

Date: 22 May 2008

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, 2ND JUNE, 2008** at **6.30 PM**.

Yours faithfully

Terry Stock  
Chief Executive

Members are reminded of the provisions contained in the Code of Conduct adopted on 30 September 2007 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) 540305 / [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 she will do her very best to meet your requirements.

**Open to the Public including the Press**

## Map and Vision

(Pages 6 - 7)

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 8 - 36)

To adopt and sign as a correct record the Minutes of the Meeting of the Development Control Committee held on 10 and 31 March 2008 (attached).

### 3. Declarations of Interest

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

Any Member with a personal interest or a personal and prejudicial interest in accordance with the provisions of the Code of Conduct, in any matter to be considered at a meeting, must declare the existence and nature of that interest as soon as the interest becomes apparent in accordance with the provisions of the Code.

When a Member declares a personal and prejudicial interest he shall also state if he has a dispensation from the Standards Committee entitling him/her to speak, or speak and vote on the matter concerned.

Where any Member has declared a personal and prejudicial interest he shall withdraw from the room while the matter is under consideration unless

- (a) His/her disability to speak, or speak and vote on the matter has been removed by a dispensation granted by the Standards Committee, or
- (b) members of the public are allowed to make representations, give evidence or answer questions about the matter by statutory right or otherwise. If that is the case, the Member can also attend the meeting for that purpose. However, the Member must immediately leave the room once he/she has finished; or when the meeting decides he/she has finished whichever is the earlier and in any event the Member must leave the room for the duration of the debate on the item in which he/she has a personal and prejudicial interest.

### 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. Forthcoming Public Inquiries and Hearings**

(Pages 37 - 40)

A list of forthcoming public inquiries and hearings is presented.

*Recommendation*

*that the report be received.*

**PLANNING APPLICATIONS**

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

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

Please note that the order in which applications are considered may alter to take account of the Council's public speaking arrangements. Applications where members of the public have given notice that they wish to speak will be considered first.

Report **07/08** of the Deputy Director refers.

10. **GFA/12807(10 & 11LB) Amendment to applications GFA/12807/8 and GFA/12807/9-LB to create two additional self-contained one bedroom flats. Demolition of existing lean-to extension. Erection of new extension to rear of courtyard, and provision of cycle storage. Portwell House, 27 Market Place, Faringdon, SN7 7HU.**

(Wards Affected: Faringdon and The Coxwells)

(Pages 41 - 49)

11. **WLS/20026 1Erection of stables and tack room with food store (resubmission). Woodruff Orchard, Woolstone Road, Woolstone SN7 7RF**

(Wards Affected: Craven)

(Pages 50 - 61)

12. **ABG/20379 Erection of Residents Permit Parking Signs (6 Entry Signs and 11 Repeater Signs), Park Road and Park Crescent, Abingdon OX14 1DA**

(Wards Affected: Abingdon Fitzharris)

(Pages 62 - 72)

13. **KEN/20447 Variation of condition 3 of planning permission KEN/7664 to exclude number 5 Perkins from age restriction. 5 Perkins, Upper Road, Kennington, OX1 5LN.**

(Wards Affected: Kennington and South Hinksey)

(Page 73)

14. **ABG/20476 –Erection of a ground floor extension to side and rear to form additional living accommodation. Demolition of garage to rear, 9 Ethelhelm Close, Abingdon, OX14 2RE**

(Wards Affected: Abingdon Peachcroft)

(Pages 74 - 83)

15. **DRA/20481 Demolition of existing ground floor extensions and chimney and erection of two storey extension and conversion of roof space. Erection of ground floor extension and installation of two velux windows and three dormer windows in roof. Extensive 8 High Street, Drayton, Abingdon, OX14 4JL.**

(Wards Affected: Drayton)

(Pages 84 - 103)

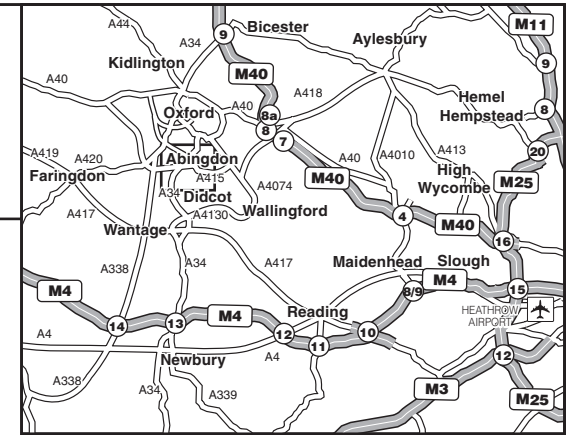
16. **ABG/20508 Retrospective application for conversion of garage, 31 Anna Pavlova Close, Abingdon OX14 1TF**

(Wards Affected: Abingdon Fitzharris)

