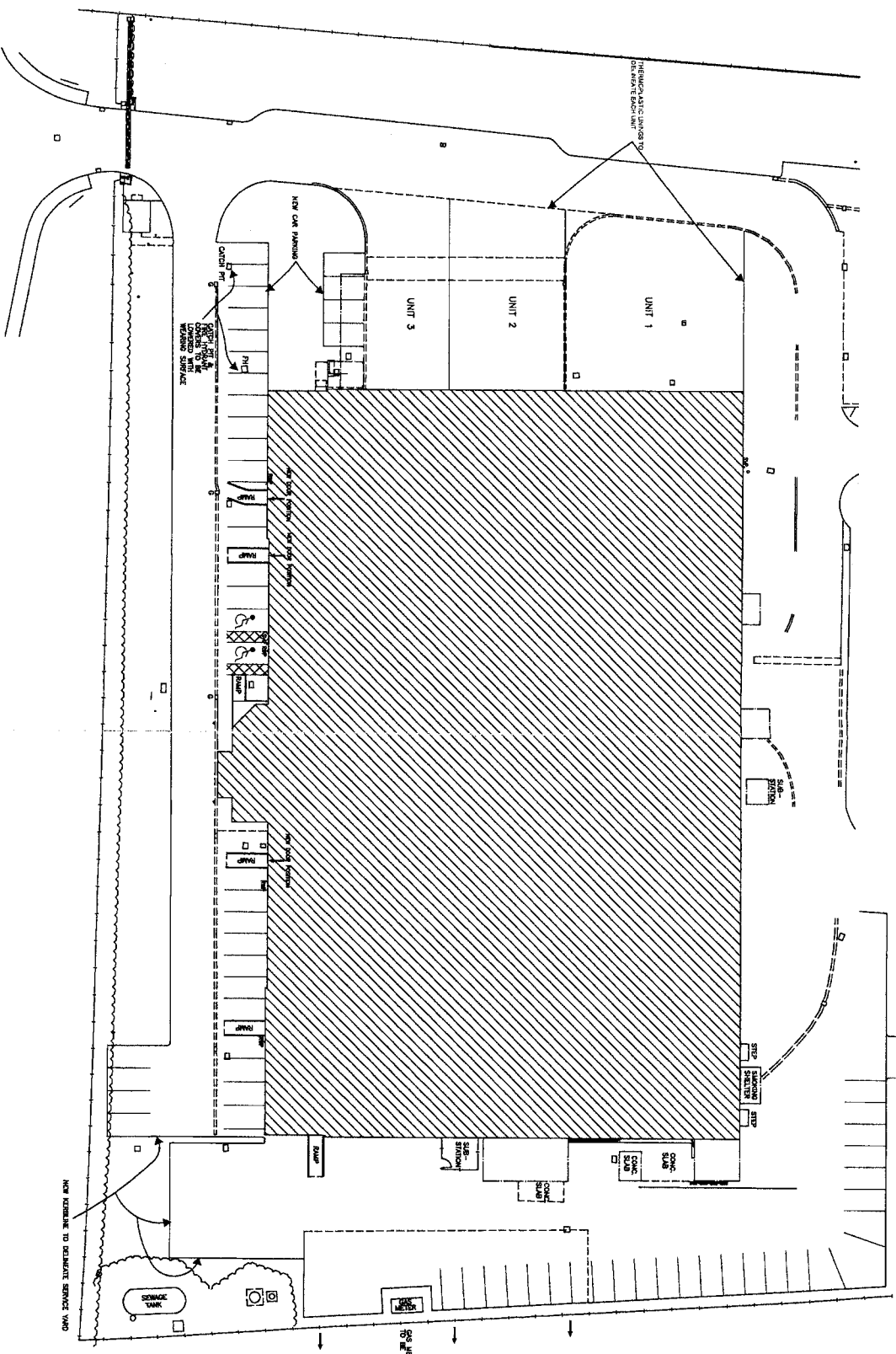


FLETCHER BENNETT
ARCHITECTS & MASTER PLANNERS

PROJECT NAME: TRIDENT PARK
CLIENT: LINGFIELD PLC
PROPOSED SUE DESIGN: 1:1250
DATE: 13/08/03
DRAWN BY: JH
CHECKED BY: JH
SCALE: 1:1250 @ A3
17397B-PL01

05/01729/cov

1:50 = 3 m
 1:100 = 6 m
 1:200 = 12 m
 1:500 = 30 m
 1:1250 = 75 m
 1:2500 = 150 m



UNOATED BUILDINGS TO BE REMOVED

SEE OTHER DRAWINGS FOR DETAILS OF SERVICE AREAS

APPENDIX 1

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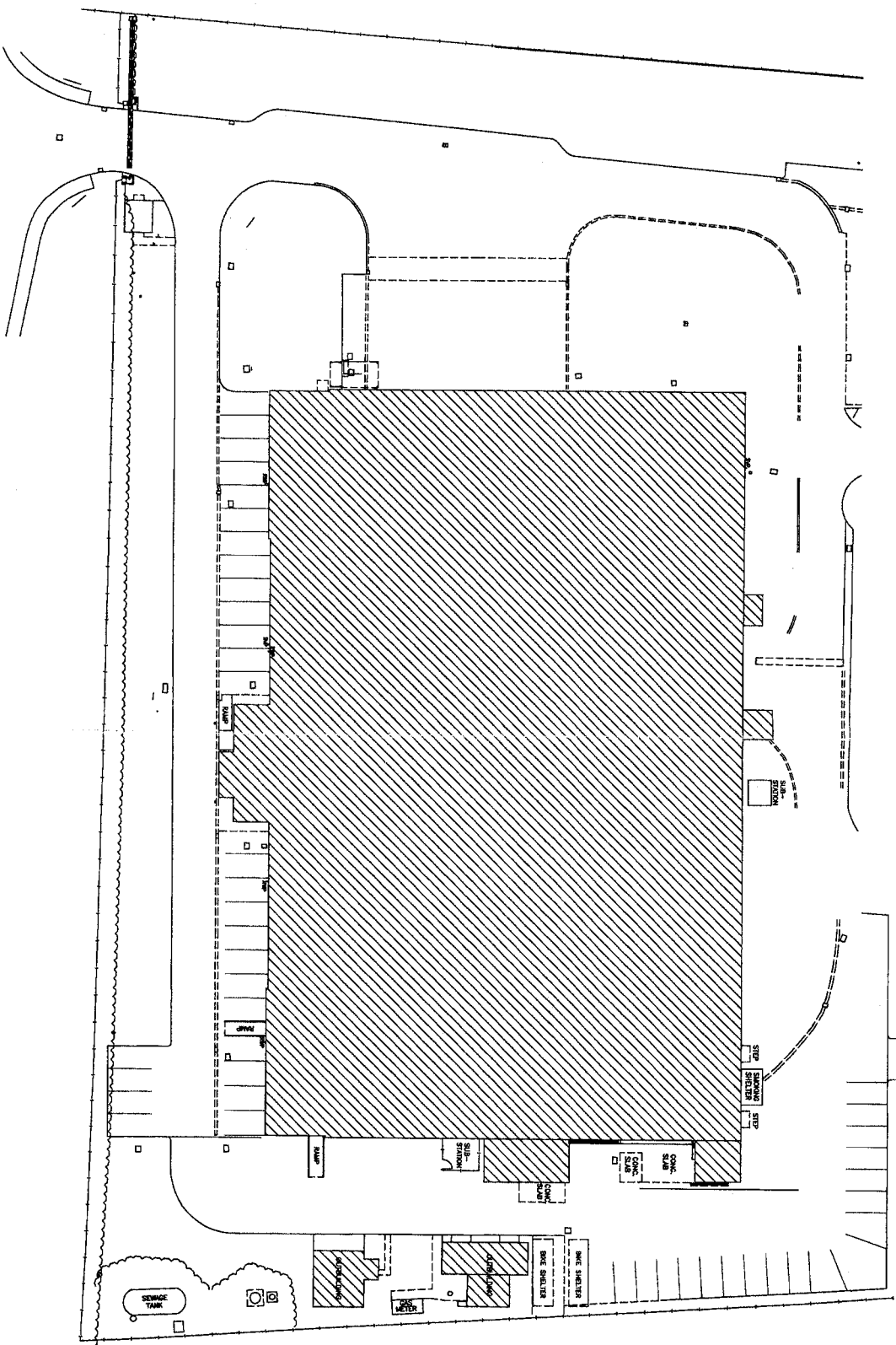
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Scale of A1	1/500	Date	November 05
Author	R.B.C.	Checked	M.R.
Project Reference No.	WOS13984	Project Name	013
Drawn		Approved	A

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 1:2500 = 150 m

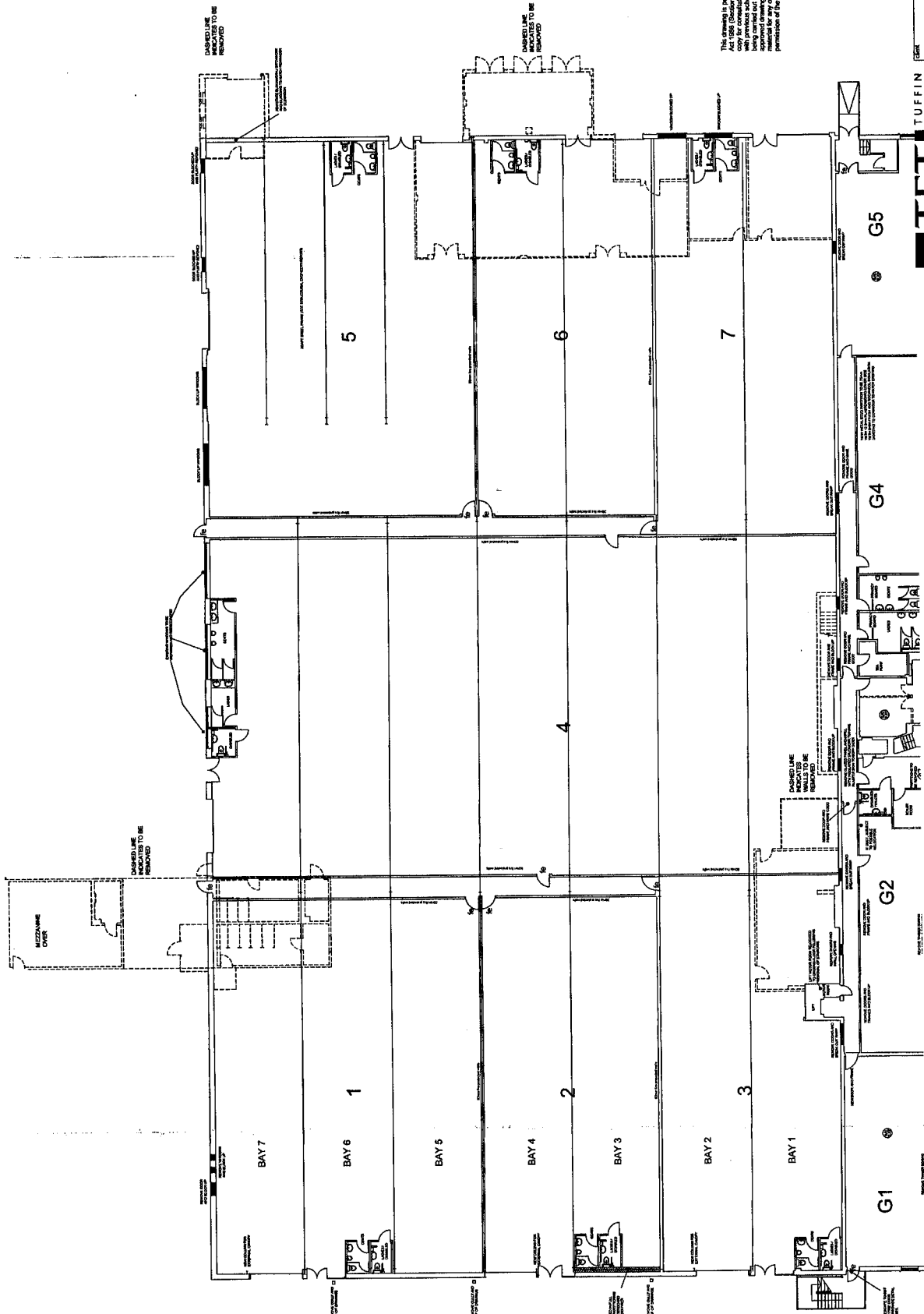
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Project: H.S.B.C Property Fund Management Ltd	Drawing: Trident Park D1/cot	Title: Existing Site Layout	Date: November 05

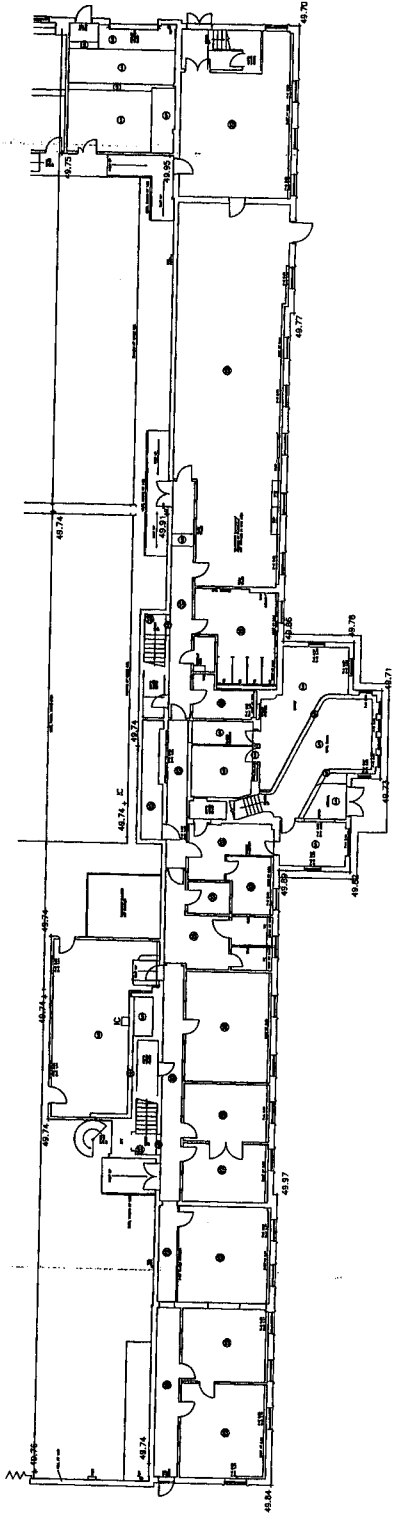
APPENDIX 1



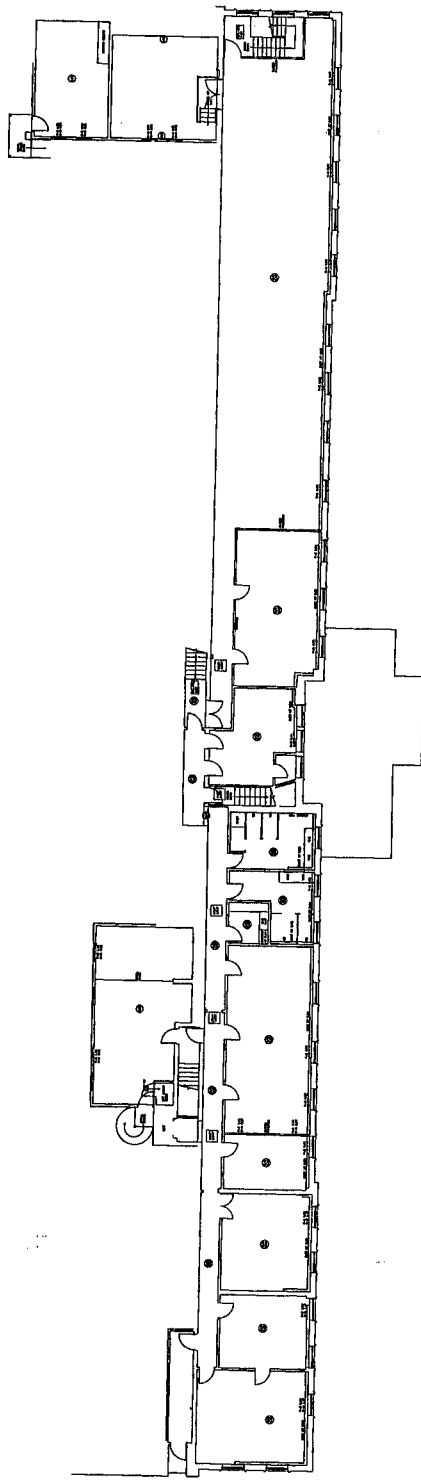
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REC. M.F. 010 1/150 November 05	PROJ/ISSUE NO. W0513684 010 A	Proposed Floor Layout	BRITANNIA HOUSE, 50 GREAT CHARLES STREET, BIRMINGHAM, E3 2LP t +44 (0) 121 236 11 20 f +44 (0) 121 236 84 53 www.tftconsultants.com

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GROUND FLOOR PLAN



FIRST FLOOR PLAN

1:500 A3
 1:1000 A4
 1:2000 A5
 1:4000 A6
 1:8000 A7

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REGISTERED ARCHITECT
 11 BELMONT
 COVENTRY
 CV3 5EF

CLIENT
 H.S.B.C.
 Property Fund
 Management Ltd

PROJECT
 Trident Park
 Didcot

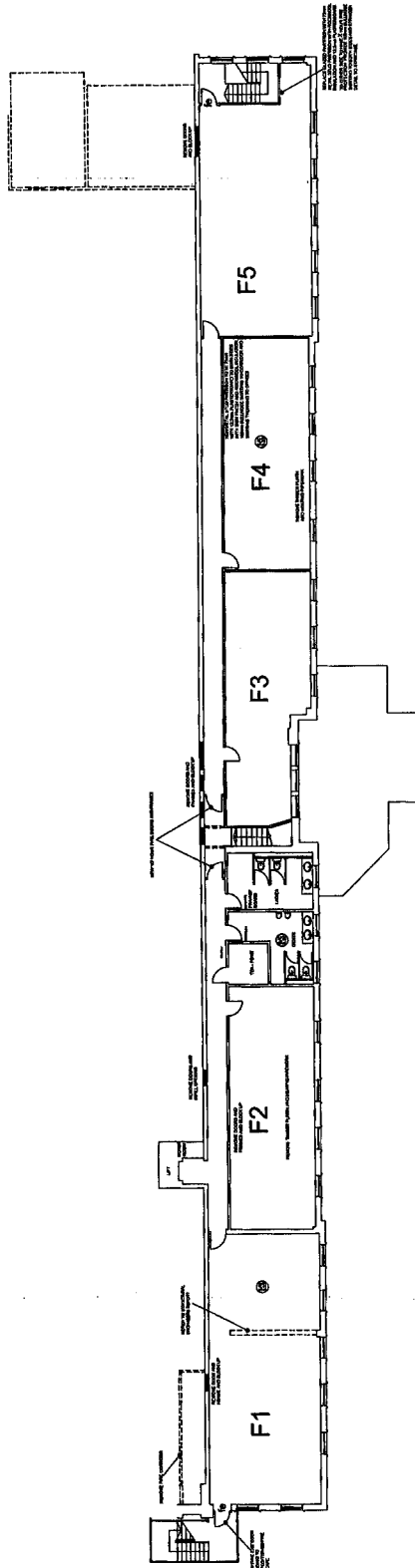
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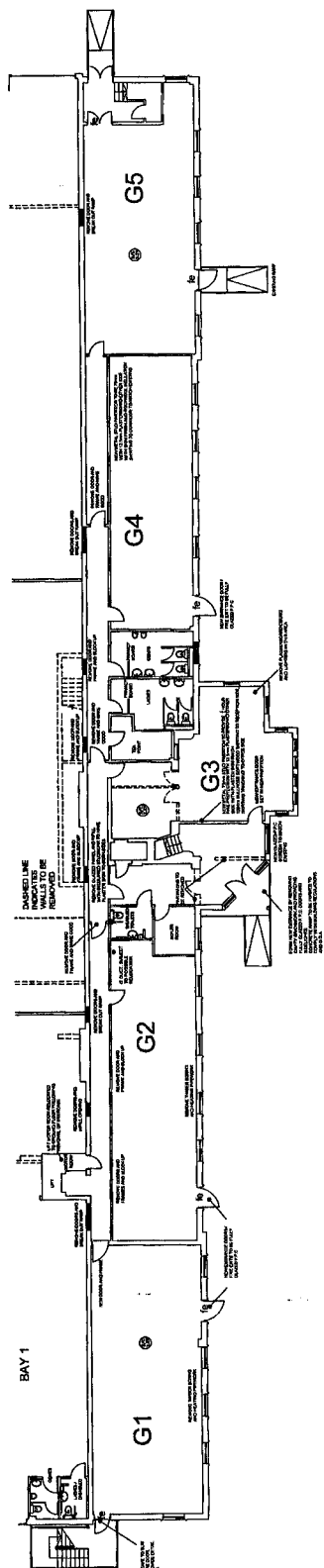
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FIRST FLOOR



