

Date: 12 September 2007

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, 24TH SEPTEMBER, 2007** 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

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, Head of Democratic Services, on telephone number (01235) 547631 / [carole.nicholl@whitehorsedc.gov.uk](mailto:carole.nicholl@whitehorsedc.gov.uk).

Please note that this meeting will be held in a wheelchair accessible venue. If you would like to attend and have any special access requirements, please let the Democratic Officer know beforehand and he will do his very best to meet your requirements.

### Open to the Public including the Press

#### **Map and Vision** (Page 5)

A map showing the location of the venue for this meeting and a copy of the Council's 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 - 28)

To adopt and sign as a correct record the minutes of the meeting of the Development Control Committee held on 13 August 2007 and of the re-convened meeting held on 15 August 2007.

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 29 - 30)

Dismissed

The following appeal has been dismissed by the Planning Inspectorate:

Appeal by Mr V K Cox against the Council's decision to refuse to permit the conversion of a barn on land part of Dolphin House, High Street Childrey OXON OX12 9UE, (CHD/891/6). The decision to refuse planning permission was made by the Deputy Director in consultation with the Chair and / or Vice-Chair of the Development Control Committee under powers delegated to him under the Scheme of Delegation to Officers. A copy of the decision notice is attached.

Withdrawn

The appeal in respect of the Council's decision to refuse the demolition of existing bungalow and the erection of 4 detached dwellings, garages, parking and access road at Stanab, Faringdon Road, Kinston Bagpuize (KBA/6770/10) has been withdrawn.

Recommendation

*that the agenda report be received.*

**10. Forthcoming Public Inquiries and Hearings**

(Pages 31 - 36)

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 **60/07** of the Deputy Director refers.

11. **CUM/2421/7 - Demolition of side extension and existing garages. Erection of a side extension with alterations to existing building to provide 4 flats. 3 and 3a Chawley Lane, Cumnor Hill, Oxford, OX2 9PX**  
(Wards Affected: Appleton and Cumnor)  
(Pages 37 - 47)
12. **ABG/2649/2 - Demolition of existing garage. Erection of two storey flank extension and single storey rear extension. New pitched roof to existing rear extension. 37 Sellwood Road, Abingdon, OX14 1PE**  
(Wards Affected: Abingdon Dunmore)  
(Pages 48 - 50)
13. **NHI/19724 - New residential development, access and open space (site area 3.9 hectares). Land off Lime Road, Botley**  
(Wards Affected: North Hinksey and Wytham)  
(Pages 51 - 55)
14. **CUM/20199 - Erection of a single and two storey rear extension. 23 Pinnocks Way, Botley, OX2 9DD**  
(Wards Affected: Appleton and Cumnor)  
(Pages 56 - 59)
15. **GFA/20204 - Erection of a two storey side extension. 21 Pye Street, Faringdon SN7 7AS**  
(Wards Affected: Faringdon and The Coxwells)  
(Pages 60 - 67)
16. **CUM/19859/2-D - Approval of reserved matters for erection of 1,050sqm of office accommodation with cycle and car parking. Land rear of 173 - 175 Cumnor Hill and adjacent to Timbmet Head Office, Cumnor Hill OX2 9PH**  
(Wards Affected: Appleton and Cumnor)  
(Pages 68 - 79)

**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

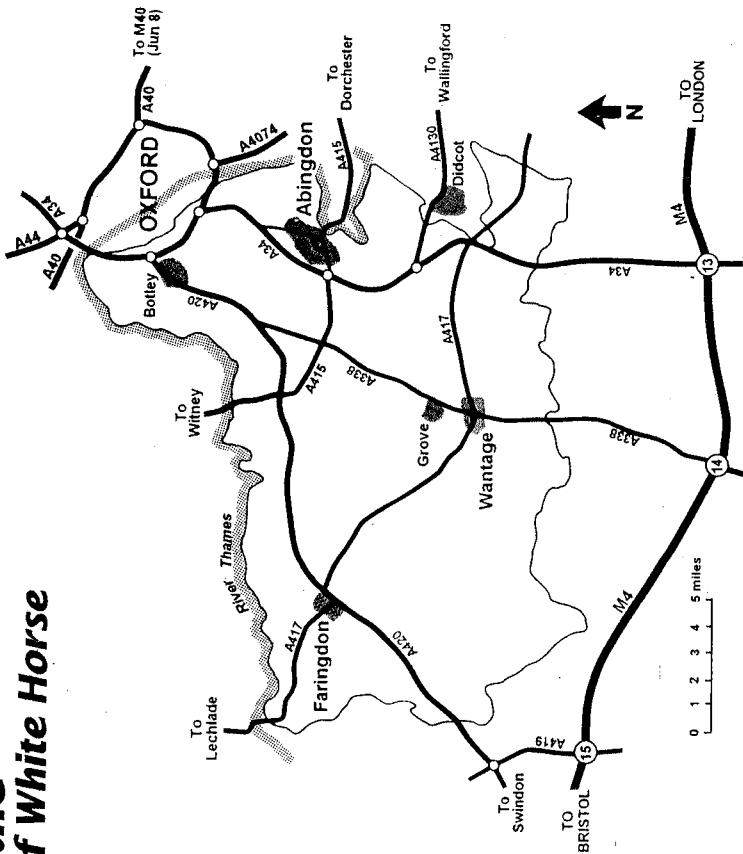
Create a safer community and improve the quality of life among Vale residents

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

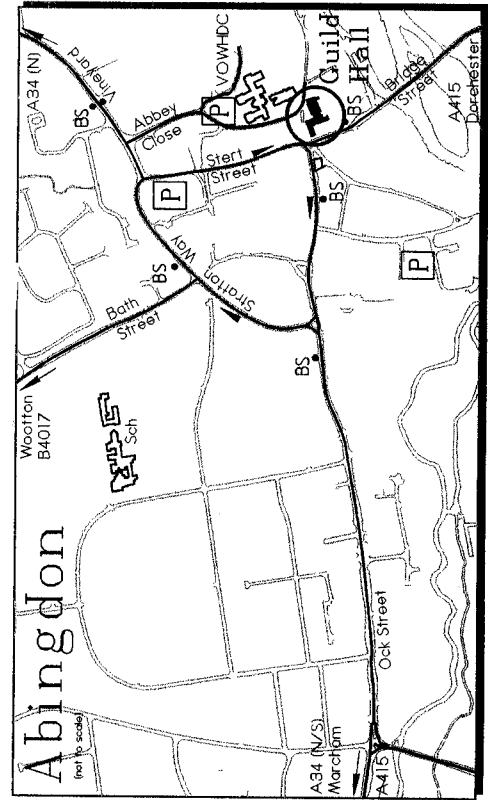
Help disadvantaged groups and individuals within the Vale to realise their full potential

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.54

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

**HELD AT THE GUILDHALL, ABINGDON  
ON MONDAY, 13TH AUGUST, 2007 AT  
6.30PM**

**Open to the Public, including the Press**

PRESENT:

MEMBERS: Councillors Terry Quinlan (Chair), John Woodford (Vice-Chair), Matthew Barber, Roger Cox, Terry Cox, Tony de Vere, Richard Farrell, Jenny Hannaby, Anthony Hayward, Lawrence, Sue Marchant, Jerry Patterson, Val Shaw and Margaret Turner.

EX-OFFICIO MEMBER: Councillors Melinda Tilley

OFFICERS: Sarah Commins, Martin Deans, Rodger Hood, Laura Hudson, Geraldine Le Cointe, Carole Nicholl and Andrew Thorley.

NUMBER OF MEMBERS OF THE PUBLIC: 97

**DC.83 NOTIFICATION OF SUBSTITUTES AND APOLOGIES FOR ABSENCE**

Apologies for absence were recorded from Councillor Richard Gibson.

**DC.84 DECLARATIONS OF INTEREST**

Declarations were made in respect of report 50/07 as follows:

Councillor	Type of Interest	Item	Reason	Minute Ref
Jenny Hannaby	Personal and Prejudicial	Item 10 - WAN/1645/10	A letter had been received from the applicant stating that she had indicated her support for the application.	DC.92
Richard Farrell	Personal and Prejudicial	Item 11 – GFA/2782/4-X	He was a Director of the Vale Housing Association, owners of the land.	DC.93
Roger Cox	Personal	Item 11 GFA/2782/4-X	He was a Town Councillor but was not on the Town Council's Planning Committee and had no previous consideration of the application.	DC.93
Anthony Hayward	Personal	Item 12 - STA/6523/3	He was acquainted with the applicant.	DC.94
Terry Cox	Personal	Item 12 - STA/6523/3	He was acquainted with the objector.	DC.94
Tony de Vere	Personal and Prejudicial	Item 13 - KBA/6770/11	He was acquainted with the objector who was making a statement at the meeting.	DC.95

Jerry Patterson	Personal	Item 14 - KEN/9184/1	He was a Parish Councillor but was not on the Parish Council's Planning Committee and had no previous consideration of the application.	DC.96
Roger Cox	Personal	Item 15 - GFA/10178/2	He was a Town Councillor but was not on the Town Council's Planning Committee and had no previous consideration of the application.	DC.97
Jerry Patterson	Personal	Item 16 - SHI/11845/3	He was acquainted with the objector in so far as the objector had worked with his late wife.	DC.98
Carole Nicholl Head of Democratic Services	Personal	Item 17- STA/14707/5	The applicant and her supporter were known to her.	DC.99
Jenny Hannaby	Personal	Item 21 - WAN/20119 & WAN/20119/1-LB	She was a Town Councillor but was not on the Town Council's Planning Committee and had no previous consideration of the applications.	DC.103
Terry Cox	Personal	Item 21 - WAN/20119 & WAN/20119/1-LB	He had previous involvement with the School in a professional capacity but not in respect of planning matters.	DC.103
Angela Lawrence	Personal	Item 22 – ABG/20143	She was a Town Councillor but was not on the Town Council's Planning Committee and had no previous consideration of the application.	DC.104

## DC.85 URGENT BUSINESS AND CHAIR'S ANNOUNCEMENTS

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

The Chair asked all members of the public to listen to the debate in silence.

The Chair commented that whilst he did not want to stifle debate he was mindful of the number of applications for consideration on the agenda and with this in mind he asked Members not to repeat comments already made.

DC.86 STATEMENTS AND PETITIONS FROM THE PUBLIC UNDER STANDING ORDER  
32

None

DC.87 QUESTIONS FROM THE PUBLIC UNDER STANDING ORDER 32

None

DC.88 STATEMENTS AND PETITIONS FROM THE PUBLIC UNDER STANDING ORDER  
33

16 members of the public had each given notice that they wished to make a statement at the meeting. However, 1 member of the public declined to do so.

DC.89 MATERIALS

- (a) MAR/19761/1- Land adjoining the Timber Yard, Packhorse Lane, Marcham

*RESOLVED*

*that the following materials be approved:*

*Walls - Natural Stone*

*Roofs - Eternit Handcraft plain clay tiles in Aylesham Mix*

*Windows - Painted Timber*

- (b) WAN/7226/3 – 61 Mill Street, Wantage

*RESOLVED*

*that the following materials be approved:*

*Walls - Blockleys Ferndown Red bricks (without any details bricks) for the whole of the building along with the rendered elements*

*Roofs - Slate and Victorian tiles*

DC.90 FORTHCOMING PUBLIC INQUIRIES AND HEARINGS

The Committee received and considered details of forthcoming Public Inquiries and Hearings.

*RESOLVED*

*that the report be received.*

**PLANNING APPLICATIONS**

The Committee received and considered report 50/07 of the Deputy Director (Planning and Community Strategy) detailing planning applications, the decisions of which are recorded below.



Applications where members of the public had given notice that they wished to make a statement were considered first.

As referred to below, due to the lateness of the hour, the meeting adjourned and therefore some applications were considered in the reconvened part of the meeting.

DC.91 GRO/716/6 – DEMOLITION OF EXISTING GARAGE AND ERECTION OF SINGLE STOREY SIDE EXTENSION. 25 WOODHILL DRIVE, GROVE, OX12 0DE

This application was considered in the reconvened part of the meeting.

DC.92 WAN/1645/10 – CHANGE OF USE FROM CLASS A1 (RETAIL) TO CLASS A3 (TEA ROOM). 9 NEWBURY STREET, WANTAGE, OX12 8BU

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

Further to the report the purpose of the adopted Local Plan policy was explained by the Officers, including the need to apply policy consistently. Furthermore, the Officers clarified previous uses of the application premises and commented that whilst it might be argued that recent development in the Town might have an impact on what was considered an appropriate use of this site, this was a matter to be considered when the policy was reviewed and was not a justification now for making decisions adhoc contrary to adopted policy.

At this point in the meeting, the Chair asked members of the public to refrain from interrupting the meeting.

The Officers reported that a petition signed by 765 people in support of the application had been received, but commented that this in itself was not a material consideration sufficient to override the policy reasons for refusal of the application.

Mr T Gashe, the applicant's agent made a statement in support of the application. He asked Members in considering the application to follow the process that was set out in PPS1 and had been accepted by both the courts and Inspectors as the correct procedure for determining planning applications. He reported that the 2004 Act stated that a Committee's decision must be in accordance with policy, unless there were material considerations which indicated otherwise. He explained that there were a number of such considerations, the first being the purpose of policy which the Local Plan made clear was to maintain and promote the vitality and viability of town centres as a key aim. He reported that this purpose coincided with the clear advice in PPS6 and this too was a very important material consideration in dealing with this application. He explained that PPS6 set out a number of tests to help assess whether a given development proposal did promote vitality and viability, these included to reduce vacant premises; to increase the variety and diversity of uses and activities; to encourage and increase pedestrian flows; to meet the needs of the whole community; to improve and maintain accessibility; to reflect customer and residents views and to engender safety and reduce the occurrence of crime. He commented that the current

proposal met all of these criteria. He explained that the next material consideration was to assess harm and he could see no evidence that any harm would result from approval of the application in terms of the objectives of PPS6 or the Local Plan. He referred to the report noting that concern was raised regarding the setting of a precedent should permission be given which could cumulatively have an adverse impact on retail uses in the town centre. However, Mr Gashe argued that he did not share this view, commenting that each application needed to be determined on its merits and it was unlikely that there would be another application with similar circumstances to the current application. Furthermore, he referred to a High Court judgement in *Anglia Building Society v Secretary of State* where the judge had stated that mere fear of generalised concern of a precedent effect would not normally be enough; there would have to be some evidence for reliance on it. Mr Gashe referred to his letter on the inflexibility of Policy S2 commenting that the policy failed to distinguish between those uses which were thought to create dead frontage such as building societies, estate agents and banks (Class A2) and the other non retail uses such as cafes and restaurants (A3) bars and pubs (A4) and hot food takeaways (A5). He stated that the applicant sought permission to use the premises for A3 use and that there was no right to change to A4 or A5 without permission and that the Council could remove the right to change to A2 by condition.

Some Members spoke against the application making the following comments:

- Little weight should be given in planning terms to the personal circumstances of the applicant or the popularity of the facility.
- Primary retail frontage in the Town Centre would be lost.
- The proposal might result in “dead frontage”.
- Policy should be applied consistently.
- A precedent for similar applications would be set.
- A similar application in Abingdon had resulted in loss of retail frontage.
- The Local Plan, which had been considered in depth by Inspectors, had only recently been approved and it was unreasonable to grant planning permission for an application which was contrary to policy.
- There was insufficient justification to approve the application contrary to policy.

Other Members spoke in support of the application making the following comments:

- There was a considerable amount of support locally for the proposal.
- There were a number of material considerations which needed to be judged by the Committee.
- There was scope in interpretation and application of the Local Plan.
- The proposed use would encourage increased footfall in this part of the Town thus improving vitality.
- The recent new retail development in the Town was a material consideration.
- The use should be restricted to A3 only.
- Policy was to be used but there was discretion in its application.
- This application should not be compared to an application in Abingdon as the circumstances were different.
- Areas of shopping frontage should be generally safeguarded, however circumstances changed not only in planning terms but in general economic terms which affected business vitality.

- It was better to have a change of use to meet changing circumstances than to have an empty shop.
- It was believed that allowing this facility would improve the vitality of the Town Centre.
- An article in a recent Planning Magazine dated 29 June referred to an Inspector's decision to allow an appeal for a café in a town centre which raised the question whether the cafes could be regarded as adding more to the vitality of a town centre than other uses.
- Wantage was becoming a ghost town and this proposal would help bring some life back to the centre.

It was proposed by the Chair that application WAN/1645/10 be refused for the reason set out in the report.

In accordance with Standing Order 29(3) Councillor Terry Cox requested a named vote, which was supported by a fifth of the Members present. The Vote was recorded as follows: -

FOR  
Councillors:  
Richard Farrell  
Jerry Patterson  
Terry Quinlan

AGAINST  
Councillors:  
Matthew Barber  
Roger Cox  
Terry Cox  
Tony de Vere  
Anthony Hayward  
Angela Lawrence  
Sue Marchant  
Val Shaw  
Margaret Turner  
John Woodford

FOR            3  
AGAINST    10

The proposal was therefore lost. It was thereupon proposed by Councillor Terry Cox, seconded by Councillor Matthew Barber and by 10 votes to 3 it was

*RESOLVED*

*that the Deputy Director (Planning and Community Strategy) in consultation with the Chair, Vice-Chair and Opposition Spokesman of the Development Control Committee be delegated authority to approve application WAN/1645/10 subject to appropriate conditions, including conditions to prevent A2 uses and to cover details of any proposed extract systems having regard to comments made by the Environmental Health Officer.*

DC.93 GFA/2782/4-X – DEMOLITION OF BUILDING AND REDEVELOPMENT OF SITE TO PROVIDE 2 X 3 BEDROOM HOUSES, 7 X 2 BEDROOM HOUSES AND 1 X 2 BEDROOM FLAT. NEW VEHICULAR ACCESS, PARKING AND LANDSCAPING. FARINGDON TENNIS CLUB, SOUTHAMPTON STREET, FARINGDON.

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

Councillor Richard Farrell 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.

The Committee was advised that Sports England now had no objection to the proposal and had withdrawn its previous objection in view of the proposal to secure a replacement club facility. Reference was made to the conditions in the report which went some way to meeting the concerns of Sports England.

Mr Haslett made a statement in support of the application advising that he was an architect and an agent for the Tennis Club. He reported that the existing Club was based in a residential area without flood lighting or parking. He explained that planning permission had been given for facilities along Coxwell Road, negotiations for which had been protracted, although it was hoped that these would be concluded within the next two months and work would commence next year. He reported that the Club had agreed to enter into a section 106 obligation to secure a financial agreement. He commented that it was in the Club's interest for this application to be approved as quickly as possible and that he was unaware of any planning reason to refuse the application.

One of the local Members expressed his support for the application but sought confirmation that the width of the access was adequate. He considered that there was sufficient car parking and noted that Sports England had now no objection.

Another local Member raised no objection to the proposal commenting that the circumstances had not changed significantly since the earlier application in 2002.

One Member referred to financial agreements emphasising that appropriate policies needed to be in place to allow this Council to secure contributions. The Officers responded that such policies were to be drafted and would be in place in the future.

One Member referred to condition 5 set out in the report commenting that it should be time restricted.

By 13 votes to nil, it was

*RESOLVED*

*That the Deputy Director (Planning and Community Strategy) in consultation with the Chair and/or Vice-Chair of the Development Control Committee be delegated authority to approve application GFA/2782/4-X subject to the conditions set out in the report*

*with condition 5 being amended to provide that the new properties should not be occupied until the Tennis Club had been relocated and is up and running.*

DC.94 STA/6532/3 – PROPOSED ERECTION OF A GARAGE. MANOR FARM COTTAGE, FARINGDON ROAD, STANFORD IN THE VALE, SN7 8NN

This application was considered in the reconvened part of the meeting.

DC.95 KBA/6770/11 – DEMOLITION OF EXISTING DWELLING. ERECTION OF 4 DETACHED DWELLINGS WITH GARAGES, PARKING AND ACCESS ROAD. STANAB, FARINGDON ROAD, KINGSTON BAGPUIZE, OX13 5BG

Councillor Tony de Vere 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.

The Officers reported that some concerns had been expressed regarding the accuracy of the submitted plans. It was explained that the confusion was due to a scale being incorrectly exaggerated on the Council's website, which was being addressed. The Committee was advised that the plan shown at the meeting was accurate and was in accordance with the measurements taken on site. It was reported that in terms of the relationship with the original application, the houses had been moved back into the site and the degree of set back was explained. The Officers reported that should the Committee be minded to approve the application a further condition should be added to require obscure glazing of the window on the rear of the building on plot 4. The relationship of the properties was explained and the elevations were illustrated. It was reported that Officers considered that the changes to the proposal met the objections previously raised and that a provision of 11 parking spaces was acceptable.

Mr G Counsell made a statement objecting the application raising concerns regarding proximity; orientation of the properties; the adverse visual impact of a continuous featureless roof; the proposal being contrary to policy; over dominance; design; impeding of the access by the garage on plot 3; the inadequate width of the road; minimum distances being insufficient; lack of consultation with the Fire Safety Officer; inadequate space around plot 4; the need to relocation the garage on plot 4; window to windows distances on plot 4 and the neighbouring property being only 18 metres and not 21; overlooking; loss of privacy; and land levels, commenting that the wall at Stanab was higher on one side than on the other.

Mr V Brown made a statement in support of the application advising that the proposal addressed the objections previously raised. He commented that the proposal sought to minimise impact on the street scene; the buildings were set back; and it was a large site with ample space for large gardens and parking. He reported that the density was in keeping with the existing in the area; the proposal did not amount to over development; there would be no loss of privacy or overshadowing of neighbouring houses or those houses on the site; the design and height were in keeping with other properties in the area; materials would be in keeping also; elevations were different to provide interest; footprints were staggered and the garages were set back. He explained the proximity of the new buildings with neighbouring properties and

commented that the proposed windows were acceptable. Finally, he reported that the access had been designed in negotiation with the County Council.

The local Member commented that the applicant had gone a long way to address the concerns previously raised but she still had some reservations namely that the garage on plot 3 should be relocated or removed; the roof of the building on plot 3 should be hipped and she was not convinced that the distances between properties were acceptable.