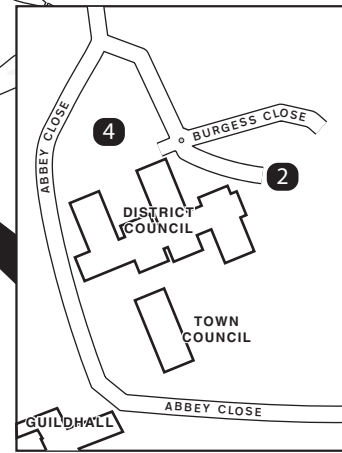
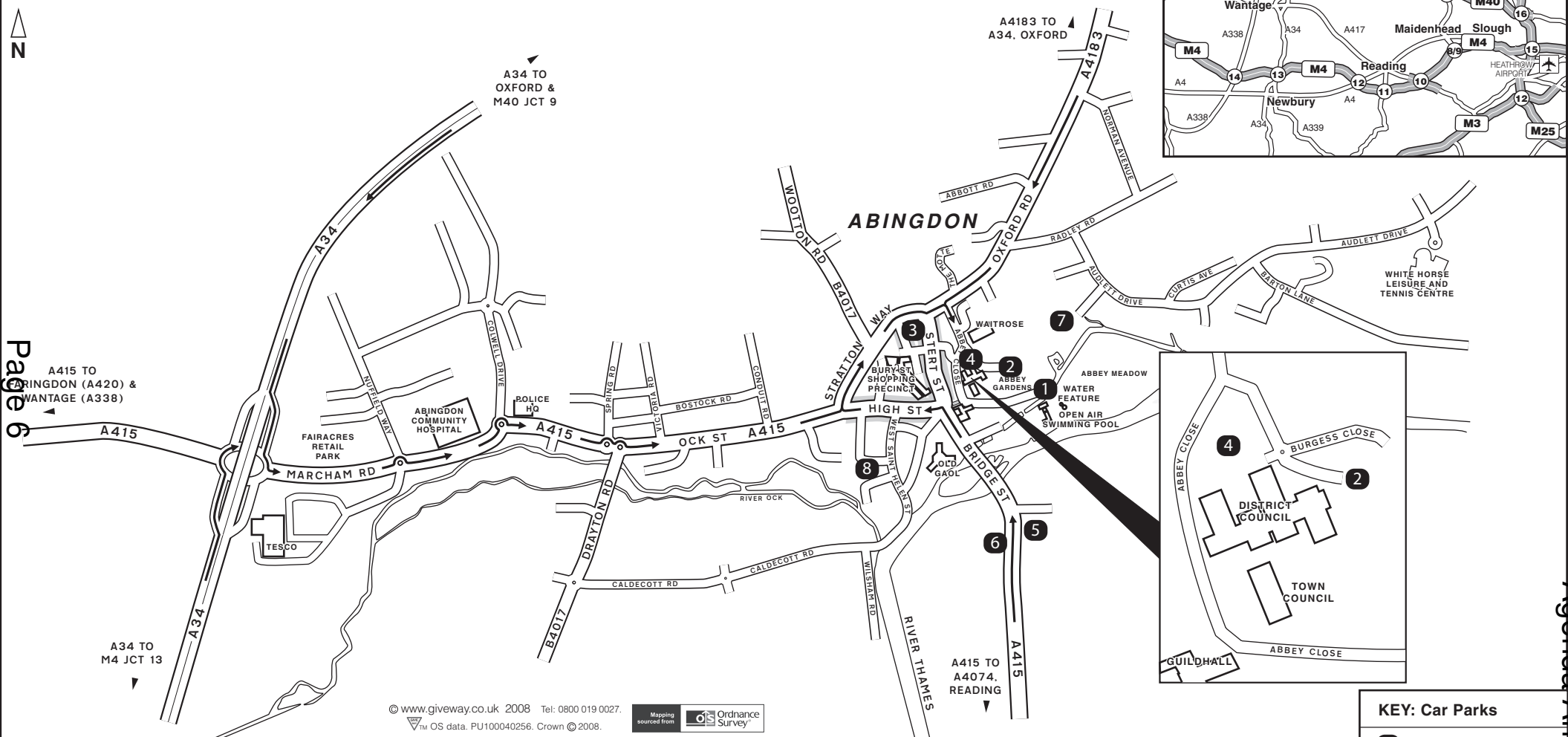
(Pages 104 - 108)

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

None.



Page 6



© www.giveaway.co.uk 2008 Tel: 0800 019 0027.  
OS data. PU100040256. Crown © 2008. Mapping sourced from Ordnance Survey

**KEY: Car Parks**

1	Abbey Close
2	Cattle Market
3	Charter Multi-storey
4	Civic
5	Rye Farm
6	Hales Meadow
7	Audlett Drive
8	West St Helen Street

**By rail** – the nearest main line railway stations to Abingdon are either Didcot Parkway (seven miles) or Oxford (eight miles). Radley railway station is located on the main line between Oxford and Didcot and is three miles from Abingdon town centre. For details of train times visit [www.nationalrail.co.uk](http://www.nationalrail.co.uk) or call 08457 484950

**By bus** – there are a number of bus routes serving Abingdon town centre. For details of services and timetables, visit Oxfordshire County Council's website at [www.oxfordshire.gov.uk](http://www.oxfordshire.gov.uk). Contact details for bus operators can be found on the travel information pages on our website [www.whitehorsedc.gov.uk](http://www.whitehorsedc.gov.uk)

**Parking** – details of car parks charges can be found on our website



## **The Council's Vision Statement**

The Vale of White Horse District Council exists to serve its Citizens across all of its three Towns and sixty-five Parishes. This new Constitution sets out the detail of how this is to be managed. Our guiding principles will continue to be as set out in our "Vision Statement", adopted by the Council on 16<sup>th</sup> November 2005.

### ***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**

It will be through the efforts of our staff, our Councillors, our Town and Parish Councils and by all members of our Vale community that we can, together, seek to turn this Vision into action.

*Adopted by the Vale of White Horse District Council  
16<sup>th</sup> November 2005*

# DC.225

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

**HELD AT THE GUILDHALL, ABINGDON  
ON MONDAY, 10TH MARCH, 2008 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, Richard Gibson, Jenny Hannaby, Anthony Hayward, Sue Marchant, Jerry Patterson, Val Shaw, Margaret Turner, Dudley Hoddinott and Judy Roberts.

SUBSTITUTE MEMBERS: Councillor Bob Johnston for Councillor Angela Lawrence.

NON MEMBERS: Councillors Dudley Hoddinott and Judy Roberts.

OFFICERS: Sarah Commins, Martin Deans, Mike Gilbert, Geraldine Le Cointe, Carole Nicholl, Emma Parkes and Stuart Walker.

NUMBER OF MEMBERS OF THE PUBLIC: 80 approximately

DC.291 **NOTIFICATION OF SUBSTITUTES AND APOLOGIES FOR ABSENCE**

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

DC.292 **MINUTES**

The Minutes of the meetings of the Committee held on 28 and 30 January 2008 were adopted and signed as correct records subject to the following amendments: -

**Minute DC.244 – CUM/80/29 – D**

- (1) In the tenth paragraph the deletion of the words "One Member" in the first sentence and the substitution thereof with the words "One of the local Members";
- (2) the deletion of the word "suggested" in the third sentence and the substitution thereof with the word "proposed"; and
- (3) the deletion of the last sentence and the substitution thereof with the words "It was proposed by Councillor John Woodford, seconded by Councillor Jerry Patterson and by 10 votes to 4 with 1 abstention it was".

**Minute DC.248 – RAD/3963/4 – CM**



In the ninth paragraph the deletion of the words “One of the local Members” in the first sentence and the substitution thereof with the words “The local Member”.

Minute DC.258 – CHI/20377

- (1) In the fifth paragraph the deletion of the words “soak way” in the fourth sentence and the substitution thereof with the word “soakaway”;
- (2) In the tenth paragraph the deletion of the words “the Committee” in the last sentence and the substitution thereof with the words “a concern”.
- (3) In the penultimate paragraph the deletion of the word “bedroom”.

Minute DC.266 – NHI/2653/9

In the first sentence, the addition of the words “in relation to the morning peak periods only” after the words “relatively busy” in the first sentence.