GROUND FLOOR

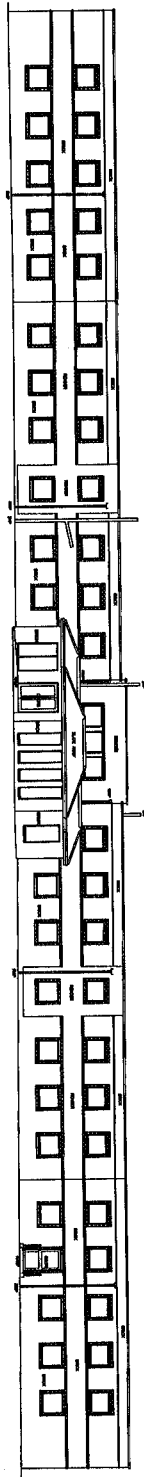
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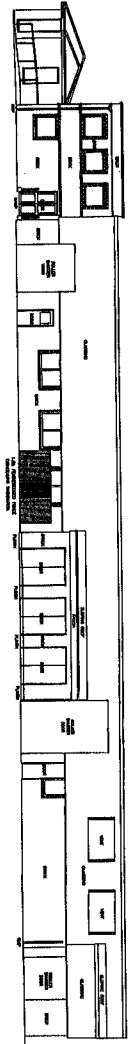
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Client: H.S.B.C. Property Fund Management Ltd		Project: Trident Park Didcot	
Drawing No: W0513294		Revision: 011 A	
Date: November 05		Proposed Ground & First Floor Offices	

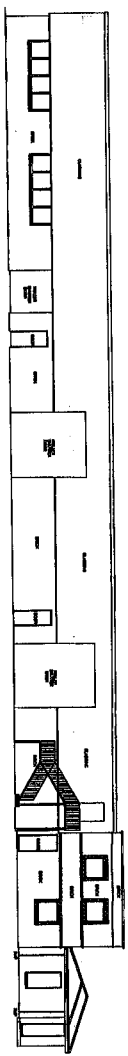
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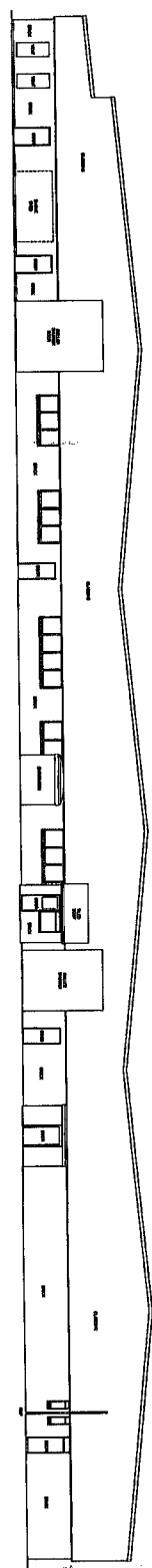
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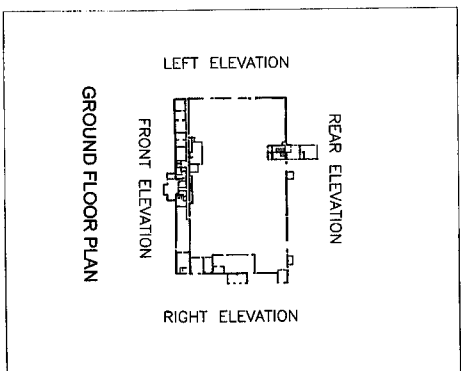
RIGHT ELEVATION



LEFT ELEVATION



REAR ELEVATION



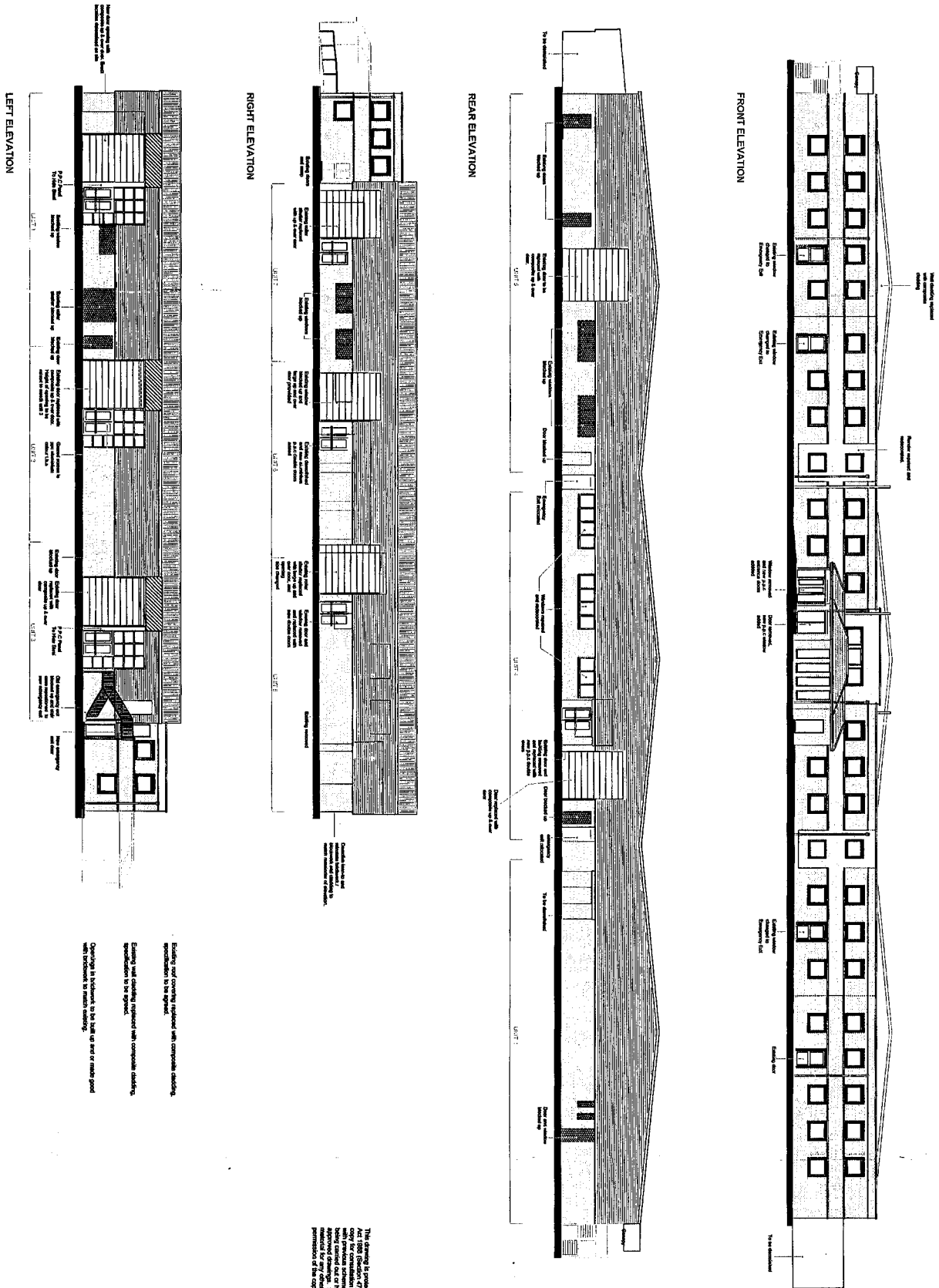
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R.B.C. 1/150	M.R. November 05	W0813884 005
Project Trident Park Didcot		Client H.S.B.C Property Fund Management Ltd
Existing Elevations		Value of Work £11,000,000 £1,000,000 £1,000,000 £1,000,000 £1,000,000

SUT/5342/2/1 05/01/2009



Building and covering replaced with composite cladding, according to the report.

Existing wall cladding replaced with composite cladding, according to the report.

Roofing is to be replaced by the same up and or made good when replaced to match existing.

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Units: 1000mm x 1000mm
1:200 1:100 1:50 1:25 1:10 1:5 1:2 1:1

H.S.B.C.
Property Fund
Management Ltd

Project:
Trident Park
Diddcot

DATE: 1/150

Scale of A1

1/150

11/50

012

WATERLOO ENGINEERING
DISTRICT COUNCIL
MEMO 1.1 REF. 206
CORPORATE HOUSING
SERVICES

Proposed Elevations

SUT/6342/A1 os/61224/cw

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5.0 SUMMARY AND CONCLUSIONS

Summary

- 5.1 This Transport Statement has considered the traffic and servicing issues associated with the planning application submitted on behalf of HSBC Specialist Investments Ltd for the redevelopment of a unit within Trident Park, Basil Hill Road, Didcot.
- 5.2 The report has been prepared in discussion with the Highway Authority, Oxfordshire County Council, and its scope agreed with the Council. The Statement has considered the traffic issues associated with the proposals, servicing issues and the level of car parking required.

Conclusions

- 5.3 Further to the investigations undertaken, the following conclusions can be drawn.
- The existing access junction to Trident Park from Basil Hill Road is of a suitable standard to accommodate all anticipated vehicle movements, this opinion is also that of Oxfordshire County Council, the Highway Authority.
 - The existing level of parking provision is appropriate to serve the development.
 - The site layout provides good servicing arrangements for all expected delivery vehicles.
 - The implementation of warehouse units with ancillary trade counters will not generate any more traffic than that generated by the existing use and as such no material impact will be caused to the surrounding local highway network.
 - Since the development will not attract any additional traffic to the site it will not be necessary to undertake any highway improvement works at the existing site access to Basil Hill Road.
- 5.4 It is considered that there are no transport or highway issues that should prevent the development from proceeding.

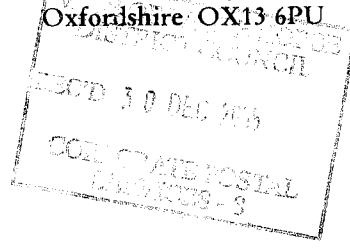
Sutton Courtenay Parish Council

✓
✓

Clerk: Mrs. L. A. Martin B.A.

Telephone/Fax: Frilford Heath
(01865 391833)

Orchard House,
90 Howard Cornish Road,
Marcham, Abingdon,
Oxfordshire OX13 6PU



Mrs. G. LeCointe,
Planning Services,
Vale of White Horse District Council,
Abbey House,
Abingdon,
Oxon.
OX14 3JN

24th December, 2005

Dear Mrs. LeCointe,

**SUT/6342/21 Change of Use of existing factory/engineering works with offices to warehouse with offices and external alterations
Former Williams Grand Prix Site, Basil Hill Road
For: HSBC and Active Property Fund and Charterland Ltd**

The Parish Council has great concerns at the suggestion of yet more warehouse development with its consequent implications for traffic generation. The A34 is already working at capacity and the A4130 too is congested. The Parish Council cannot see how this application can be considered without information as to the detailed numbers of employees at the site when the application states an increase will take place, but provides no further information.

Equally the vehicular flow details are not submitted but the application states a transport statement will follow. There are not sufficient details with this application to enable an assessment of the impact on the infrastructure (road network/sewage system) to take place. The Vale of White Horse District Council should consider the combined effect of all the applications in this area and not consider each on a piecemeal basis.

No information as to the hours of operation have been provided, or details of any routing agreement which would restrict vehicle movements through the villages. Until further details are known, the Parish Council is anxious for the change of use from engineering to warehouse/storage as the potential for additional and substantial impact on the local road network is too great.

Yours sincerely,

L.A. Martin
Clerk to the Council

APPENDIX 3



APPENDIX 4



OXFORDSHIRE
COUNTY COUNCIL

ENVIRONMENT & ECONOMY

www.oxfordshire.gov.uk

Ms Emma Phillips
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

3 January 2006

Your ref: SUT/6342/21

Direct line: 01865 815729

Please ask for: Tim Foxall

e-mail: tim.foxall@oxfordshire.gov.uk

Dear Ms Phillips

Proposal: Change of use of part of warehouse to warehouse with trade counters and external alterations

Location: Trident Park, Basil Hill Road, Didcot

Application No.: SUT/6342/21

Overview

Thank you for your consultation on the above planning application which in brief proposes the refurbishment of an existing building within Trident Park, Didcot. The proposed scheme will retain the existing office element of the building and split the existing warehouse into 7 smaller units, four of which will remain purely as warehouse units, with the remaining three to be used as storage and distribution with ancillary trade counters.

Since my initial response to VOWH on 26th October, Oxfordshire County Council as Highway Authority has received a Transport Statement (TS) prepared by Bettridge Turner and Partners supporting the application and as such the County Council are now in a position to be able to formally respond to the application.

Trip Generation and Traffic Impact

When the County were first consulted on this application, it was understood that the proposal would seek to change the majority of the existing floor space for trade counter use, however, it is now evident that the reverse is true in as much as the majority of floor space will be retained for its existing use as warehousing and that only three of the 'new' sub-divided units will be for trade retail. Naturally this will present significantly different trip patterns to those initially anticipated to arise as a result of the development.

Having reviewed the TS, the Highway Authority consider that the methodology used to assess the level of traffic likely to have been generated by the previous use of the

development site, considerably over estimates traffic flows and that the trip rates applied are more akin to those associated with small office developments and should therefore be considered as presenting a 'very worst case' scenario.

Traffic surveys were undertaken at the entrance to the site to count the number of inbound and outbound movements currently generated by the two occupied building on-site. With the knowledge of the floor areas of the two remaining operational units, a trip rate was established on the basis that the remaining two buildings have similar operational characteristics to the vacant development site. However, the results are substantially higher than those which would be expected from a B8 warehousing unit.

It is a generally accepted that the TRICS database is interrogated to establish trip rates for similar land uses in similar locations. This exercise has been undertaken 'in-house' and reveals that the trip rates proposed within the TS are more akin to those expected at small office developments. As such, it is considered that the trip rates put forward for the existing site are over generous and do not provide a good representation of the likely level of traffic generated by the application site.

It is concluded that the two occupied buildings on-site are likely to be more office orientated in order to return the trip rates recorded and thus the trip rates ascertained would only be applicable to the application site if all three buildings were under the same ownership with similar operations. It is understood that this is not the case.

The table below presents trip rates for 'Commercial Warehouses' derived from the TRICS database which the Highway Authority consider to be more suitable than those proposed within the TS.

	AM Peak (08:00 – 09:00)			PM Peak (17:00 – 18:00)		
	Arrivals	Departures	Total	Arrivals	Departures	Total
OCC Rates	0.24	0.10	0.34	0.11	0.34	0.45
BT&P Rates	1.547	0.163	1.710	0.122	1.344	1.466

* BT&P – Bettridge Turner and Partners

On the basis of the above trip rates, there is a considerable deficit between the level of traffic estimated to have been generated by the existing building by the applicant and that estimated by the Highway Authority as illustrated by the table below;

	AM Peak (08:00 – 09:00)			PM Peak (17:00 – 18:00)		
	Arrivals	Departures	Total	Arrivals	Departures	Total
OCC Generation	11	5	15	5	15	20
BT&P Generation	69	7	76	5	60	65

This consequently has an impact upon the anticipated net increase in traffic resulting from the development. This is highlighted in the table below;

	AM Peak (08:00 – 09:00)			PM Peak (17:00 – 18:00)		
	Arrivals	Departures	Total	Arrivals	Departures	Total
Estimated Existing Traffic	69	7	76	5	60	65
Net Change Based upon BT&P Calcs	-6	+7	+1	+2	-7	-5
Net Change Based upon OCC Calcs	+46	+6	+52	+3	-38	-35

However, this being said, the level of traffic which has been estimated to be generated by the Trade Counter element of the proposed development is relatively low (*the methodology used in order to predict the likely flows was previously agreed by the Highway Authority*) and therefore on the basis that the anticipated level of traffic from the previous use is in the HA's opinion over inflated and the traffic arising from the proposed use is relatively small the net impact of the development in traffic terms is unlikely to be a material concern.

Therefore it is not considered that the traffic generated by the trade counters will have a detrimental impact in terms of capacity at the site access junction nor the power station or Southmead Industrial Estate roundabouts due to the high existing flows along Basil Hill Road.

Furthermore, it is the experience of the Highway Authority that the majority of traffic movements associated with warehousing and trade counters occur outside of the peak hours on the highway network which further lessens the impact of the development traffic.

Access Arrangement

In previous letters from the Highway Authority to the Planning Authority regarding this application, concerns were raised with respect to the level of right turning traffic into the site from Basil Hill Road and the risk of both an increase of rear end shunts and overall delay around the Didcot perimeter road should the increase in traffic generated by the proposed development be significant.

However, given the relatively insignificant changes in traffic generation arising from the Trade Counter element of the development, it is not considered that a ghost right turn lane is necessary. Furthermore, it is the opinion of the Highway Authority that rather than a ghost right turn lane, should traffic levels into and out of the site increase in the future, the banning of right turns in and out of the site maybe more appropriate given the vicinity of the Power Station and Southmead Industrial Estate roundabouts which would allow safe and convenient turning for vehicles accessing the site.

Parking Provision

It is not proposed to make any amendments to parking provision as part of the development and thus 62 spaces will be available to serve the site. Although this is less than the maximum number of spaces required if applying maximum standards for non-food retail or general industry to the floor area proposed for the trade counters, it is

considered that the existing level of provision is adequate for the operation of the site and that there is sufficient overspill parking should dedicated provision become stretched.

Sustainability

The TS fails to address the issue of the sustainability of the site. Albeit accepted by the Highway Authority that the respective uses of the development site are not conducive to access by more sustainable means of travel, nothing has been done to address access by staff to the site who form the only realistic group able to take a more sustainable means of travel.

As such, the Highway Authority are keen to stress the relatively poor sustainability credentials of the site and that safe access by foot and cycle should not be overlooked given the sites vicinity to residential areas.

Conclusion and Recommendations

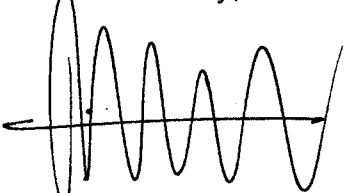
On the basis of the negligible change in traffic movements resulting from the development proposals, the Highway Authority do not wish to object to the application as currently detailed.

However, the Highway Authority would be opposed to Trident Park developing into an 'out of town' retail centre due to the increase in traffic movements which would inevitably arise and therefore recommend that if Vale of White Horse District Council are minded to grant permission then the permission is made personal to this applicant such that the use class of the site would revert back to B8 if the existing user were to leave the site.

Furthermore, a contribution towards the Didcot Integrated Transport Strategy of £54,349.17 should be secured. These monies have been calculated based upon the average increase of 17 two-way peak period trips (based upon the figures calculated by the Highway Authority), multiplied by the applied cost per trip (£3197.01).

I trust you find the above comments useful, however 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, appearing to read 'Tim Foxall', written over a horizontal line.

Tim Foxall
Senior Transport Planner

EP

APPENDIX 5

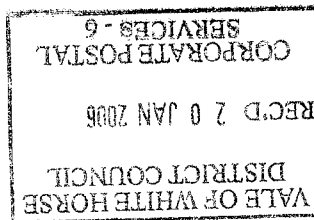


ENVIRONMENT AGENCY

Our Ref : WA/2005/01
Your Ref : SUT/6342/2.

Date : 18 January 2006

Environmental Services Directorate
Vale Of White Horse Council
The Abbey House
Abingdon
Oxfordshire
OX14 3JN



09/02/06
Paul Gray
If building levels
are not being
changed it is not
necessary to add
these conditions
EP.

Dear Sir/Madam

PROPOSED: CHANGE OF USE OF EXISTING FACTORY/ENGINEERING WORKS WITH OFFICES TO WAREHOUSE WITH OFFICES AND EXTERNAL ALTERATIONS.
LOCATION: FORMER WILLIAMS GRAND PRIX SITE, BASIL HILL ROAD, DIDCOT
APPLICANT: HSBC & UK ACTIVE PROPERTY FUND & CHARTERLAND LTD

EA REF: SU59SW/8/19

Thank you for your letter dated 6 December 2005 which was received on 12 December 2005.

This site is located in Flood Zone 3, which is the high risk zone and is defined for mapping purposes by the Agency's Flood Zones.

Flood Zone 3 refers to land where the indicative annual probability of flooding is 1 in 100 years or less from river sources (i.e. it has a 1% or greater chance of flooding in any given year).

We do not object on flooding grounds, as there is be a reduction in the footprint of the building and the proposals do not involve a change of use to a more high risk use.

Due to the scale and nature of the development, we request the following conditions on any planning permission granted:

CONDITION: There shall be no raising of existing ground levels on the site.
REASON: To prevent the increased risk of flooding due to impedance of flood flows and reduction of flood storage capacity.

CONDITION: No spoil or materials shall be deposited or stored on that part of the site lying within the area of land liable to flood.
REASON: To prevent the increased risk of flooding due to impedance of flood flows and

APPENDIX 5

reduction of flood storage capacity.