Some Members spoke against the application raising the following concerns:

- The proposed houses would overlook the rear of gardens of the properties in Blenheim Way.
- There were other amendments to the proposal which could be made to further address the concerns raised such as providing a hip roof to the building on plot 3 and reconsidering design to improve the “pinch point” of the garage on plot 3. The Officers responded that they considered this acceptable.
- The width of the access might be insufficient for service and emergency vehicles such as the fire service. The Officers reported that to ensure that a Certificate for Fire Prevention was secured alternative measures such as dry rise or sprinkler systems might be provided, although this was not a planning matter but would be an issue for the Council's Building Control service.
- One Member questioned the trigger point for affordable housing and expressed concern regarding the number of dwellings proposed in this case, thus avoiding the requirement to provide affordable housing. The Officers responded that the relevant policy was concerned with preventing harm to the character of the area and surrounding properties and it was highlighted that this was a difficult site in view of the neighbouring properties and planning permission for an earlier development had been refused. One Member questioned whether it would be appropriate to refuse permission where it was thought that an applicant was deliberately avoiding compliance with policy to provide affordable housing. The Officers responded that this was an option. However, in this case having heard all the arguments it was apparent that the applicant had tried to design a proposal which fitted into the site. It was highlighted that the same number of dwellings had been proposed in the earlier application which had been refused. The issue of affordable housing had been discussed at that time and had not been included as a reason for refusal. By way of clarification the Officer reported that in this case, to trigger the requirement for affordable housing, there would need to be six units proposed on the site (i.e. a net increase of five units).
- There should be a greater mix of houses, including semi detached properties with some affordable housing. The Officers reminded Members that they needed to consider the application as presented.

Other Members spoke in support of the application making the following comments:

- The proposed layout was acceptable and the impact on the amenity of neighbours was not sufficient to justify refusing the application.

The Chair sought a view from the Committee on whether the Officers should seek to negotiate with the applicant for a hip roof on the building on plot 3. It was acknowledged that the application could not be refused if the applicant declined to do

so, as the proposal was acceptable as it stood on design and impact terms. This was supported by 10 votes to nil with 2 abstentions and 2 of the voting Members not being present during consideration of this item.

By 12 votes to nil with 2 of the voting Members not being present during consideration of this item it was

*RESOLVED*

- (a) *that the Deputy Director (Planning and Community Strategy) in consultation with the Chair and/or Vice-Chair of the Development Control Committee be delegated authority to approve application KBA/6770/11 subject to:*
- (1) *the conditions set out in the report;*
  - (2) *an additional condition to require obscure glazing and top hung window on the building on plot 4; and*
  - (3) *an additional condition to require permeable surfaces to buildings, driveways and parking areas and the maintenance of those.*
- (b) *that the Officers seek to negotiate with the applicant for an amendment to the scheme to provide for a hip roof on the building on plot 3.*

DC.96 KEN/9184/1 – DEMOLITION/CONVERSION OF GARAGE, EXTEND PITCH ROOF, RELOCATE KITCHEN AND BATHROOM, NEW UTILITY ROOM AND NEW EN-SUITE SHOWER. 193 POPLAR GROVE, KENNINGTON, OX1 5QT

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

The Officers reported an amendment to paragraph 5.6 of the report in that due to the minimal height of the proposed roof structure there would not be any material impact on the residential amenity of No.191 Poplar Grove sufficient to justify refusal of the application.

Mr J Bevan made a statement objecting to the application. Whilst he noted the personal circumstances of the applicant he commented that these were not relevant in planning terms. He raised concerns regarding overshadowing; loss of day light and sunlight which he had enjoyed for over 30 years; the proposal being unneighbourly; adverse visual impact; proximity; and design. He suggested that an alternative design should be worked out which could include development to the rear of the property.

Mr C Lawrence–Pietroni, the applicant made a statement in support of the application advising that he wished to create an accessible environment. He reported that he had sought to discuss the proposal with the neighbours and he was sorry that they had objected to the application. He explained that he had sought to address any concerns, in particular loss of light in a reasonable and neighbourly way. Finally, he commented that the proposal was acceptable in planning terms.

Two Members spoke in support of the application commenting that the impact was not sufficient to justify refusal.

By 14 votes to nil, it was

*RESOLVED*

*that application KEN/9184/1 be approved subject to the conditions set out in the report.*

DC.97 GFA/10178/2 – DEMOLITION OF EXISTING BUNGALOW. ERECTION OF 9 NO. 2  
AND 3 BED DWELLINGS WITH ASSOCIATED CAR PARKING. 49A  
BROMSGROVE, FARINGDON, SN7 7JG

Councillor Roger Cox 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 was advised that the plans had been amended from those originally submitted and that Faringdon Town Council had raised the same concerns regarding the amended plans. In addition 4 letters of objection reiterating the same concerns as those previously raised had been received.

The Committee was reminded that the County Council had submitted a holding objection due to the site being inaccessible for waste vehicles and that the bin store was inadequate. The County Council had been asked to consider the issue again and its response was read out in full at the meeting. It was noted that the County Council had no objection to the access arrangements.

It was reported that in terms of waste collection, the Officers had consulted the waste management team who had indicated that from an operational standpoint there would be no objection to waste being deposited at a collection point for collection on the day of collection. However it was explained that the Officers had concerns regarding this as the Council's Environmental Health Officer had indicated that waste being deposited at a collection point could result in an environmental nuisance. It was commented that the applicant had confirmed that there would be a private waste collection service with a management company running the site. If this was the case, the Officer reported that they would look to secure this service by way of a section 106 agreement.

In terms of the lack of access for fire engines it was noted that a sprinkler system was being proposed.

Dr C Kinsey made a statement objecting to the application raising concerns regarding noise; increased traffic; lack of footpaths in the neighbouring Walnut Court; pedestrian safety; accessibility for large vehicles due to on-street parking; lack of parking; the inadequacy of the parking survey; access for service and emergency vehicles; environmental issues in terms of waste being left uncollected; damage to roads during construction; contractors using the car park; loss of open space and impact on local wildlife.

One of the local Members commented that the amended plans addressed concerns raised regarding over looking but he considered that further car parking would be



welcomed. He suggested that the carriage way would need resurfacing. He expressed support for the application noting that the access would be widened; the site was close to the Town centre; it did not amount to overdevelopment and that a sprinkler system was proposed. He considered that the issue of concern was refuse collection and subject to this being resolved he felt the application was acceptable.

Another local Member commented that he would welcome extra car ports commenting that it was inevitable that parking would spill into the adjoining area. He expressed some concern regarding access. He suggested that the fire issue could be overcome but that he was not entirely satisfied with a private waste collect service. He therefore considered that the application should be refused.

Another Member commented that whatever refuse collection scheme was adopted, the scheme should allow for recycling and not just waste collection. He expressed concern that the residents of the new development might feel aggrieved in that they could feel as if they were paying for a refuse collection service twice as they would still be required to pay Council Tax. He suggested that this issue needed to be considered carefully. Finally, he referred to the current waste collection service advising that smaller refuse vehicles were used to collect waste from some areas.

On consideration of this matter it was suggested that the Opposition Spokesman and the Executive Member with the portfolio for Environmental Health should be included in any delegation.

One Member suggested that consideration of the application should be deferred to enable the Officers to resolve the outstanding matters and added that the Officers should look at a condition to require permeable surfaces where possible.

One Member referred to the poor state of the road surface of Walnut Court questioning whether it would be reasonable to add a condition to require its resurfacing. The Officer responded that this was dependent on the ownership of the road but that the matter could be looked into.

It was proposed by Councillor John Woodford, seconded by Councillor Sue Marchant and by 8 votes to 6 it was

*RESOLVED*

*that consideration of application GFA/10178/2 be deferred to enable the Officers to discuss further with the applicant and local Members:*

- (1) refuse collection arrangements;*
- (2) additional car parking spaces instead of car ports; and*
- (3) resurfacing of the road surface of Walnut Court.*

**DC.98 SHI/11845/3 – ALTERATIONS TO EXISTING ACCESS AND FORMATION OF CAR PARK. THE GENERAL ELLIOT, 37 MANOR ROAD, SOUTH HINKSEY, OX1 5AS**

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

Further to the report the Officers explained that the accuracy of the plan in particular in respect of the width of the road between the outbuilding and the pub had been questioned. The Officers reported that the road was 3.7 metres wide on the ground and as such it was not wide enough to enable two cars to pass. It was explained that this contraction in width ran the entire length of the road. It was reported that the County Engineer had been consulted again and it had been confirmed that due to the geometry of the road drivers would have sufficient awareness of other vehicles and could react to avoid congestion. Therefore, the County Engineer had raised no objection to the proposal.

The Officers reported that there would need to be signing and possibly lighting of the access. Furthermore, the Environment Agency had reported that there was a low risk of flooding in this area although further clarification on this could be sought.

The Officers commented that the Parish Council had asked how the car parking could be secured for the users of the village hall. In response it was reported that a condition requiring that the car park be made available for the wider community would be unreasonable.

Finally, the Officers asked Members to be mindful of the position should planning permission be granted and thereafter the Pub closed. Members were advised to think about this carefully, noting that ensuring the vitality of a pub was important. It was explained that on balance, the Officers considered that the proposal was acceptable subject to conditions regarding flooding, signage, lighting, access. It was recommended that should the Committee be minded to approve the application, authority to do so should be delegated to the Deputy Director (Planning and Community Strategy) to enable the outstanding matters to be resolved.

Ms M Rawcliffe made a statement on behalf of the Parish Council commenting that the Pub was a valued village amenity and it was accepted that the parking was required to ensure its viability. However, she expressed concern regarding vehicle and pedestrian safety. She explained the dangerous layout of the road and referred to its bends just beyond the access point. She referred to the lack of footpath and expressed concern regarding speeding vehicles and increased traffic. She further expressed concern at the use of this access and commented that a better access could be achieved through the existing gate. Finally, she expressed concern regarding future developments should the Pub cease to trade and emphasised that these should be in keeping with the Green Belt and the village.

Mr M Balaam made a statement objecting to the application raising concerns regarding access; pedestrian safety as the access road was close to a frequently used footpath; limited visibility; patrons of the Pub not knowing about the special care needed in travelling to the Pub in view of the proximity of the footpath to the access; inaccuracy of the plans in terms of the width of the road not being properly represented; increased traffic; traffic flow being not represented; the lane being used for access to existing properties; noise; adverse visual impact; removal of the hedgerow; loss of trees; impact on the bridleway; road surfaces including Manor Road and concern that the existing gate should be used.

One Member expressed concern regarding the possible loss of the pub and considered that approval of the application should be delegated to the Deputy Director (Planning and Community Strategy) in consultation with the Chair and/or Vice Chair and local Members. He raised some concerns regarding signing, lighting and landscaping. Furthermore he expressed some concern that should the Pub be unsuccessful, the site might be developed and he questioned if this could be prevented by condition. He referred to encroachment into the Green Belt, but considered that in this case there were special circumstances to justify approval of the application.

The Officers responded that a condition preventing future alternative development would be unreasonable.

Other Members also supported the application noting that there was a balance to be struck. It was agreed that careful consideration needed to be given to lighting and signing which needed to be appropriate for this rural location.

One Member, whilst supporting the application expressed concern regarding the improvements to the access road suggesting that traffic calming measures such as rumble strips would not be appropriate in this rural location.

The Officers reported that it was proposed that a condition be added to any permission concerning the setting back of the gates far enough to allow their opening. In response to a question raised the Officers reported that it would unreasonable to require that the gate be locked.

Other Members spoke against the application raising concerns regarding the difficulty to resist development of the site in the future should this application be approved. Furthermore they were unconvinced that there were very special circumstances to justify approval of the application.

One Member suggested that Opposition Spokesman should be included in the delegation to the Deputy Director.

By 11 votes to 2 with 1 abstention it was

*RESOLVED*

*that the Deputy Director (Planning and Community Strategy) in consultation with the Chair and/or Vice and Opposition Spokesman of the Development Control Committee be delegated authority to approve application SHI/11845/3 subject to:*

- (1) the conditions set out in the report; and*
- (2) further conditions relating to flooding; signage; lighting and access.*

DC.99 STA/14707/5 – INSERTION OF AN EYEBROW DORMER INTO EXISTING ROOF THATCH. 5 CHURCH GREEN, STANFORD IN THE VALE

Carole Nicholl, Head of Democratic Services had declared a personal interest in this item and in accordance with Standing Order 35 she remained in the meeting during its consideration.

Mrs Craddock, the applicant made a statement in support of the application commenting that there would be no overlooking or adverse visual impact; there was no objection from the Parish Council; the proposal benefited from Listed Building Consent granted on appeal; there would be no noise and the proposal would enable the better use of the loft space. She explained that the level of the thatch had now changed following the renovation of the property after a fire and that concerns regarding impact and overlooking were not relevant. She commented that the outlook from the window would be minimal.

One Member reported that the local Member had no objection to the proposal.

By 14 votes to nil, it was

*RESOLVED*

*that application STA/14707/5 be approved subject to the conditions set out in the report.*

DC.100 SUN/16042/1 – DEMOLITION OF UTILITY ROOM, GARAGE AND TRAILER STORE. ERECTION OF A TWO STOREY EXTENSION. NEW ROOF & ROOF CONVERSION. REPLACEMENT WINDOWS & RENDERING OF EXISTING & PROPOSED NEW STRUCTURE. INTERNAL ALTERATIONS. WOODCOTE, COPSE LANE, BOARS HILL, OXFORD, OX1 5ER

Mr Ing, the applicant made a statement in support of the application commenting that the new garage had been constructed under permitted development. He reported that the proposed extension would be rebuilt on the original footprint of the garage which had been demolished earlier in the year. He referred to a neighbouring property which was comparable in terms of size and render. He commented that the proposal would be an improvement to the building and would not be out of keeping.

One of the local Members raised no objection to the proposal commenting that there was adequate screening and that the proposed render would not be out of keeping with properties in this area.

By 14 votes to nil, it was

*RESOLVED*

*that application SUN/16042/1 be approved subject to the conditions set out in the report.*

DC.101 NHI/16911/6 – ERECTION OF A SINGLE STOREY RIDGED ROOF EXTENSION TO EXISTING BUILDING TO FORM NEW 1 BEDROOM DWELLING. MINOR ALTERATIONS TO EXISTING PARKING AND BIN STORAGE LAYOUT. NEW WINDOW TO EAST ELEVATION OF EXISTING FLAT. 106 WEST WAY, BOTLEY, OX2 9JU

This application was considered in the reconvened part of the meeting.

DC.102 CUM/19925/1 – DEMOLITION OF EXISTING GARAGE AT SIDE OF 17 DEAN COURT ROAD AND THE ERECTION OF A TWO STOREY DETACHED 4 BEDROOM HOUSE AND A DOUBLE GARAGE ON LAND AT THE REAR OF 57 PINNOCKS WAY. LAND ADJACENT TO 17 DEAN COURT ROAD, CUMNOR HILL, OX2 9JL

Further to the report, the County Engineer had confirmed that there was an established vehicle access up to the application site.

Dr V Cheel speaking on behalf of the Parish Council and local residents made a statement objecting to the application raising concerns relating to matters already covered in the report. She particularly expressed concern regarding layout; the width of the access; rights of way and access; inadequate turning area; poor visibility for vehicle manoeuvring; access and egress; fencing restricting access and impeding vehicle movements; road safety as a result of reversing vehicles; restrictive covenants; pedestrian safety and drainage. She commented that surface water run off was a major issue; there was a risk of surface water run off to Deans Court which was already a problem; there had been severe damage to properties in Pinnocks Way due to use of the drains and that the proposal might further impact on this and the need for an assessment of surface run off.

Mr C Tucker, the applicant made a statement in support of the application commenting that conditions were proposed which would address the concerns raised regarding parking, access and drainage. He explained that surface water would drain into deep soak aways and that there was drainage for foul water in the back garden. He referred to rights of way advising that the lane leading into the site had had full vehicle access since 1929. He commented that the road had not been widened but had been resurfaced. He referred to rights of way commenting that these were informal between existing owners. He commented that concerns regarding the fence were irrelevant.

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

One Member questioned the siting of the access commenting that he would have concerns if it was intended that the access be moved closer to the barriers. However, the Officers confirmed that the access was as shown on the plans.

By 14 votes to nil, it was

*RESOLVED*

*that application CUM/19925/1 be approved subject to:*

- (1) the conditions set out in the report with condition 12 being amended to read as follows: -  
“12. First 5 metres of the parking/turning area must be of a bound material.”*
- (2) an additional condition (Standard Condition RE9) to require surface water details to be submitted.*

DC.103 WAN/20119 AND WAN/20119/1-LB – CHANGE OF USE OF ST ANNE'S HOUSE FROM SCHOOL DORMITORIES TO CLASS B1 OFFICE USE WITH 4 FLATS. ERECTION OF 9 DWELLINGS WITH ASSOCIATED ACCESS, GARDENS AND PARKING. 24-28 NEWBURY STREET, WANTAGE, OX12 8BZ

This application was considered in the reconvened part of the meeting.

DC.104 ABG/20143 – DEMOLITION OF EXISTING GARAGE. ERECTION OF TWO STOREY, SINGLE STOREY REAR EXTENSION AND FRONT PORCH. 23 CHILTON CLOSE, ABINGDON, OX14 2AP

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

Mr M Webber made a statement objecting to the application raising concern relating to matters already covered in the report. He particularly raised concerns regarding size; proximity to his dwelling; the proposal being contrary to planning policy; the setting of a precedent for similar applications which cumulatively would have an adverse impact on the character and appearance of the area; the proposal being out of keeping; loss of light; flooding; sewer accessibility and harmful impact.

Mr Brown, the applicant made a statement in support of the application commenting that careful consideration had been given to the design which met the relevant guidelines. He referred to the consultations between his agent and the Officers and commented on how the proposal would enhance his property. He explained that the proposal had been moved 1 metre from the boundary and that the 40 degree rule had been met to avoid overlooking and overshadowing. He explained that he wished to enhance the family home and that careful consideration had been given to design. Finally, he commented that earlier in the day, the Highways Agency had placed a cover over the man hole on the site.

One of the local Members expressed some reservations at the proposal in terms of visual impact; the creation of a terracing effect; loss of light; the adverse impact on the character and appearance of the area and drainage. She commented that this area often flooded and that there should be permeable surfaces wherever possible.

One Member referred to the distance between the proposed extension and the neighbouring property commenting that this was acceptable. Furthermore, he highlighted that it was likely that a Planning Inspector would seek to protect secondary windows.

Other Members supported the application.

By 12 vote to 2 it was

*RESOLVED*

*that application ABG/20143 be approved subject to:*

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

- (2) *a further condition to require permeable surfaces if after investigation the Officers consider that such surfaces are feasible; and*
- (3) *Informatives to advise of the need to include flood proof measures and to seek the necessary consent from Thames Water.*

DC.105 ENFORCEMENT PROGRAMME

This report was considered in the reconvened part of the meeting.

DC.106 ADJOURNMENT OF MEETING

Due to the lateness of the hour, it was proposed by the Chair and

*RESOLVED*

*that the meeting of the Committee do adjourn until 2.00pm on Wednesday 15 August 2007 in the Guildhall, Abingdon.*

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

None.

The meeting rose at 10.35 pm

# DC.72

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

**HELD AT THE GUILDHALL, ABINGDON  
ON WEDNESDAY, 15TH AUGUST, 2007  
AT 2.00PM**

**Open to the Public, including the Press**

PRESENT:

MEMBERS: Councillors Terry Quinlan (Chair), John Woodford (Vice-Chair), Roger Cox, Terry Cox, Tony de Vere, Richard Farrell, Jenny Hannaby, Anthony Hayward, Angela Lawrence, Sue Marchant, Jerry Patterson, Margaret Turner.

OFFICERS: Sarah Commins, Martin Deans, Mike Gilbert, Laura Hudson, Geraldine Le Cointe and Jason Lindsey.

NUMBER OF MEMBERS OF THE PUBLIC: 1

**DC.25 APOLOGIES FOR ABSENCE**

Apologies for absence were received from Councillors Matthew Barber and Val Shaw.

**DC.26 GRO/716/6 – DEMOLITION OF EXISTING GARAGE AND ERECTION OF SINGLE STOREY SIDE EXTENSION. 25 WOODHILL DRIVE, GROVE, OX12 0DE**

One of the local members present at the meeting expressed her support for the application, noting that sufficient off street parking would be provided as part of the development. One Member queried whether the Parish Council had a blanket policy of raising objections on the grounds of in-sufficient off street parking provision and asked that the Officers discuss this with the Parish Council, reminding it that by raising an objection, an application was automatically referred to the Development Control Committee for determination. Other Members had some sympathy for the Parish Council's position in that on-street parking was a problem locally and suggested that it was responding to pressure from parishioners regarding the cumulative effect of increased on-street parking. In this regard, one Member suggested that a change in both Central Government Policy and Oxfordshire County Council Car Parking Standards was needed to address the problems of on-street parking in areas like Grove. In response, the Development Control Manager advised that at the request of the Parish Council, Officers would be providing planning training for Members of Grove Parish Council.

In respect of the application, one Member asked that a permeable surface be used for the new driveway. In response, the Development Control Manager advised that it would be unreasonable to condition such a requirement but an informative could be added to any planning permission granted.

By 12 votes to nil, it was

*RESOLVED*



*that application GRO/716/6 be approved, subject to the conditions set out in the report, together with an informative asking the applicant to consider using a permeable surface for the new driveway.*

DC.27 STA/6532/3 – PROPOSED ERECTION OF A GARAGE. MANOR FARM COTTAGE, FARINGDON ROAD, STANFORD IN THE VALE, SN7 8NN

(Councillor Terry Cox had declared a personal and prejudicial interest in this application and in accordance with Standing Order 34 he left the meeting during its consideration. Councillor Anthony Hayward declared a personal interest in this application and in accordance with Standing Order 34 he remained in the meeting during its consideration).

In response to a concern regarding the proximity of the proposed building to a field drain, the Area Planning Officer advised that this was a matter for the Council's Building Control Officer. Furthermore, the Area Planning Officer confirmed that in the event planning permission was granted a condition could be included to ensure that the proposed garage was ancillary to the main dwelling.

One Member stressed the need to ensure that objections raised by town and parish councils were based on material planning considerations. In response, the Development Control Manager advised that Officers took a cautious line regarding town/parish council objections and always referred the application to which the objection was raised to the Development Control Committee for determination. However, if the Committee so wished a harder line could be taken regarding objections raised. It was agreed that in future if Officers were in any doubt regarding an objection raised by a town/parish council and whether it was sufficient to warrant the application being referred to the Committee, the views of the Chair of the Development Control Committee should be sought.