DC.293      DECLARATIONS OF INTEREST

Councillors declared interests in report 153/07 – Planning Applications as follows: -

<u>Councillor</u>	<u>Type of Interest</u>	<u>Application</u>	<u>Reason</u>	<u>Minute Ref</u>
Dudley Hoddinott	Personal	CUM/80/29 – D	In so far as he was a Member of the Parish Council which had objected to the application. He reported that he had expressed a view at a Parish Council meeting and had campaigned about minor matters. However, he did not consider that his interest was prejudicial.	DC.300
Judy Roberts	Personal	CUM/80/29 – D	In so far as she was a Member of the Parish Council which had objected to the application. However, she had not expressed a view on the proposal.	DC.300
Roger Cox	Personal	GFA/1048/3	In so far as he was a Member of the Town Council which had objected to the application. However, he explained that he had had no previous involvement in considering the application.	DC.301

Bob Johnston	Personal and Prejudicial	Pebble Hill, Radley – Certificate of Lawfulness	The application was at his behest as property portfolio holder.	DC.306
--------------	--------------------------	---	---	--------

In response to a request for advice on the Code of Conduct, the Officers quoted from the Guidance. It was explained that a personal interest in any item of business could become a prejudicial interest where the interest related to the determination of any approval, consent, licence or permission and was one which if a member of the public knowing all the relevant facts would reasonably regard as so significant that it would be likely to prejudice their judgement of the public interest. It was highlighted that whilst the personal interests at this meeting all related to the determination of approvals of planning permissions or consents, the test of what a member of the public would think was a judgement for the individual Members to determine for themselves as they had the knowledge of the relevant facts. Members were asked to consider whether a member of the public, with knowledge of all the facts would reasonably regard their personal interest to be so significant as likely to prejudice their judgment of the public interest.

One Member commented that in his view, he considered that if a Member had strongly spoken against or in support of a matter, or had actively campaigned and lobbied then a member of the public might reasonably consider that the Councillor would be bias and unable to consider a matter in the public interest.

#### DC.294 URGENT BUSINESS AND CHAIR'S ANNOUNCEMENTS

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

The Chair highlighted the emergency exits which should be used in the event of needing to evacuate the building.

For the benefit of members of the public, the Chair explained that only Members of the Committee were able to vote on any matters and that local Members, whilst able to address the Committee, were not able to make propositions or vote. He reported that Officers were present at the meeting to present reports and give advice.

#### DC.295 STATEMENTS AND PETITIONS FROM THE PUBLIC UNDER STANDING ORDER 32

None.

#### DC.296 QUESTIONS FROM THE PUBLIC UNDER STANDING ORDER 32

None.

#### DC.297 STATEMENTS AND PETITIONS FROM THE PUBLIC UNDER STANDING ORDER 33

It was noted that 9 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.298 **MATERIALS**

The Committee received and considered materials in respect of the following application:-

NHI/2653/10 – Former Elms Road Nursery, Elms Road Botley

*RESOLVED (nem com)*

*that the use of the following materials be approved: -*

<u>Material</u>	<u>Description</u>
<i>Timber</i>	<i>Siberian Larch</i>
<i>Roof Tiles</i>	<i>Charcoal Grey</i>
<i>Brick</i>	<i>Finsbury Red Coleshill Cream</i>
<i>Render</i>	<i>White</i>
<i>Paviour</i>	<i>Tegular Red/Charcoal Brindle Keyblock</i>

DC.299 **FORTHCOMING PUBLIC INQUIRIES AND HEARINGS**

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

In response to a question raised, the Officers explained that the grounds for dismissal of the appeal in respect of the demolition of the existing dwelling and erection of 14 residential units at 65 Oxford Road were visual impact on the character of the area.

*RESOLVED*

*that the report be received.*

**PLANNING APPLICATIONS**

The Committee received and considered report 136/07 of the Deputy Director (Planning and Community Strategy) detailing planning applications, the decisions for which are set out below.

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

DC.300 CUM/80/29-D – APPROVAL OF RESERVED MATTERS FOR A RESIDENTIAL DEVELOPMENT WITH ASSOCIATED PARKING, OPEN SPACE AND LANDSCAPING. (RESUBMISSION). TIMBMET LTD, CUMNOR HILL, OXFORD, OX2 9PH

Councillors Dudley Hoddinott and Judy Roberts had each declared a personal interest in this item and in accordance with Standing Order 34 they remained in the meeting during its consideration.

The Committee had regard to amended plans which were displayed at the meeting as well as circulated around the table. It was highlighted that the plans had been made available for inspection on the Council's website and at the Council offices.

It was noted that another amended site layout plan had been received showing revised boundary changes and the addition of a side window to plot 14.

For clarification the Committee was advised that the letter from McCoy Associates regarding approval of reserved matters as set out in Appendix 3 was dated 21 February 2008.

Furthermore, Members noted that since the publication of the agenda, additional comments had been received from the Parish Council which had been circulated to Members of the Committee separately. The Parish Council had raised concerns relating to matters already covered in the report.

The Committee was advised that since writing the report a further 12 letters of objection had been received reiterating the concerns previously raised, notably the amendments being minor and not addressing the concerns highlighted previously; the need for a major redesign of the scheme; affordable housing being sited in the centre of the development; drainage; road adoption; the need for the "leap" to be more central and the lack of a 3-dimensional model.

Members' attention was drawn to paragraph 3.1 of the report which set out the key changes. It was noted that the "leap" was considered acceptable; the Crime Prevention Officer had raised no objection; the Principal Housing Enabling Officer had no objection and drainage issues raised did not form part of this application. It was noted that the response of the Environment Agency was not critical but its support to conditions was essential.

Street sketches of the proposal were displayed at the meeting.

Dr Philip Hawtin made a statement on behalf of Cumnor Parish Council reiterating support for an appropriate development on this site but objecting to the current proposal. He raised concerns relating to matters previously raised but specifically highlighted concerns regarding the time in which Members had to consider the proposal and the amount of information; the need for a full revision of the scheme; the comments of the Consultant Architect; proximity of the site to the Green Belt and the need for a better scheme in this location; the proposal being contrary to planning policy; the previous reasons for refusal still applying; the previous use of the site as a sawmill and brickworks and the possibility of contamination of the site by arsenic and

other heavy metals; the lack of a survey for these toxic materials and a requirement for this to be mandatory on former industrial sites; safety and the lack of remedial measures.