CONDITION: Development shall not begin until drainage details, incorporating sustainable drainage principles and an assessment of the hydrological and hydrogeological context of the development, have been submitted to and approved by the local planning authority, and the scheme shall subsequently be implemented in accordance with the approved details before the development is completed.

REASON: To prevent pollution of the water environment, the increased risk of flooding and to improve water quality.

To prevent pollution of groundwater and the water environment the following condition should also be imposed on any planning permission granted:

CONDITION: The construction of the foul drainage system shall be carried out in accordance with details submitted to and approved in writing by the Planning Authority before the development commences.

REASON: To prevent pollution of the water environment.

(Note: The Environment Agency asks to be consulted on any details submitted in compliance with this condition).

CONDITION: No soakaways shall be constructed such that they penetrate the water table, and they shall not in any event exceed 2 metres in depth below existing ground level.

REASON: To prevent pollution of groundwater.

CONDITION: No soakaways shall be constructed in contaminated ground.

REASON: To prevent pollution of groundwater.

We recommend removal of all underground storage tanks (USTs) and associated pipework that are unlikely to be reused. Such removal should be undertaken following the guidance found in the 'Blue Book'* All product must be removed and disposed of correctly. The applicant may be liable if any fuel tank or associated pipework left in situ cause contamination.

Once the tanks and associated pipelines have been removed, samples of soil and groundwater should be taken to check for subsurface contamination.

If soil or groundwater contamination is found, additional investigations (possibly including a risk assessment) should be carried out to determine the need for remediation.

We consider that previous uses of the site (or adjoining sites) may have caused, or have the potential to cause, contamination of controlled waters. It is recommended that prior to determination a desktop study is carried out which shall include the identification of previous site uses, potential contaminants that might reasonably be expected given those uses and other relevant information.

Based on the finding of this investigation we would recommend that development is permitted subject to suitable conditions being imposed relating to site investigation, risk

assessment and remediation Method Statement. The design of the site investigation and the remediation Method Statements should be approved in writing by the Local Planning Authority before being carried out. Further investigation and remedial work is most likely to be required in areas which are being redeveloped (ie the eastern corner of the site) as opposed to the site as a whole. The following condition should be imposed on any planning permission granted:

CONDITION: If during development, contamination not previously identified, is found to be present at the site then no further development (unless otherwise agreed in writing with the Local Planning Authority) shall be carried out until the developer has submitted, and obtained written approval from the Local Planning Authority for, an addendum to the Method Statement. This addendum to the Method Statement must detail how this unsuspected contamination shall be dealt with.

REASON: To ensure that the development complies with approved details in the interests of protection of Controlled Waters.

Decision Notice:

Would you please forward a copy of the decision notice to this office quoting our reference.

ADVICE TO PLANNING AUTHORITY

Land Drainage/Surface Water Run-off - Contact Gaye McKissock on (01491) 828309

In order to manage the disposal of surface water in a more sustainable manner, taking into account flood risk and other environmental factors, the Environment Agency will recommend that restrictions are imposed on the discharge of surface water from the site. The developer will be required to accommodate excess water and control its release into local watercourse according to the following criteria:

The drainage system must be designed to control runoff up to a 1 in 100 year storm event.

The rate at which surface water is discharged from the site may vary with the severity of the storm event but must not exceed the existing runoff rate for a given storm event.

Excess surface water runoff must be stored on site and released to receiving watercourses at no greater than existing rates.

Surface water discharges to watercourses must not exceed a velocity of 1 m/s

Surface water run-off should be controlled as near to its source as possible through a sustainable drainage approach to surface water management (SUDS). This approach involves using a range of techniques including soakaways, infiltration trenches, permeable pavements, grassed swales, ponds and wetlands to reduce flood risk by attenuating the rate and quantity of surface water run-off from a site. This approach can also offer other benefits in terms of promoting groundwater recharge, water quality improvement and amenity enhancements. Approved Document Part H of the Building Regulations 2000 sets out a hierarchy for surface water disposal which encourages a SUDS approach.

Further information on SUDS can be found in PPG25 paragraphs 40-42, PPG25 appendix E,

in the CIRIA C522 document Sustainable Urban Drainage Systems-design manual for England and Wales and the Interim Code of Practice for Sustainable Drainage Systems. The Interim Code of Practice provides advice on design, adoption and maintenance issues and a full overview of other technical guidance on SUDS. The Interim Code of Practice is available on both the Environment Agency's web site at: www.environment-agency.gov.uk and CIRIA's web site at www.ciria.org.uk

We are not aware of any watercourses on the site, but should there be any, we advise that:

- (1) they should not be culverted; and
- (2) a buffer zone is left on either side of any watercourse, and
- (3) culverted watercourses should not be built over, but should ideally be opened up and made a feature of the site.

In any case, you should note that culverting of a watercourse requires the prior written approval of the local authority under the terms of the Public Health Act 1936, and the prior written consent of the Environment Agency under the terms of the Land Drainage Act 1991/Water Resources Act 1991. The Agency seeks to avoid culverting, and its consent for such works will normally be withheld.

Water Quality - Contact Tom Wickens on (01491) 828627

Any SUDs from car or lorry parking areas would need to incorporate suitable measure for the protection of water quality, this is likely to include measures to mitigate the discharge of hydrocarbons to ground or surface water. Details of treatment techniques are outlined in Ciria Report C609. The Environment Agency would wish to be consulted on any protection measures.

The use of infiltration drainage would only be acceptable if a site investigation show the presence of no significant contamination. The use of non infiltration SUDs may be acceptable subject to agreement with the Environment Agency. The Environment Agency would need to be consulted on the results of the site investigation and on any protection measures.

ADVICE TO APPLICANT

Pollution Prevention - Contact Jo Moakes on (01491) 828683

Any above ground oil storage tank(s) should be sited on an impervious base and surrounded by a suitable liquid tight bunded compound. No drainage outlet should be provided. The bunded area should be capable of containing 110% of the volume of the largest tank and all fill pipes, draw pipes and sight gauges should be enclosed within its curtilage. The vent pipe should be directed downwards into the bund. Guidelines are available from the Environment Agency.

Underground or overground pipelines should be adequately protected against leakage particularly by corrosion.

Underground chemical, oil or fuel storage tanks should be constructed of material resistant to attack by the substance stored therein and protected against corrosion. The tank vent pipe

should be taken to a sufficient height to prevent an overflow taking place in the event of the tank being overfilled. This type of tank should be filled from the delivery tanker by gravity only.

Vehicle loading or unloading bays and storage areas involving chemicals, refuse or other polluting matter should not discharge to the surface water system.

Roof water downpipes should be connected to the drainage system either directly, or by means of back inlet gullies provided with sealing plates instead of open gratings.

Yours faithfully



PAUL GAY
Planning Liaison Officer

CC: Vale Of White Horse Council
CC: JWPC LTD

APPENDIX 5

Sent to agent



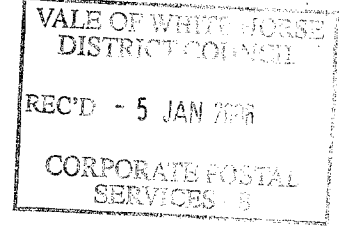
Thames & Chilterns Team

Foxhold House Crookham Common Thatcham Berkshire RG19 8EL

Tel 01635 268881 Fax 01635 267027

Email thames.chilterns@english-nature.org.uk

www.english-nature.org.uk



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

Your ref: ECH/5231/12-D

Our ref: BW9.1.4.5

Date: 4 January 2005

Dear Ms LeCointe

ST MARY'S SCHOOL, CHALLOW PARK, WANTAGE

I am writing in response to your fax received earlier today regarding the proposed development at the above location. I have also spoken to Jon Illsley-Price of Ecosulis Ltd who has advised me that Ecosulis has been undertaking survey work for the applicant since August 2005.

I note from the documents that you faxed that a badger sett lies within the centre of the proposed development site, Ecosulis has advised me that this is an active sett and is well used. It is likely that if development proceeds then English Nature would require the creation of an artificial sett and surrounding protected area. Consideration must also be given to the loss of badger terrestrial habitat if the development proceeds. Both potential impacts are material considerations which the authority must consider.

Ecosulis has advised me that a bat roost has also been confirmed on site. Further survey work will be required at the appropriate time of year (when bats are active) to inform the importance of this roost and also to develop appropriate mitigation.

As you may be aware recent planning guidance in relation to protected species detailed in PPS9 states that it is essential that the extent to which protected species may be affected by the proposed development is established before planning permission is granted, ecological surveys should therefore only be left to coverage under planning conditions in exceptional circumstances.

I trust my comments are helpful. Thank you for consulting English Nature.

Yours sincerely

MRS REBECCA HART

Species Officer

rebecca.hart@english-nature.org.uk

APPENDIX 6

BLE/19377 & BLE/19377/1-LB – D A Phillips and Co Ltd
Change of Use from Offices to Residential.
Ashbrook Mews, Westbrook Street, Blewbury

1.0 **The Proposal**

- 1.1 These applications seek planning permission and listed building consent for the change of use of the courtyard of outbuildings adjacent to Ashbrook House, to residential use. The buildings are curtilage listed due to their relationship to the main house, and are currently used as offices, some of which are vacant. The north eastern most unit is proposed to be retained in office use with parking to the rear.
- 1.2 The remaining units are proposed to be converted to residential use. Units 5 and 6 are proposed as independent residential units with parking within the courtyard and private amenity space to the rear. Units 1 to 4 are one bedroom units but have no private amenity space and are therefore proposed as holiday let/serviced accommodation with parking in the courtyard. The whole scheme proposes 10 parking spaces within the courtyard.
- 1.3 The conversion requires little alteration to the external appearance of the buildings and only some minor internal alterations.
- 1.4 Extracts from the application plans are at **Appendix 1**.
- 1.5 The site is within the Blewbury Conservation Area.
- 1.6 The application comes to Committee due to an objection from the Parish Council.

2.0 **Planning History**

- 2.1 Planning permission and listed building consent were granted in 1989 for a change of use of the buildings to a village business centre for uses A2 and B1 and associated alterations.
- 2.2 Prior to this some of the buildings were in residential use.

3.0 **Planning Policies**

- 3.1 Policy HE11 of the adopted Local Plan refers to the change of use, alterations and extensions to listed buildings and states that the special architectural or historic interest of the buildings and their settings should be preserved.
- 3.2 Policy HE6 of the Second Deposit Draft Local Plan covers the same issues.
- 3.3 Policies D1, D2 and D3 of the adopted Local Plan refer to the design of new development, the impact on neighbouring properties, and access and parking provision.
- 3.4 The same issues are covered by Policies DC1, DC5 and DC9 of the Second Deposit Draft Local Plan.
- 3.5 Policy E15 of the Second Deposit Local Plan refers to development resulting in the loss of appropriately located small-scale commercial premises within settlements and states that proposals will not be permitted if it reduces employment where other opportunities are limited, harms the character and appearance of the area or affects the traffic levels in the area.

4.0 **Consultations**

- 4.1 Blewbury Parish Council objects to the application and their comments are attached at **Appendix 2**.

- 4.2 2 letters of objection have been received from neighbouring residents raising the following concerns:
- The number of residential units proposed is not clear on the plans
 - The proposed parking provision does not appear adequate for the proposed units and the existing Solicitors office – on street parking in Westbrook Street is not acceptable.
 - The current office use is quiet, however a residential use will result in additional noise particularly from the garden areas of the two dwellings.
 - Current right of access across the courtyard may be lost
 - The drainage system is not adequate
 - Loss of business premises in the village.

4.3 The County Engineer's comments have not been received and will be reported orally at the Meeting.

5.0 **Officer Comments**

5.1 The main issues to consider in determining this application are: i) whether the principle of converting existing business accommodation to residential use is acceptable in this location; ii) the impact of the use on the character of the conservation area and the setting of Ashbrook House; iii) the impact of the proposal on the amenities of neighbouring residential properties; and iv) whether the access and parking provision are adequate.

5.2 In terms of the principle of conversion, which will result in the loss of commercial premises, it is considered that, bearing in mind the amount of employment generating uses in this part of the district (Milton Park, UKAEA, Harwell etc), the fact that some of the units are vacant, and the previous residential use of these buildings, and taking into account their small scale, the principle of the proposal is acceptable.

5.3 Units 1 to 4 which are one bedroom units are proposed as temporary accommodation in the form of holiday lets or serviced units. Officers consider that these are not suitable for permanent residential use as they have no private curtilage, therefore a condition restricting the use is recommended. Units 5 and 6, however, are considered suitable as there is sufficient private amenity space to the rear of each unit, and parking to the front.

5.4 Some of the buildings to which these applications relate were previously in residential use before being converted to B1/A2 use in 1989. The buildings, therefore, lend themselves to conversion back to residential use with little alteration. With this in mind, Officers do not consider that the minor alterations would have any impact on the setting of Ashbrook House or the character of the Conservation Area. Furthermore, the courtyard is currently an area of hard standing tarmac and the proposed parking area incorporates some landscaping to this which will enhance the area.

5.5 Concern has been raised by one of the neighbouring properties over the noise and disturbance caused by the use of the area to the rear of units 5 and 6 as residential curtilage. These units were formerly in residential use and are located in a predominantly residential area, therefore any disturbance caused would not be above that which could normally be expected in a village location. The only external alteration proposed facing the immediate neighbour is the insertion of ground floor patio doors in place of a window.

5.6 In terms of highway safety, the proposed units would be accessed via the existing access to the site which currently serves the business units. The scheme incorporates 1 space for each of the one bedroom serviced units, and a further 6 spaces for the separate dwellings, one of which has 2 bedrooms and the other 4 bedrooms. Although the County Engineer's comments have yet to be received, he is not expected to raise any objections. Officers consider that the proposal provides adequate car parking and, bearing in mind the existing business use, refusal could not be justified on highway safety grounds.

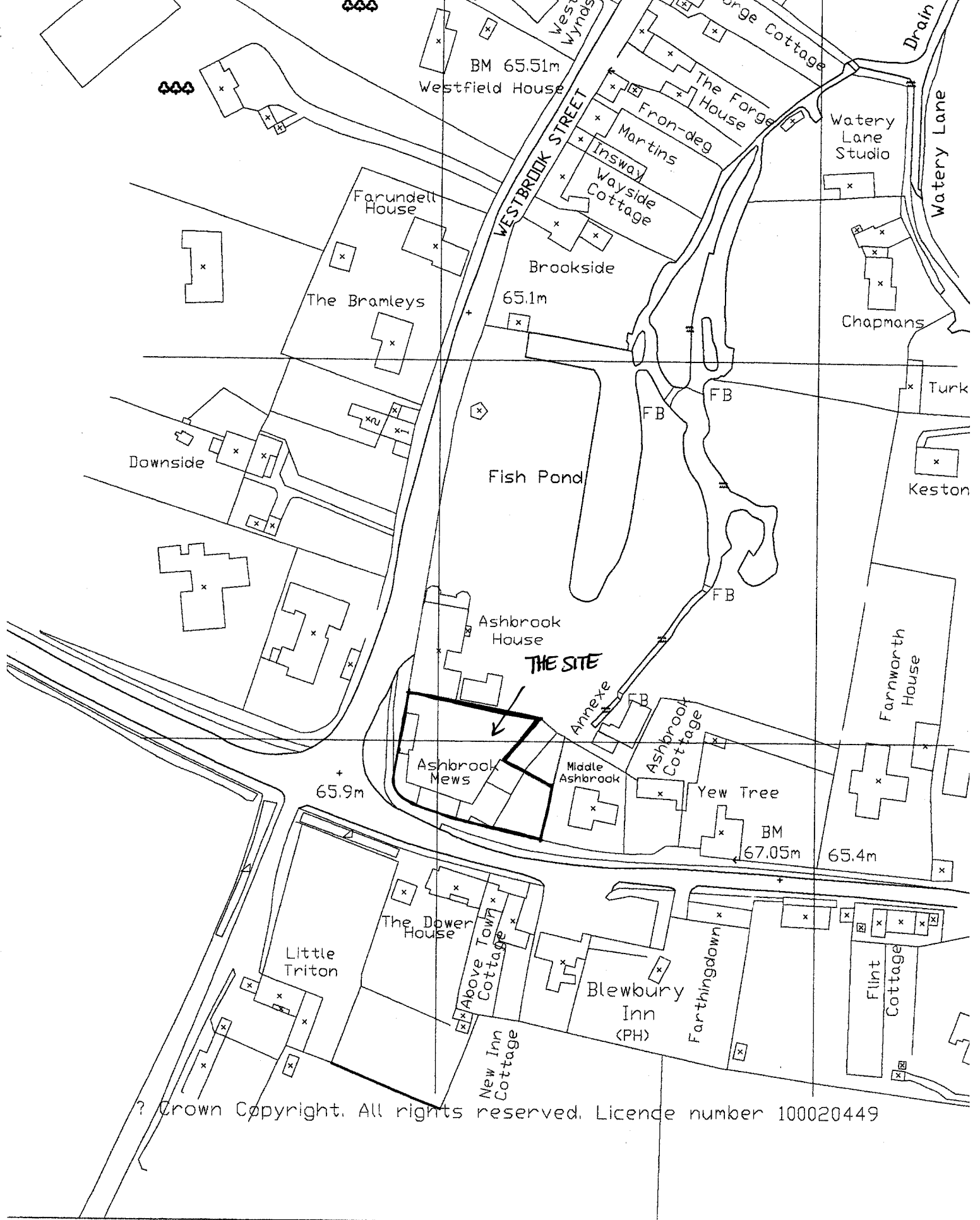
6.0 **Recommendation**

6.1 *It is recommended that subject to an objection from the County Engineer, planning permission be granted subject to the following conditions:*

1. *TL1 Time Limit – Full Application*
2. *CN8 Full Details to be Submitted (new joinery – windows and doors)*
3. *LS2 Implementation of Landscaping Scheme to be submitted*
4. *Notwithstanding the details on the approved plans, full details of the proposed surface material to be used on the car parking area shall be submitted to, and approved in writing by the District Planning Authority. The car park shall only be surfaced in the approved material.*
5. *RE2 Restriction on Extensions and Alterations to the Dwellings*
6. *RE8 Submission of Drainage Details (surface water and foul sewage)*
7. *Notwithstanding the provisions of the Town and Country Planning (Use Classes) Order 2005 (or any order revoking or re-enacting that Order) the buildings shall be used solely for holiday accommodation or serviced accommodation and for no other purpose whatsoever and shall not be continually occupied by the same persons for a period exceeding 28 days in any 90 day period unless otherwise agreed in writing by the District Planning Authority.*
8. *Prior to the commencement of the development hereby approved, a scheme for the provision of a bin store within the site shall be submitted to and approved in writing by the District Planning Authority. The scheme shall include details of the proposed location and design of the store. The development shall only be carried out using the approved details.*

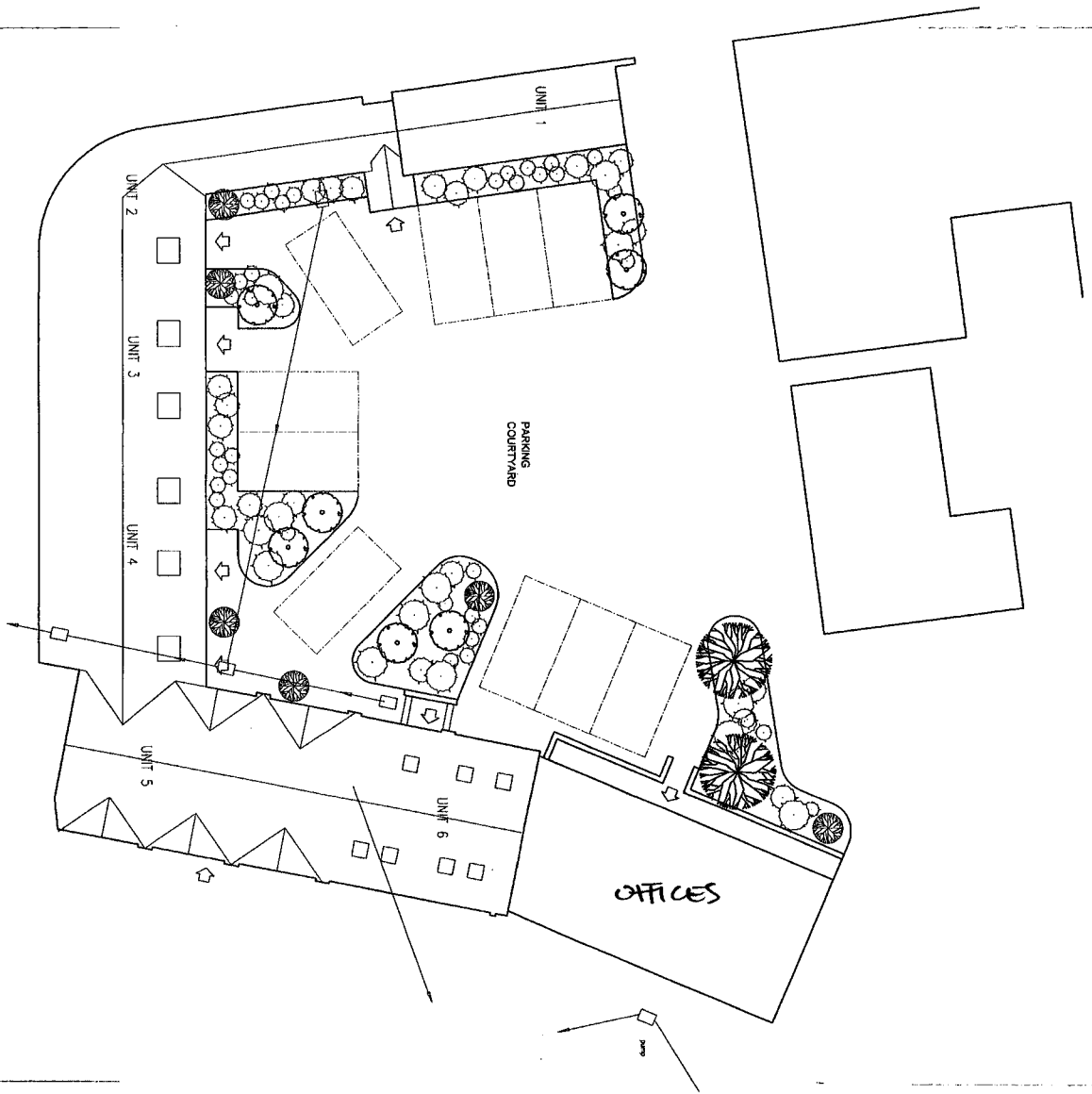
6.2 *It is recommended that Listed Building Consent is granted subject to the following conditions:*