Finally, one Member stressed the need to ensure that location plans accompanying applications were accurate.

By 11 votes to nil, it was

*RESOLVED*

- (a) that application STA/6532/3 be approved, subject to the conditions set out in the report and an additional condition requiring the garage to be ancillary to the main dwelling;*
- (b) that if Officers are in any doubt regarding an objection raised by a town/parish council and whether it is sufficient to warrant the application being referred to the Committee, the views of the Chair of the Development Control Committee should be sought.*

DC.28 NHI/16911/6 – ERECTION OF A SINGLE STOREY RIDGED ROOF EXTENSION TO EXISTING BUILDING TO FORM NEW 1 BEDROOM DWELLING. MINOR ALTERATIONS TO EXISTING PARKING AND BIN STORAGE LAYOUT. NEW

WINDOW TO EAST ELEVATION OF EXISTING FLAT. 106 WEST WAY, BOTLEY,  
OX2 9JU

Referring to the objections raised by the Parish Council regarding off-street parking provision and screening of the proposed bin store, the Area Planning Officer advised that the County Engineer had confirmed that current off-street parking provision was sufficient to accommodate the additional flat and the screening of the bin store would be covered by proposed condition Number 4. One Member queried the accuracy of the site plan, accompanying the application, and whether there was sufficient room to accommodate both the proposed extension and retain the current parking provision.

By 12 votes to nil, it was

*RESOLVED*

*that authority to approve or refuse application NHI/16911/6 be delegated to the Deputy Director (Planning and Community Strategy) in consultation with the Chair and/or Vice-Chair of the Development Control Committee, subject to Officers checking the accuracy of the plans and confirming that the current level of off-street parking can be accommodated.*

DC.29 WAN/20119 AND WAN/20119/1-LB – CHANGE OF USE OF ST ANNE'S HOUSE  
FROM SCHOOL DORMITORIES TO CLASS B1 OFFICE USE WITH 4 FLATS.  
ERECTION OF 9 DWELLINGS WITH ASSOCIATED ACCESS, GARDENS AND  
PARKING. 24-28 NEWBURY STREET, WANTAGE, OX12 8BZ

(Councillors Terry Cox and Jenny Hannaby had both declared a personal interest in this application and in accordance with Standing Order 34 they both remained in the meeting during its consideration).

The Principal Planning Officer reported that amended plans had been received, which increased the distance between plots 3 and 6 on the site. Two letters of objection had been received regarding increased traffic. Finally, she circulated photographs providing a view of the development site from the Civic Hall Car Park.

In considering the application, the Committee made the following comments:-

- The proposed development was the start of major development works in the town.
- Concern at increased traffic onto Newbury Street.
- Support the objection of the Crime Prevention Design Adviser to the provision of a pedestrian link from the development site through to the Civic Hall Car Park.
- The proposed pedestrian link to the Civic Hall should be for use by residents only, secured by a tall lockable gate. Due to limited parking on site, the Civic Hall Car Park would provide alternative visitor parking.
- The need to secure Section 106 contributions for District Council/Town Council services and schemes, such as the Market Place refurbishment, social infrastructure and leisure provision.
- Retention of the cast iron lantern on the front elevation of the listed building.

- Provision of a permeable surface for the proposed car parking areas and access roads.
- Windows on the south elevation to be of the same design.
- The view of St Mary's School Chapel from the Civic Hall Car Park should be retained, as this had been a major consideration during the previous development of the site.
- Retain for use the main entrance doorway to the listed building.

In response, the Principal Planning Officer and Development Control Manager advised that the use of block paving for the car parking areas would provide a permeable surface and would be covered by a hard surface materials condition. In respect of the design of the windows on the south elevation it was noted that the applicant could not be required to replace the existing windows but the Committee's concerns would be drawn to the applicant's attention. Retaining the view of the Chapel from the Civic Hall Car Park was not an issue previously raised with the applicant and there had been no objection raised by the Council's Conservation Officer. It was noted that securing Section 106 funding for leisure facilities was dependent on the Council adopting a Leisure Strategy, which would be considered by the Executive in October 2007. In respect of funding towards the refurbishment of the Market Place, it was reported that a fully costed scheme would need to be prepared before Section 106 funding could be identified.

By 11 votes to nil (one of the voting Members having left the meeting at this point), it was

## *RESOLVED*

*that authority to approve applications WAN/20119 and WAN/20119/1-LB be delegated to the Deputy Director (Planning and Community Strategy) in consultation with the Chair and/or Vice-Chair of the Development Control Committee, Opposition Spokesman and local Members, subject to:-*

- (1) the retention of the cast iron lantern on the front elevation of the listed building;*
- (2) the retention for use of the main doorway to the listed building;*
- (3) the provision of a permeable surface for the proposed car parking areas and access road;*
- (4) investigating the possible retention of the view of St Mary's School Chapel from the Civic Hall Car Park;*
- (5) the provision of a pedestrian link to the Civic Hall for use by residents only, secured by a tall lockable gate.*

## DC.30 ENFORCEMENT PROGRAMME

The Committee received and considered report 51/07 of the Strategic Director and Monitoring Officer, which sought authority to take enforcement action to secure the

removal of an unauthorised dwelling on land at Tanglewood, Jarn Way, Boars Hill; to cease the unauthorised use of land as an extended garden adjacent to 50 Lashford Lane, Dry Sandford; and to cease the unauthorised use of the paddock as storage for vehicles and to secure the removal of the garage on land at East Cottage, Buckland.

In respect of the unauthorised dwelling on land at Tanglewood, Jarn Way, Boars Hill, the Council's Solicitor advised that the extent of the action to be taken would be the removal of those elements of the building which made it capable of separate residential use.

By 11 votes to nil (one of the voting Members having left the meeting at this point), it was

*RESOLVED*

- (a) *that authority be delegated to the Deputy Director (Planning and Community Strategy) in consultation with the Chair and/or Vice Chair of the Committee, to take enforcement action against Mr Benello and Ms Becker of Tanglewood, Jarn Way, Boars Hill to secure the removal of an unauthorised dwelling within the Green Belt, if he considers it expedient to do so;*
- (b) *that authority be delegated to the Deputy Director (Planning and Community strategy) in consultation with the Chair and/or Vice Chair of the Committee, to take enforcement action against those responsible for the unauthorised use at land Adjacent to 50 Lashford Lane, Dry Sandford, as extended garden and return it to agricultural use only, if he considers it expedient to do so;*
- (c) *that authority be delegated to the Deputy Director (Planning and Community Strategy) in consultation with the Chair and/or Vice Chair of the Committee, to take enforcement action against Mr Keene of East Cottage, Buckland, to cease the unauthorised use of the paddock as storage for vehicles and to secure the removal of the garage.*

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

None.

The meeting rose at 3.20 pm



## Appeal Decision

Site visit made on 14 August 2007

**by Rebecca Phillips BA (Hons) MSc DipM  
MRTPI MCIM**

**an Inspector appointed by the Secretary of State  
for Communities and Local Government**

The Planning Inspectorate  
4/11 Eagle Wing  
Temple Quay House  
2 The Square  
Temple Quay  
Bristol BS1 6PN

☎ 0117 372 6372  
email:enquiries@pins.gsi.  
gov.uk

**Decision date:  
20 August 2007**

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**Appeal Ref: APP/V3120/A/07/2040348**

**Land part of Dolphin House, High Street, Childrey, Oxfordshire OX12 9UE**

- The appeal is made under section 78 of the Town and Country Planning Act 1990 against a refusal to grant planning permission.
- The appeal is made by V K Cox Developers against the decision of Vale of White Horse District Council.
- The application Ref CHD/891/6, dated 21 July 2006, was refused by notice dated 19 September 2006.
- The development proposed is the conversion of a barn.

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### Decision

1. I dismiss the appeal.

### Main Issues

2. I consider the main issues to be the effect of the proposed development on the living conditions of the occupiers of Dolphin House and Childrey House and its effect on the character and appearance of the Childrey Conservation Area.

### Reasons

*The effect on the living conditions of the occupiers of Dolphin House and Childrey House*

3. The appeal site forms part of the rear garden of Dolphin House which is within the village of Childrey and in the Childrey Conservation Area. There are a number of listed buildings within the vicinity of the site including Childrey House, which backs onto the site. The access to the proposed dwelling would be constructed by the continuation of the existing access which would run within the curtilage of Dolphin House between this dwelling and Childrey House.
4. Childrey House faces West Street with its rear garden backing onto the appeal site. The rear projection of Childrey House (marked 'annexe' on the submitted plans) is sited close to the common boundary fence. In my opinion, the noise and disturbance from vehicles using the access would affect the living conditions of the occupiers of Childrey House and Dolphin House to a significant degree. To my mind, the proposal would have an unreasonable impact through the noise, fumes and disturbance caused by vehicle movements in such close proximity to them and would materially affect their enjoyment of their private gardens. I do not consider that these harmful effects could be mitigated by boundary treatment or planting.

5. Accordingly, I find that the proposal would be contrary to Policy DC9 of the adopted Vale of White Horse Local Plan 2011 (LP) which includes that development will not be permitted if it would unacceptably harm the amenities of neighbouring properties in terms of loss of privacy, noise and pollution.
6. I note that a previous appeal on the site was dismissed. The close proximity of the driveway to both properties and a resultant increase in noise, fumes and disturbance from vehicles was cited as a concern. Whilst the application subject to this appeal proposes masonry boundary walls to the rear of Dolphin House and along the rear boundary of Childrey House; I consider that the effect on the living conditions of the occupiers of these dwellings would still be unacceptable.

*The effect on the character and appearance of the Childrey Conservation Area*

7. Elements of the barn would have to be re-built in order to be used as a dwelling. The Council do not consider the barn to be of sufficient architectural merit or historic interest to warrant its retention as essential to the preservation or enhancement of the Conservation Area. In my view, the design of the proposed dwelling would reflect the historic existence of a barn on this site and would preserve the character and appearance of the Conservation Area. As such it would comply with LP Policy DC1 which seeks development that takes into account local distinctiveness and character either in a modern or traditional interpretation. However, this matter does not outweigh my conclusions on the other main issue which leads me to dismiss the appeal.
8. Childrey House, Corner Cottage and The Hatchet Public House are listed buildings and whilst this is not a source of objection by the Council, Planning Policy Guidance Note 15 '*Planning and the Historic Environment*' states that proposals which affect the setting of a listed building are a material consideration. In my opinion, the proposal would not materially affect conservation interests and I consider that the setting of these listed buildings would be preserved. However, this does not outweigh the harmful effects to the living conditions of neighbouring occupiers that I have identified.

*Other Matters*

9. I have considered the argument that the proposal would provide additional housing on previously-developed land. Increased densities are supported by Planning Policy Statement (PPS) 3: *Housing*. However, the effective use of land does not outweigh the harm to the living conditions of neighbouring occupiers that I have identified above.
10. My attention has been drawn to other examples of development in the area. However, I have determined this appeal on its own merits and by reference to the development plan. I have considered all the other matters raised, but I have not found anything of sufficient weight to alter my conclusions on the main issues which lead me to dismiss the appeal.

*Rebecca Phillips*

INSPECTOR

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List of Planning Appeals

Start Date	Appeal reference	Planning reference	Appellant	Location	Development	Hearing/ Public Inquiry/Written Representations	Area	Decision & Date
02.03.07	APP/V3120/A/07/203888 7/NWF	CUM/19875	Banner Homes	Site at 8 and lad to rear of 6 & 10 Arnolds Way, Cumnor Hill, Oxford, OX2 9JB	Demolition of dwelling and erection of 6 new detached dwellings	Written Representations	North	<b>Dismissed 31.07.07</b>
06.03.07	APP/V3120/A/07/203583 9/NW	ABG/9152/1	Mr and Mrs Peacock	Site 8 Wordsworth Road, Abingdon, OX14 5NY	Erection of 2 storey extension and extension over existing garage	Written Representations	North	<b>Dismissed 03.08.07</b>
17.04.07	APP/V3120/A/07/204250 6/NWF	ABG/19953	Aldworth Holdings	68 Appleford Drive, Abingdon, Oxon OX14 2BU	Erection of 2 storey detached building to provide 2 x1 bedroom flats including car parking, cycle parking and bin storage	Informal Hearing	North	
08.05.07	APP/V3120/A/07/204390 0/WF	APT/18956/1	Mr Tim Stimpson	110 Eaton Road, Appleton, Abingdon, OX13 5JJ	Demolition of existing shed and erection of a single bedroom annexe	Written Representations	North	
10.05.07	APP/V3120/A/07/204414 0/WF	GFA/19954	Mr C Webb	13 Chestnut Avenue Faringdon Oxon SN7 8BB	Alterations and extension to form new bedroom and bathroom	Written Representations	North	<b>Dismissed 29.08.07</b>
22.05.07	APP/V3120/A/07/204397 /NWF	SUN/3046/2	Mrs King Thompson	Land Adjoining To Foxcombe Rise Foxcombe Road Boars Hill Oxford Oxon	Erection of a single dwelling	Informal Hearing	North	
14.06.07	APP/V3120/A/07/204653 9/WF	ABG/19834	Mr N Rhodes	10 Garford Close Abingdon Oxon OX14 2BY	Proposed first floor side extension over existing flat roof and single storey front extension.	Written Representations	North	
07.06.07	APP/V3120/A/07/204682 8/NWF	SAH/558/15	Mr Gilbert	6 Lansdowne Road Dry Sandford Abingdon Oxon	Change of use of land from agricultural to domestic.	Written Representations	North	
03.07.07	APP/V3120/A/07/204833 8	CUM/1147/14	Hartwells Plc	Hartwells Group Plc Faringdon Road Cumnor Oxford	Variation of condition 6 of planning permission CUM/1147/5 to allow additional used car display space.	Written Representations	North	

Start Date	Appeal reference	Planning reference	Appellant	Location	Development	Hearing/ Public Inquiry/Written Representations	Area	Decision & Date
				Oxon OX2 9QY				
12.07.06	APP/V3120/A/07/204921 6/NWF	SAH/12409/6	Mr & Mrs P Mansbridge	Darley Grange Barrow Lane Shippon Abingdon Oxon OX13 6UX	Erection of a hay store	Written Representations	North	
12.07.07	APP/V3120/A/07/204921 9/NWF	SAH/12409/6	Mr & Mrs P Mansbridge	Darley Grange Barrow Lane Shippon Abingdon Oxon OX13 6UX	Erection of a hay store	Written Representations	North	
18.07.07	APP/V3120/A/07/204981 9/NWF	KBA/6770/10	W Associates	Stanab, Faringdon Road, Kingston Bagpuize, Abingdon, OX13 5BG	Demolition of existing bungalow. Erection of four detached dwellings, garages, parking and access road	Written Representation	North	Withdrawn
06.08.07	APP/V3120/A/07/205117 6/NWF	WTT/12227/1	Mr C Swinbank	Sandy Lane House, Sandy Lane, Boars Hill, Oxford, OX1 5HN	Extension to existing manège (land to the west of Sandy Lane House)	Written Representations	North	
8.8.07	APP/HH/07/538	ENF.HH.5/06	Mr J O'Hare	48 Norman Ave. Abingdon Oxon OX14 2HL	Appeal against a remedial notice for a high hedge	Written Representations	North	
03.09.07	APP/V3120/A/07/205047 7/NWF	ABG/20033/1	JS Bloor	79-87 Northcourt Road, Abingdon, Oxfordshire, OX14 1NN	Demolition of 83 Northcourt Road, erection of 7*4 bed detached terrace houses.	Hearing	North	



Start Date	Appeal reference	Planning reference	Appellant	Location	Development	Hearing/ Public Inquiry/Written Representations	Area	Decision & Date
10.04.06	APP/V3120/A/06/201172 5	EHE/1965/10 Against the LPA Refusal of an application	L Wells	Greensands Reading Road East Hendred Wantage Oxon OX12 8JE	Construction of tarmac access road and the construction of an area of Hard-standing surrounded by an Earth Bund. (Retrospective)	Public Inquiry <b>27.2.07</b>	South	
20.12.06	APP/V3120/A/06/203321 8/NWF	EHE/1965/12	L Wells	Greensands Reading Road East Hendred Wantage Oxon	Retrospective application for the retention of guest house and associated buildings.	Public Inquiry	South	
08.03.07	APP/V3120/A/07/203928 2/WF	SUT/19729/2	J Warwick	48 Milton Road Sutton Courtenay Abingdon Oxon OX14 4BS	Demolition of existing two bedroom detached bungalow and erection of replacement four bedroom detached chalet style bungalow, utilising the same footprint as existing for the front portion of the house (resubmission).	Withdrawn	South	<b>Dismissed 20.07.07</b>
20.12.06	APP/V3120/A/06/203322 1	EHE/1965/13	L Wells	Greensands Reading Road East Hendred Wantage Oxon OX12 8JE	Retrospective planning permission to regularise and retain the siting of 7 temporary accommodation units	Public inquiry	South	
31.01.07	APP/V3120/A/07/203544 5	WAN/19614	Mrs E O'Donnell	42 Foliat Drive Wantage Oxon OX12 7AL	Erection of a detached dwelling.	Informal Hearing	South	
31.01.07	APP/V3120/A/07/203655 3	SHR/19619	Hannick Homes	17 Highworth Road Shrivenham Swindon Wilts SN6 8BH	Erection of 4 x 3 bedroomed semi detached cottages.	Written Representations	South	<b>Dismissed 03.07.07</b>
09.02.07	APP/V3120/A/07/203728 1/WF	SHR/5532/7	Mr and Mrs Humpphreys	Pennyhooks Farm Pennyhooks Lane Shrivenham Swindon	Extension to garage to form self-contained ancillary accommodation	Written Representations	South	<b>Dismissed 03.07.07</b>

Start Date	Appeal reference	Planning reference	Appellant	Location	Development	Hearing/ Public Inquiry/Written Representations	Area	Decision & Date
				Wilts SN6 8EX				
13.03.07	APP/V3120/A/07/203991 2/NWF	CHI/16448/1	Mr and Mrs M Gallington	Downlands South Row Chilton Didcot Oxon OX11 0RT	Demolition of existing dwelling. Erection of four dwellings.	Written Representations	South	<b>Appeal allowed 28.08.07</b>
16.04.07	APP/V3120/A/07/204243 7/WF	SPA/1040/9	Authur and Vanessa Marment	Gabbits Copse Cross Bargains Farm Kingston Lisle Wantage Oxon OX12 9QY	Erection of a garage with ancillary accomodation over.	Written Representations	South	
18.04.07	APP/V3120/A/07/204034 8/NWF	CHD/891/6	V K Cox Developers	Land Rear Of Dolphin House High Street Childrey Wantage Oxon OX12 9UE	Proposed conversion of barn.	Written Representations	south	<b>Appeal Dismissed 20.08.07</b>
24.04.07	APP/V3120/A/07/204331 0/NWF	BLE/11148/4	Mr C Laing	Sheencroft Farm Barns Hagbourne Road Blewbury Didcot Oxon	Replacement of existing building (Barn 2) and the erection of new agricultural style building for B1 use. Relocation of existing access	Written Representations	South	<b>Dismissed 10.09.07</b>
24.04.07	APP/V3120/A/07/204240 6/NWF	WAN/1960/16	Oxford Development Group	Regent Cinema Newbury Street Wantage Oxon OX12 8BU	Change of use from class D2 to 8 x 1 bedroom flats.	Informal Hearing	South	
23.05.07	APP/V3120/H/07/120150 7	GRO/9512/23-A	M M Bellinger & Son	Bellinger Garage Station Road Grove Wantage Oxon OX12 0DH	Erection of an illuminated advertising pole.	Informal Hearing	South	<b>Dismissed 3.07.07</b>

Start Date	Appeal reference	Planning reference	Appellant	Location	Development	Hearing/ Public Inquiry/Written Representations	Area	Decision & Date
01.06.07	APP/V3120/A/07/204584 9/WF	SUT/13834/3	Caudwell (Drayton) Ltd	Land Adjacent To The Pumping Station Opposite Jordans Drayton Road Sutton Courtenay Abingdon Oxon	Erection of two dwellings with associated garages and parking.	Written Representations	South	
31.05.07	APP/V3120/A/07/204521 4/NWF	BLE/1518/7	Brim Developments	The Pleasance Bessels Way Blewbury Didcot Oxon OX11 9NT	Proposed Erection of Three Dwellings	Informal hearing	South	
30.05.07	APP/V3120/A/07/204468 8/	LON/19978-X	Mr E Leigh- Pemberton	Farmyard Nutford Lodge Shrivenham Road Longcot Faringdon Oxon	Erection of one dwelling.	Written Representations	South	
04.06.07	APP/V3120/A/07/204599 7/WF	WAN/12736/3	Mr W H castle	Land Between Prince Christian Victor Berkshire Memorial Homes And Old Slaughter House Manor Road Wantage Oxon	Erection of a single detached dwelling.	Written Representations	South	
05.07.0	APP/V3120/A/07/204855 3	EHE/14020/2	Mr T. Payne	Muster Point Quab Hill Featherbed Lane East Hendred Wantage Oxon OX12 8JF	Erection of a four bedroom cottage with access road.	Written Representations	South	
19.07.07	APP/V3120/A/07/204928 0/WF	CHI/19889	Mrs L Cotter	2 Limetrees, Chilton, Didcot, OX11 0NW	Proposed first floor bedroom and en-suite extension	Written Representations	South	

Start Date	Appeal reference	Planning reference	Appellant	Location	Development	Hearing/ Public Inquiry/Written Representations	Area	Decision & Date
24.07.07	APP/V3120/A/07/204920 9/NWF	ECH/2972/15	Forum Group	The Challows Country Club, Woodhill Lane, East Challow, Wantage, OX12 9PA	Demolition of existing country club. Erection of 14 No. dwellings with associated works (Re-submission)	Informal Hearing	South	
21.08.07	APP/V3120/A/07/2050 323	HAR/19966	Mr K Hawtree	Land To Rear Of Blenheim Terrace Burr Street Harwell Didcot Oxon	Demolition of shed. Erection of two detached dwellings with associated garages. Alterations to access and provision of additional parking spaces for Blenheim Terrace and Burr Cottage.	Informal Hearing	South	
24.08.07	APP/V3120/A/07/2050 683/NWF	SUT/19384/1	Roman Catholic Diocese of Portsmouth	Christ Church, Hobbyhorse Lane, Sutton Courtney, Abingdon, OX14 4BB	Erection of 9x2 bedroom cottages and 6x3 bedroom cottages with associated access road, garaging and parking.	Inquiry	South	

## **CUM/2421/7 – Mr & Mrs Harris.**

**Demolition of side extension and existing garages. Erection of a side extension with alterations to existing building to provide 4 flats. 3 and 3a Chawley Lane, Cumnor Hill, Oxford, OX2 9PX.**

### **1.0 The Proposal**

- 1.1 This application seeks full planning permission for the demolition of a side extension to the existing building to be replaced with a larger extension, and to convert the extended building to create 4 x 1 bedroom flats, whilst retaining the shop unit on the ground floor and the existing flat on the first floor. The proposal also seeks to demolish some detached garages to the rear to provide new amenity space to serve the new flats.
- 1.2 The property is currently an extended semi-detached building located on the corner of Chawley Lane and Norreys Road. It is bounded by dwellings to the west and south.
- 1.3 A copy of the plans showing the location of the proposal and its design are attached at **Appendix 1**. The plans have been amended to take account of comments from the County Engineer.
- 1.4 The application comes to Committee because several letters of objection have been received, and Cumnor Parish Council objects to the application.