Susan Davidson representing the objectors made a statement raising concerns relating to matters already covered in the report. She specifically highlighted concerns regarding the trivial changes made which she considered did not address the reasons for refusal of the earlier application or previous concerns in terms of the proposal being visually congested, incompatible, intrusive and inappropriate, detrimental to Cumnor Hill's character, failing to exploit the sites potential and contrary to planning policy. She referred to the comments made by Members of the Committee when the application had last been considered regarding design and layout being unacceptable and the need for a high quality design explaining that this proposal should be refused. She referred to the Inspector's comments where character was preferred over density. She quoted from planning policies commenting that the proposal was contrary to policies H15 and GS5 in terms of high quality living environments in that the proposal would result in houses squeezed in the middle of the site adjoining the kerb, without front gardens, occupying the width of their plot with no space between them, cramped and out of character and policy GS3 in terms of the flats being out of character. She raised concerns regarding the number of dwellings; three storey buildings and their visual impact on Cumnor Hill; and the need to provide space by reducing the number of dwellings. She suggested that the Committee could refuse the application as Inspectors were bound to follow planning policy. She suggested that there could be negotiations with the applicant and she questioned why a model or walk through of the proposal had not been provided. Finally, she asked the Committee to refuse the application.

Dr J Vickery made a statement objecting to the application raising concerns that a visible boundary was not being maintained and that the garages and parking had been pushed to the border. He commented on the lack of space and suggested that the proposed layout was unnecessary.

Nicky Brock, the applicant's agent made a statement in support of the application commenting that the clarification sought had now been provided. She explained that minor amendments had been made to the scheme which had included a spread of the affordable housing which was now acceptable to the Principal Housing Enabling Officer; drainage issues had been looked at and would be addressed; the balancing pond had been removed; drainage was now proposed to be dealt with on site through sustainable drainage techniques with the exact details being matters for condition on the outline consent and not this application; the amount of negotiating with officers of various organisations to produce a well laid out and designed scheme; the need for a model or fly around being considered not essential; the proposal complying with relevant Local Plan policies; all statutory consultees believing the proposal was acceptable and there being no material planning grounds to refuse the application.

At this point in the meeting, in response to a question raised the Head of Democratic Services advised that Ward Members not on the Committee were permitted to make their statements sharing 3 minutes in total. One Member commented that the Council should reflect on this Standing Order which he considered unfair and that Ward Members should be permitted 3 minutes each.

One of the Local Members commented that some specific improvements were required to the proposal for the benefit of future residents and some neighbours. He raised concern regarding large areas of the access road appearing to be paved; these areas being un-adopted and residents paying for maintenance; the need for all thoroughfares in the site to be adopted with tarmac surfaces; the lack of need for a road to the north-east of the site to the attenuation pond and football pitch; the need for a revised layout of the houses near Hurst Lane; the need for more houses to overlook the leap play area in view of safety and security concerns; the need to make ponds safe in view of the likelihood of children being in the vicinity; various restrictions being necessary in connection with vehicles accessing the site; and the name of the development being "The Park" when there was already a road in Cumnor with that name.

Another local Member raised concerns regarding the need for roads to be adopted; the lack of adopted roads near the affordable housing; the location of the affordable housing and the removal of a large number of leylandii trees which provided screening and were important for drainage. She suggested that the leylandii trees should be reduced in height rather than removed.

Another local Member commented that there had been a number of reasons why consideration of the application had been deferred. He commented that the Principal Housing Enabling Officer and the Crime prevention Officer had no objection to the proposal. He reported that in terms of his understanding of the proposal, the additional information had been helpful and that the plans were an improvement on those previously submitted. However, he asked that it be recorded in the minutes that it was unbelievable that in 2008 a model or computer aided impression of such an important and sensitive development could not be required. He expressed concern that the Council could not insist on these aids which he consider would enable Members to better understand proposals and this case appreciate the access road through the development. He questioned whether the applicant should again be asked to provide a model.

Members considered the application and the following comments were made: -

- A model of the proposal would have been helpful.
- The issues referred to by the Consultant Architect and his view that the proposal was acceptable were noted.
- The proposal was acceptable.
- There were improvements to the scheme in terms of better relationships between buildings.
- In terms of screening, boundary treatment was needed at the north-east corner of the site and as such an additional condition should be added to address this. It was considered that any screening should be substantial. However it was noted that boundary had been dealt with at the outline stage. Notwithstanding this, Members considered that there should be mature planting to ensure adequate screening. The Officers reported that the landscaping plans were available at the meeting should Members wish to view them.
- The amenity of the occupiers of units 2a or 2b should be protected.
- A condition to address contamination should be added. However it was noted that contamination had been addressed in the outline permission.

- It was questioned how non adopted roads would be managed by housing associations and whether they would seek contributions towards upkeep.
- The scheme was better than that previously considered but there were still some reservations.
- There had been concerns regarding the location of the leap but in view of the comments of the Crime Prevention Officer this was now considered acceptable.
- The principle of 3 storey buildings on Cumnor Hill was considered acceptable it being commented that these were usual for modern large developments.
- When this application had been considered previously Members had sought changes to the scheme to make it more acceptable. Members had not stated at that time a completely new scheme. As such it was considered that the current proposal now addressed the earlier concerns.
- It was considered that the number of dwellings could be accommodated on the site.
- A definitive plan and impression should be sought as one Member considered that he could not view what was proposed.
- The density was not sympathetic with other development in Cumnor.
- The development would look well and fit comfortably into the site.
- There should be greater play facilities for both older and younger children.
- Notwithstanding the site plan, one Member expressed support for the proposal as set out on the drawing dated 10 March which showed car ports. Councillor Jerry Patterson proposed and Councillor Tony de-Vere seconded that the provision of car ports should be supported subject to their design rather than an open boundary. By way of a straw poll the Committee supported this by 15 votes to nil. The Officers confirmed that the provision of car ports would be acceptable although car parking spaces were shown on the plan. One of the local Members, who was joined by other Members, reiterated that a model of the proposal would have made this and other matters clear and that it was difficult to understand the proposal and how it fitted together.
- It was suggested that an informative should be added to any permission regarding the need for the boundary treatment between this site and Cumnor Hill to be dense planting of mature trees and that planting should be before the commencement of development. The Officers explained that the planting was native planting and that it might not be the most appropriate time to require planting before the commencement of the development.
- It was noted that there were no details showing what the car port would look like and that barn like structures with sloping roofs might be acceptable but flat roofs might not. It was noted that the Officers would seek proper drawings in this regard. It was explained that Officers would wish to see a design which protected the amenity of neighbours.
- There should be security measure in relation to the ponds in view of the location of the play areas. The Officers advised that the ponds were dry ponds most of the time. However, protection measures for the play area could be required and that fencing off of the play area would be satisfactory.
- One Member did not consider that measures were necessary to protect the pond.

The Officers reported that the purpose of the additional information available at the meeting was to draw Members' attention to the basics of the proposal. It was commented that if Members had any enquiries about any planning applications they

were asked to contact the Officers in advance of any meetings of the Committee; to visit the Offices to view the plans and file or look at the plans on the Council's website.