1. *TL4 Time Limit*
2. *CN8 Full Details to be Submitted (new joinery – windows and doors)*



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APPENDIX 1



© ARCHITECT'S COPYRIGHT RETAINED
 NOTE: SUBJECT TO MEASURED SURVEY

APPENDIX 1

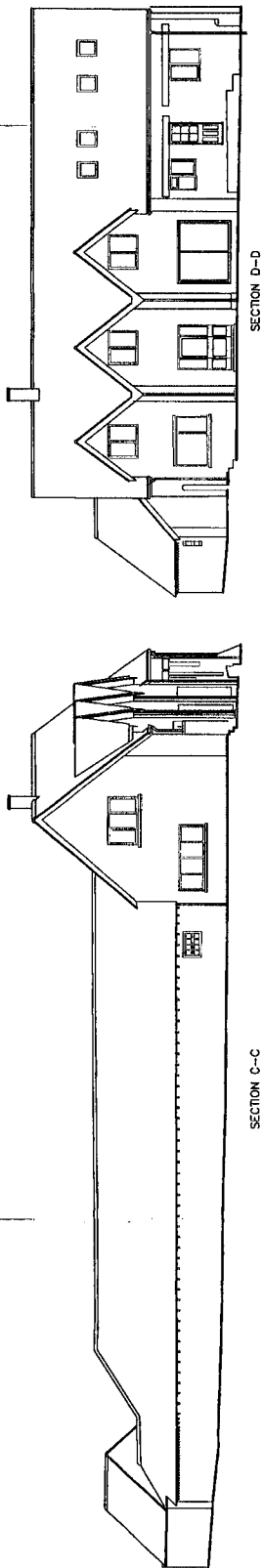
VOLTS/PHASES/NEUTRAL
 DISTRICT ELECTRICAL
 BOARD 11.0KV/3PH
 CONDUIT/STRIP/STAIL
 SERVICES

BLE/19377/1-48

Project Title	PROPOSED LANDSCAPING & PARKING		
Client	ASHBROOK MEWS ASHBROOK HOUSE WESTBROOK STREET ELEMALURY		
Project No.	1389	Drawing No.	05
Scale	1:100		
Project Title	Units 2, 3 & 6 completed	Date	15/09/15
Revision	Landscaping notes	Date	05/08/15
Revision	Final drawing	Date	27/07/15
Revision	As per comments	Date	

RPA architects
 Stratfield House
 Carlton Road
 Ocken OX11 9AL
 18401235 850873 Fax:01235 850990
 e-mail: admin@rpaarchitects.co.uk

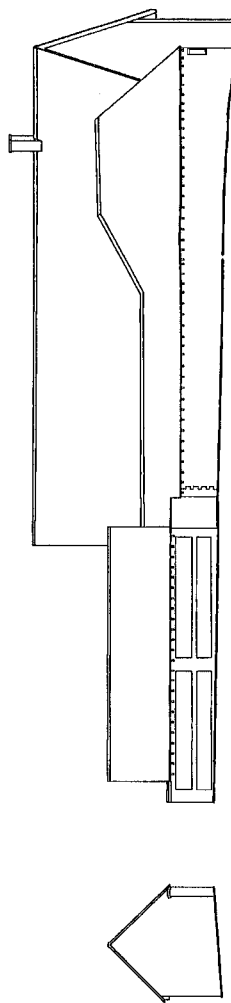
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 NOTE: SUBJECT TO MEASURED SURVEY



SECTION C-C

SECTION D-D

DATUM 40.0m



SECTION B-B

DATUM 40.0m

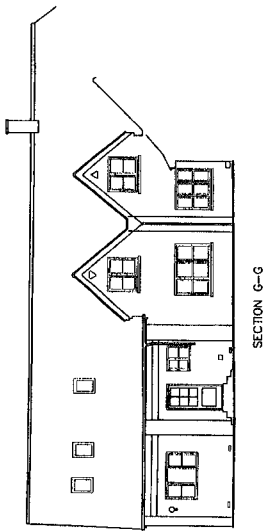
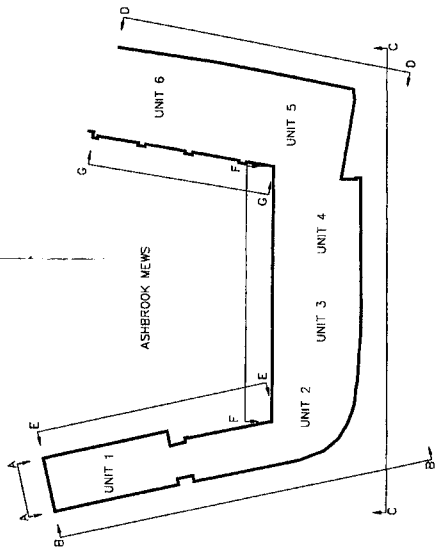
BLE/19377/1-10

VALE OF WATERS FOREST
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 CORPORATE/ESTATE
 SERVICES

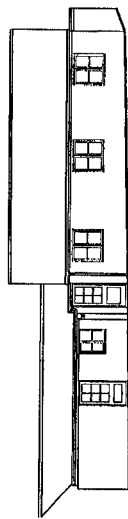
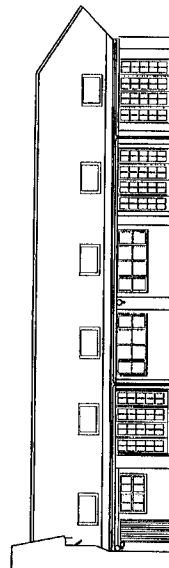
EXISTING ELEVATIONS

Revision	27.10.05	Date
Project Title	ASHROOK MEWS ASHROOK HOUSE WESTERBROOK STREET BLEWBRURY	
Project No.	1389	Scale
Drawing No.	07	1:100
EXISTING ELEVATIONS (sheet 2 of 2 - see also drawing 06)		
RPA architects Stitchfield House Chilton Road Upton Oxon OX11 9L		
tel: 01235 852973, fax: 01235 852990 email: admin@rpaarchitects.co.uk		

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NOTE: SUBJECT TO MEASURED SURVEY



DATUM 40.0m



DATUM 40.0m

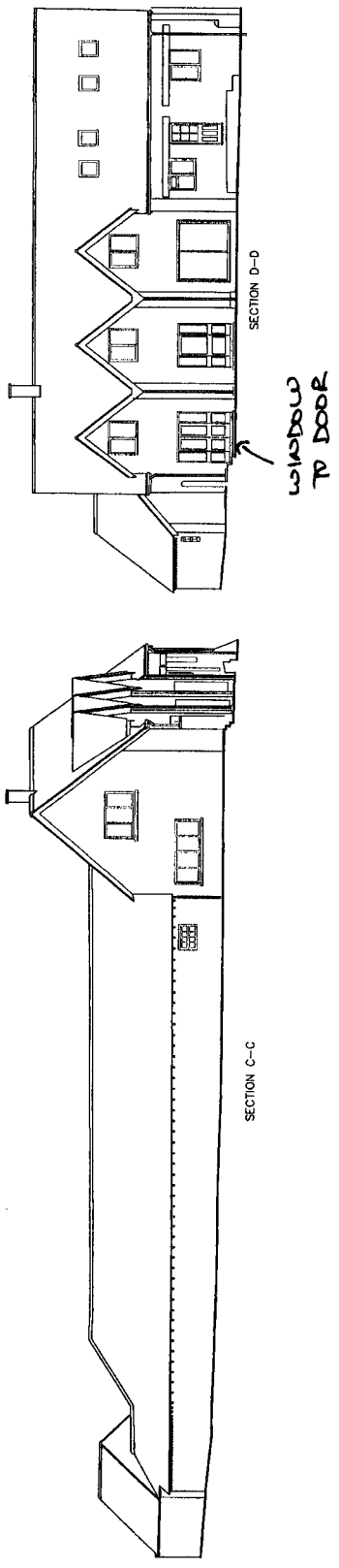
EXISTING ELEVATIONS

APPENDIX 1

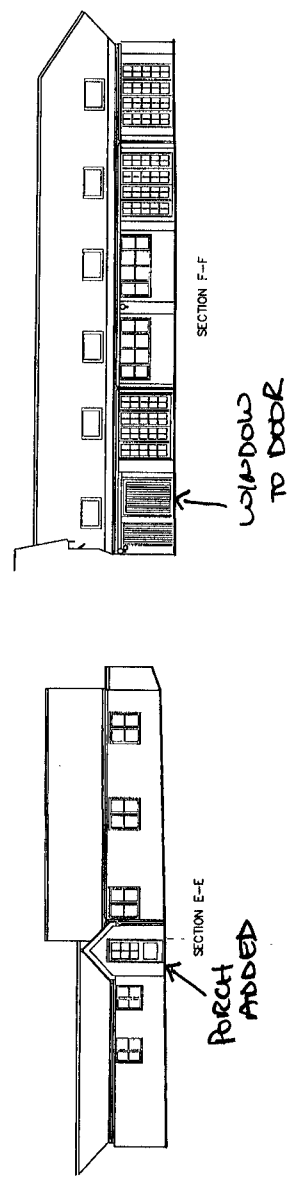
Revision		Author/Amendments	Date
Project Title ASHBROOK MEWS ASHBROOK HOUSE ASHBROOK STREET BLEWBOURN			
Project No.	Drawing No.	Scale	
1389	08	1:100	
Drawing Title EXISTING ELEVATIONS (Sheet 1 of 2 - see also drawing 07)			
RPA architects Stratfield House Chilton Road Upton Oxon OX11 5UL Tel: 01235 565873 Fax: 01235 565890 email: admin@rpaaarchitects.co.uk			

VALUERS
VALUERS OF WHITE HORSE
RURAL COUNCIL
11 HAY YARD
COURTENAY
SOMERSET

BLE/19377/1-L8



DATUM 40.0m

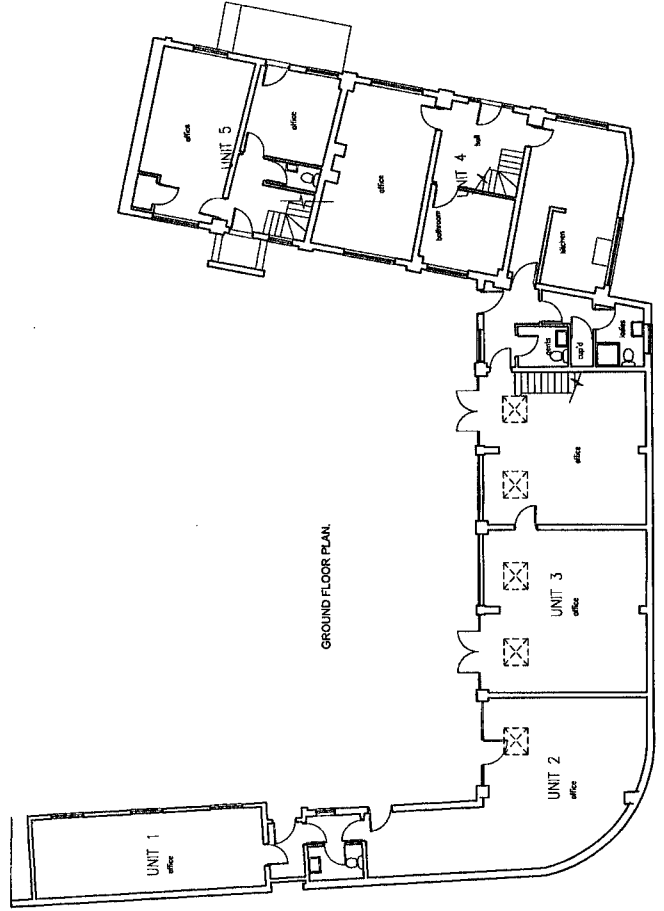
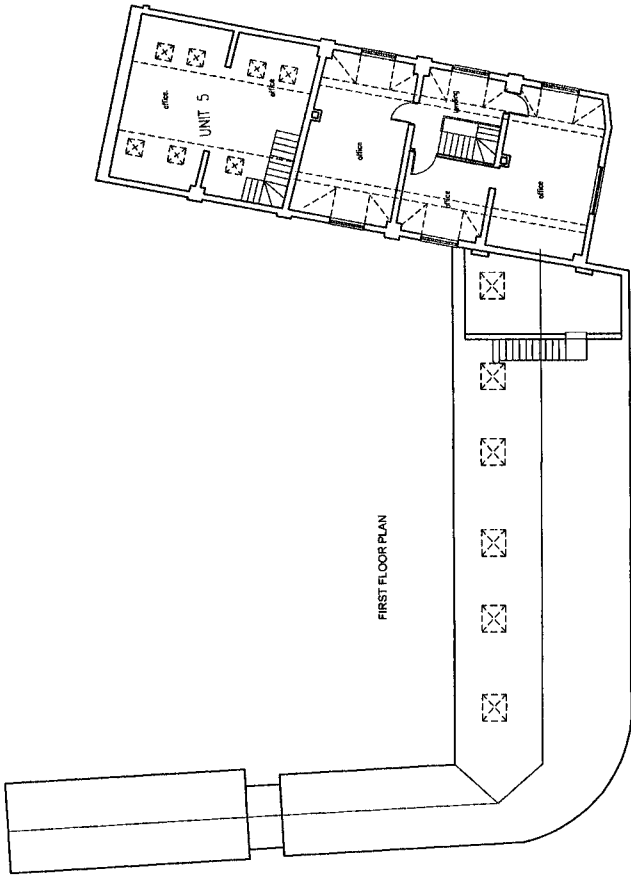


DATUM 40.0m

PROPOSED ELEVATIONS

Revision		Date
1	Issue created	28.10.08

Drawing Title			
ASHBROOK MEWS ASHBROOK HOUSE WESTBROOK STREET BLEYBURY			
Drawing No. 08			
Scale 1:100			
Project No. 1388			
Project Title			
PROPOSED ELEVATIONS (note - those elevations not shown will remain unchanged)			
RPA architects Stitchfield House Chilton Road Upton Oxon OX11 9UL			
Tel: 01235 850973 Fax: 01235 850990 email: admin@rpaaarchitects.co.uk			



EXISTING FLOOR PLANS

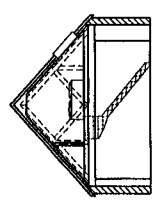
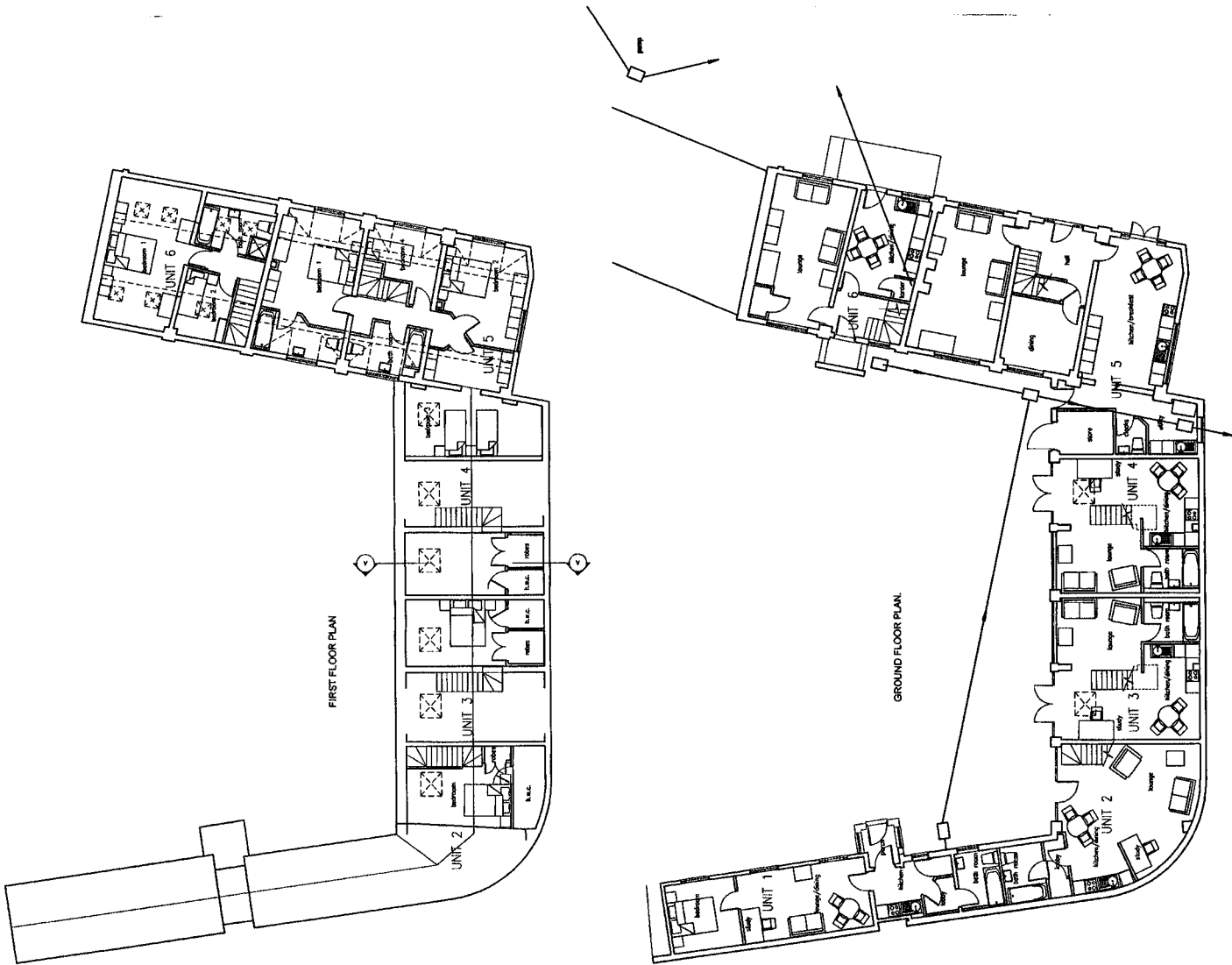
VALE OF WHITE HORSE DISTRICT COUNCIL
 FIBRO 1 & 207 JMK
 CORPORATE POSTAL SERVICES

BLE/19377/1-LB

Revision	Description	Date
1	Issued for construction	27/08/05

Project Title	ASHBROOK MEWS ASHBROOK HOUSE WESTBROOK STREET BLEWBRURY		
Project No.	1389	Drawing No.	01
Scale	1:100	Sheet	1:100
EXISTING FLOOR PLANS			
RPA architects Stratfield House Chilton Road Upton Oxon OX11 9LL tel: 01235 859873 fax: 01235 860900 e-mail: admin@rpaarchitects.co.uk			

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 NOTE: SUBJECT TO MEASURED SURVEY



SECTION AA

VALE OF WHITE HORSE
 DISTRICT COUNCIL
 11 HIGH WAY
 CORPORATE POSTAL
 SERVICES

Project Title
 ASHBROOK MEWS
 ASHBROOK HOUSE
 WESTBROOK STREET
 BLEWBRURY

Project No. 1398
 Drawing No. D3
 Scale 1:100

PROPOSED FLOOR PLANS
 RPA architects
 Stratfield House
 Chilton Road
 Upton
 Oxon OX11 9JL
 Tel: 01235 659873 Fax: 01235 659890
 e-mail: admin@rpaarchitect.co.uk

Revisions	Amendments	Date
C	unit 5 sleep changed to 4	27.10.08
B	unit 5 B & I combined	15.10.08
A	bedroom & kitchen entrance moved drawing created	26.07.08 08.07.08

B/E/1937

APPENDIX 1

**PLANNING APPLICATION BLE/19377 & BLE/19377/1-LB
RESPONSE FROM BLEWBURY COUNCIL**

BPC objects to this application for the following reasons:

1. We consider this to be a clear case of over-development, especially with regard to parking and private amenity space. None of the new dwellings – not even the 4 bedroom house - has a garden, which seems inappropriate in a rural setting and will almost certainly attract non-family occupants with multiple vehicles. Not only will these vehicles have to share parking space with the remaining B1 unit, but the overall number of parking spaces is being reduced, which will mean a return to overcrowded on-street parking at a junction used frequently by heavy farm vehicles, utility vehicles and the daily "walking bus" to Blewbury School.
2. As with the recent application to convert land behind Westbrook Street from business to residential use (BLE/8186/4-X), we feel that Blewbury is slowly being stripped of all available business premises. We believe this adversely affects the sustainability and vitality of the village, resulting in more commuting and fewer local employment opportunities. We would prefer to see any redevelopment focus on making the units more attractive to small businesses.
3. The porch design is out of keeping with what is currently a vernacular courtyard development. We are also concerned about the potential impact to the exterior wall that currently curves round from Westbrook Street to London Road as an unbroken whole. Should the conversion go ahead, permitted development rights would very likely result in this wall being broken up by windows, doors or gates, thereby adversely affecting the streetscape and visual amenity in a conservation area.
4. Conversion of this number of units into residential use will adversely impact the local water pressure, which is already at borderline levels, and sewerage.
5. There is apparently no provision for bin stores or rubbish disposal facilities, implying that refuse will simply be dumped on the roadside.
6. There appears to be an inconsistency in the number of proposed maisonettes in the Planning Application (4) and drawings (5).