### **2.0 Planning History**

- 2.1 Planning permission was granted in 1976 for the existing side extension.
- 2.2 In 1986, planning permission was refused for a dwelling and garage with access off Norreys Road on the site to the rear of the building. Permission was again refused in 1987 for a dwelling. In 1994 permission was refused for the demolition of the garages and their replacement with a separate 2 bedroom flat.
- 2.3 This was followed by 3 further applications, 1 in 1995 and 2 in 1997 for a separate dwelling to the rear, when permission was refused in each case on the following grounds: 1) The proposed dwelling, by reason of its close proximity to No 3 Chawley Lane, represents a cramped form of development that is out of keeping with the character and appearance of the locality, and would suffer from overlooking of most of its amenity area from first floor windows at close range. 2) The proposed dwelling, by reason of its close proximity to No 3 Chawley Lane, would harm the outlook from this property to the detriment of residential amenity.

### **3.0 Planning Policies**

- 3.1 *Vale of White Horse Local Plan 2011*  
Policy GS5 (making efficient use of land and buildings) seeks to promote the efficient re-use of previously developed / unused land and buildings within settlements (provided there is no conflict with other policies in the Local Plan).
- 3.2 Policy H10 (development in the five main settlements) enables new housing development within the built-up area of Botley / North Hinksey / Chawley, provided it makes efficient use of land, the layout, mass and design of the dwellings would not

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

3.3 Policies DC1, DC5, DC6, DC9 and DC14 (quality of new development) are relevant and seek to ensure that all new development is of a high standard of design / landscaping; does not cause harm to the amenity of neighbours; the development is acceptable in terms of highway safety, and will not result in adverse surface water run-off.

3.4 PPS3, "Housing", is also relevant and reiterates the key objective of developing previously developed sites within urban areas, where suitable, ahead of greenfield sites and making the most effective and efficient use of land. It also comments on the importance of design, in that proposed development should complement the neighbouring buildings and the local area in general in terms of scale, density, layout and access.

#### 4.0 **Consultations**

4.1 Cumnor Parish Council objects to the proposal and their comments are attached at **Appendix 2.**

4.2 County Engineer – no objections, subject to conditions.

4.3 Drainage Engineer – No objections.

4.4 7 letters of objection have been received and are summarised as follows:

- Overdevelopment of the site and out of keeping with the area.
- Access to the flats is directly onto a busy corner of Chawley Lane / Norreys Road.
- The flats will overlook the rear of properties on Cumnor Hill.
- The garages due to be demolished are attached to other garages that are not in the ownership of the applicant, how will they be protected?
- This proposal will result in on street parking which is already a problem in this area.
- The leaseholder of the shop unit has a right of way from the forecourt to the rear. This is not catered for on the plans. (This is not a material planning consideration).
- The proposed parking space on the forecourt for the flats will reduce the parking space available for the shop.
- The applicants do not own the forecourt; nor do they have a right of access over it. (This is not a material planning consideration).
- The outlook from the ground floor flat will look out onto parked cars.
- There is a problem with sewerage and drainage in this area. Extra flats will only add to the problem.
- The new car park will result in undue noise and disturbance to local residents.
- The loss of the vegetation will result in a loss of privacy for adjacent properties.

#### 5.0 **Officer Comments**

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

- 5.2 On the first issue, PPS 3 'Housing' makes it a priority to use previously developed land for new housing and encourages the use of innovative approaches to achieve higher densities within existing settlements. Furthermore, paragraph 10 specifically refers to the planning system delivering 'a mix of housing, to support a wide variety of households at a sufficient quantity to take account of need and demand and to seek to improve choice'. The proposed residential units are thus considered to be an appropriate form of development in this location and would promote a mixed and inclusive community by providing small units to meet the needs of an increasing number of one and two person households in the area.
- 5.3 Regarding the second issue, the proposed extension in the form proposed is not considered to be out of keeping with the locality. The area consists of a mixture of semi-detached / detached dwellings, some of which have been converted or redeveloped with flats. The area of Norreys Road itself is predominantly suburban in appearance with semi detached dwellings set back from the road frontage. The proposal is also set back from Norreys Road and is not considered to be out of keeping with other properties in the street scene. Officers consider the proposal would not be visually harmful.
- 5.4 Turning to the third issue, the impact on neighbouring properties, it is considered that no harm would be caused to those properties on Cumnor Hill, which lie at least 20m away from the new extension. The properties most affected are Nos. 1 / 1a Chawley Lane and No 5 Norreys Road. The proposal has been designed to protect the privacy of neighbours, with no windows directly overlooking amenity areas etc. As such, your Officers consider that there is no undue harm in terms of loss of light or loss of privacy to these properties. Furthermore, any additional impact arising from the car parking area on neighbouring properties is not considered to be sufficiently harmful to warrant refusal.
- 5.5 On the final issue, the parking and access arrangements proposed are considered acceptable. The parking provision shown of 6 spaces is considered to be sufficient, with 2 spaces for the existing 2 bed unit and 1 space for each of the new 1 bed units. The existing 3 spaces for the shop will also remain. The County Engineer has raised no objections.
- 5.6 There is, to date, no evidence of flooding problems in Norreys Road. It is also considered that the proposed 4 x 1 bedroom flats will not result in drainage problems in the locality. The Council's Drainage Engineer has raised no objections.

## 6.0 **Recommendation**

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

- 1 *TL1 – Time Limit*
- 2 *MC2 – Sample Materials*
- 3 *RE7 Boundary treatment*
- 4 *HY3 – Access in accordance with specified plan*
- 5 *HY25 – Car parking layout (Building)*

- 6 *Full details of bin storage and cycle parking to be submitted and constructed prior to first occupation.*

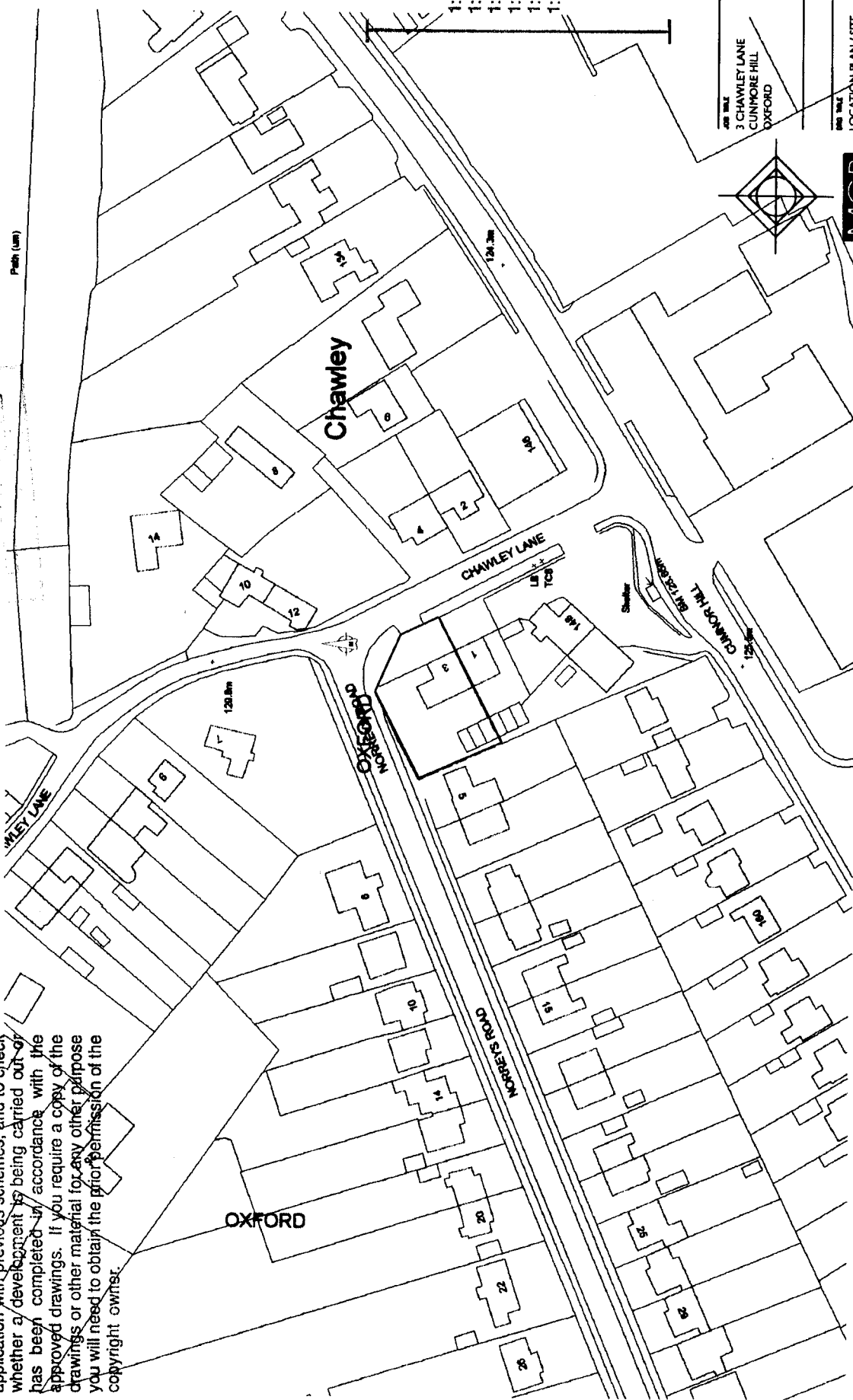


# APPENDIX 1

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JOB NO.	3 CHAWLEY LANE CLUNMORE HILL OXFORD
SCALE	1:1250
LOCATION PLAN / SITE	
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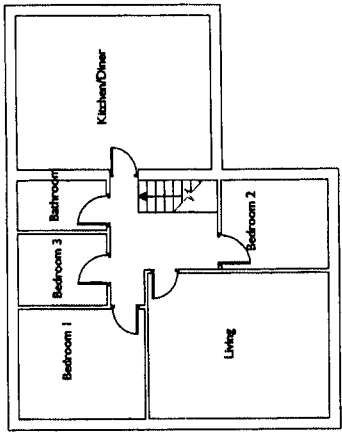
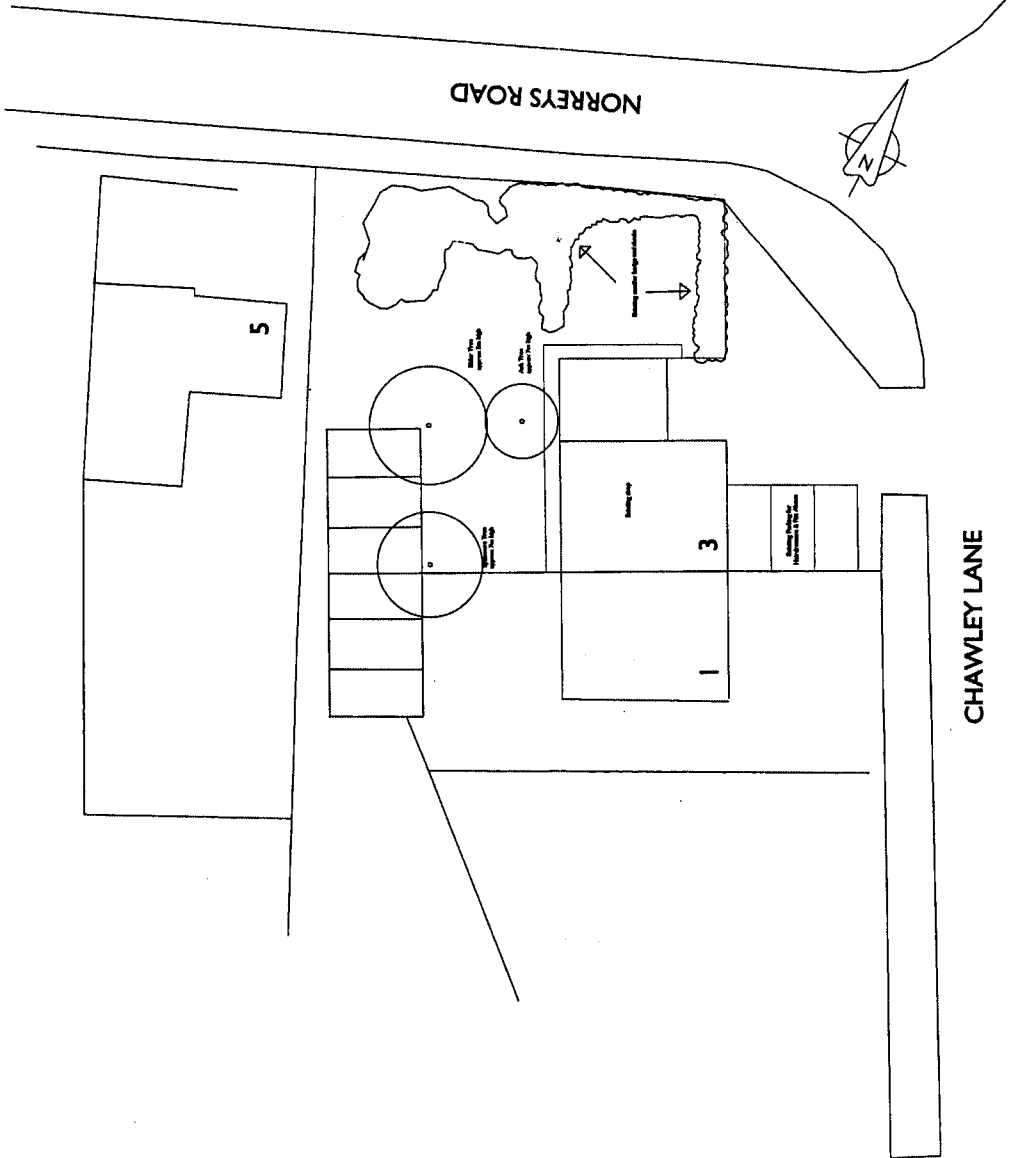
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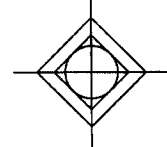
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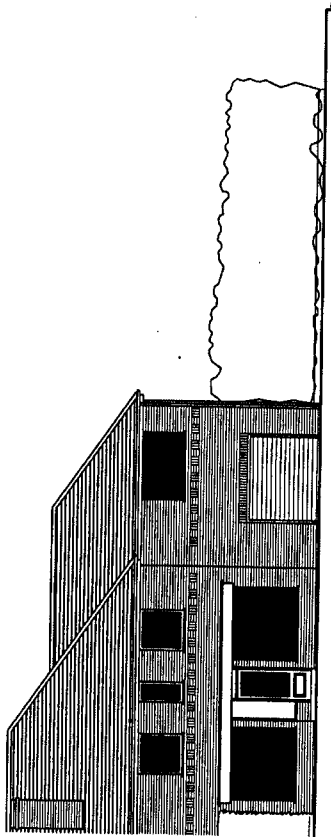
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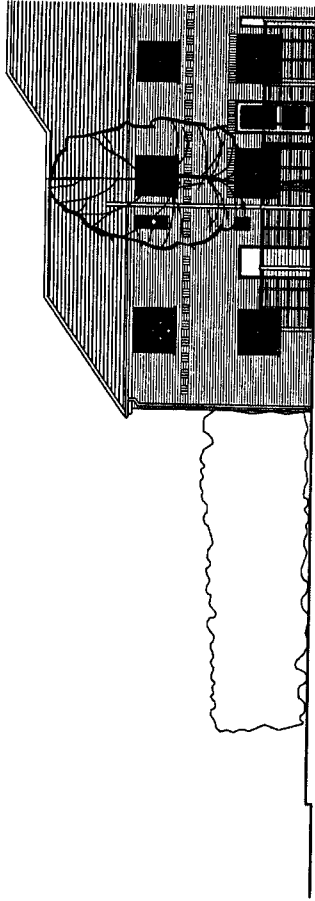
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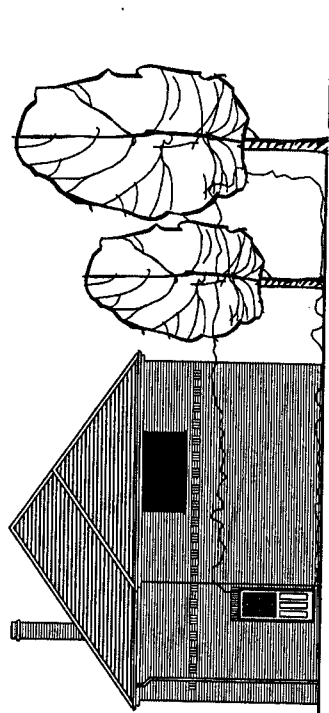
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CHAWLEY LANE ELEVATION



SOUTH WEST ELEVATION



NORREYS ROAD ELEVATION

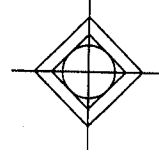
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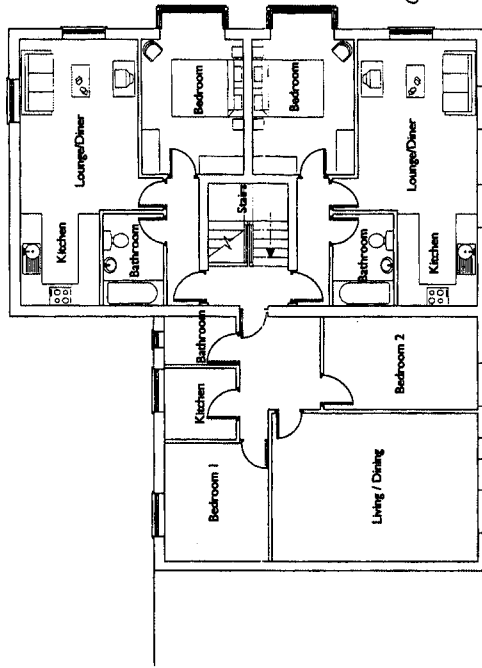
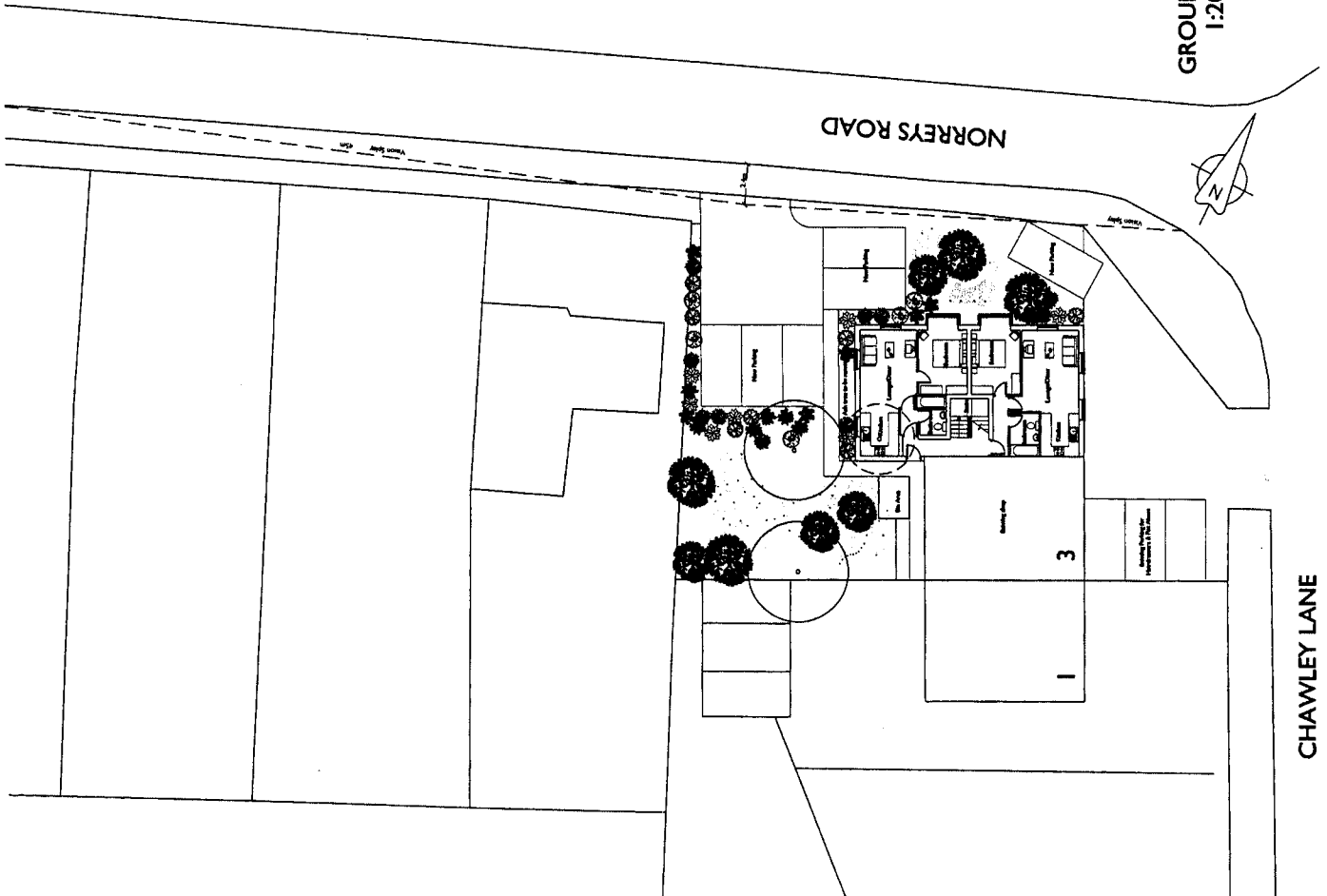