By 11 votes to nil with 4 abstentions it was

*RESOLVED*

*that application CUM/80/29-D be approved subject to: -*

- (1) the conditions set out in the report;*
- (2) an additional condition to require the provision of car ports subject to their design being acceptable rather than an open boundary on the North East side of the site, adjoining 2A / 2B Hurst Lane.*

DC.301 GFA/1048/3 - PROPOSED SINGLE STOREY SIDE AND REAR EXTENSION. 1A GRAVEL WALK, FARINGDON, SN7 7JN.

One of the local Members explained that having visited the site he considered that the proposal was acceptable and that in his view it did not amount to overdevelopment.

Another local Member agreed commenting that he could see no reason to object to the proposal.

By 15 votes to nil it was

*RESOLVED*

*that application GFA/1048/3 be approved subject to the conditions set out in the report.*

DC.302 ABG/1781/4 – DEMOLITION OF EXISTING HOUSE. CONSTRUCTION OF A TWO STOREY BUILDING CONTAINING 7 FLATS (REVISION TO PERMITTED SCHEME). 116 OXFORD ROAD, ABINGDON, OX14 2AG.

The Committee was advised on the amendments to the proposal which included a smaller car parking area to allow for the additional planting and the inclusion of a bin store. It was noted that there was still some concern regarding the balconies and it was explained that the balcony balustrades would be higher to prevent overlooking and jumping over. It was commented that it was considered that the concerns had now been addressed subject to a condition regarding the height of the balustrades. It was recommended that the balconies should be removed and replaced with Juliet balconies.

The Chair reported that he had received comments from Councillor Janet Morgan, one of the local Members who had suggested that the screening from the balconies should be permanent.

Some Members spoke in support of the application agreeing that there should be Juliet balconies particularly as the rooms there would serve, were bedrooms.



One Member spoke against Juliet balconies commenting that he was not convinced that there would be harm caused by overlooking. However, it was noted by other Members that the Juliet balconies would prevent people using the flat roof elements for sitting out purposes.

It was proposed by Councillor Jerry Patterson and seconded by Councillor John Woodford that all of the first floor opening windows should have Juliet balconies. By way of a straw poll there voted 13 for and 2 against this proposal.

The Officers suggested that should the Committee be minded to approve the application notwithstanding that Juliet balconies were being sought an additional condition should be added to prevent the roofs from being used as sitting out areas.

One Member referred to the need for a replacement fence along the boundary and it was suggested that a condition should be attached to any permission to require boundary treatment.

By 15 votes to nil it was

*RESOLVED*

*that application ABG/1781/4 be approved subject to: -*

- (1) the conditions set out in the report;*
- (2) the removal of the balconies to the first floor flats to the rear and their replacement with Juliet balconies; and*
- (3) further conditions to prevent the roofs being used as sitting out areas and boundary treatment.*

DC.303 CUM/10203/1 – DEMOLITION OF EXISTING DWELLING AND GARAGE. ERECTION OF 8 SEMI-DETACHED DWELLINGS OF 1.5 AND 2 STOREY AND 1 DETACHED DWELLING OF 1.5 STOREY WITH NEW ACCESS AND ASSOCIATED PARKING. 21 EYNHAM ROAD, BOTLEY, OX2 9BS.

Dr Hawtin speaking on behalf of Cumnor Parish Council made a statement objecting to the application. He reported that the Parish Council supported the Officers' recommendation that this application should be refused and also that the Officers' judgement that this site could be further developed in an appropriate manner, but that the Parish Council did not support the Officers' implied and not justifiably argued view, that but for the drainage and contribution issues the current proposal would be an appropriate development. He explained that the area was formerly a bog and cress bed. He commented that the proposal was neither an urban site nor was the character of the area urban and therefore the proposal would change the character of the area, effectively amounting to urbanisation. He commented that the advice on precedent was contradictory, in that the Officers had stated that precedent was material where other sites suitable for similar development could be identified in the locality; other such sites existed in the area and given Government Guidance on new

housing the issue of precedent was not such as to warrant refusal of this application. He therefore questioned the role and purpose of precedent. He commented that as the Officers' had recommended refusal he did not consider that these matters needed to be specifically resolved at this meeting, but he explained that the Parish Council was of the view that residents were entitled to an answer before a proposal on this site was approved.

Dr Mike Searle made a statement objecting to the application raising concerns regarding flooding; the slope of the land towards the road; the visual impact of the car parking area; the proposal being out of keeping with the character and appearance of the area; surface water runoff; the inability for water to be soaked up and drained away; proximity to his property; loss of light; loss of amenity; over looking; visual harm and loss of garden amenity.

Mr R Robinson, the applicant made a statement in support of the application advising that one third of a neighbouring garden had been included in the application site. He reported that the existing house was in a poor state of repair and that its removal was acceptable. He explained that the proposal would not be out of keeping or out of character with the appearance of the area and that the proposed dwelling had been sited so as to minimise impact on the amenity of residents. He commented that aside from the contribution to the County Council which was being considered, the only reason for refusal was drainage, which he commented could be overcome by way of a Grampian condition as recommended by the District Council's Drainage Engineer, which he was willing to accept. He reported that he was aware of Thames Water's concerns but considered that they could be overcome.

One of the local Members supported refusal of the application on drainage grounds but otherwise raised no objection to the proposal.

One Member referred to the adequacy of surface water drainage provisions commenting that he considered that the applicant would need to demonstrate how surface water issues would be addressed in this development. To this end it was considered that this should be specifically included in the first reason for refusal set out in the report.

One Member commented that he had visited the site and was not convinced that there would be problems associated with surface water run off and as such he could see no reason to refuse the application. However, he noted the comments of Thames Water and agreed that its expert views in this matter should not be ignored.

By 15 votes to nil, it was

*RESOLVED*

*that application CUM/10203/1 be refused for the reasons set out in the report with the words "surface water" being added to the first reason immediately before the words "flooding and sewage overflow problems in the locality".*

DC.304 CUM/10367/11 – ERECTION OF A SINGLE STOREY REAR OFFICE EXTENSION WITH GLAZED LINK TO THE EXISTING BUILDING. PINE LODGE, 201 CUMNOR HILL, OXFORD, OX2 9PJ.

One of the local Members commented that he had no concerns with the proposal.

One Member commented that whilst he noted that each application needed to be determined on its merits, he was concerned regarding the “creeping” development at this site. The Officers responded that this was a judgement which needed to be made in each case.

One Member referred to the lights being continually on and questioned whether this amounted to pollution or nuisance. The Officers advised that Members needed to consider the harm caused by the lights. It was commented that in the Officers’ view, as the lights were to the back of the site and neighbouring properties were some distance away it was not considered that there was any adverse impact of the local environment. The Member also raised concern regarding wasting energy in that the lights were on for long periods. However, the Officers advised that whilst this was a worthy sentiment it was not a matter which could be addressed through the planning process in this case.