We would therefore ask that Planning officers include the following issues in their deliberations:

- Confirm the number of units actually proposed
- Check the likely impact on water pressure and sewerage
- Review the adequacy of parking and refuse facilities
- Make any permission conditional on loss of permitted development rights on the main exterior wall

APPENDIX 2

EHE/19393 & EHE/19393/1-LB – Mr & Mrs S Bailey

Demolition of part of rear extension & shed. Erection of two storey & single storey extension with internal alterations.

Penny Green, Cat Street, East Hendred

1.0 The Proposal

1.1 Penny Green, Cat Street, East Hendred is a Grade II listed building located within East Hendred Conservation Area.

1.2 The applications seek planning permission and listed building consent for the erection of extensions, and various alterations to the original building itself. The proposed extensions to the rear of the property (on the north elevation) consist of a two storey element measuring 4.1 metres by 5.5 metres, with an eaves height of 3.5 metres rising to a ridge height of 5.8 metres. To either side of this addition it is proposed to erect single storey extensions. Works to the existing building involve changing a set of double doors on the east elevation to a window, and removing a modern staircase that currently leads to bedrooms 3 and 4 to enable these to be accessed from the new landing created between the proposed two storey extension and bedrooms 1 and 2. The application drawings and site plan are at **Appendix 1**.

1.3 The applications come to Committee due to an objection received from East Hendred Parish Council.

2.0 Planning History

2.1 Planning permission was granted in 1972 for the 'Provision of a vehicular access' to the site. There is no other planning history.

3.0 Planning Policies

3.1 Policy HE11 of the adopted Vale of White Horse Local Plan and Policy HE6 of the Second Deposit Draft Local Plan to 2011 refer to alterations to listed buildings and require that such alterations preserve the special character or historic interest of the buildings concerned.

3.2 Policy HE3 of the adopted Vale of White Horse Local Plan and Policy HE1 of the Second Deposit Draft Local Plan to 2011 refer to development in conservation areas being required to preserve or enhance the character or appearance of the conservation area.

3.3 Policies D1 and D2 of the adopted Vale of White Horse Local Plan and Policies DC1 and DC9 of the Second Deposit Draft Local Plan to 2011 refer to the design of new development and the impact on neighbouring properties.

4.0 Consultations

4.1 East Hendred Parish Council objects to the proposal stating 'The proposed extension is substantial in size and we are concerned about its detrimental impact on the listed building and the conservation area generally'.

4.2 The County Engineer has stated 'Car parking provision to OCC standards must be shown'.

4.3 The Council's Conservation Officer requested some alterations to the original scheme in respect to a new access shown between the new lounge and dine/hall, and two raised conservation rooflights in the extension, both of which have been addressed in the amended plans. Other than these issues, consent is recommended subject to agreeing details of all new joinery,

Report 235/05

dormers and external materials.

5.0 **Officer Comments**

- 5.1 The principal issues to consider with this proposal are the impact the extensions and alterations to the property would have on the character and historic interest of the building and on the character and appearance of the Conservation Area, as well as the impact on neighbouring properties in respect to potential overlooking and overshadowing.
- 5.2 Your Officers consider the extensions have been designed in such a way that, although relatively large, they do not detract from the special character of the building. Similarly given the position of the extensions on the northern rear elevation of the property, the impact on the conservation area would be minimised. In order to ensure the development remains in keeping with the property and the area as a whole, samples of all the materials to be used externally should be approved prior to the commencement of the development (see Condition 2 below). Similarly, it is considered that the proposed alterations to the existing building would not harm the character of the building.
- 5.3 Given the position of neighbouring properties, the proposed two storey element would not lead to overshadowing. The position of the proposed dormer window at first floor level would not result in harmful overlooking of the neighbouring dwelling as it faces the driveway and car parking area, and the proposed height of the rooflights to the bedroom and bathroom can be conditioned to ensure that the privacy of neighbouring properties is maintained.

6.0 **Recommendation**

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

1. *TL1 Time Limit – Full Application*
2. *MC2 Submission of materials (samples)*
3. *CN8 Submission of full details (window units)*
4. *Notwithstanding the details shown on the approved plans, the proposed rooflights shall be constructed with the bottom sill being at a height of not less than 1.7m above the finished floor level of the room in which they are fitted, and shall be so maintained and not lowered without the prior grant of planning permission.*
5. *HY26 Plan of car parking provision*
6. *MC20 Amended plans*

6.2 *That listed building consent be granted subject to the following conditions:-*

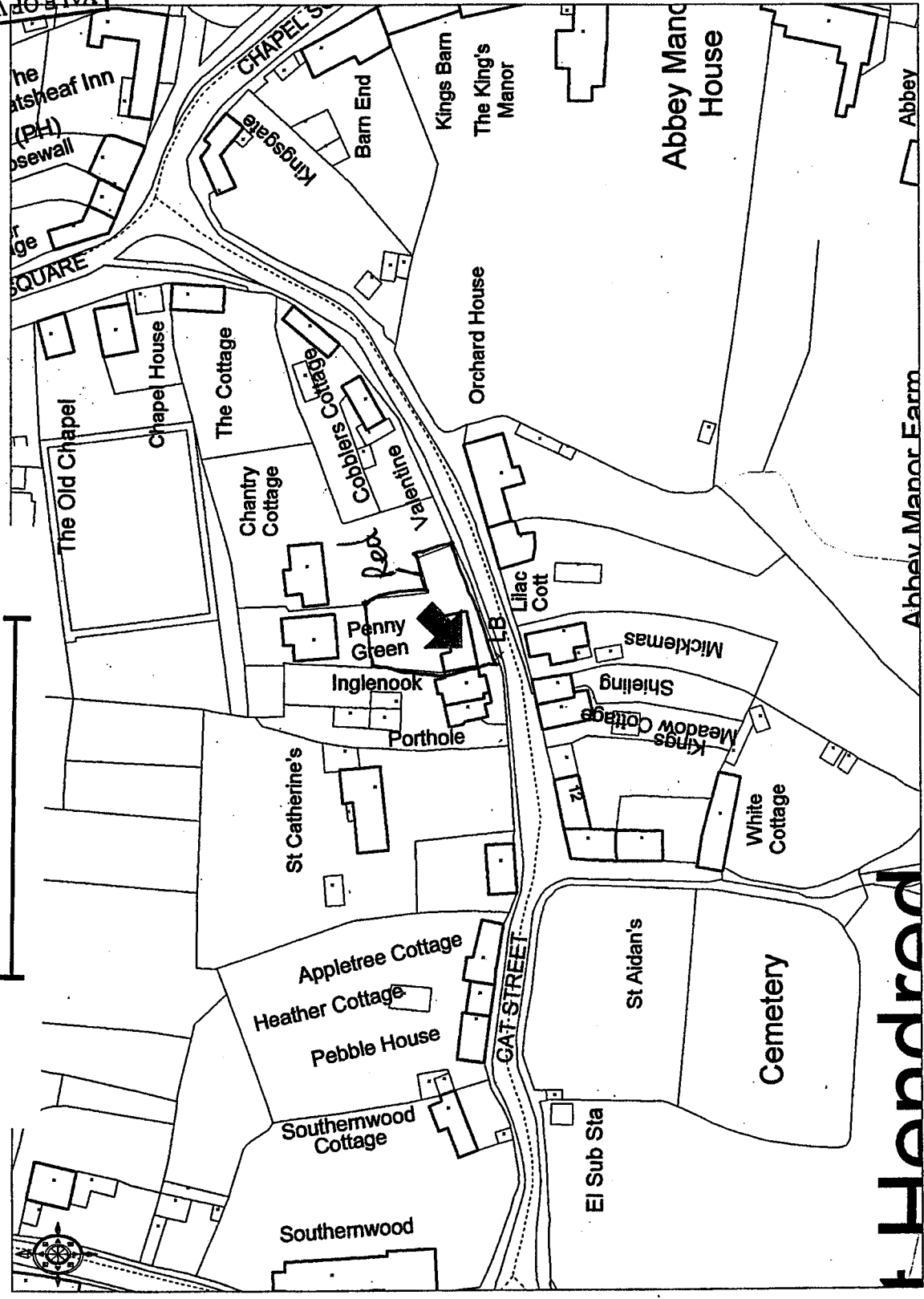
1. *TL4 Time Limit -Listed Building/Conservation Area Consent*
2. *MC2 Submission of materials (samples)*
3. *CN8 Submission of full details (window units)*
4. *Notwithstanding the details shown on the approved plans, the proposed rooflights shall be constructed with the bottom sill being at a height of not less than 1.7m above the*

finished floor level of the room in which they are fitted, and shall be so maintained and not lowered without the prior grant of planning permission.

5. *MC20 – Amended plans*

This drawing is protected by the Copyright, Designs and Patents Act 1988 (Section 47). You may only download and/or print a copy for personal purposes, to compare a current application with previous schemes, and to check whether a development is being carried out or has been completed in accordance with the approved drawings. If you require a copy of the drawings or other material for any other purpose you will need to obtain the prior permission of the copyright owner.

APPENDIX 1



OS Ordnance Survey
 Licence number 100020449, Plotted Scale - 1:1250

This map was created with Promap

EHE/19393 OS/01757/FVC

VALE OF WHITE HORSE DISTRICT COUNCIL
 RECD 07 DEC 2008
 CORPORATE POSTAL SERVICES

EXISTING MATERIALS & METHODS OF CONSTRUCTION

ORIGINAL 2 STOREY PART

House is 2 bays. The central bay Western bay have brick frames. The Eastern bay is bay is timber frame.

Clay tiles are on houses on B5747 which are on an extension of safety, some are on gables, on the roof of Western bay. The Western bay frames are 2' x 4" timbers.

Walls The front walls of the 2 crack frame bays are now 2 1/2" thick brickwork some painted on a rubble masonry pattern. The rubble masonry pattern is made of brickwork with some painted masonry which consists of a brick on one timber frame part at the building corners and the rubble masonry pattern on the other. The rubble masonry pattern is made of brickwork with some painted masonry which consists of a brick on one timber frame part at the building corners and the rubble masonry pattern on the other. The rubble masonry pattern is made of brickwork with some painted masonry which consists of a brick on one timber frame part at the building corners and the rubble masonry pattern on the other.

Windows and doors Timber of existing light, steel connections with timber sub frames, and new connections with timber sub frames. Downers with painted rods on main roof, finished doors and windows. Floor slab masonry below concrete with masonry bases to doors.

Roof Framed on brick walls with some original timber framing. Parapets. Ground floor: modern painted blackwood panelling from Victorian. Second floor: modern painted blackwood panelling from Victorian. Parapets. Second floor: modern painted blackwood panelling from Victorian.

Floors The floor is made of concrete on brick walls with some original timber framing. Parapets. Ground floor: modern painted blackwood panelling from Victorian. Second floor: modern painted blackwood panelling from Victorian.

Roof Framed on brick walls with some original timber framing. Parapets. Ground floor: modern painted blackwood panelling from Victorian. Second floor: modern painted blackwood panelling from Victorian.

Walls Generally 1/2 brick thick masonry. Solid Conditions and construction of floors not known although the floor at the Western end is deep.

OUTBUILDING Part stone painted 1/2 brick walls. Walls part brickwork-type stone patterned blocks, part blackwood. Part stone painted 1/2 brick walls. Walls part brickwork-type stone patterned blocks, part blackwood.

Rev A
102M
Group parking area subject to
accommodate 2 cars, each space 4.8 x 2.4
metres

Mr & Mrs S. Bailey
Replacement Extension & Alterations Penny Green Cat Street East Hendred
EXISTING FLOOR PLANS & REAR & SIDE ELEVATIONS, SITE PLAN

APPROVED
PLANNING
PLAN

PL/175/3

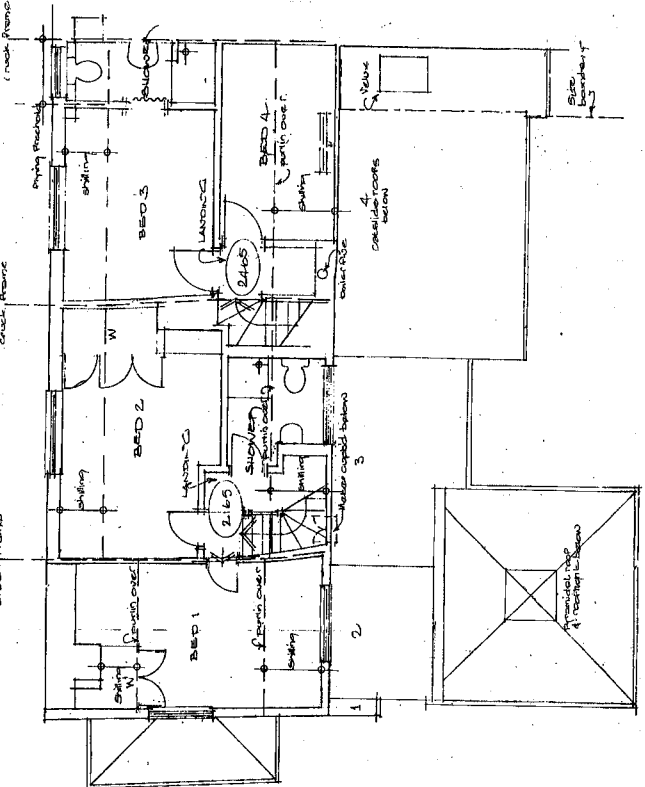
OWENS · GALLIVER
architects

11 DODD STREET, MARLBOROUGH, WILTSHIRE, SN8 2JF
Tel: 01249 811111 Fax: 01249 811111
E-mail: owensgalliver@bt.com

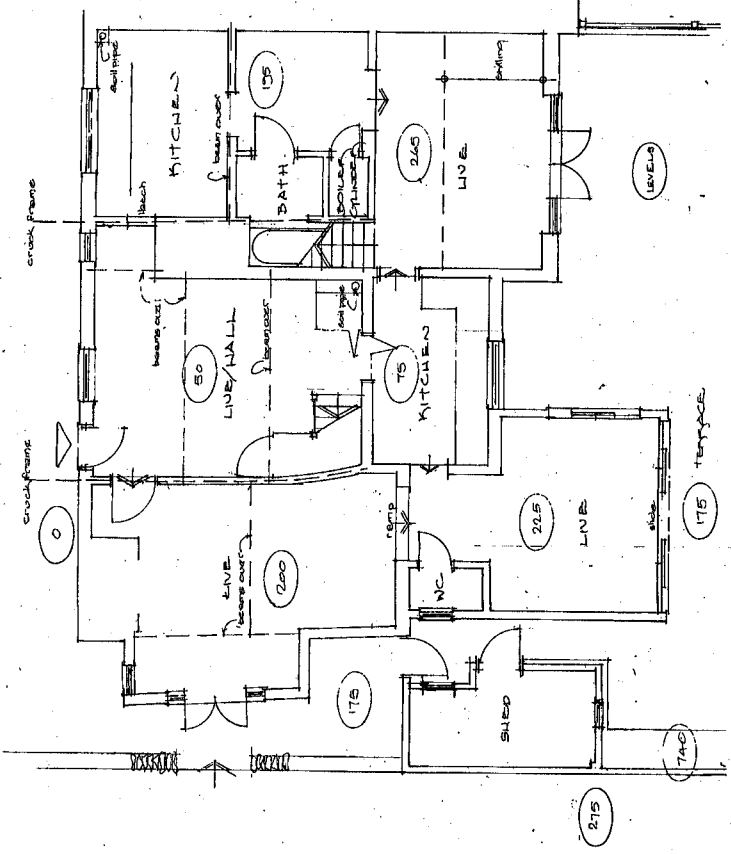
WILTSHIRE COUNTY COUNCIL
RECD 11 Feb 2004
CORPORATE OFFICE

date: Dec 05
drawn:
95-4-15/280 A

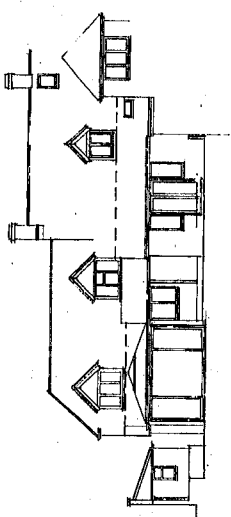
OWENS · GALLIVER ARCHITECTS



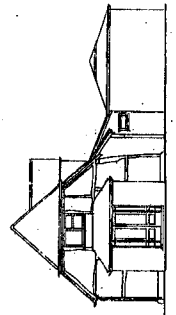
FIRST 1:50



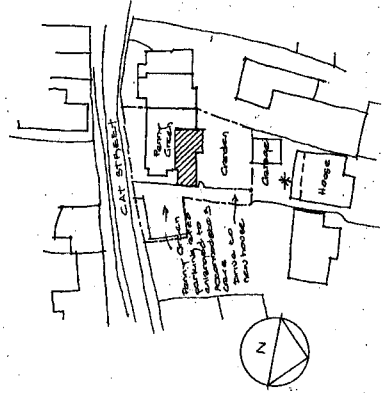
GROUND 1:50



Rear Elevation 1:100

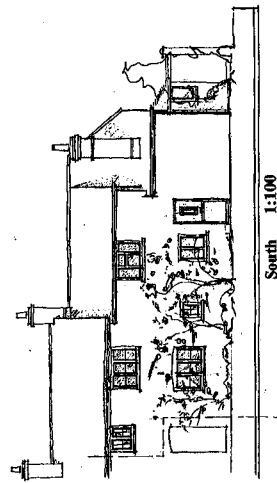


Side Elevation of House

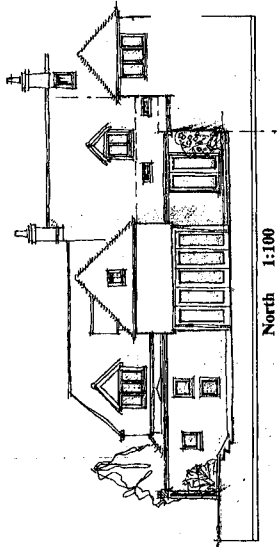


SITE PLAN 1:500

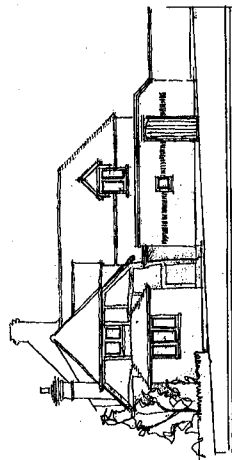
OS use of site: see above and garage construction. New garage and shed shown. See above. Proposed and existing site boundaries shown. See above.