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NOV 2006

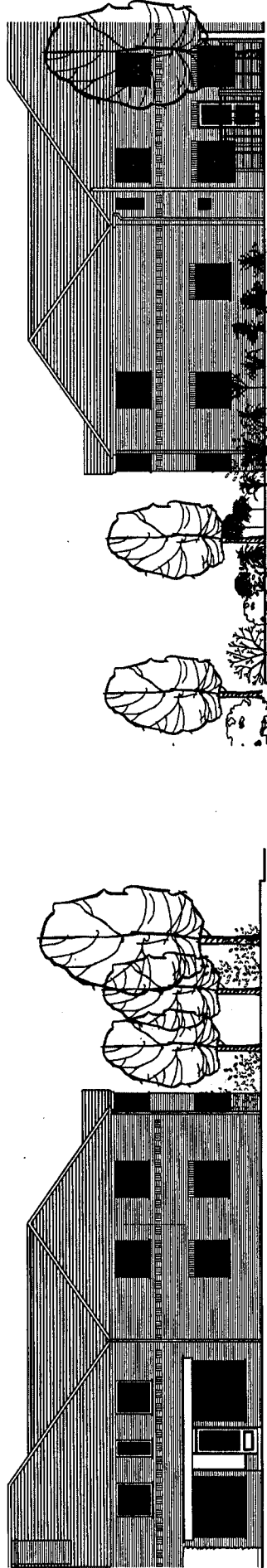
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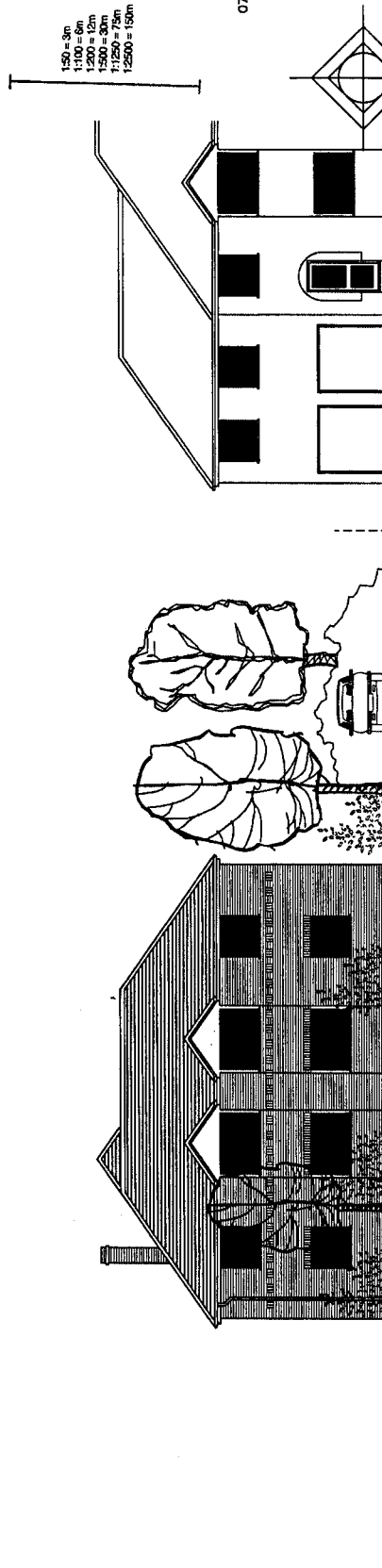
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CHAWLEY LANE ELEVATION

SOUTH WEST ELEVATION



NORREYS ROAD ELEVATION

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 1:1250 = 75m  
 1:2500 = 150m

07/01113/FUL CUM/24217

JOB TITLE  
 3 CHAWLEY LANE  
 CUNIFOR HILL  
 OXFORD

PROPOSED SITE ELEVATIONS	
SCALE	DATE
1:100 @ A2	NOV 2006
JOB NO.	REV
FS534	P 04

**MGB**  
 ARCHITECTS  
 112 CHURCH ROAD, WYCKHAMPTON  
 OXFORD, OX20 1JZ  
 PHONE: (01845) 87 52 02

DATE: 11/11/06  
 DRAWN BY: J.P.L./R.B.  
 CHECKED BY: J.P.L./R.B.  
 SCALE: 1:100 @ A2

Proposed Development  
3 Chawley Lane, Cumnor Hill, Oxford.

## Design Statement

### Site

The site lies at the junction of Chawley Lane & Norreys Road in the area of Cumnor Hill, and extends to about 0.06 hectares. Upon the site sits one half of a semi detached property with parking to the front and overgrown garden and derelict garages to the rear.

### Existing property

The ground floor of the property consists of a hairdresser with kitchenette and toilet with rear access to small yard. On the side of the property is a side access to the first floor which consists of a 3 bedroom self contained flat. The property is built of facing brickwork with soldier courses to lintels and a detailed brick soldier course at first floor level all under a tiled roof.

### Proposal

To demolish the existing side extension to allow for the erection of a two storey side and rear extension which will be limited to 4.0m from the rear of the existing house. We have tried to create a visual break with the existing semi as recommended and have also stepped the roof down on the extension. The extension will accommodate 4 no. 1 bedroom flats. The existing flat will be reduced from a 3 bed to a 2 bed.

### Layout

The layout of the new development has been designed to limit any overlooking with the main living and bedroom areas facing onto Norreys Road. The house on the opposite side of the road is set back from the road by approx 18.0m and is screened by existing landscaping. Access to the existing flat will be via the new staircase which would allow for the removal of the existing staircase within the hairdressers. An additional 6 car parking spaces have been provided for the additional 4 no. 1 bed flats. Amenity space in excess of the 15sq m per bed space has been provided.

### Materials

It is proposed that due to the extension being part of the semi which is finished in brickwork that the extension is also constructed in brickwork to match rather than in painted render which is the finish of nearly all the semis in Norreys Road.

07/01113/FUL CUM/2421/7

**CUMNOR PARISH COUNCIL RESPONSE ]**  
**AMENDED**

The observations of Cumnor Parish Council.

Computer No. 07/01113/FUL Officer: Mr Stuart Walker  
Application Number: CUM/2421/7 Amended plans: No  
Address of Proposal: 3 and 3A Chawley Lane, Cumnor Hill, Oxford, Oxon, OX2 9PX  
Proposal: *Demolition of side extension and existing garages. Erection of a side extension.  
Alterations to dwelling to provide 4 flats.*

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

1.  Fully support for the following reasons:
2.  No objections.
3.  Do not object but request the following issues be given consideration:
4.  Object for the following reasons:

The proposed development will be in a prominent area, which is currently untidy and overgrown with vegetation.  
The building work is likely to have a significant impact on the hairdressing business.  
That part of Chawley Lane and Norreys Road already has double yellow lines. For any proposed development the parking arrangements should be adequate to support the flats and the existing hairdressing business.  
There is no provision in the plans for cycle storage.  
The Council has concerns about new developments while there are unresolved issues regarding sewage and surface water run-off in the area.  
The Council recommends that the views, if any, of the neighbours should be taken into consideration.

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

Dated 12 August 2007

## **ABG/2649/2 – Mr & Mrs S Hull**

**Demolition of existing garage. Erection of two storey flank extension and single storey rear extension. New pitched roof to existing rear extension. 37 Sellwood Road, Abingdon, OX14 1PE**

### **1.0 The Proposal**

- 1.1 This application seeks planning permission to demolish the existing garage and extend the existing semi-detached property to the side and rear to provide additional living accommodation on the ground floor and en-suite facilities on the first floor. The side extension of the proposal extends up to the boundary with No 35 Sellwood Road.
- 1.2 The site is located on the eastern side of Sellwood Road, in an established residential area. A copy of the plans showing the location of the site and the proposed extension, together with the applicant's supporting information are attached at **Appendix 1**.
- 1.3 The application has been referred to Committee because Abingdon Town Council objects to the proposal.

### **2.0 Planning History**

- 2.1 Permission was granted in 1977 for an extension to the rear and for the garage due to be demolished under this proposal.

### **3.0 Planning Policies**

- 3.1 Policies H24, DC1, DC5, and DC9 of the adopted Local Plan seek to ensure that all new development is of a high standard of design, does not cause harm to the amenity of neighbours, or to the character and appearance of its surroundings, and is acceptable in terms of highway safety.

### **4.0 Consultations**

- 4.1 Abingdon Town objects to the application, stating "the development is contrary to Section 4.2 of the Vale's Extension Design Guidelines".
- 4.2 County Engineer – No objections, the property as extended requires 2 parking spaces which exist on site.
- 4.3 1 letter of objection has been received from No 35 Sellwood Road, which raises concerns over loss of light and loss of view from their landing window in respect of the side extension on the boundary.

### **5.0 Officer Comments**

- 5.1 The main issues to consider in this case are 1) whether the proposal would have a harmful impact on the locality; 2) whether it would be harmful to neighbours; and 3) whether access and parking arrangements are acceptable.
- 5.2 On the first issue, the proposed single storey rear extension is considered acceptable. Your Officers consider that the design is in keeping with the existing property and that it is not visually prominent in the streetscene.



- 5.3 The proposed 2 storey side extension, whilst on the boundary, is considered acceptable as it remains subordinate to the existing dwelling and does not create a terracing effect in the street. Furthermore, there are other similar 2 storey extensions up to the boundary in this street which are not set back half way at first floor level.
- 5.4 Turning to the second issue, there is considered to be no harmful impact on the adjoining neighbours in terms of overshadowing or overlooking. The flank elevation of No 35 Sellwood Road has a landing window at first floor and a kitchen door and pantry window on the ground floor (both of which are obscure glazed). Any loss of light to these windows is not considered to be sufficiently harmful to warrant refusal of the application.
- 5.5 In terms of parking issues, 2 off street parking spaces exist which is acceptable as the proposal does not increase the number of bedrooms, and the property will remain a 3 bedroom dwelling.
- 6.0 **Recommendation**
- 6.1 *That planning permission is granted subject to the following conditions:*
1. *TL1 Time Limit – Full Application*
  2. *RE1 Matching materials*
  3. *HY25 Parking in accordance with specified plan*



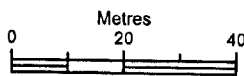
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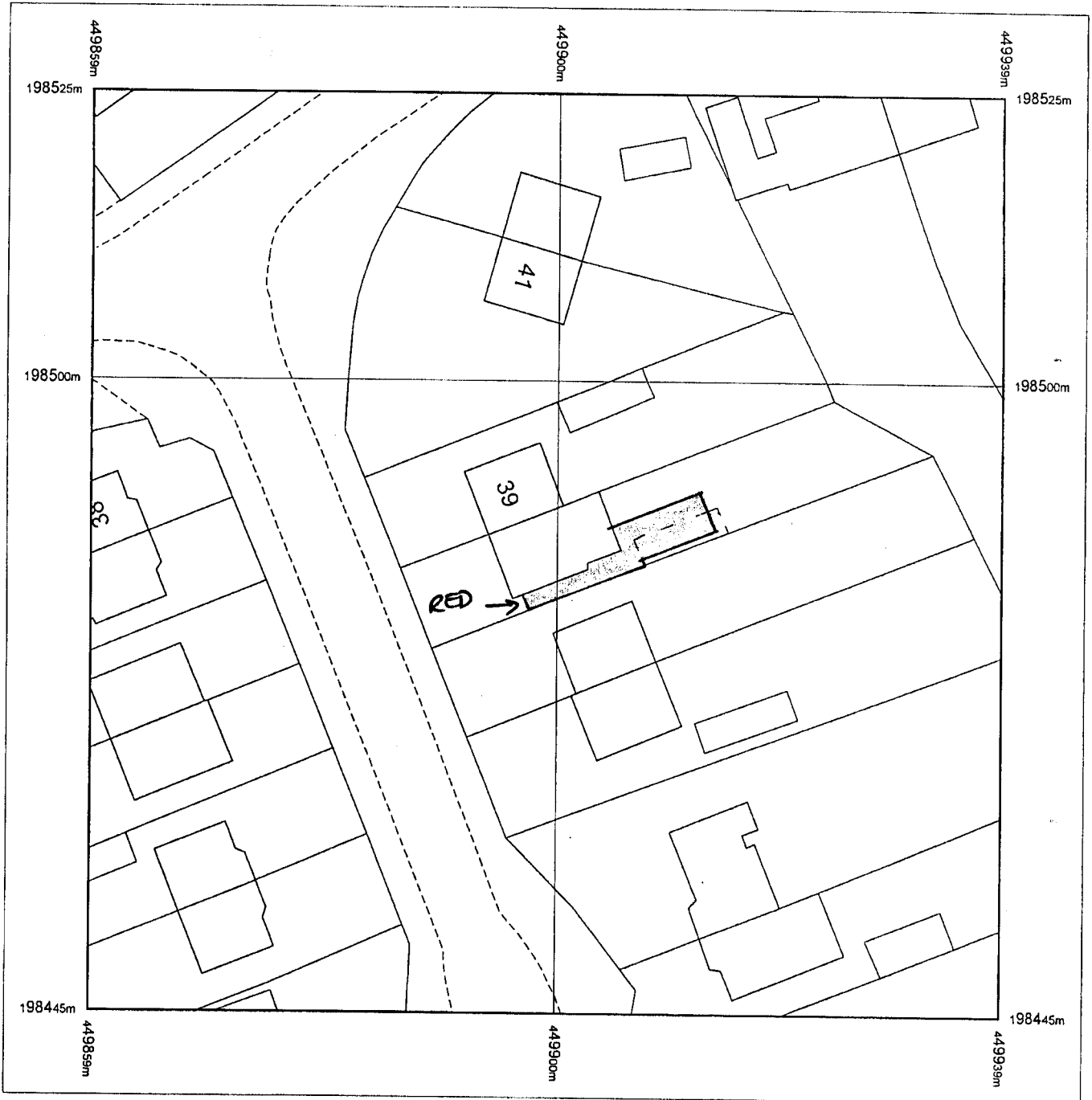
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**VALE OF WHITE HORSE  
 DISTRICT COUNCIL**  
 RECD 30 JUL 2007  
**CORPORATE POSTAL  
 SERVICES - 6**

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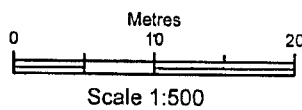
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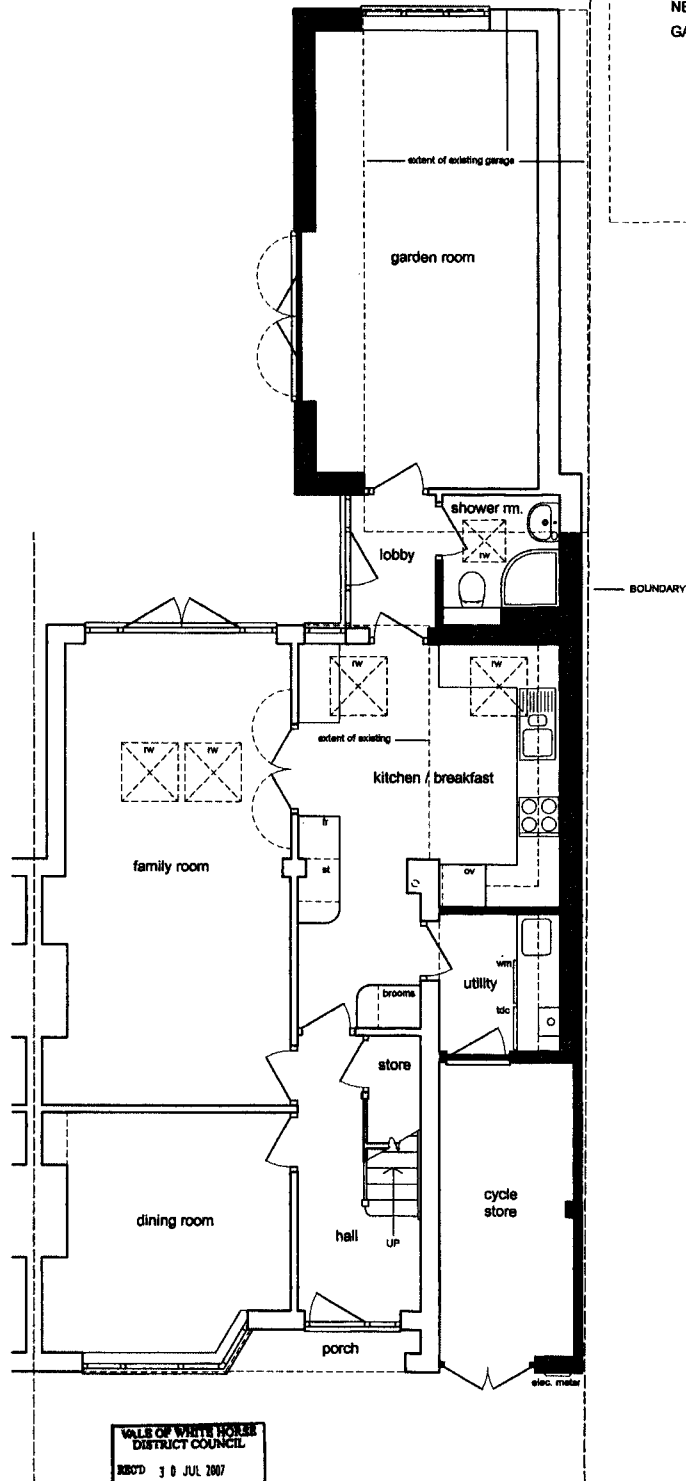
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**VALE OF WHITE HORSE  
DISTRICT COUNCIL**  
REC'D 30 JUL 2007  
**CORPORATE POSTAL  
SERVICES - 6**

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note: hatched areas indicate proposed extension beyond existing building



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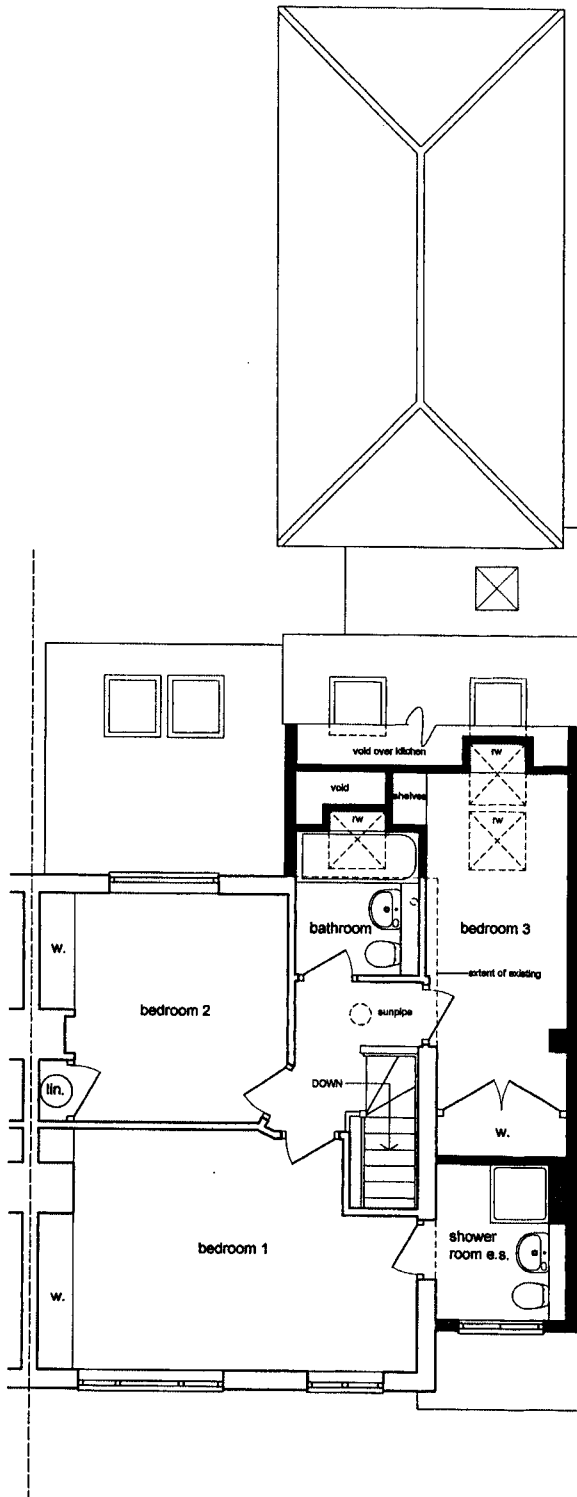
VALE OF WHITE HORSE DISTRICT COUNCIL  
 RECD 30 JUL 2007  
 CORPORATE POSTAL SERVICES - 6

07/01/07/01/02  
 RBE/26/07/01/02

Project: 37 SELLWOOD ROAD, ABINGDON for Mr and Mrs S Hull		Scale: 1:50
Title: PROPOSED GROUND FLOOR PLAN		Date: 08/07
Client: Ken Thornton Associates 3 Park Road, Abingdon, Oxford, OX1 1JF Telephone: 01235 535985	Drawn by: 2628/04	Rev:

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note: hatched areas indicate proposed extension beyond existing building