By 15 votes to nil it was

*RESOLVED*

*that application CUM/10367 be approved subject to the conditions set out in the report.*

DC.305 STA/19592/3 – ERECTION OF A 3 BEDROOM DWELLING, WIDEN DRIVE AND RE-SURFACE, AND GARDEN SPACE FOR NO.22 HORSECROFT. DEMOLITION AND REPOSITIONING OF STONE WALL AND FENCE AT NO.14 HORSECROFT (LAND ADJOINING NO.22 HORSECROFT). LAND ADJACENT TO NO.22 HORSECROFT, STANFORD IN THE VALE.

It was reported that at the last meeting some concerns had been expressed about the quality of the plans and that some clearer plans had now been received.

The Committee noted the additional comments of the County Engineer. Furthermore, it was reported that an additional two letters had been received objecting to the application reiterating the concerns previously raised. In particular concerns were emphasised regarding the inadequacy of the turning area; the height of the fence; noise pollution; vehicle manoeuvring; the inadequate size of the parking bays; the revised internal layout; the refusal of other applications on this site; traffic; density and the adverse impact on the amenity of neighbouring properties. The Committee was advised that the objectors had sought deferral of consideration of this matter to another meeting to allow the objectors to speak again. However, the Officers reported that the objectors had been afforded an opportunity to speak on their concerns regarding the amended plans at this meeting but they had declined to do so.

Mr Morris, the applicant made a statement in support of the application commenting that he had submitted additional plans in view of the concerns raised when the application had been considered previously. He commented that the proposal would result in the reinstatement of the dwelling at no.24 which had in recent years been incorporated into no.22 with the remaining part demolished leaving a disused Brownfield site; the previous reasons for refusal could be overcome in view of the drive widening and a new car parking and manoeuvring area; the Planning Officers and the County Engineer supported the proposal; there would be garden amenity area separating the car parking from the dwelling; the proposed layout was common in new residential developments; all 5 properties nearby would have garden space to the front of their properties together with a larger garden area adjacent to the terrace row and the layout added to the community spirit. Finally, he reiterated the support of the County Engineer.

One Member referred to the comments of the County Engineer and he sought advice on the reason for refusal having regard to this. One Member responded that the Committee had previously debated the application and had by a strong majority agreed to refuse the application with the reason to be formally endorsed and that the Committee should now consider whether the reason presented reflected the sentiments agreed when the application was last considered.

One Member drew the Committee's attention to the wording of the reason for refusal which in his view adequately represented the sentiments expressed. He reminded Members that concerns had been regarding the poor standards of amenity and the unneighbourliness of the proposal. He explained that he considered this to be different to the purely technical requirements for highway safety and the ability to manoeuvre vehicles.

By 12 votes to 3 it was

*RESOLVED*

*that application STA/19592/3 be refused for the reason set out in the report.*

DC.306 PEBBLE HILL, RADLEY - CERTIFICATE OF LAWFULNESS FOR EXISTING USE AS RESIDENTIAL MOBILE PARK (RAD/2496/6)

Councillor Bob Johnston 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 received and considered report 154/07 of the Solicitor which advised on an application to seek to establish that the use of the land shown on the appendix to the report, as a mobile home was unlawful under Section 191 of the Town and Country Planning Act 1990, by virtue of continuous use for at least ten years and that condition 2 of planning permission Abg R/b/29/60 no longer applied given that more than ten years had passed since the initial breach.

It was noted that an application for a Lawful Development Certificate had been submitted in June 2007, but had subsequently been withdrawn as it did not address the breach of condition.

It was explained that the new application was supported by a statutory declaration as evidence of the history of the site since 1992. It was noted that the application was presented to the Committee as the land was owned by the District Council.

By 14 votes to nil it was

*RESOLVED*

*that authority to grant a Lawful Development Certificate for the existing use of the land as a residential mobile home park with ancillary development without complying with condition 2 of Abg R/b/29/60 be delegated to the Chief Executive.*

## DC.307 ENFORCEMENT PROGRAMME

The Committee received and considered report 155/07 of the Strategic Director which sought approval to take enforcement action in one new case concerning the removal of a micro wind generator attached to 7 Membury Way, Grove.

One of the local Members commented that she considered that there was likely to be more wind turbines in the future in view of the need to seek renewable energy sources and that she was surprised that this turbine was not acceptable.

Another Member commented that the manufacturers should have produced information and guidance regarding noise and she questioned whether pressure could be placed on the relevant organisation responsible to insist on this. The Officers commented that if such turbines were not successful then the market for them would automatically drop away.

By 13 votes to 1 with 1 of the voting Members having already left the meeting 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 take enforcement action against Mr Colliass, 7 Membury Way, Grove, OX12 0BP to stop the use of and remove the micro wind generator attached to the property, if he considers it expedient to do so.*

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

None.

The meeting rose at 9.05 pm

# DC.239

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

**HELD AT THE GUILDHALL, ABINGDON  
ON MONDAY, 31ST MARCH, 2008 AT  
6.30PM**

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

PRESENT:

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

SUBSTITUTE MEMBERS: Councillor Reg Waite for Councillor Anthony Hayward.

OFFICERS: Martin Deans, Rodger Hood, Geraldine Le Cointe, Carole Nicholl and Tim Treuherz.

NUMBER OF MEMBERS OF THE PUBLIC: 14

DC.308 **NOTIFICATION OF SUBSTITUTES AND APOLOGIES FOR ABSENCE**

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

DC.309 **DECLARATIONS OF INTEREST**

Members declared interest in report 178/07 as follows: -

<u>Councillor</u>	<u>Type of Interest</u>	<u>Item</u>	<u>Reason</u>	<u>Minute Ref</u>
Angela Lawrence	Personal	ABG/8053/2	She was a Member of Abingdon Town Council which had objected to the application. However she had not been involved in those considerations by the Town Council.	DC.319
Roger Cox	Personal	GFA/19649/2 - D	He was a member of the Town Council but had had not previous consideration of the application and also one of the objectors was known to him.	DC.320
Matthew Barber	Personal	GFA/19649/2 - D	Some of the objectors were known to him.	DC.320

--	--	--	--	--

DC.310 URGENT BUSINESS AND CHAIR'S ANNOUNCEMENTS

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

The Chair highlighted the emergency exits which should be used in the event of needing to evacuate the building.

For the benefit of members of the public, the Chair explained that only Members of the Committee were able to vote on any matters and that local Members, whilst able to address the Committee, were not able to make propositions or vote. He reported that Officers were present at the meeting to present reports and give advice.