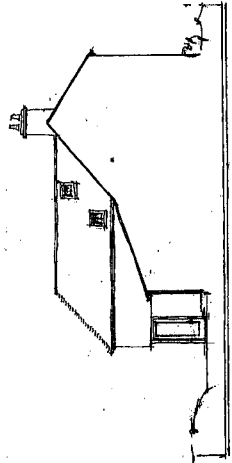
South 1:100



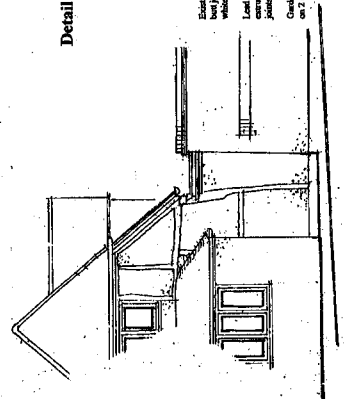
North 1:100



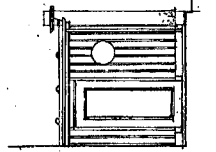
East



West



Detail Elevation 1 1:50 Detail Elevation 2



Existing and proposed stone painted render except back door elevation of painted
best painted in house with air cover strips over best joints. Painted back door with
white translucent glass, matching exterior halfboard light. Original painted brick
Lead covered the roof with wood covered rolls. Curved air fascia and gutter of
extruded aluminium, both black painted. The eaves still boarded in wall below
jacketed gable.

Ground floor will also drive with brick plinth, matching brick on edge coping
on 7 courses of clay cranning then air brick single course.

MATERIALS & METHODS OF CONSTRUCTION FOR PROPOSED EXTENSION
2 STOREY PART (particularly see Sections AA and BB)

Roof: Clay plain tiles on trussed batten on vapour permeable surface on rafters on steel purlins bowed in at
top, stone cutting in battens over the eaves. Conservatory type rooflights.

Walls: First floor only: stone painted render on or end on vertical battens (vented airspace between) on
vapour permeable membrane on wip ply slathing on timber studwork frame (insulation between studwork).
Ground floor only: see single storey.

SINGLE STOREY PART

Roof (particularly see Detail Section BB): Lead flat roof with wood covered rolls on
a ply deck on joists (insulation between joists). Black painted fascia and gutters.

Walls: Generally stone painted render on cavity blockwork, cemented brick plinth to outer leaf at ground
level. Inner leaf back on 1st floor only. Lead flat roof with wood covered rolls on a ply deck on joists.
Bricks as plinth bricks. Full back stone above of brick on edge coping on 2 courses of clay cranning then,
bricks as plinth bricks.

WINDOWS & DOORS

Painted in. Clear glass except white translucent glass to back door.

ROOFWINDOWS & ROOFLIGHTS

All Conservation style; black metalwork, clear glass.

Rev A
 Rooflight over (flashing revised)
 1.02.06

Mr & Mrs S. Bailey
Replacement Extension & Alterations Peasey Green Cat Street East Headred
PROPOSED ELEVATIONS

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scale	05-845782 - A
date	Dec 05
drawn	

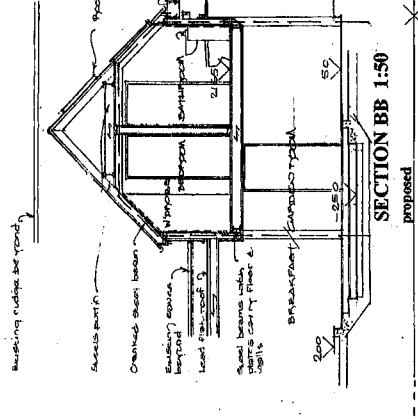
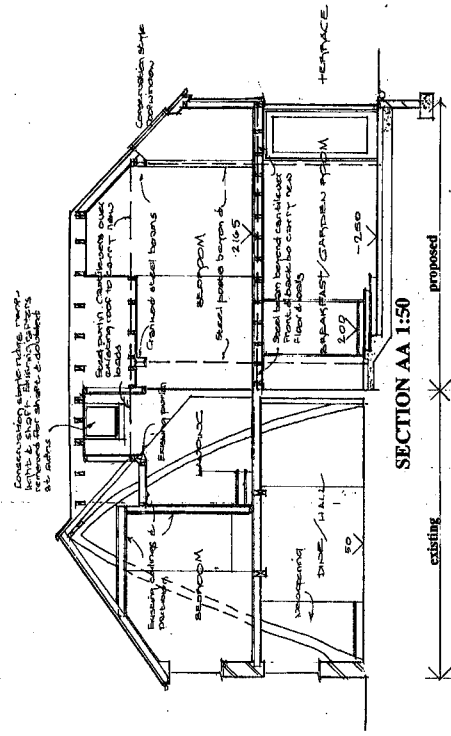
APPROVED
 PLAN

0161 / 79713

MANCHESTER CITY COUNCIL
 RECD 8 / FEB / 06
 CORPORATE RECORDS

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APPENDIX 1



Rev A
Revised over final drawing.
Proposed opening between Dormerfall &
Louise window.
Room title revised.

Mr. & Mrs S. Bailey

Replacement Extension & Alterations
Fenny Green
Cat Street
East Haverhill

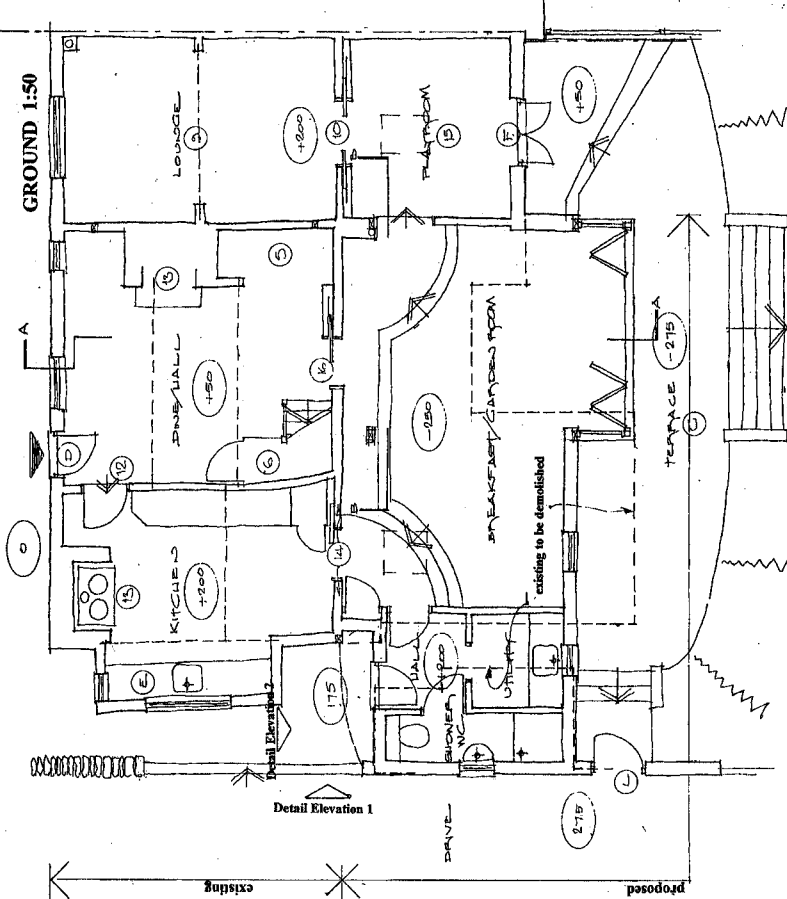
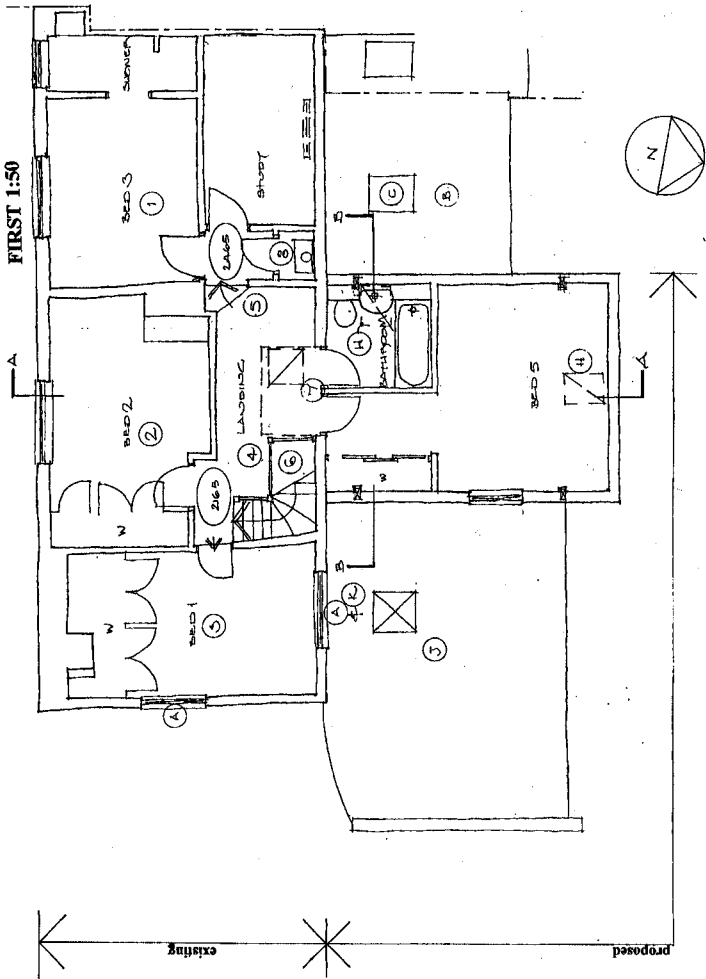
PROPOSED PLANS & SECTIONS

OWENS · GALLIVER
architects

18 HORN STREET, HAVERTHILL, Herts. AL9 7BA
Tel: 04753 81111
Fax: 04753 81111

Scale	Drawn	05-94/5201 A
Date		

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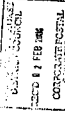


Detail Elevation 1

SECTION THRO' ROOF EDGE
ADJACENT BACK DOOR
1:10

Lead roof with wood covered rafters. Timber framed roof truss of 18th century construction. The rafters are made of oak and are supported by a central post. The rafters are made of oak and are supported by a central post. The rafters are made of oak and are supported by a central post.

ENE / 11313



1. Typical floorboards to ceiling and to most partition bed 4 side removed. Accurate girth schedule 1/2" planimeter and data.
2. Typical floorboards to ceiling and to most partition to bed 1 side removed. Accurate girth schedule 1/2" planimeter and data. Proposed floorboards side removed. Accurate girth schedule 1/2" planimeter and data. Proposed floorboards side removed. Accurate girth schedule 1/2" planimeter and data.
3. Also wooden crane cap of chimney removed. New built in stone chimney. Short length of partition wall removed to allow chimney to be built in stone chimney. Short length of partition wall removed to allow chimney to be built in stone chimney.
4. Existing window (with frame) to be retained. New built in stone chimney. Short length of partition wall removed to allow chimney to be built in stone chimney.
5. Existing window (with frame) to be retained. New built in stone chimney. Short length of partition wall removed to allow chimney to be built in stone chimney.
6. Existing window (with frame) to be retained. New built in stone chimney. Short length of partition wall removed to allow chimney to be built in stone chimney.
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8. Existing window (with frame) to be retained. New built in stone chimney. Short length of partition wall removed to allow chimney to be built in stone chimney.
9. Existing window (with frame) to be retained. New built in stone chimney. Short length of partition wall removed to allow chimney to be built in stone chimney.
10. Existing window (with frame) to be retained. New built in stone chimney. Short length of partition wall removed to allow chimney to be built in stone chimney.
11. Existing window (with frame) to be retained. New built in stone chimney. Short length of partition wall removed to allow chimney to be built in stone chimney.
12. Existing window (with frame) to be retained. New built in stone chimney. Short length of partition wall removed to allow chimney to be built in stone chimney.
13. Existing window (with frame) to be retained. New built in stone chimney. Short length of partition wall removed to allow chimney to be built in stone chimney.
14. Existing window (with frame) to be retained. New built in stone chimney. Short length of partition wall removed to allow chimney to be built in stone chimney.
15. Existing window (with frame) to be retained. New built in stone chimney. Short length of partition wall removed to allow chimney to be built in stone chimney.
16. Existing window (with frame) to be retained. New built in stone chimney. Short length of partition wall removed to allow chimney to be built in stone chimney.

**ABG/1723/13 – Our Lady’s Convent Senior School
Construction of new multi-purpose school hall to replace existing facilities and associated external works, forming new main entrance to school (resubmission).
Our Lady’s Convent, 3 Oxford Road, Abingdon.**

1.0 **The Proposal**

- 1.1 This application seeks planning permission for the erection of a new school hall, with a revised main entrance into the school buildings. Planning permission was granted in October 2005 for an almost identical building, and work has begun on site, with the steel frame of the building having been erected.
- 1.2 This application seeks approval for changes to the design of the building in terms of its materials finish (brick panels replacing timber panelling) and the provision of natural air ventilation (i.e. non mechanical / powered only by the wind) equipment on the roof. The size, height and location of the building are not proposed to be changed.
- 1.3 The school is located on a site that is primarily bounded by three public roads, Oxford Road to the north, St. John’s Road to the east and Radley Road to the southwest. To the immediate northwest of the site lie Our Lady and St Edmund Catholic Church, and the St Edmund’s centre. To the south, lies a terrace of dwellings which front onto Radley Road.
- 1.4 The school hall is being built on part of the school site that adjoins the rear gardens of those dwellings fronting Radley Road.
- 1.5 A copy of the proposed plans showing the location and design of the development, and the proposed ‘windcatcher’ units, are attached at **Appendix 1**.
- 1.6 A copy of the approved development is attached at **Appendix 2**.
- 1.7 The application has been referred to Committee because several letters of objection have been received.

2.0 **Planning History**

- 2.1 Planning permission for the erection of a new school hall was approved in October 2005. No letters of objection were received to that scheme.

3.0 **Planning Policies**

- 3.1 Policies D1, D2, and D3 seek to ensure that all new development is of a high standard of design, does not cause harm to the amenity of neighbours and is acceptable in terms of highway safety.
- 3.2 Similar policies to those above have been included in the Second Deposit Draft Local Plan 2011. The corresponding policies are DC1, DC5, and DC9.

4.0 **Consultations**

- 4.1 Abingdon Town Council does not object to the application but requests that:

“A safe and convenient access is provided within the site and to and from the adjoining highway as stated under policy DC5 (i) of the Vale of White Horse Second Deposit Draft 2011”.

- 4.2 County Engineer – No objections.

4.3 Consultant Architect – Comments attached at **Appendix 3**.

4.4 Architects Panel – Neutral design proposal, recommend approval.

4.5 Six letters of objection have been received from local residents and are summarised below:

- The original planning permission should never have been approved. This revised proposal only serves to worsen the impact of the original, to an unacceptable degree.
- Although permission has been previously granted for brick on the end elevation, it is visually intrusive and completely out of character with the neighbouring gardens and surrounding environment.
- The proposed natural wind catchers planned to be sited on the roof, at 1.3m above the roof, will be unsightly and will cause an unacceptable level of visual intrusion.
- Proposal will have a detrimental effect on house prices (This is not a material planning consideration).
- Object to the proposed alteration from timber boarding to brick on the side elevations, and question the budgetary reason for the change. The proposed change is a retrograde step, resulting in a less pleasing and more obtrusive building.
- Trees should be planted to replace those recently removed in order to minimise the visual impact of the hall.
- Concern that the new building does not produce excessive light pollution.

5.0 **Officer Comments**

5.1 This application seeks the approval of revisions to the previously approved scheme. The main issues, therefore, are considered to be 1) the impact of the proposed changes on the character and appearance of the surrounding area, and 2) their impact on the amenities of neighbouring properties.

5.2 On the first issue, the replacement of the timber cladding detail with brickwork at the upper level on the side elevations is considered acceptable. The end gable opposite those dwellings in Radley Road remains as previously approved, to be constructed wholly in brick with detailed coursing. The proposed wind-catchers will enable the school to provide a sustainable and environmentally friendly form of ventilation of the building. Whilst concern has been expressed over their size and potential visual impact, they are located approximately seven metres from the edge of the roof and, thus, when viewed from ground level they will not be visually intrusive. Furthermore, the Consultant Architect concludes they will add skyline interest to the hall building.

5.3 Your Officers consider that the revised design is in keeping with other two storey buildings on the school site. As such, it is considered a refusal of these revisions on design grounds could not be supported.

5.4 Turning to the second issue, the potential harm to neighbours, the new building is sited 30m from the rear elevations of the dwellings on Radley Road. This distance was considered acceptable when granting the original permission. There is not considered to be any increased loss of privacy or light compared to the approved scheme.

5.5 Furthermore, the removal of three trees on the boundary was approved as part of the original planning permission, as they were considered to be too close to the new building and were not worthy of tree preservation measures. Due to the potential impact of trees on the new building, and given the distance of 30m in relation to those properties in Radley Road, it was not considered appropriate to require replacement trees to be planted in the space between the building and the rear gardens in order to provide screening.

5.6 A brick wall approximately 2m in height lies on the boundary with the rear gardens and the building itself is, at its closest, 5m away from this. Its impact on the amenities of those adjoining properties is considered acceptable in planning terms. As this application seeks only revisions to the design of the building, it is considered by your Officers that it would be unreasonable to require replacement tree planting now to mitigate the visual impact that is now perceived by neighbours to be harmful.

6.0 **Recommendation**

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

1. *TL1 Time Limit.*
2. *MC2 Materials.*
3. *Prior to the commencement of development, a scheme for the acoustic insulation of the building, shall be submitted to, and approved in writing by, the District Planning Authority. The approved scheme shall be implemented prior to the first use of the building and shall thereafter be maintained in accordance with the approved scheme.*
4. *No external plant, flues or vents shall be installed other than those expressly approved under this permission, without the prior grant of planning permission.*
5. *No external lighting shall be attached to the building.*


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Revision	Date	By	Checked
A	Aug 05	Existing Car Park Boundary Added	

1:500 = 1m
 1:1000 = 2m
 1:2000 = 4m
 1:4000 = 8m
 1:8000 = 16m

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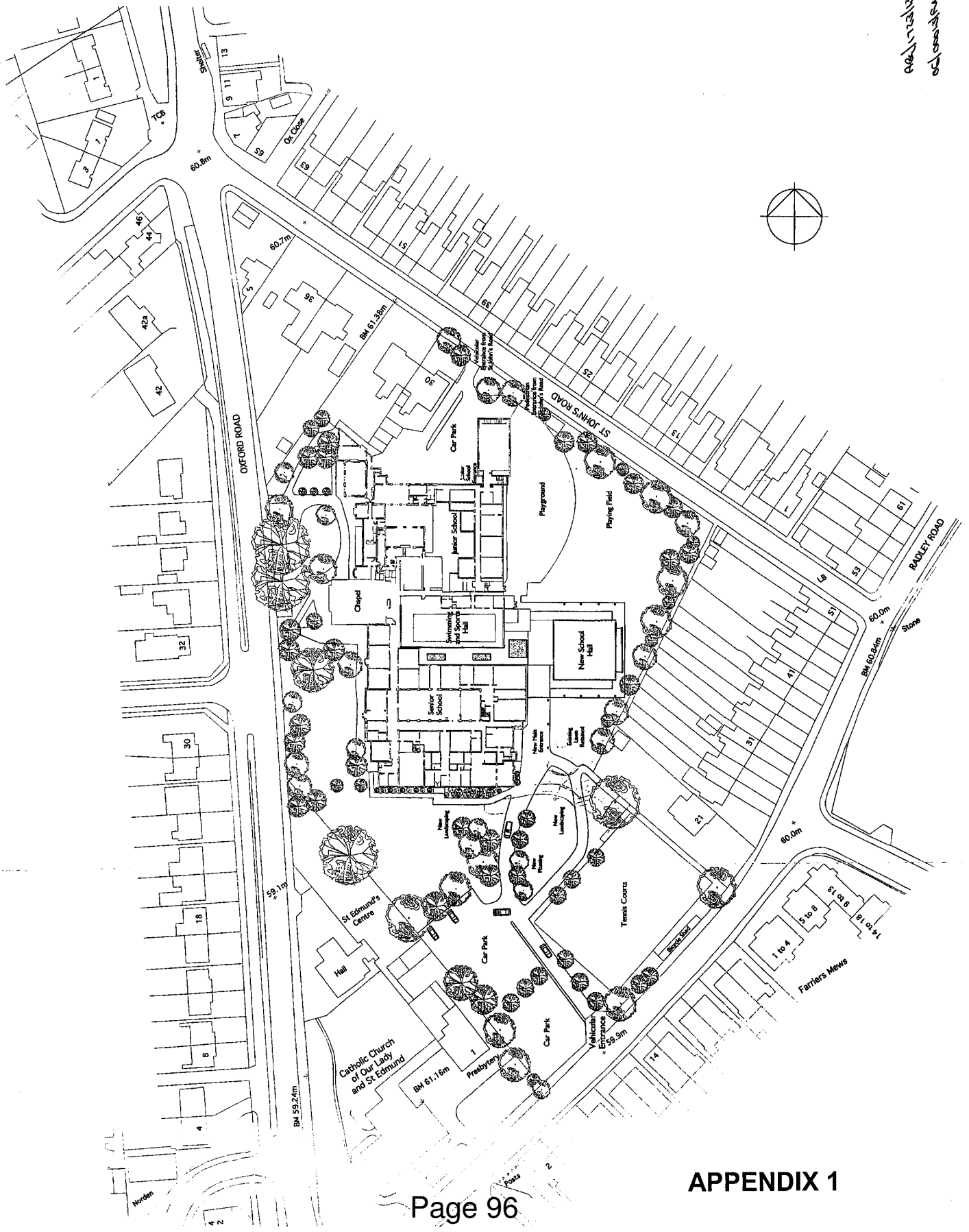
REVISION	DATE	SIGNED
ISSUE STATUS		
RISK ASSESSMENT UNDERTAKEN		
PLANNING APPLICATION #1	A	Aug 05
PLANNING APPLICATION #2	A	Jun 05
PLANNING CONSENT		
LISTED BLDG APPLICATION		
LISTED BLDG CONSENT		
DAC APPROVAL		
BLDG CONTROL APPLICATION	A	11/05
BLDG CONTROL APPROVAL		
TENDER DOCUMENT	A	Aug 05
CONTRACT DOCUMENT		