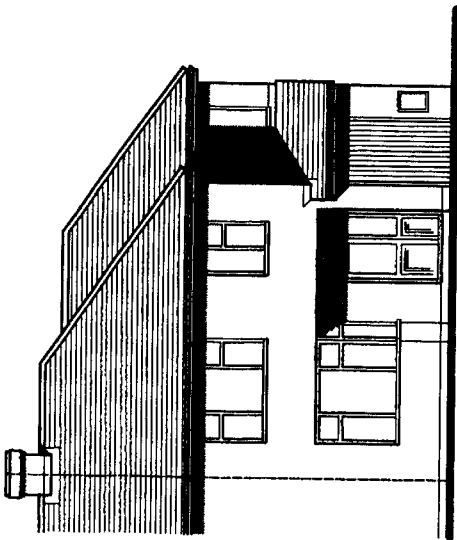


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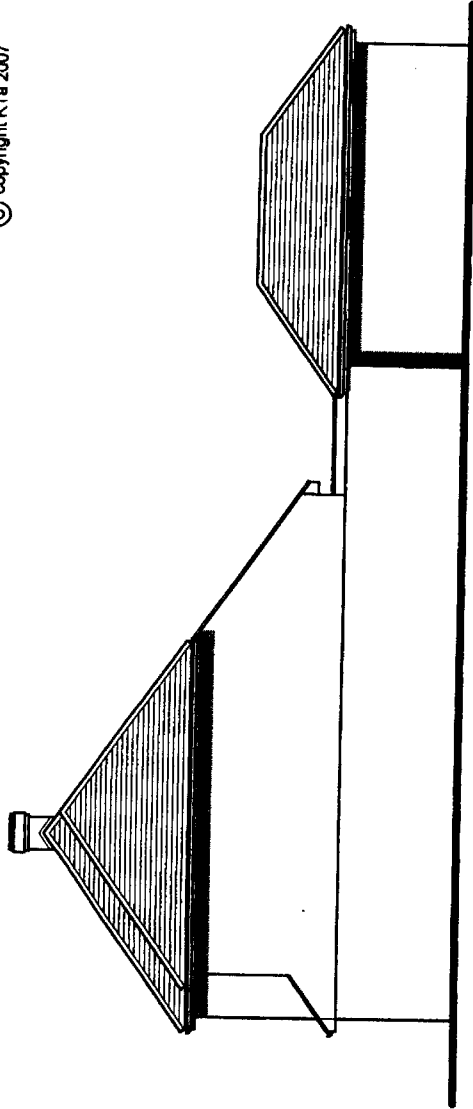
WALL OF WHITE HOLES  
DISTRICT COUNCIL  
REC'D 30 JUL 2007  
CORPORATE POSTAL  
SERVICES - 6

07/0220/5/L  
AS/2628/2

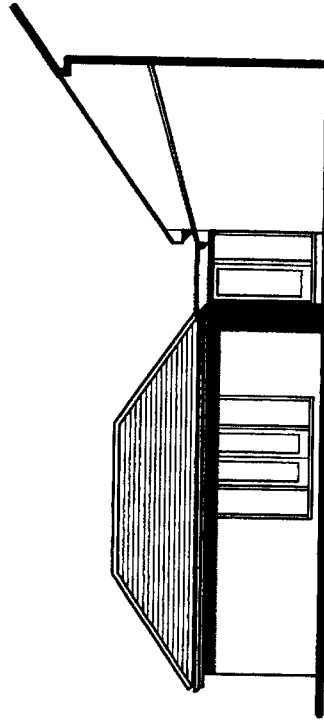
Project 37 SELLWOOD ROAD, ABINGDON for Mr and Mrs S Hill		Scale 1:50
PROPOSED FIRST FLOOR PLAN		Date 08/07
Ken Thornton Associates 3 Friars Green Abingdon Ox11 1DE T 01235 535985		Date 26/28/05



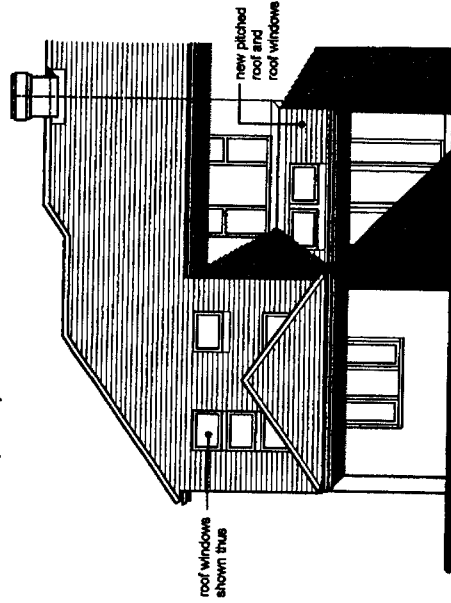
FRONT ELEVATION



FLANK ELEVATION (South)



FLANK ELEVATION (North)



REAR ELEVATION

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Project 37 SELLWOOD ROAD, ABINGDON  
for Mr and Mrs S Hull

Scale 1:100

Date 06/07

PROPOSED ELEVATIONS

Ken Thornton Associates  
3 Friars Grove Abingdon Oxfordshire OX14 1XE  
Tel/Fax: 01235 535985

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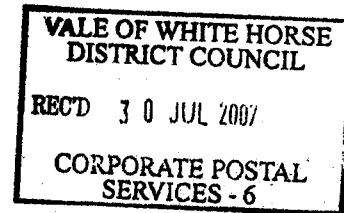
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ABG/2649/2

ARCHITECTURAL CONSULTANTS

12<sup>th</sup> July 2007



Rodger Hood Esq MA BSc MRTPI  
Deputy Director (Planning and Community Strategy)  
Vale of White Horse District Council  
The Abbey House  
ABINGDON  
Oxfordshire OX14 3JN

**For the attention of Planning (North)**

Dear Sir

**PROPOSED EXTENSION AT 37 SELLWOOD ROAD, ABINGDON**

We attach hereto an application for Planning Permission to extend the above mentioned property. Our Clients propose the demolition of their existing Garage, the erection of a two-storey flank extension (which would encompass part of the existing ground floor extension) and the erection of a single-storey rear extension. It is also proposed that an area of flat roof, covering the remaining part of the single-storey extension, be replaced with a pitched roof to match that of the adjacent property.

It is proposed that the two-storey flank extension be built along the boundary with No.35 Sellwood Road : whilst this would not be in accordance with VWHDC Design Guidance, we note that there are very many precedents for such development in Sellwood Road. Furthermore, we note that our Clients' property stands to the North of No.35 and that the proposal would not, therefore, overshadow this property. We have incorporated a 'cat-slide' roof to the rear of the proposal, to minimise any impact on the dwellings to both sides, whilst the front of the proposal has been set back from the face of the existing dwelling, at first floor level, to reflect the existing extension at No.39 Sellwood Road - with which our Clients' dwelling is paired.

Continued.../Page 2

VWHDC Planning  
12<sup>th</sup> July 2007

Page 2

Although our Clients' proposal involves the demolition of their existing Garage, and the reduction in the amount of parking space available, a minimum of two parking spaces would be retained within curtilage. Provision would also be made for the secure storage of bicycles.

The proposed single-storey extension to the rear would extend beyond the dimension suggested by the VWHDC Design Guide for extensions to semi-detached properties. This part of the proposal would, however, stand on land currently occupied by our Clients' garage and would be adjacent to the garage which exists at No.35 Sellwood Road.

We trust that the attached information will be sufficient for our Clients' application to proceed and that this will meet with your Authority's approval. Should you require any additional information, or clarification of our proposal, kindly contact the undersigned.

Yours faithfully



**K J THORNTON**  
**KEN THORNTON ASSOCIATES**  
For Mr and Mrs S Hull



## **NHI/19724 – Bovis Homes Ltd**

### **New residential development, access and open space (site area 3.9 hectares). Land off Lime Road, Botley**

#### **1.0 The Proposal**

1.1 Following the Local Plan Inquiry, the Inspector decided to allocate the “safeguarded land” off Lime Road in Botley for housing development. The site contains 3 houses and extensive residential curtilages. Bovis Homes Ltd has an option on the land and has submitted this application in outline with all matters reserved apart from access. The application plan is in **Appendix 1**. Access to the site would be achieved by the demolition of the existing house known as Hillhead and the formation of the access onto Lime Road in its place.

1.2 The application comes to Committee because of the number of objection letters received.

#### **2.0 Planning History**

2.1 None.

#### **3.0 Planning Policies**

3.1 Policy H3 of the adopted Vale of White Horse Local Plan 2011 allocates the site for residential development. Policy DC5 requires all new development to be acceptable in terms of highway safety. Policy DC8 states that development will only be permitted where the necessary social and physical infrastructure and service requirements are available or can be provided or secured by financial contribution. Policy H17 requires 40% of new housing to be affordable. Policy H23 requires 15% of the residential area of a housing site to be laid out as public open space.

#### **4.0 Consultations**

4.1 North Hinksey Parish Council – supports the application subject to caveats – see **Appendix 2**.

4.2 Local Residents – 5 letters of objection and 3 letters of observation have been submitted. The grounds of objection are as follows:

- The additional traffic will add to congestion
- Loss of Green Belt land (the site does not lie in the Green Belt)
- Noise and disturbance from construction and from future residents
- Increased air pollution
- Impact on local schools and other infrastructure
- Loss of wildlife
- Loss of greenfield land
- Loss of a private view (not a material consideration)

4.3 County Engineer – no objections subject to conditions and a financial contribution to the Oxford Transport Strategy.

4.4 Thames Water – Surface Water – no objection subject to details of surface water drainage. Foul Drainage – prior to determination of the application, an impact study is

to be carried out by the developer to ascertain what improvements to local drainage infrastructure are required and appropriate conditions attached.

4.5 Oxfordshire Primary Care Trust – requests financial contribution towards an extension to the local surgery to allow 1 extra GP and support staff.

4.6 Deputy Director (Environmental Health) – no objection subject to conditions.

#### 5.0 **Officer Comments**

5.1 The principle of housing on the site was accepted some years ago when the site was first earmarked as “safeguarded land” and, more recently, through its allocation in the adopted Local Plan. The main issues to be considered with this application are highway safety and the securing of appropriate financial contributions to ensure adequate provision of social and economic infrastructure via Section 106 Obligations.

5.2 The proposed access has been examined by the County Engineer. He considers the proposed access to be in a position where safe vision can be obtained along Lime Road. He also considers that the local road network can absorb the anticipated extra traffic without causing highway danger. Consequently, he raises no objection subject to conditions.

5.3 A suggestion has been made by Brookes University that a bus-only link be provided between the site and the Harcourt Hill campus to the south to allow the Brookes bus service to provide a more efficient loop route through the area. The applicants are prepared to examine this proposal.

5.4 In terms of financial contributions, the District Council is seeking contributions for the following – maintenance of public open space; improvements to the Louis Memorial Playing Field (in lieu of equipped play space on site); public art; green waste boxes; and towards an extension to the local GP surgery to allow for 1 extra GP and support staff to be employed.

5.5 A financial contribution towards improvements to the play equipment and general quality of the Louis Memorial Playing Field has been requested by North Hinksey Parish Council, who own the playing field. Given the proximity of the playing field to the application site (less than 100 metres) Officers have suggested that the money that otherwise would have gone towards the provision and maintenance of equipped play space on the application site could be used for improvements to the playing field instead. A scheme for the improvement of the Louis Memorial Playing Field has been drawn up, which includes providing a safe pedestrian crossing over Lime Road to the main body of the playing field. In effect, therefore, the Louis Memorial Playing Field will provide play space for the proposed development. The applicants are prepared to accept this proposal in principle, subject to the financial details, but Member’s views on this issue are sought.

5.6 The applicants are in the process of preparing a drainage impact study, in accordance with Thames Water’s requirements. The results of this study will determine the nature of any drainage conditions which will need to be imposed on the permission.

5.7 Oxfordshire County Council are seeking financial contributions towards education, the library, waste management, social and healthcare, improving the local bridleway, fire and rescue, and the Oxford Transport Study.

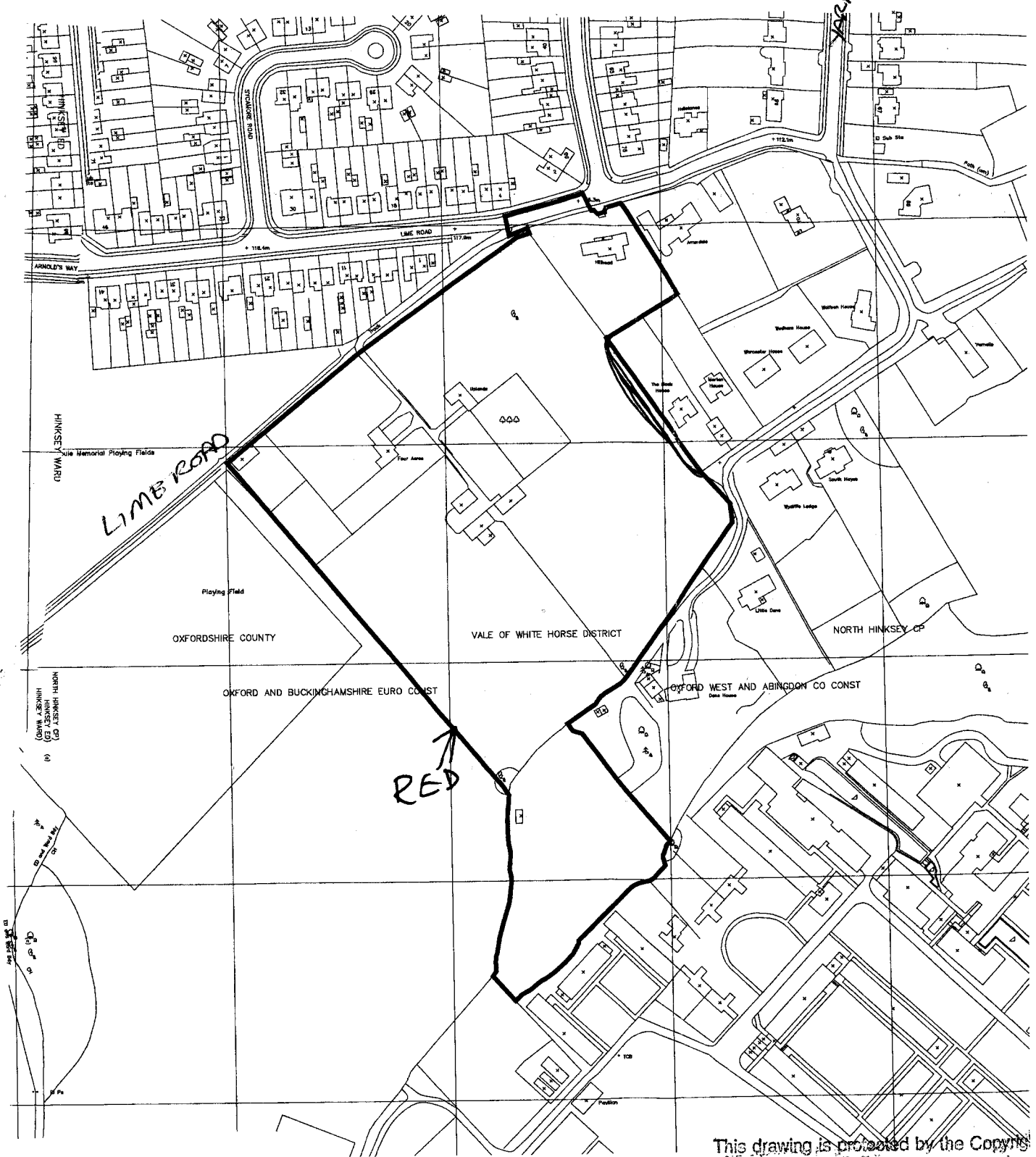
6.0 **Recommendation**

6.1 *It is recommended that authority to grant planning permission is delegated to the Deputy Director (Planning and Community Strategy) in consultation with the Chair, Vice-Chair and local Members, subject to:-*

- i) Section 106 obligations to secure financial contributions and the provision of 40% affordable housing*
- ii) Conditions to include access, provision of 15% public open space, and necessary drainage infrastructure*

APPENDIX 1

PARADES HILL



APPENDIX 1

NM1/19724

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## 5. PLANNING MATTERS

### a). Applications for Consideration North Hinksey Parish

#### New Plans

NHI/19724

Proposed residential development, open space and means of access: Land at Fouracres, Uplands, Hillhead and rear of 1 to 33 Lime Road. (Outline)  
Councillors **AGREED** to **SUPPORT** the outline planning application subject to the following conditions:

- i). That any approved application stipulates the maximum number of units that can be built as 130.
- ii). That all affordable homes remain as affordable homes.
- iii) An agreement with the contractor about acceptable access to and egress from the site and parking of construction vehicles during the development.

#### **Section 106 Developer's Contributions**

Councillors also request that the Vale of White Horse District Council enter in negotiations with the developer to secure Section 106 Developer's Contributions, to be *exclusively used for the benefit of the North Hinksey/Botley area*, along the following lines agreed at the earlier public meeting to discuss the outline application.

#### **Transport Needs**

The outline planning application implies that there would be no significant traffic growth on Lime Road and connecting residential roads. The Parish Council has difficulty with this belief and will ask the developer to explain why it came to this conclusion. The developer's pedestrian/cyclist assessment appears to be partially unrealistic in that it does not take into account the steep hills to and from the site.

It is hoped that the developer will arrange a meeting with the County Council, District Council, Parish Council and local residents to discuss the implementation of a 'Residential Travel Plan' to address transport issues arising from the considerable increase in housing stock.

#### **Needed Improvements**

- a). Following what will be a significant increase in traffic movements following the building and completion of the development, the introduction of effective traffic reduction/restriction measures on roads around the development, especially Lime Road, Yarnells Hill, Arnolds Way and Laburnum Road.
- b). Improvements to the existing street lighting.
- c). An investigation into the need for additional bus services to accommodate the growth in passenger numbers and help to reduce the effects of increased car use.
- d). The provision of a new bus layover site near the development with a closed bus shelter to protect against the elements.

#### **Recreational Needs**

##### **Needed Improvements**

To enter into negotiations with the District and Parish Councils to identified increased recreational needs due to the growth in population resulting from the new development.

#### **Educational/Health Needs**

The development of 130 housing units will result in a marked increased demand for schooling and health care needs in the area. It is understood that the primary schools in the area are already running at near full capacity and the local secondary school, Matthew Arnold has reached capacity and has a waiting list. The Medical Centre already struggles to cope with the number of registered patients.

##### **Needed Improvements**

Bovis Homes should discuss with the County Council and if applicable the Health Authority, the expected increase in numbers and *agree a package of funding that can be ring fenced for use together with with developer's contributions from the Tilbury Lane developments, once the applications from those sites have come forward. The total funding should be used to help finance the additional educational, social, health and other costs.*

#### **Sewerage**

The drainage and sewerage infrastructure is already under pressure in the North Hinksey (Botley) area even after the recent upgrading of the system.

##### **Needed Improvements**

It is important that Bovis Homes understand the effect that additional sewage will have on the current system and ensures that sufficient finance is available to ensure that the sewerage infrastructure constructed can be adequately accommodated by the existing system.

##### **Additional Requests**

Councillors asked that the District Council explore the possibility of: -

- a). An additional bus service via the Brookes Campus, with a bus gate entrance to the new development.
- b). Making part of the development into a car restraint zone, by asking the site licensee without parking facilities:

## **CUM/20199 – Mr Khan**

### **Erection of a single and two storey rear extension. 23 Pinnocks Way, Botley, OX2 9DD**

#### **1.0 The Proposal**

- 1.1 This application seeks planning permission to extend the existing semi-detached property to the rear to provide a larger living room and new dining room on the ground floor and a larger bedroom on the first floor. The first floor element is set off the common boundary with the neighbour by 2.8m.
- 1.2 The site is located on the southern side of Pinnocks Way, in an established residential area. A copy of the plans showing the location of the site and the proposed extension are attached at **Appendix 1**.
- 1.3 The application has been referred to Committee because Cumnor Parish Council objects to the proposal.

#### **2.0 Planning History**

- 2.1 There is no relevant planning history.

#### **3.0 Planning Policies**

- 3.1 Policies H24, DC1, DC5, and DC9 of the adopted Local Plan seek to ensure that all new development is of a high standard of design, does not cause harm to the amenity of neighbours, or to the character and appearance of its surroundings, and is acceptable in terms of highway safety.

#### **4.0 Consultations**

- 4.1 Cumnor Parish Council objects to the application. Their comments are attached at **Appendix 2**.
- 4.2 County Engineer – The property as extended requires 2 parking spaces.
- 4.3 No letters of objection have been received.

#### **5.0 Officer Comments**

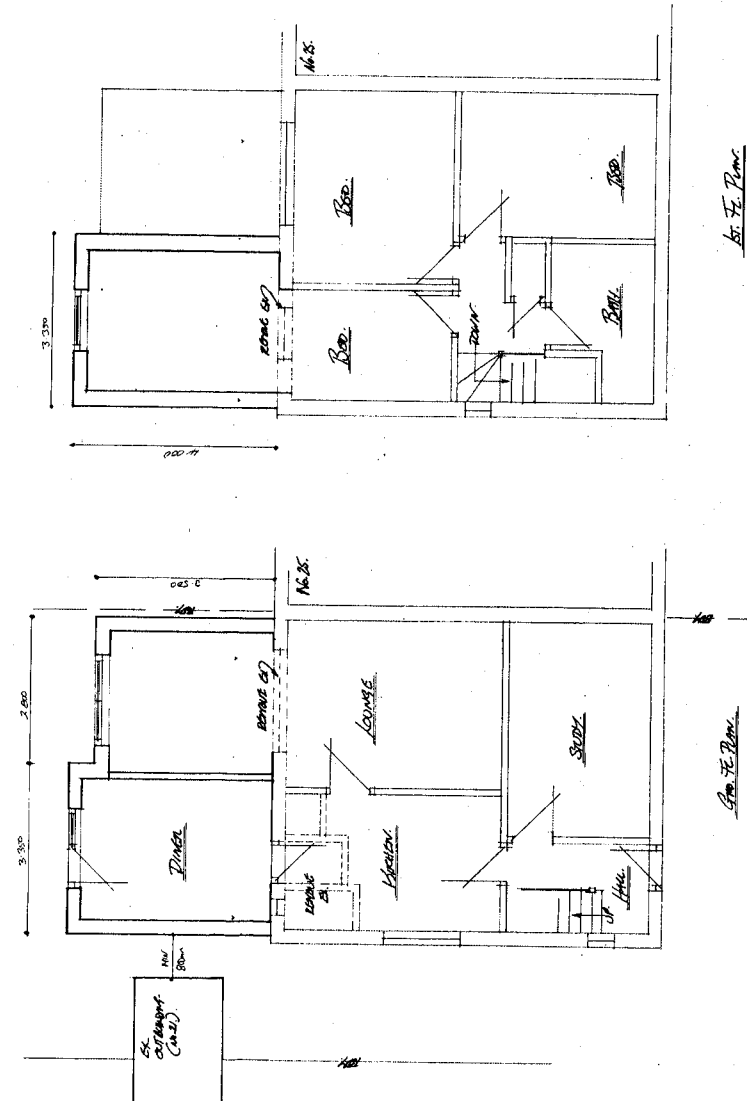
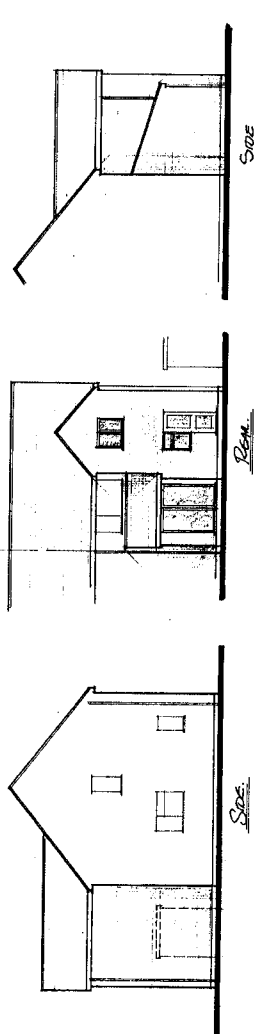
- 5.1 The main issues to consider in this case are 1) whether the proposal would have a harmful impact on the locality; 2) whether it would be harmful to neighbours; and 3) whether the access and parking arrangements are acceptable.
- 5.2 On the first issue, the proposed rear extension is considered acceptable. Your Officers consider that the design is in keeping with the existing property and that it is not visually prominent in the street scene.
- 5.3 Turning to the second issue, there is considered to be no harmful impact on the adjoining neighbours in terms of overshadowing or overlooking. The extension on the common boundary with the neighbour is single storey and measures 3.5m in length, which complies with the Council's adopted House Extension Design Guide.