DC.311 STATEMENTS AND PETITIONS FROM THE PUBLIC UNDER STANDING ORDER 32

None.

DC.312 QUESTIONS FROM THE PUBLIC UNDER STANDING ORDER 32

None.

DC.313 STATEMENTS AND PETITIONS FROM THE PUBLIC UNDER STANDING ORDER 33

It was noted that 6 members of the public had each given notice that they wished to make a statement at the meeting. However, 3 members of the public declined to do so.

DC.314 MATERIALS

None.

DC.315 APPEALS

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

One of the local Members referred to the dismissed appeal in respect of a decision to refuse planning permission for the change of use from D2 to eight individual one bedroom flats on the first and second floors at 1 Newbury Street, Wantage (WAN/1960/16). She commented that she was pleased with the decision to dismiss the appeal explaining that many residents in Wantage would be happy with this outcome and she hoped that a cinema would be reinstated. She referred to a well attended public meeting explaining that local people supported retaining a cinema facility in the Town and many had been opposed to this application.

*RESOLVED*

*that the agenda report be received.*

DC.316 **FORTHCOMING PUBLIC INQUIRIES AND HEARINGS**

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

*RESOLVED*

*that the report be received.*

**PLANNING APPLICATIONS**

The Committee received and considered report 178/07 of the Deputy Director (Planning and Community Strategy) detailing planning applications, the decisions of which are set out below.

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

DC.317 **HAR/1123/10 RETROSPECTIVE APPLICATION FOR THE CONSTRUCTION OF TIMBER DECKING ACROSS STREAM AND ERECTION OF CLOSE BOARDED FENCING, BUMBLE BARN, CHURCH LANE, HARWELL, OX11 0EZ**

Further to the report, the Committee received and considered advice from the Head of Legal Services in that it was considered that the question to be put to Members was whether the reasons drafted by the Officers accurately reflected the reasons specified at the meeting of the Committee held on 17 December 2007 when the decision to refuse the application had been agreed with the reasons to be formally endorsed.

Members were advised that they were being asked to agree that the reasons reflected the sentiments of the earlier meeting. It was explained that seeking to revoke an earlier decision might be challenged on the basis of irrationality in that nothing had changed. The circumstances were the same and there was no new information.

One Member commented that the decision had been made in principle and that the Officers had failed to come back with adequate reasons. He expressed surprise that the Committee was being advised not to reconsider the application. He referred to the "six month rule" and questioned whether it would be appropriate to defer consideration of the application for reconsideration at a later date.

In response the Officers advised that the applicant could make an appeal for non determination and the Council might be liable for costs.

One Member commented that occasionally the Committee had decided against the Officers' recommendations to approve applications. In these instances the Committee agreed the reasons for refusal but asked that the Officers draft those reasons in a way which reflected the view of the Committee but were in robust wording which would



stand up at appeal. To his knowledge, on considering the reasons coming back the Committee had never re-debated the merits or otherwise of an application but had agreed that the wording of the reasons reflected the views of the Committee. He drew Members' attention to the suggested reason commenting that in his view the wording of the reason reflected the concerns of Members. He reminded Members that they had been concerned regarding the possible inhibited access and the consequential flooding implications. He commented that if replicated this could be awful and cumulatively the impact of this and other similar proposals could be significant. Furthermore, he commented that as this application was retrospective, it could be seen that the built development was not what was being sought in this application in that the decking was across the whole of the stream.

For the avoidance of doubt the Officers read out the revised wording of the proposed reason for refusal.

One Member disagreed with the comments made regarding the Officers failing to come up with reasons. He advised that when the Committee decided to refuse this application and any other application Members know of the sort of reasons that they would use as the basis for refusal.

One Member whilst not supporting refusal of the application, agreed that the proposed wording of the reasons for refusal of the application did reflect the sentiments of the Committee. Other Members agreed with this view.

One Member commented that he was dissatisfied with the way in which this application had been dealt with. He commented that in his view there had been a change of circumstances in that between the December meeting when the Committee had resolved to refuse the application and the February meeting of the Committee when Members had not agreed the reason for refusal, comments had been received from the Council's drainage experts. The experts had advised that they were unable to confirm that they perceived there to be any problems associated with this application. He reiterated that he could not support refusal of the application having regard to that expert advice and the views of the Officers in the first instance. However, he suggested that if the Committee was minded to endorse the reason the word "and further up the stream" should be removed in that there was a grate with a smaller mesh further up the stream which would be worse and in addition further upstream there was another obstruction.

In response the Officers advised that any flooding problem associated with this application would be further up the stream and that in their view it was correct to keep those words in the reasons. Furthermore, it was noted that the Parish Council was concerned that the flooding would be backed up.

By 10 votes to 3 with 1 abstention (Councillor Richard Farrell voted against and in accordance with Standing Order 29(4) asked that this be so recorded in the Minutes) it was

*RESOLVED*

that application HAR/1123/10 be refused for the following reason: -

*"This is a retrospective application for the retention of decking across an existing watercourse to the rear of Bumble Barn. In the opinion of the District Planning Authority the decking as constructed could inhibit access to the watercourse beneath for necessary maintenance and the clearance of blockages. This could have consequential flooding implications within the vicinity of the site and further up the stream. As such, the construction of the decking is contrary to Policy DC13 of the adopted Vale of White Horse Local Plan 2011.*

DC.318      SHR/5532/8 – PARTIAL DEMOLITION AND REBUILDING OF DETACHED GARAGE BUILDING. PENNYHOOKS FARMHOUSE, PENNYHOOKS LANE, SHRIVENHAM, SN6 8EX

Neil Armstrong the applicant's agent had been due to make a statement in support of the application, but he declined to do so.

One Member sought clarification of planning guidance and policy in terms of new development in the open countryside outside of defined settlements. The Officers responded that such development were not uncommon, particularly when proposals were put forward relating to sites within an existing residential curtilage. It was explained that in this case the proposed building on the site was not dissimilar to the existing building in terms of scale and size. Therefore, the proposal was considered reasonable.

It was further explained that the proposal was for an ancillary building which could be controlled to prevent its use as a separate dwelling. The building was not for a two storey building which had been refused at appeal. That proposal had the character of a separate building whereas this proposal was of a scale which could reasonably be regarded as a scale which would be ancillary to the main house.

One Member commented that he had concerns regarding the footpath near the proposal and notwithstanding the merits of the application in terms of scale and size he considered that the views from the footpath should be safeguarded. The Officers responded that the plans did not show a footpath and that they would need to look into the matter. However, it was explained that the footprint of the proposed building was the same as the existing building. Furthermore, it was noted that the rear wall of the existing building was to be retained and therefore it was possible that the existing views from the footpath would not be different.