Acanthus Clews Architects

Client: Our Lady's Convent School, Abingdon
 Project: Our Lady's Convent School, Abingdon
 Title: Proposed Site Plan

Scale: 1:500
 Date: July 05
 Job No: 05_108-19
 Drawing No: 01A

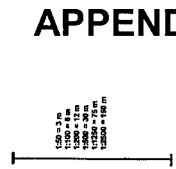


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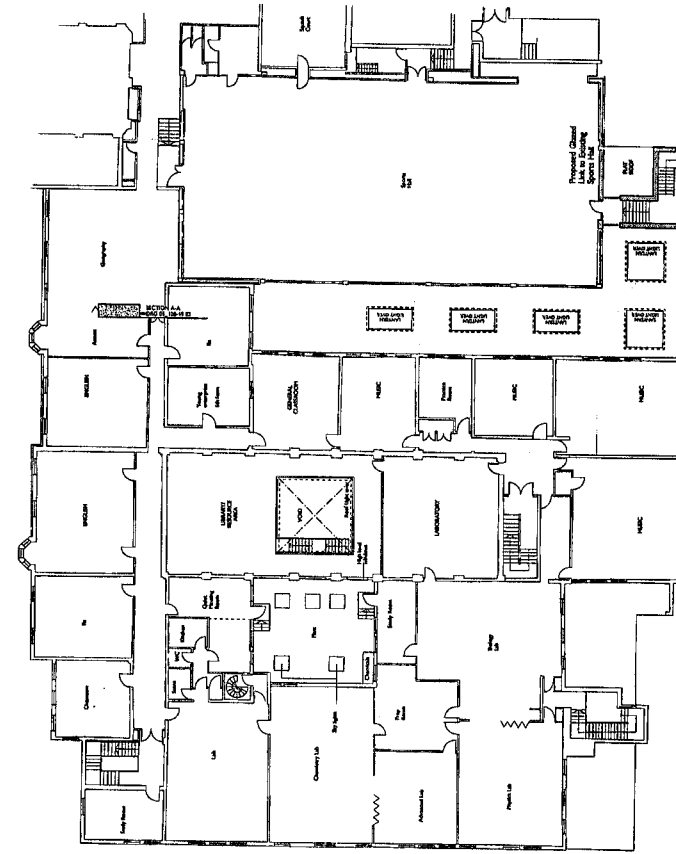
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Revision A
 Date 22.12.05
 Macro revision, including indication of window/house
 project, project package, project

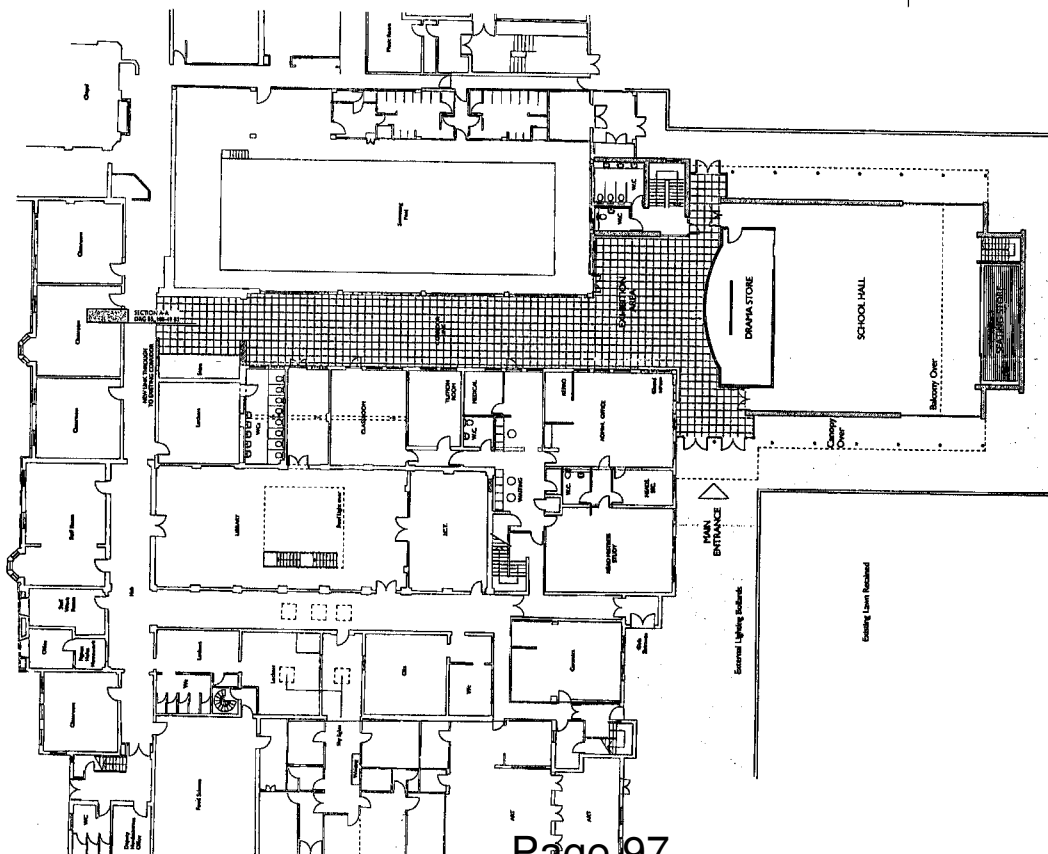
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APPENDIX 1



FIRST FLOOR PLAN




GROUND FLOOR PLAN

DRAWING ISSUE STATUS	REVISION
RISK ASSESSMENT UNDERTAKEN	
PLANNING APPLICATION N° 1	A JMH/PL
PLANNING CONSENT	
LIMITED BUILD APPLICATION	
LIMITED BUILD CONSENT	
DAG APPROVAL	
BUILD CONTROL APPLICATION	
BUILD CONTROL APPROVAL	
TENDER DOCUMENT	
CONTRACT DOCUMENT	

CLIENT
Our Lady's Convent School,
Ablington

PROJECT
Our Lady's Convent School/Ablington
New Hall & Atrium

TITLE
Proposed Floor Plans



**Acanthus
Clews**
architects

Architects House
67 Highdown Road
Barnbury - Gloucester
GL2 9JF
Tel: 01285 762800
Fax: 01285 762801
www.acanthusclews.co.uk

DATE
July 05

DRAWN
RPK

CHECKED
OJA

JOB N°
05_108-49

DRAWING N°
02A

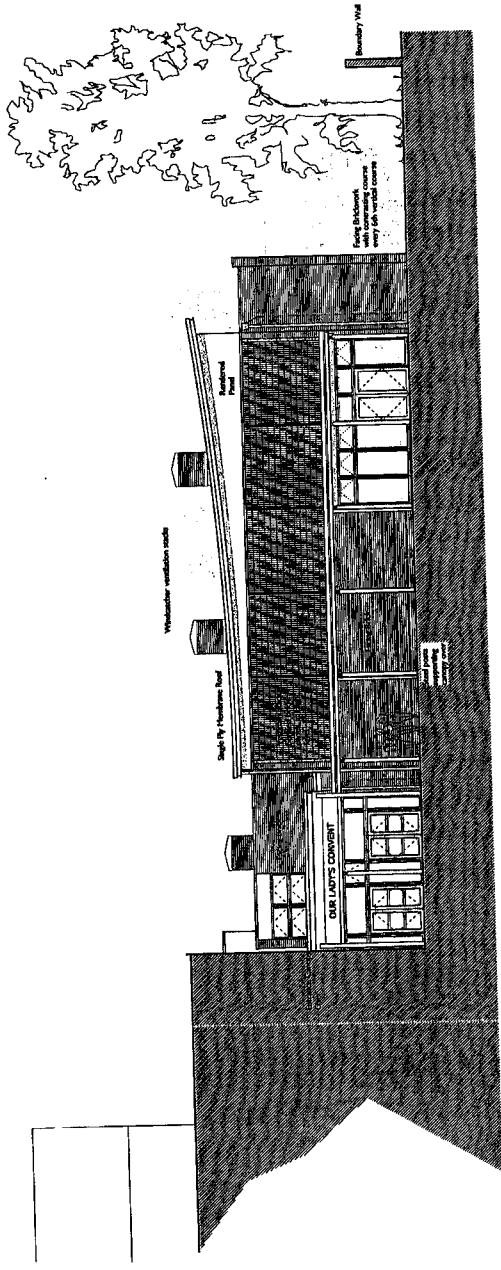
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 22.12.05
 OJA/050205

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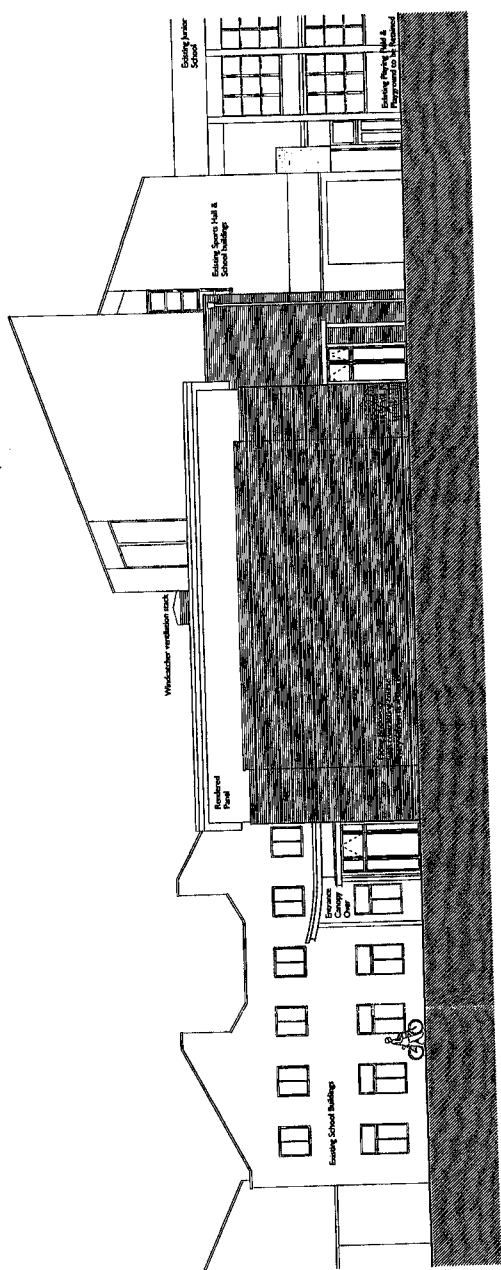
- Revisions
- Date
 - By
 - Reason
- A Aug 05 Revised Elevation
 B Oct 05 Detailed amended following design development, including
 upper wall to be amended to comply with current building
 regulations, amended window and door details, amended
 facade brick course detail amended to side wall, below
 main entrance
 Proposed/Withdrawn indicated to read

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1:500 = 3 m
 1:1000 = 6 m
 1:2000 = 12 m
 1:5000 = 30 m
 1:10000 = 60 m
 1:25000 = 150 m



PROPOSED SOUTH ELEVATION @ 1:100



PROPOSED EAST ELEVATION @ 1:100

DRAWING	REVISION	DATE	SIGNED
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PLANNING APPLICATION N° 1			
PLANNING APPLICATION N° 2	8	JUN 00	JR
PLANNING CONSENT			
LISTED BUILDING APPLICATION			
LISTED BUILDING CONSENT			
DIC APPROVAL			
BUILDING CONTROL APPLICATION			
BUILDING CONTROL APPROVAL			
TENDER DOCUMENT			
CONTRACT DOCUMENT			

CLIENT
 Our Lady's Convent School,
 Abingdon

PROJECT
 Our Lady's Convent School, Abingdon
 New Hall and Atrium

TITLE
 Proposed Multi Function Hall
 Scheme Elevations (South & East)

SCALE
 1:100

DATE
 JULY 05

JOB N°
 05_108-49

DRAWN
 WPT

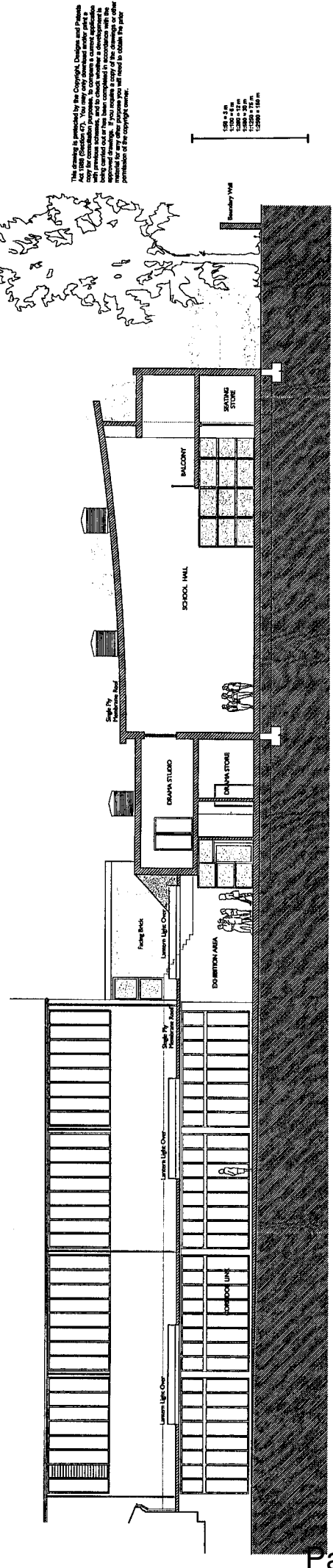
DRAWINGS N°
 04B

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 Clewley & Partners
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 Suffolk IP16 9BE
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P. J. JONES
 C. J. JONES

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Revision	Date	Description
A	Aug 05	Revised residential permit.
B	Dec 05	Revisions submitted following design development, including: 1) Updated floor levels to match existing ground levels. 2) Revised column locations to comply with structural requirements. 3) Revised wall thicknesses to comply with structural requirements.

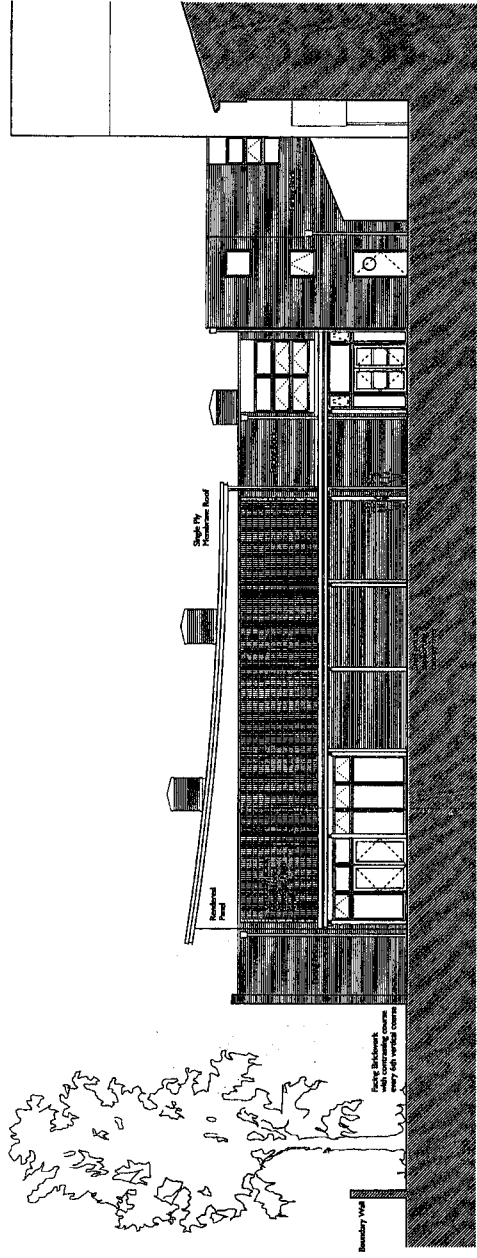


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1:100 = 1:100
 1:200 = 1:200
 1:500 = 1:500
 1:1000 = 1:1000

PROPOSED SECTION A-A @ 1:100

APPENDIX 1



PROPOSED NORTH ELEVATION @ 1:100

DRAWING ISSUE STATUS	REVISION	DATE	SIGNED
RISK ASSESSMENT UNDERPINNING			
PLANNING APPLICATION #1			
PLANNING APPLICATION #2	B	14/11/06	[Signature]
PLANNING CONSENT			
LISTED BUILDING APPLICATION			
LISTED BUILDING CONSENT			
DAC APPROVAL			
BUILDING CONTROL APPLICATION			
BUILDING CONTROL APPROVAL			
TENDER DOCUMENT			
CONTRACT DOCUMENT			

Acanthus Clew Architects

CLIENT: Our Lady's Convent School, Abingdon

PROJECT: Our Lady's Convent School, Abingdon New Hall and Atrium

TITLE: Proposed Multi Function Hall Scheme Extension (North) & Section

SCALE: 1:100

DATE: July 05

DRAWN BY: [Name]

CHECKED BY: [Name]

DRAWING NO: 05_08-49

03B

Address: Acanthus House, 57 Highdown Road, Banbury - Oxon OX16 9BE
 Tel: 01295 702600
 Fax: 01295 702501
 www.acanthusclew.co.uk

14/11/06
 05_08-49

Monodraught

NOTES

Weight of Monodraught system 1200mm x 1200mm, 2.05m high = 120kgs

Colour of system to be BS 18-B-25 Merini Grey

All dimensions are to centres, unless otherwise stated.
All openings to be located on the floor to accommodate all work.
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REV	DESCRIPTION	DATE

Monodraught Ltd.