5.4 In terms of parking issues, the proposal provides 1 parking within the curtilage. Whilst 2 spaces would normally be required, the proposal is considered acceptable as there is available on-street parking in front of the property, and given the fact that the proposal will not result in the loss of any parking spaces, nor increase the need for parking spaces as the number of bedrooms will remain the same.

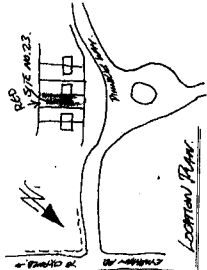
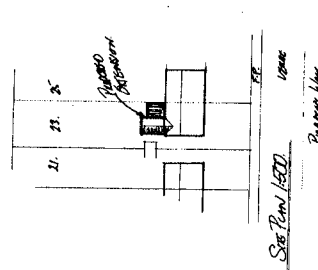
6.0 **Recommendation**

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

1. *TL1 Time Limit – Full Application*
2. *RE1 Matching materials*
3. *HY25 Parking in accordance with specified plan*
4. *MC20 Amended Plans*



1:50 = 20m  
 1:100 = 10m  
 1:500 = 50m  
 1:1000 = 100m  
 1:2500 = 250m  
 1:5000 = 500m



PROPOSED ROOM EXTENSION  
 AT:  
 23, PARNACE WAY  
 BOTTLEY  
 OARNEY

DATE: - APRIL 2007  
 SCALE: - 1:50 @ 1:100  
 D.R. M.I.

M.R.P. DRAWINGS & SPEC'S  
 TO BE CHECKED ON SITE  
 BEFORE CONSTRUCTION.

(CONSULT TO A.P.S.)

ALL

VILLE OF WIMBORNE  
 DISTRICT COUNCIL  
 INFO - 01202 851100  
 CORPORATE POSTAL  
 SERVICES - 2

CUM/301/04

APPENDIX 1



**CUMNOR PARISH COUNCIL RESPONSE FORM**

The observations of Cumnor Parish Council.

Computer No. 07/01123/FUL      Officer: Mrs Deborah MacLaren-Smith  
Application Number: CUM/20199      Amended plans: No  
Address of Proposal: 23 Pinnocks Way, Oxford, Oxon, OX2 9DD

**THIS PROPERTY IS NOT IN BOTLEY, (NORTH HINKSEY PARISH).  
IT IS IN DEAN COURT (CUMNOR PARISH).  
PLEASE AMEND YOUR RECORDS ACCORDINGLY.**

Proposal: *Erection of a single and two storey rear extension.*

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

1.  Fully support for the following reasons:

2.  No objections.

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

4.  Object for the following reasons:

This is a property already in multiple occupancy as a shared house. Any expansion might lead to problems with parking as the property would be capable of housing an increased number of single tenants. Any on-street parking is liable to cause obstruction of the bus turning circle. It appears that the proposed extension will be built up to the boundary and have a significant impact on the neighbours in No 25 Pinnocks Way. The Council recommends that the views, if any, of the neighbours should be taken into account. The Council wishes to draw to the attention of the District Council that the matter regarding sewage and surface water run-off in the area has become a very serious local issue.

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

Dated 7 August 2007

## **GFA/20204 – Darren Allen**

### **Erection of a two storey side extension. 21 Pye Street, Faringdon SN7 7AS**

#### **1.0 The Proposal**

1.1 21 Pye Street is an end of terrace two storey property. Planning permission is sought for a two storey side extension, extending along most of the width of the existing house with a ridge height of 0.25 metres lower than that of the existing house. The footprint of the extension measures 6.3 metres x 4 metres and it is proposed to build it in bricks and concrete tiles to match existing. A copy of the application plans are attached at **Appendix 1**.

1.2 The application comes to Committee because the applicant's architect and agent is a District Councillor.

#### **2.0 Planning History**

2.1 There is no planning history on this property.

#### **3.0 Planning Policies**

3.1 Policy DC1 of the adopted Local Plan requires all new development to be of a high quality design which makes a positive contribution to the character of the locality.

3.2 Policy H24 states that extensions to dwellings should not be of a scale or mass that causes harm to the character of the local area.

#### **4.0 Consultations**

4.1 Faringdon Town Council – No objections.

4.2 County Engineer – No objections.

4.3 1 letter from a local resident comments that there is inadequate parking for the site causing more vehicles to park on the street and a further parking problem.

#### **5.0 Officer Comments**

5.1 Pye Street is a cul-de-sac which is characterised on its northern side by terraces of dwellings fronting the highway.

5.2 21 Pye Street is an end of terrace situated at an angle to the road. The visual impact of the proposed extension will be to bring the gable end of the property out towards the road. This will result in the house being closer to the highway than its neighbours, but given the subservient nature of the extension, this is not considered to be detrimental to the character of the local area.

5.3 With regard to the impact of the extension on the amenities of adjoining properties, the location of the extension means that it will not have any direct impact on neighbouring properties or their garden areas.

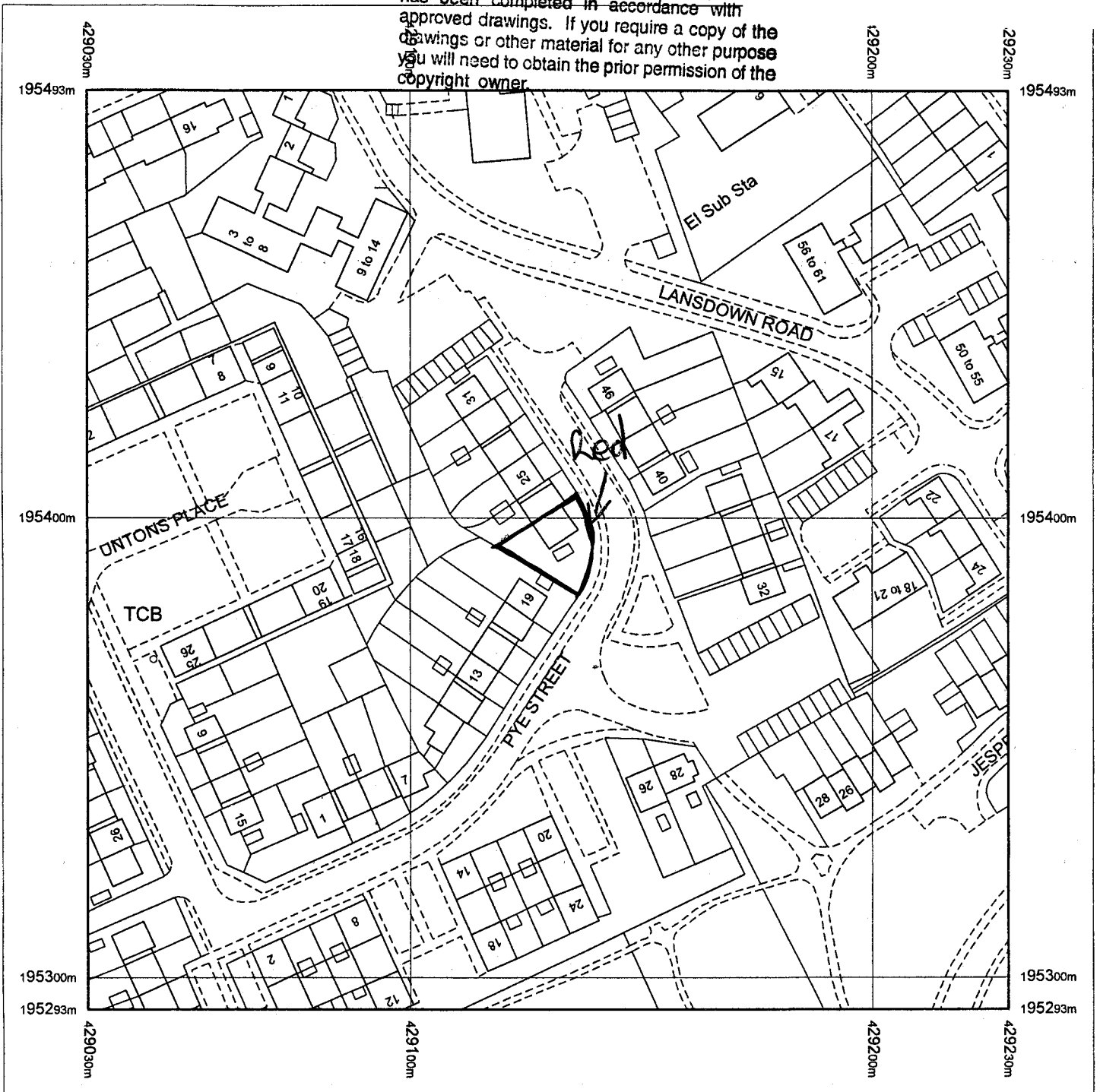
5.4 The County Engineer considers car parking on the site to be adequate and has no objections to the application.

6.0 **Recommendation**

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

1. TL1 *Time Limit – Full Application*
2. ID1 *Matching Materials*

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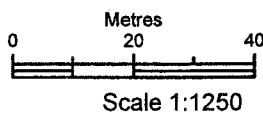
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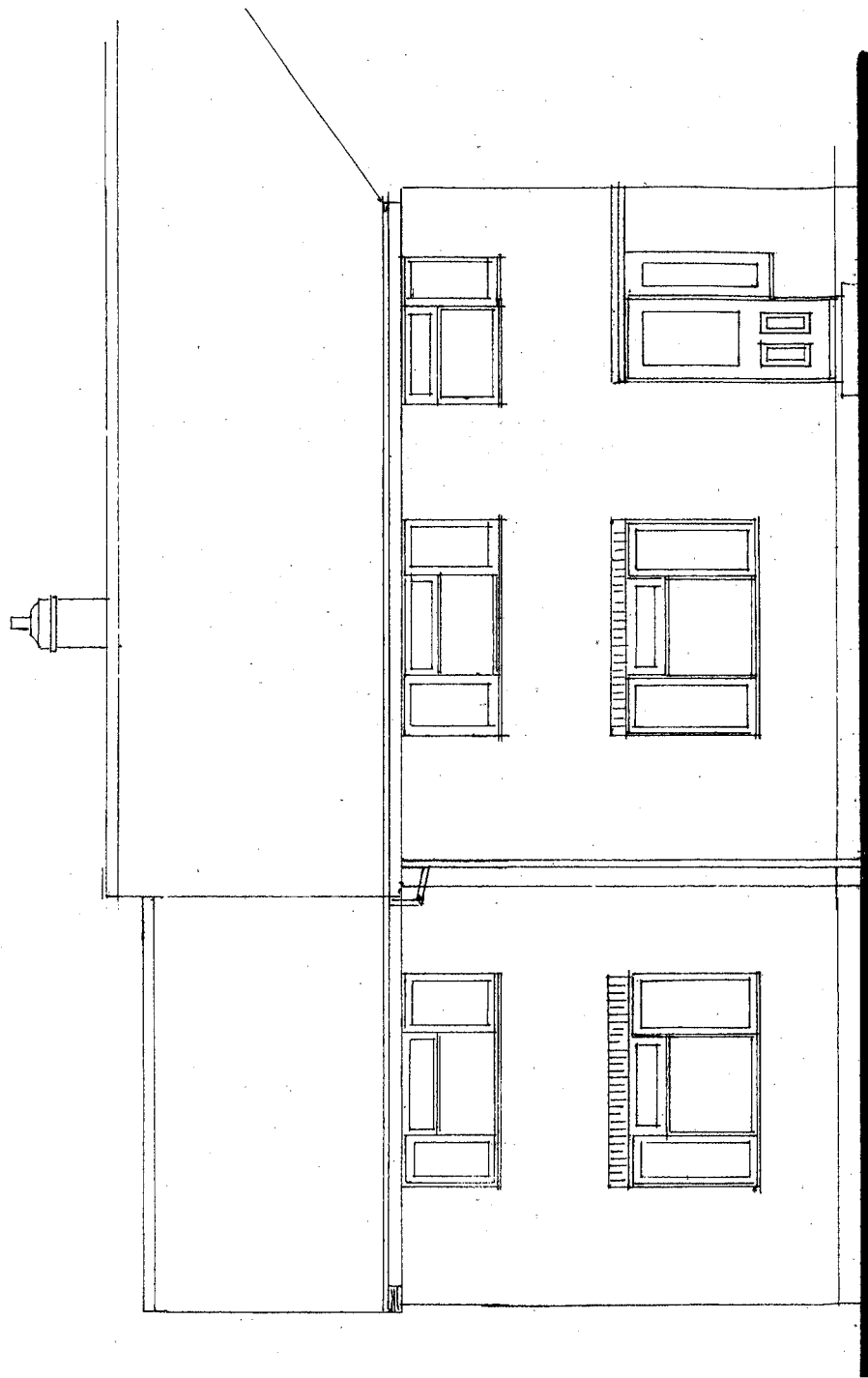
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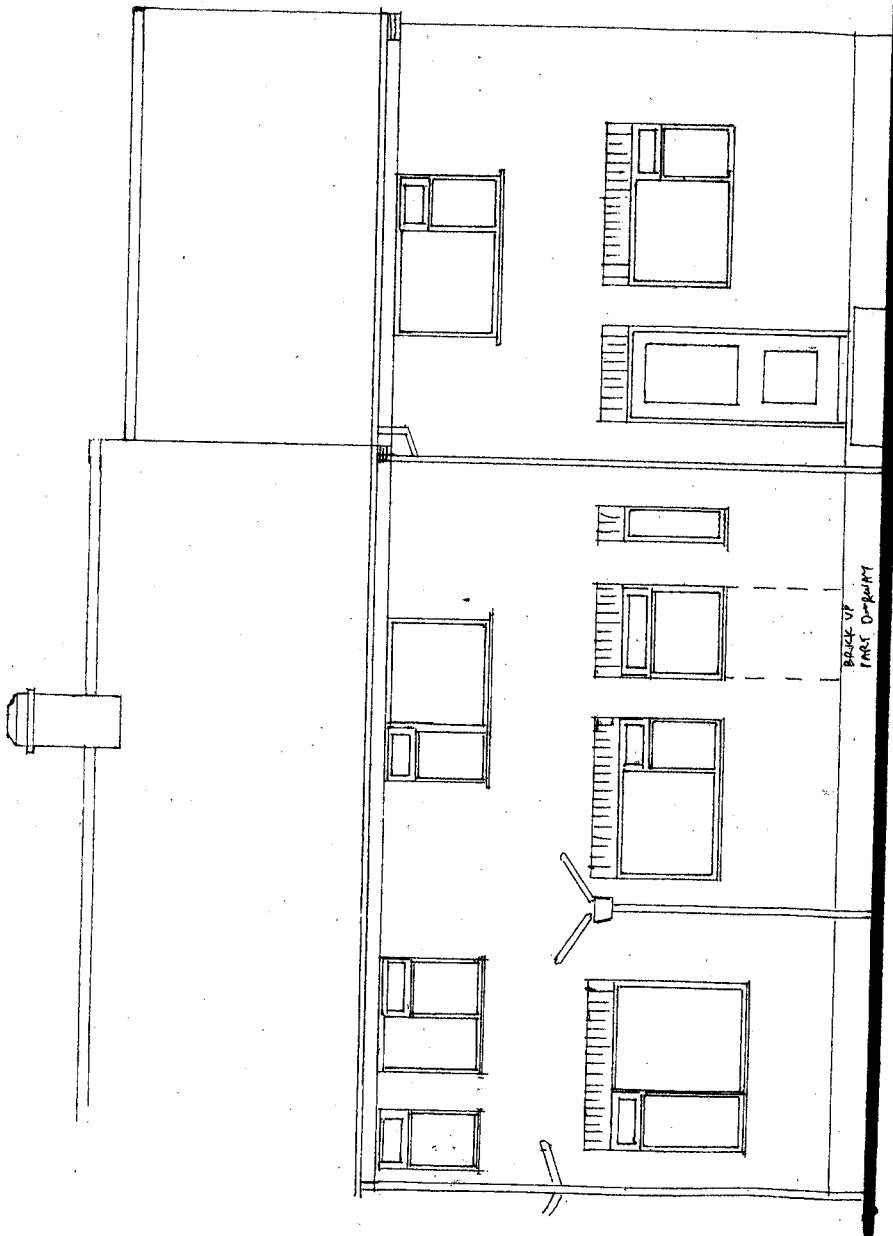
**AMENDED  
PLAN**

21 PYE STREET  
FARINGDON  
SITE PLAN  
1:500

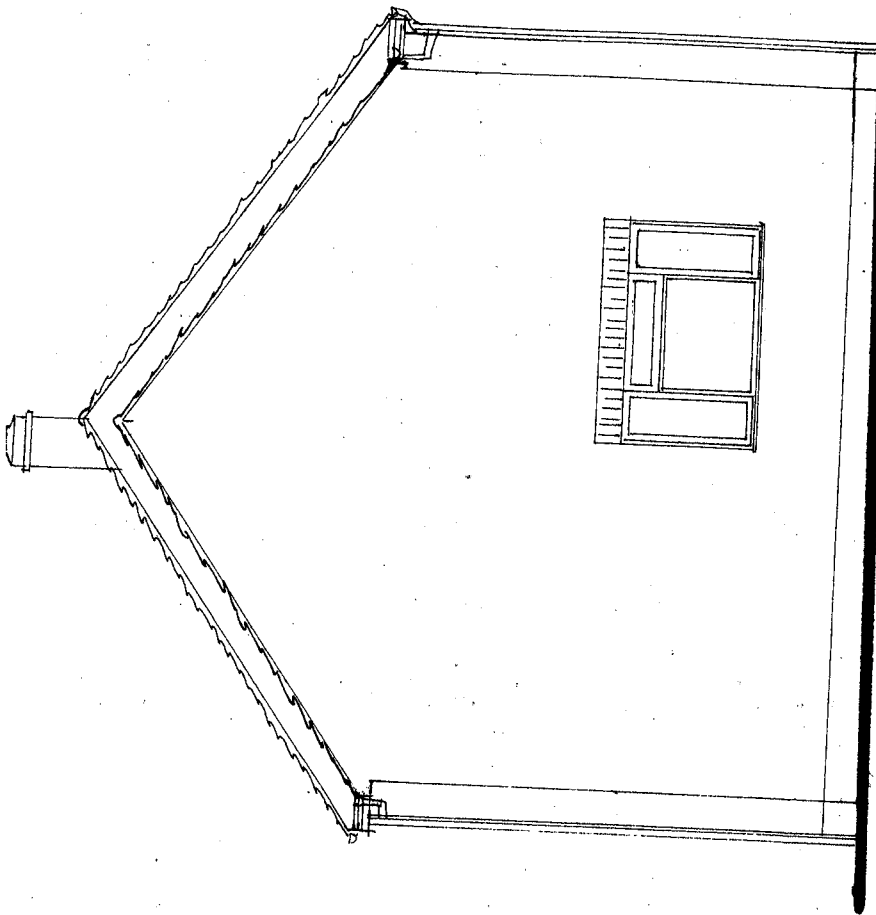
AFA/20204



FRONT ELEVATION 1:50

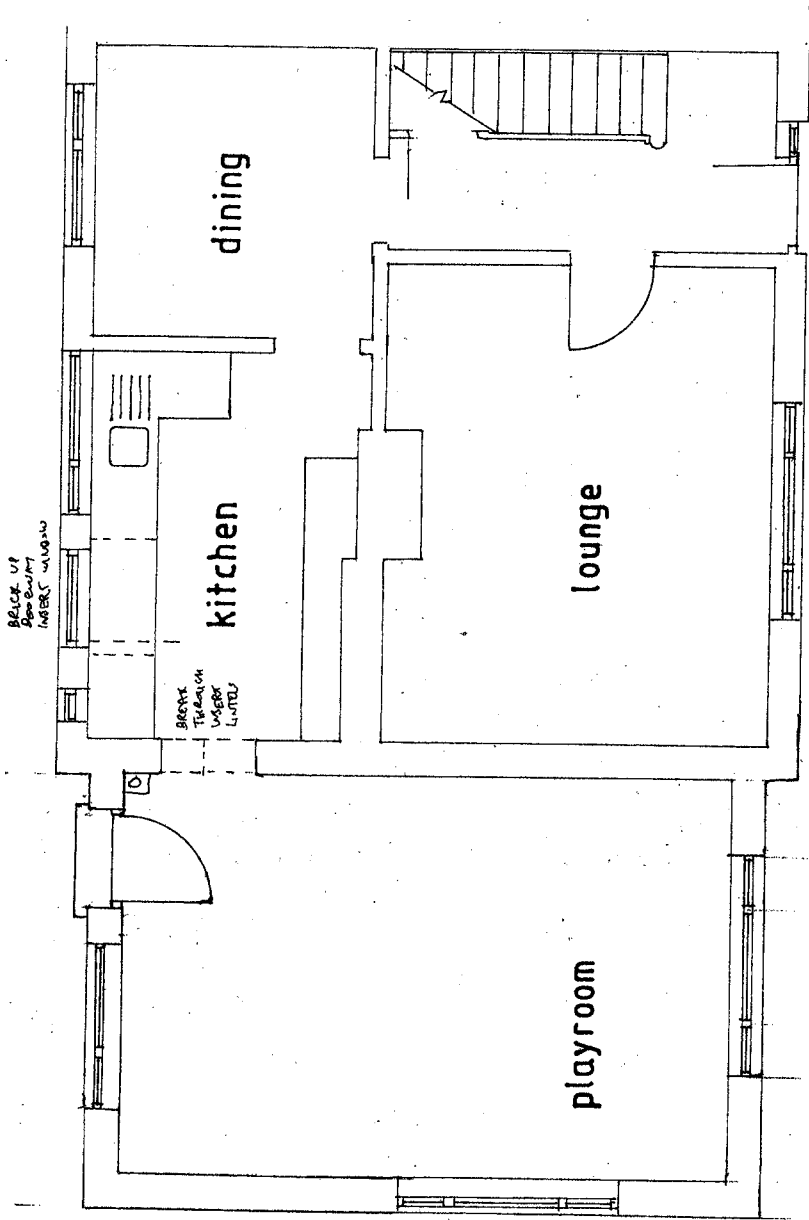


REAR ELEVATION 1:50



SIDE ELEVATION 1:50





GROUND FLOOR PLAN 1:50

## **CUM/19859/2-D – Albion Land (Developments) Ltd.**

**Approval of reserved matters for erection of 1,050sqm of office accommodation with associated cycle and car parking. Land rear of 173 – 175 Cumnor Hill and adjacent to Timbmet Head Office, Cumnor Hill OX2 9PH**

### **1.0 The Proposal**

- 1.1 This application seeks approval of reserved matters for the layout, scale, external appearance and landscaping of B1 office accommodation with associated cycle and car parking.
- 1.2 The site is located to the rear of the Jaguar car dealership, lying to the west of the Timbmet headquarters, a B1 office building which was approved in February 2000. To the west of the application site lies 195 Cumnor Hill, a two storey detached dwelling. The site slopes up from north to south (i.e. away from Cumnor Hill).
- 1.3 The majority of the site is an allocated employment site as identified by Policy E2 of the adopted Local Plan, but part of the site lies outside the allocated site area and is within the Oxford Green Belt. However, a Certificate of Lawful Use has been granted for this land, which has an authorised and lawful use for burning and storage in connection with the adjoining timber yard use at Chawley Works.
- 1.4 Outline permission was granted in May 2007 for 3,437sqm of office space on the site. This application relates only to Block B (1,050sqm), which is one of three buildings proposed on the application site. The proposed external materials are brick, with aluminium framed windows, metal shading louvres and an artificial slate roof covering.
- 1.5 A copy of the site plan showing the location of the proposal, the proposed layout, and design of block B, with extracts from the design and access statement are attached at **Appendix 1.**
- 1.6 The application comes to Committee because Cumnor Parish Council objects to the proposal.

### **2.0 Planning History**

- 2.1 The Certificate of Lawful Use was granted on 10 January 1997 and covers the land within the Oxford Green Belt.
- 2.2 Planning permission was granted in February 2000 for the Timbmet office building.
- 2.3 In December 2002 an outline application for the erection of 3030 square metres of office space with associated car parking (101 spaces) was submitted. It was subsequently withdrawn on 30 January 2003.
- 2.4 In November 2006 a further outline application for the erection of 3,437sqm (37,000sqft) of office accommodation with associated cycle and car parking was submitted, but was withdrawn in February 2007. A fresh outline application was submitted in late February 2007 and was approved in May 2007.

### **3.0 Planning Policies**

- 3.1 *Vale of White Horse Local Plan 2011*

Policy E2 (sites for business development) allocates the application site for new business development. It also states that proposals for other uses on the site will not be permitted.

3.2 Policies DC1, DC5, DC6, DC8, DC9 and DC14 (quality of new development) are relevant and seek to ensure that all new development is of a high standard of design / landscaping; does not cause harm to the amenity of neighbours; suitable social and physical infrastructure exists for the development or can be provided; the development is acceptable in terms of highway safety and will not result in adverse surface water run-off.

3.3 Supplementary Planning Guidance adopted alongside the Local Plan is also relevant, giving more details in relation to Policy E2. A copy of this guidance is attached at **Appendix 2.**

#### 4.0 **Consultations**

4.1 Cumnor Parish Council has objected to the application and their comments are attached at **Appendix 3.**

4.2 County Engineer – no objections.

4.3 Drainage Engineer – no objections (subject to conditions).

4.4 Environmental Health – no objections.

4.5 Consultant Architect – comments attached at **Appendix 4.**

4.6 Architects Panel – ‘a neat scheme’.

4.7 1 letter of objection has been received, which can be summarised as follows:

- The proposal is an overdevelopment of the site. This is at present a green buffer between commercial activities and houses to the west.
- The building at 12.4m is too high, and out of keeping with the mainly residential area and will dominate surrounding homes.
- When the adjoining site is cleared for housing, these office blocks will not blend in, but will dominate them also.

#### 5.0 **Officer Comments**

5.1 The main issues in this case are considered to be 1) the impact of the proposal on the character and appearance of the area, 2) the impact of the proposal on neighbouring properties, and 3) access and parking arrangements.

5.2 On the first issue, the development in the form proposed is not considered to be out of keeping with the locality. The siting of the 2 storey building is orientated on the same axis as the existing Timbmet building, and complements the overall design rationale of that building in terms of both form and massing. The proposed office building is considered to be well designed, with careful thought given to its external appearance and the provision of louvred openings on the ridge to enable internal housing of associated plant and equipment. The building is set within an open courtyard space to its frontage, which is complemented by a comprehensive and well structured

landscaping scheme. It needs to be noted, however, that there are 2 pinch points where the proposed landscaping buffer is less than 5m as required by condition 3 of the outline permission. Whilst the building will be viewed above the roof of the existing car dealerships that lie between the site and Cumnor Hill, the building would not be unduly prominent in the locality to warrant refusal, as the land rises away from Cumnor Hill and the building is set into the slope.

5.3 The impact of the proposal on adjacent dwellings is considered to be acceptable. The proposed building and its car park are located away from the closest dwelling, No 195 Cumnor Hill.

5.4 In terms of access and parking arrangements, sufficient parking spaces (35) have been provided for the amount of development proposed. The existing access onto Cumnor Hill is considered acceptable and was previously approved on the outline application in terms of providing suitable vehicular access to the site. Furthermore, whilst the Parish Council has raised concerns over the level of traffic generation from the proposed B1 use, this was considered acceptable at the outline stage when permission was granted for the 3,437sqm of office space. Appropriate financial contributions for highway improvements have been successfully sought via the outline application. The County Engineer raises no objections to this application.

## 6.0 **Recommendation**

6.1 *It is recommended that reserved matters approval is granted subject to the following conditions:-*

1. *TL3 Time Limit- reserved matters.*
2. *MC2 Sample Materials*
3. *Access in accordance with specified plan*
4. *Turning space in accordance with specified plan*
5. *Car parking layout in accordance with specified plan*
6. *LS1 Implementation of landscaping scheme*

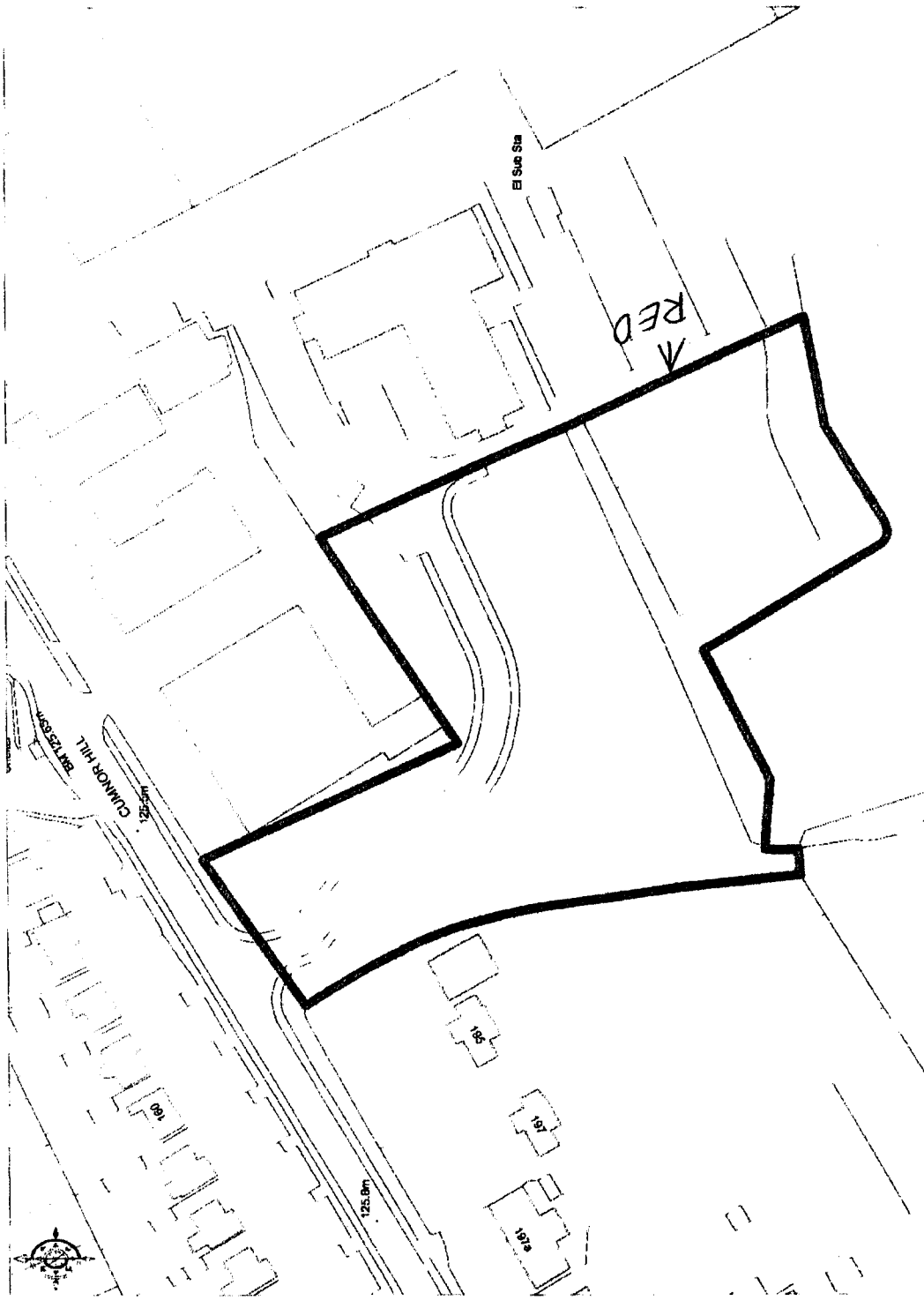
A4

CUM/19859/AD  
07/01303/REM

VALE OF THE HORSE  
U I

# APPENDIX 1

Chawley Park, Cumnor Hill, Oxford



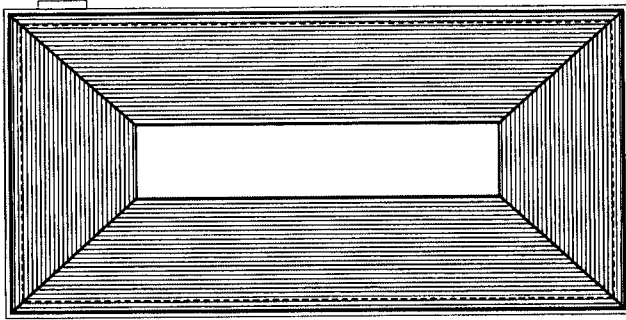
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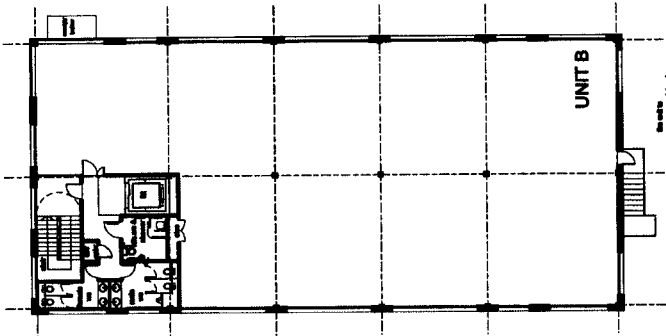
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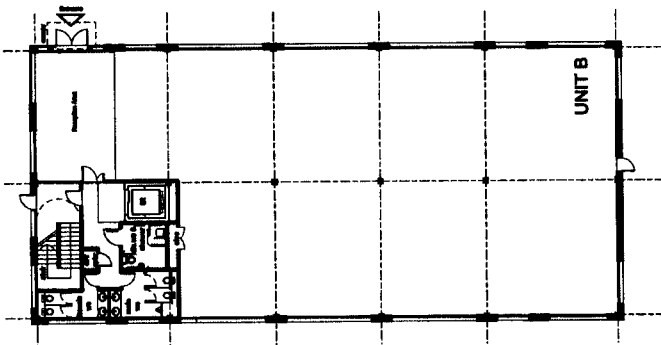
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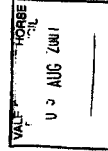
ROOF FLOOR



FIRST FLOOR



GROUND FLOOR

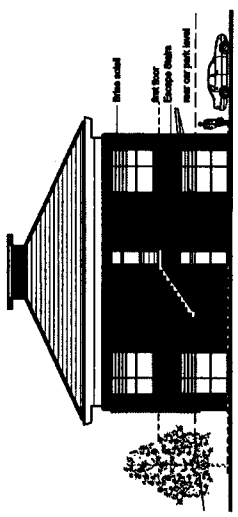


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 Website: www.cornisharchitects.co.uk

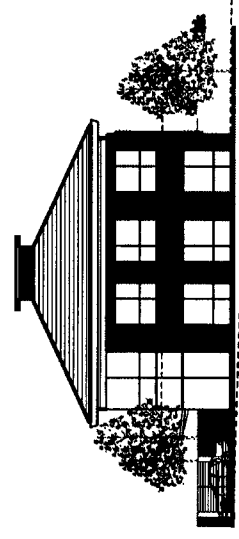
Site No: CHAWLEY PARK  
 CUMINOR HILL, OXFORD  
 Title No: UNIT B PLAN  
 Scale: TOWN PLANNING  
 Date: 1:200 @ A2 01.08.07  
 No: 10344 / TP / 103  
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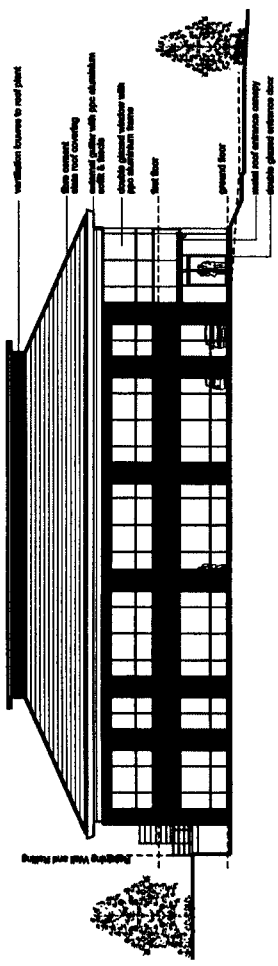
CUM/19859/2-D  
 07/01303/REM



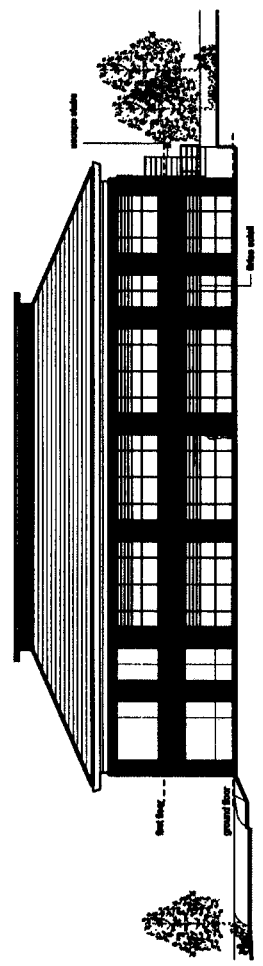
SOUTH EAST ELEVATION



NORTH WEST ELEVATION



NORTH EAST ELEVATION



SOUTH WEST ELEVATION

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 website: www.comishsarchitects.co.uk

**CHAWLEY PARK  
 CUMNOR HILL, OXFORD**

**UNIT 8 ELEVATIONS**

**TOWN PLANNING**

Scale: 1:200 @ A2 Date: 01.08.07  
 Title: 102444 / TP / 104 Date:

VALE OF THE HORSE  
 03 AUG 2007

CUM/19859/2-D  
 07/01303/REN





*Site for Business Development. Local Plan policy E2 (i)*

## **Cumnor Hill – Land to the West of Timbmet Timber Yard**

### **SUPPLEMENTARY PLANNING GUIDANCE**

---

#### **1.0 Site Description**

1.1 This small 0.5 hectare (1.2 acres) site lies to the west of Timbmet Timber Yard and adjacent and to the rear of three adjoining car sales outlets on Cumnor Hill. It is bounded by open countryside to the south, residential properties to the west and north and it has direct access onto Cumnor Hill.

#### **2.0 Development guidelines**

2.1 The site is part of a larger area of about 0.8 hectares (2.0 acres) in size which was allocated in the Vale of White Horse Local Plan 2001 for business development. Part of the original allocation has now been developed in the form of a new office building together with car parking but there is a remaining area of vacant land which is suitable for new business units and is identified for this use in the Council's Local Plan to 2011.

2.2 The site adjoins and faces residential properties and therefore its future use needs to be controlled strictly, to ensure that the activities permitted do not cause disturbance to, or affect adversely the amenities of local residents. Furthermore, policy H3 of the Local Plan identifies the Timbmet Timber Yard to the east as a site to be redeveloped for housing and therefore it is also important that the amenities of future residents on the site are respected. Policy E2 of the Local Plan restricts use of the employment site to Class B1 of the 1987 Town and Country Planning Use Classes order (as amended), to uses such as offices, light industry or quiet research and development.

2.3 The design, massing and positioning of any new buildings proposed to accommodate these uses, and the provision of essential parking and servicing areas, should be undertaken with the amenity and interests of the residents of adjoining properties in mind. Suitable landscaping will be required to screen views of the site from the open countryside and strengthening of site boundaries by additional planting or fencing may be necessary.

2.4 A high quality of materials and design will be essential for any development, and the height of buildings should respect adjoining commercial and residential buildings. Any ancillary storage areas should be hidden from views into the site.

2.5 There have been concerns in the past over the impact of external lighting schemes associated with commercial development on Cumnor Hill. Therefore, the Council is keen to ensure that any proposals on the site will have a minimal impact in terms of light pollution.

- 2.6 In the interests of sustainable transport and the objective of reducing the need to travel by car it may be appropriate for the developer or owner to provide secure/covered cycle parking on the site as well as a financial contribution towards the cost of subsidised public transport.
- 2.7 Developers will be required to demonstrate that there is adequate capacity for waste water and water supply both on and off the site to serve the development and that it would not lead to problems for existing users. In some circumstances this may make it necessary for developers to carry out appropriate studies to ascertain whether the proposed development will lead to overloading of existing infrastructure. Any developer should make early contact with Thames Water
- 3.0 Advice on planning applications**
- 3.1 Planning applications for the development of the site will be assessed against all relevant policies in the Local Plan and relevant Supplementary Planning Guidance. Developers are advised to refer to the Local Plan in detail before submitting a planning application. The Council would welcome early discussions with the developers before a planning application is submitted.

**CUMNOR PARISH COUNCIL RESPONSE FORM**

The observations of Cumnor Parish Council.

Computer No. 07/01303/REM Officer: Mr Stuart Walker

Application Number: CUM/19859/2-D Amended plans: No

Address of Proposal: Land rear of 173 to 175 and adjacent to Timbmet Head Office, Cumnor Hill, Oxford, Oxon.

Proposal: *Approval of Reserved Matters for erection of 1,050 sq metres of office accommodation with associated cycle and car parking.*

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

1.  Fully support for the following reasons:

2.  No objections.

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

4.  Object for the following reasons:

The Council has no objection in principle to this development. However, it wishes to reiterate a number of points made in its observations on CUM/19859/1-X regarding:

- the height of the buildings being out of keeping with the surrounding residential area;
- the impact on neighbouring residents;
- the greatly increased number of vehicles from both the office and residential developments.

The local community should benefit under Section 106 and the money allocated for Highways improvements should be aggregated with that for the main housing development to fund a mini-roundabout at the junction of the housing development and a ghosted right turn at the junction with the office development. This would improve road safety and reduce speed along that part of Cumnor Hill. The significance of three T-junctions with Cumnor Hill over a distance of some 600m must be borne in mind.

The Council has serious concerns about new developments while there are unresolved issues regarding sewage and surface water run-off in the area.

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

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

Dated 4 September 2007

**McCoy Associates** Chartered Tow

54 New Street . Henley on Thames . Oxon . RG9 2BT  
tel 01491 579113 fax 01491 410852  
www.mccoyassociates.co.uk email: [denis@mccoyassoc.co.uk](mailto:denis@mccoyassoc.co.uk)

10 September 2007

**your ref CUM/19859/2-D**

For the attention of Alison Blyth

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

email and post

Dear Sir

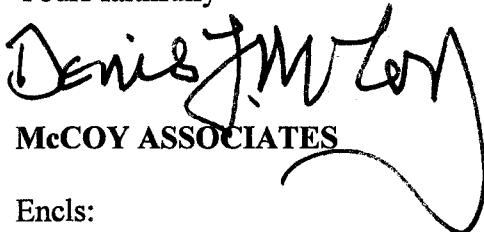
**Re: Approval of Reserved Matters for erection of 1,050 sqm of office  
accommodation with associated cycle and car parking.  
Land rear of 173-175 and adjacent to Timbmet Head Office, Cumnor Hill**

Thank you for the drawings of this project, received on 30 August, which was due to be discussed at the Architects Panel meeting on 5 September at which I was not present.

This proposed building is to be set within a complex of other structures which together constitute an area of limited sensitivity. In this context the design will provide a more than competent commercial building and in my judgement there are no sound planning reasons why it's design should be thought objectionable.

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

Yours faithfully

  
McCoy ASSOCIATES

Encls:

Denis F McCoy DiplArch(Oxford) ARIBA FRTPi FRIAI

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