Units: Sales
Crown Business Park
High Wycombe
Bucks HP12 3SE
Tel: 01494 627900
Fax: 01494 532465

PROJECT

Installation Details of 2N^o Monodraught GRP 1200 Square Windcatcher Systems

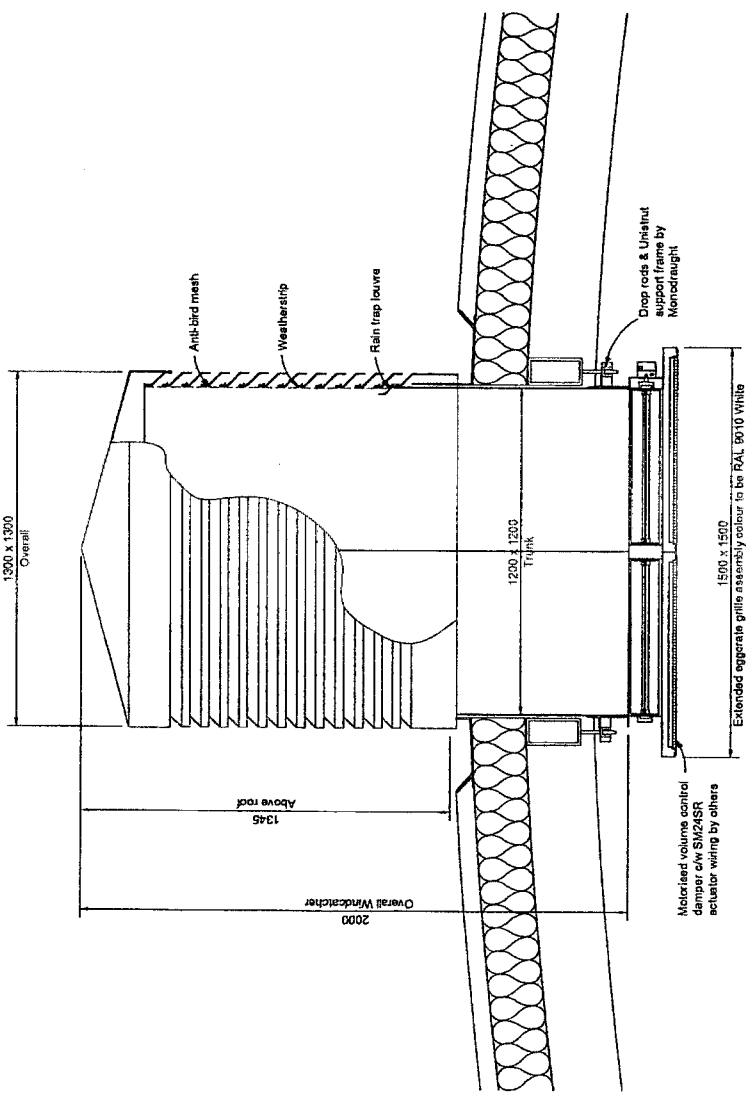
CLIENT

Downfield 6th Form Building
D A Cook (Builders) Ltd

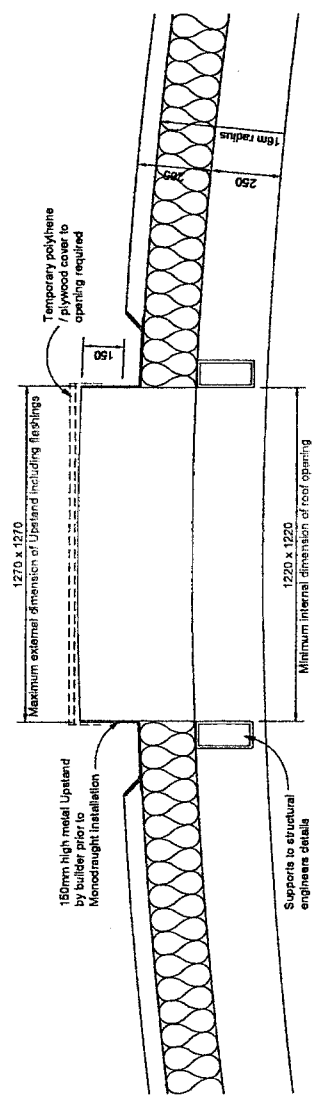
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PROJECT 1 OF 1 SHEETS
DRAWN BY PDA
DATE 25.03.04 SCALE 1:10 @ A1

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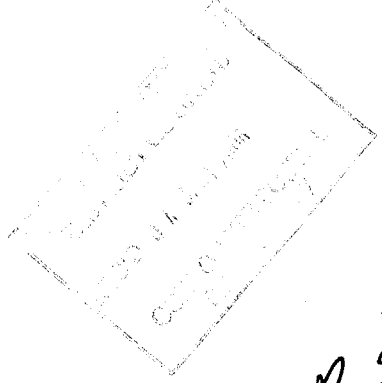


Section



Builders Upstand Detail

APPENDIX 1

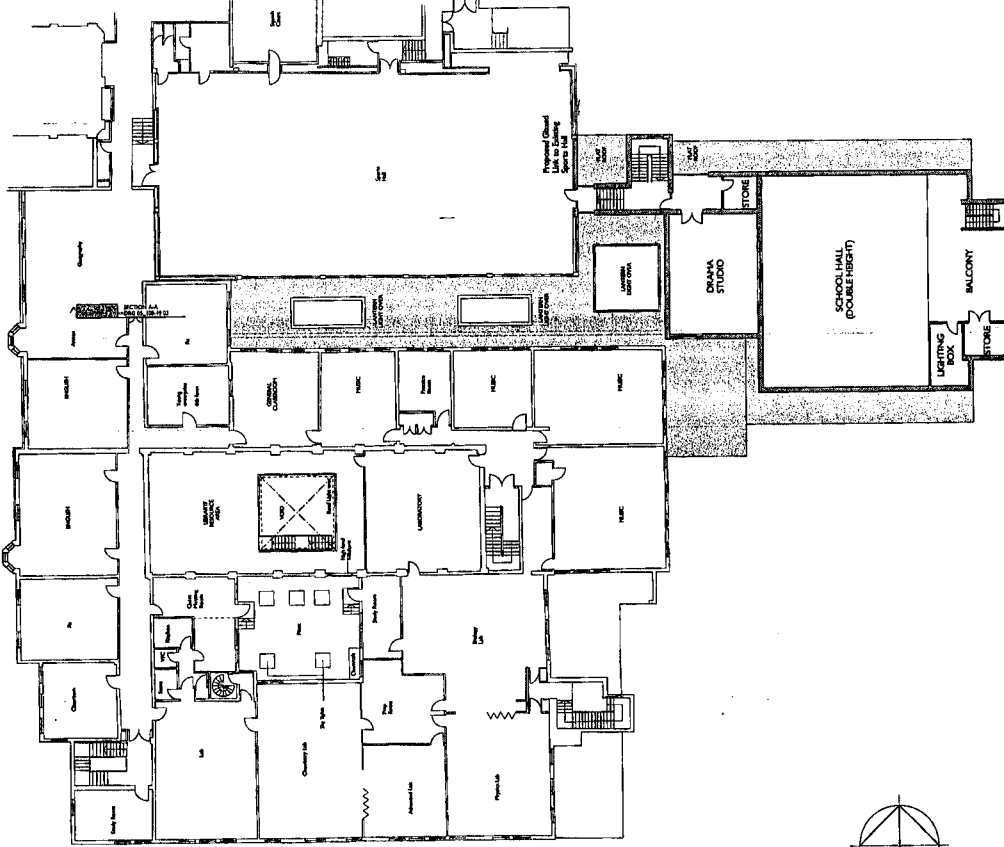


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06/0003/14/1

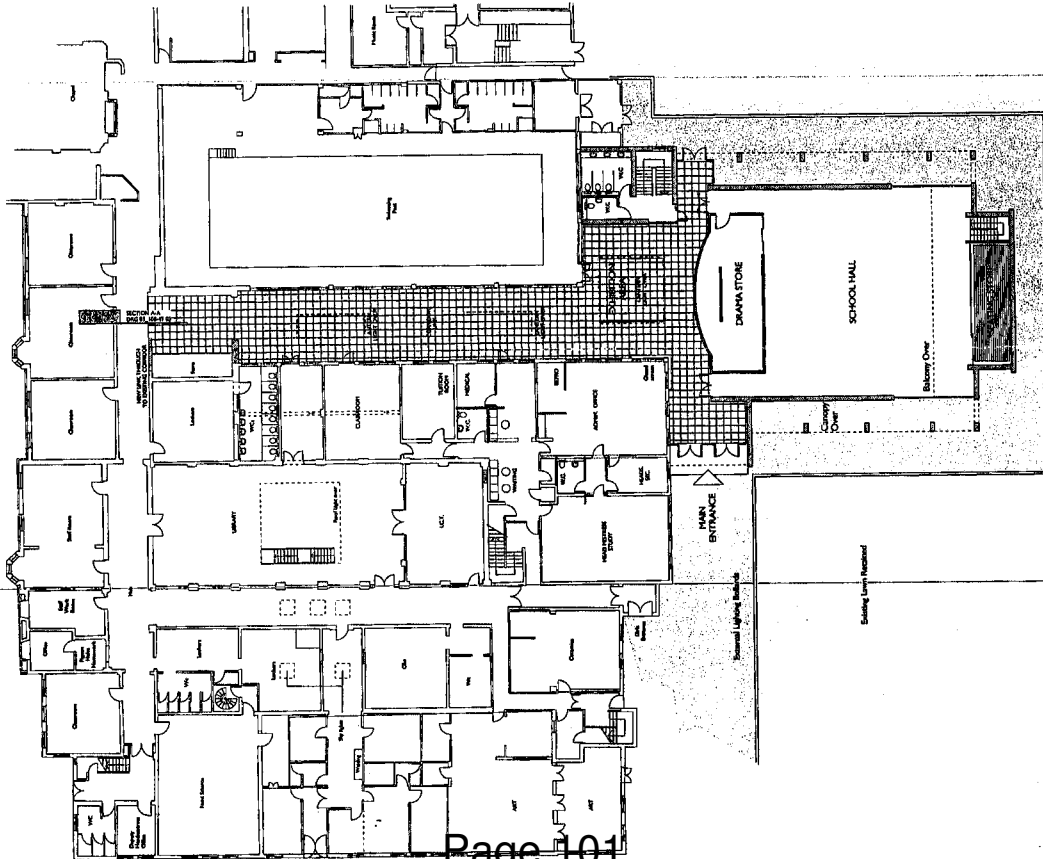
APPENDIX 2

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Revision: Date:



FIRST FLOOR PLAN



GROUND FLOOR PLAN

DRAWING	REVISION	DATE	SIGNED
ASSET STATUS			
RISK ASSESSMENT UNDERTAKEN			
PLANNING APPLICATION # 1		14.07	M.S.L.
PLANNING APPLICATION # 2			
PLANNING CONSENT			
LISTED BUILDING APPLICATION			
LISTED BUILDING CONSENT			
DAC APPROVAL			
BUILDING CONTROL APPLICATION			
BUILDING CONTROL APPROVAL			
TENDER DOCUMENT			
CONTRACT DOCUMENT			

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Clews
architects**

CLIENT: Our Lady's Convent School, Abingdon

PROJECT: Our Lady's Convent School/Abingdon New Hall & Atrium

TITLE: Proposed Floor Plans

SCALE: 1:200
 Acanthus House
 57 Highdown Road
 Basingstoke - Hants

DATE: JULY 05
 DRAWN: [Name]
 CHECKED: [Name]
 PROJECT NO: 05_108-49

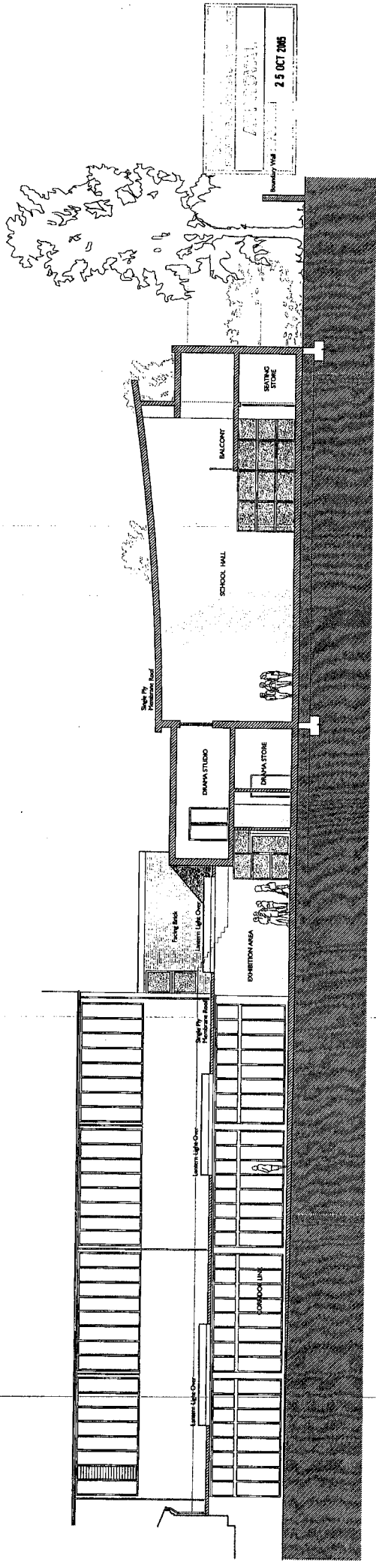
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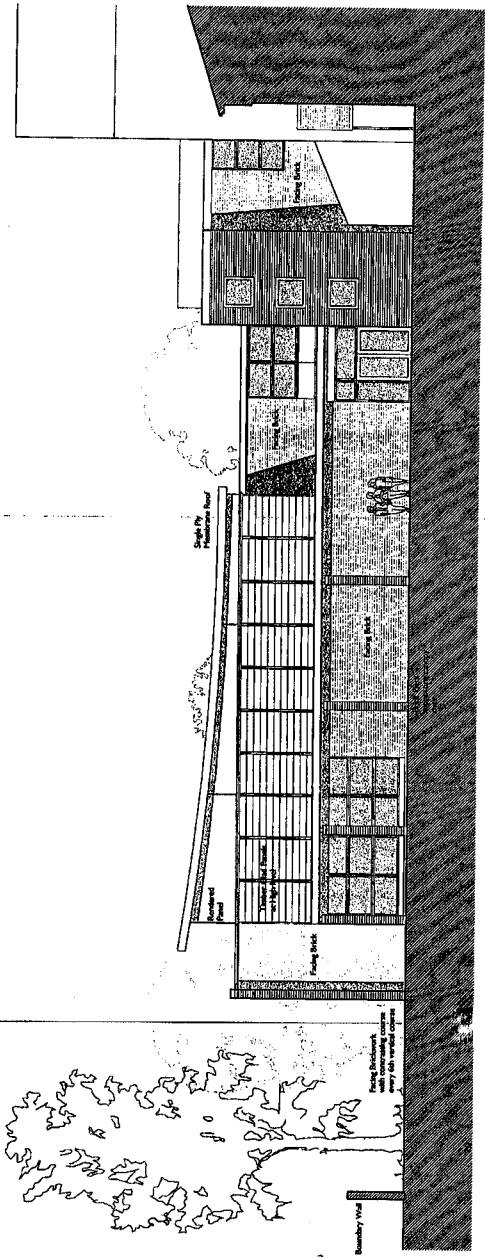
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Revision	Date	Revised/Revised Part
A	Aug 05	Revised Rendered Plans



PROPOSED SECTION A-A @ 1:100



PROPOSED NORTH ELEVATION @ 1:100

APPENDIX 2

REVISION	DATE	SIGNED
ISSUE STATUS		
RISK ASSESSMENT UNDERTAKEN		
PLANNING APPLICATION N° 1	A	25 OCT 2005
PLANNING APPLICATION N° 2		
PLANNING CONSENT		
LIMITED BUDG APPLICATION		
LIMITED BUDG CONSENT		
DWG APPROVAL		
BUDG CONTROL APPLICATION		
BUDG CONTROL APPROVAL		
TENDER DOCUMENT		
CONTRACT DOCUMENT		

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CLIENT: Our Lady's Convent-School, Abingdon

PROJECT: Our Lady's Convent-School, Abingdon New Hall and Atrium

TITLE: Proposed Middle Function Hall Scheme Elevation (North) Section

SCALE: 1:100

DATE: July 05

JOB N°: 05_108-49

DRAWING N°: 03A

Author: [Name]

Drawn: [Name]

Checked: [Name]

Tel: 01235 702600

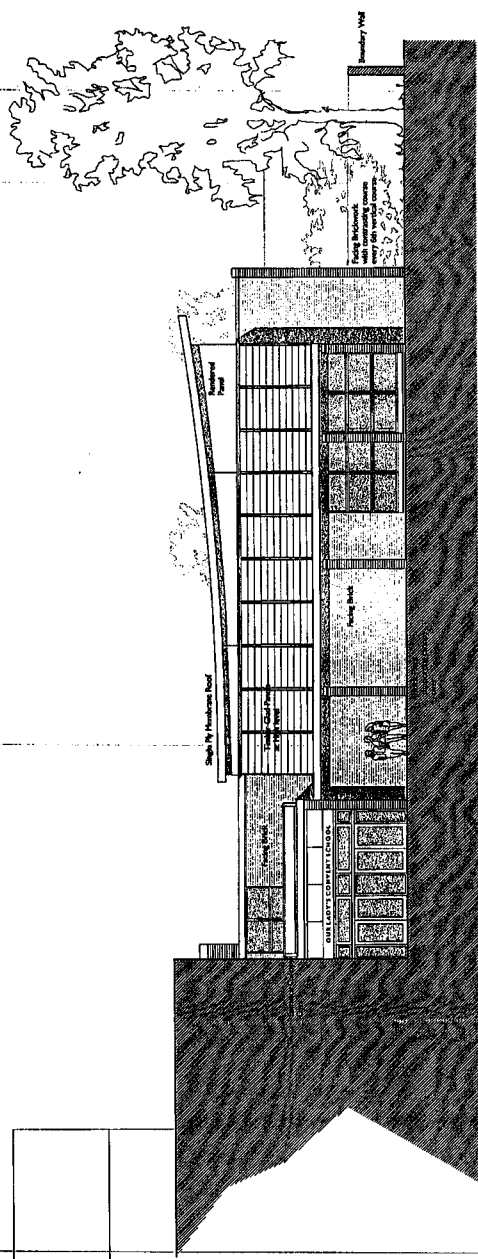
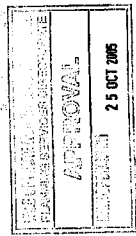
Fax: 01235 702601

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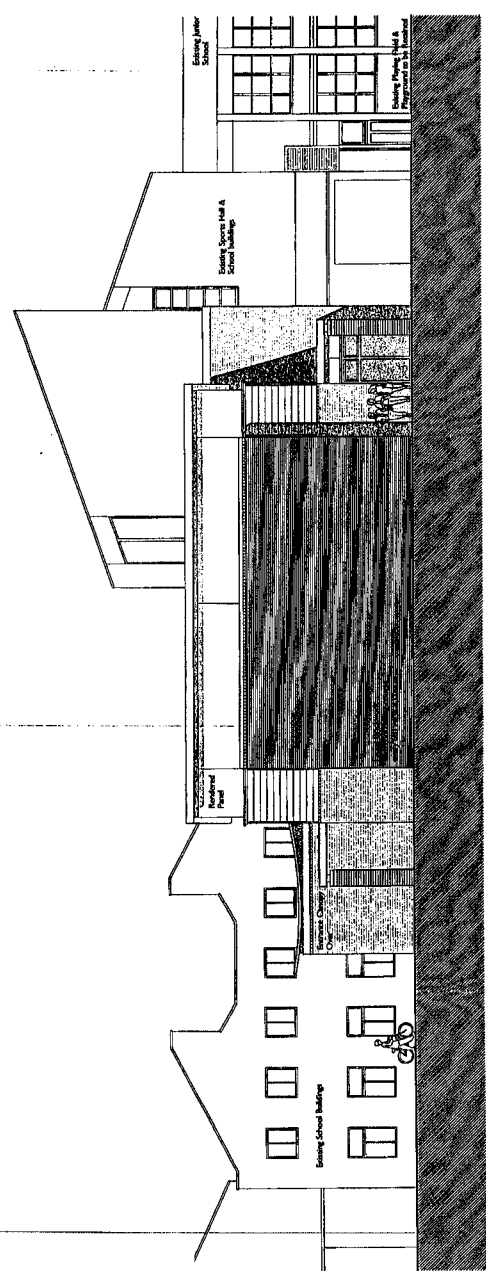
ABC/1723/12

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Revision: A Date: Aug 05 Revised Brickwork



PROPOSED SOUTH ELEVATION @ 1:100



PROPOSED EAST ELEVATION @ 1:100

ISSUE STATUS	REVISION NO	DATE	SIGNED
REF ASSESSMENT UNDERTAKEN			
PLANNING APPLICATION #1	A	4-Aug-05	ALES
PLANNING APPLICATION #2			
PLANNING CONSENT			
LIFTED BLDG APPLICATION			
LIFTED BLDG CONSENT			
DWG APPROVAL			
BLDG CONTROL APPLICATION			
BLDG CONTROL APPROVAL			
TENDER DOCUMENT			
CONTRACT DOCUMENT			

Acanthus Clews architects

Acorn House
 57 Higham Road
 Banbury - Oxfordshire
 OX16 9BE
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 www.acanthusclews.co.uk

CLIENT
 Our Lady's Convent School,
 Abingdon

PROJECT
 Our Lady's Convent School, Abingdon
 New Hall and Annex

TITLE
 Proposed Multi Function Hall
 Scheme Elevations (South & East)

SCALE
 1:100

DATE
 July 05

JOB NO
 05_108-49

DRAWING NO
 04A

ABC/1723/12

APPENDIX 2

McCoy Associates Chartered Town Planners

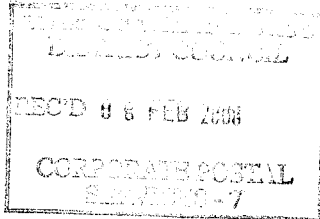
54 New Street • Henley-on-Thames • Oxon RG9 2BT • Tel: 01491 579113
Fax: 01491 410852 www.mccoyassociates.co.uk email: denis@mccoyassoc.co.uk

For the attention of Alison Blyth

3 February 2006
Your ref ABG/1723/13

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

FAX AND POST



Dear Sir

re: **Construction of new multi-purpose school hall to replace existing facilities and associated external works, forming new main entrance to school (re-submission)**
Our Lady's Convent, 3 Oxford Road, Abingdon

Thank you for the drawings and details of the above project received on 30 January which was discussed at the Architects Panel meeting on 1 February and on which you have requested design comments.

This application proposes changes to a building for which permission has already been granted – but not I am told to its height or footprint.

I consider the proposed “windcatcher” ventilation stacks a positive improvement. They add skyline interest to the hall and may further sustainability aspirations.

I can see no reason to justify withholding permission for brickwork in place of the previously proposed timber cladding.

Your papers and drawings are returned with the postal copy of this letter.

Yours faithfully

McCOY ASSOCIATES

encs

This letter refers to drawing nos 05_108-49/01A, /02A, /03B, /04B, /05A, /06A, /07, /08, /09, two upstand drawings, 5 black and white A4 photographs