One Member commented that on visiting the site it appeared to him that what appeared to be a scaffolding rental business was carrying on and he requested that this be drawn to the attention of the Enforcement Officer for investigation. Furthermore, he expressed concern regarding the extent of building materials on site but he presumed these were in connection with this proposal. The Member went on to express concern regarding the proposal in terms of its intended use. He referred to an application in Kennington where a garage had been constructed with cavity walls and after a couple of years permission for a dwelling was sought which was refused but subsequently allowed on appeal. He raised concern regarding a similar situation on

this site, commenting that he was uncertain that the building would be used for a chicken house and he noted with concern that cavity walls were proposed.

The Officers advised this was a site in the countryside and the circumstances were probably different to the built up area of Kennington. It was explained that the proposal was much reduced in scale and size and that buildings within a curtilage were allowed.

By 13 vote to 1 it was

*RESOLVED*

- (a) *that the Deputy Director (Planning and Community Strategy) be delegated authority to approve application SHR/5532/8 subject to: -*
- (1) *the conditions set out in the report; and*
  - (2) *the Officers clarifying the position of the footpath and being satisfied that there is no encroachment of the footpath and not adverse impact.*
- (b) *that the Enforcement Officer be requested to investigate the alleged unauthorised scaffolding rental business on the site.*

DC.319 ABG/8053/2 FIRST FLOOR EXTENSION TO CREATE BEDROOM AND EN SUITE, 12 KENT CLOSE, ABINGDON, OX14 3XJ

(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).

Further to the report, the Officer explained the amended design.

One of the local Members commented that he had no objection to the proposal.

By 14 votes to nil, it was

*RESOLVED*

*that application ABG/8053/2 be approved subject to the conditions set out in the report.*

DC.320 GFA/19649/2-D – COTSWOLD GATE RESERVED MATTERS APPLICATION FOR RESIDENTIAL DEVELOPMENT WITH NEW ACCESS, LAND ADJOINING COXWELL HOUSE AND WINSLOW HOUSE, COXWELL ROAD, FARINGDON SN7 7EB

(Councillors Matthew Barber and Roger Cox had each declared a personal interest in this item and in accordance with Standing Order 34 they remained in the meeting during its consideration).

The Officers displayed the latest plan advising that the consultation period had not yet expired and therefore should the Committee be minded to approve the application it was asked to delegate authority to the Deputy Director in consultation with the Chair and / or Vice-Chair of the Development Control Committee subject to the expiry of the consultation period and to the receipt of no new matters.

Further to the report the Officers: -

- outlined the financial contributions;
- reported that there would be 40% affordable housing which equated to 13 units;
- advised of the receipt of massing drawings which were displayed at meeting;
- explained the amendments to plots 2 - 10, 20 - 25, and 31 - 35 which included reductions in height to plots and amendments to elevations and gables;
- explained the objections received notably objections to the rear passageway; The Officers commented that the Crime Prevention Officer had advised that he did not consider that the rear passageways would create a security risk and that there was less of a security hazard in this location than if the site was close to the town centre.
- outlined the changes to plot 30 in respect of the gable wall and repositioning of a bedroom window to a side wall in response the comments of the Consultant Architect; The Officers commented that the window to the dressing area on plot 30 could be made obscure glazing.
- described the amendments to plot 31 and advised that an additional plot had been included reflecting the Consultant Architect's comments;
- described in detailed the heights to ridge of the plots it being noted that concerns had been expressed locally in this regard; and
- Explained that the tall fir trees were all to be removed which it was noted the Inspector had supported.

Members were advised that concern had been expressed in terms adverse impact on neighbours. However the Officers asked Members to consider the likely harm having regard to there being no windows overlooking the neighbours which were detached dwellings some distance away.

The Committee noted that local residents had been concerned about the density of the development and height of the proposed buildings. However, Members were informed that the applicant had argued that the proposal was a traditional high density development reflecting the local distinct architecture in the Town. It was specifically commented that there were high houses on the edge of the Town in Church Street and the applicant had argued that the proposal was an improvement on existing development elsewhere in the Town in that the development was open.

Furthermore, the Officers reported that there was some concern regarding the road type and in particular a shared surface. This meant that there was shared use of the road way and footway by vehicles and pedestrians However, the Committee noted that the County Council was prepared to adopt this type of road for this site.

Further to the report, the Committee noted that 5 additional letters of concerns raising concerns relating to matters already covered in the report had been received. In particular concerns were raised regarding the increase in the number of units from 35 to 36 thus causing further harm; adverse impact on the character and appearance of

the area; impact on the rural entrance to the Town; road levels; the need for a bund to screen the development which it was reported had been a requirement on the opposite development site; and alleged errors made by the Inspector in terms of the site he was considering.

The Officers reminded the Committee that an informative had been added to the outline consent regarding the need for a high quality design that represented its edge of town setting and overlooking of neighbours. It was noted that the distances between the proposed and existing housing more than exceeded the minimum requirements and therefore harm could not be argued on the basis of adverse impact on the amenity of neighbours. Furthermore, in terms of design, it was noted that the Consultant Architect and the Architects Panel supported the scheme. The Committee was advised that the Officers therefore considered that any argument in terms of harm could not be sustained.

Dr Mike Wise made a statement on behalf of the Town Council objecting to the application raising concerns regarding the location of the three storey buildings being out of character with this part of the Town and with adjacent properties which were mainly two storey houses and bungalows on large plots; the development being located on rising ground; the height of the three storey dwellings on the ridge which would be greater than that of the existing screen of trees thereby dominating the skyline and changing the appearance of Faringdon from the South and West in an area of high landscape value; the need to preserve the countryside; the loss of trees which provided a windbreak; the proposed buildings creating wind vortices potentially resulting in damage it being noted that this was a windy area; the number of proposed dwellings; the high density being out of keeping in this rural area; design in terms of living rooms being on the second floors overlooking the rear of the dwellings in Carters Crescent, Tollington Court and Coxwell House; overlooking generally; loss of privacy; fenestration namely 21 windows overlooking neighbours; access through the site in that the long thin spine road would provide for a roadway only 4.25 metres wide which would result in a restriction in the ability for vehicles to pass each other without larger vehicles encroaching on the footpath, hence causing a hazard to pedestrians; lack of on-street parking; access and egress to the site leading to the likelihood that vehicles would need to back on to Coxwell Road; inadequate parking provision; access at the junction with Coxwell Road which was on a brow and blind corner on the edge of a 30 mph speed limit zone; vehicle speeds being higher than 30 mph resulting in a considerable risk of collision for vehicles entering and exiting the site; traffic movements possibly being in excess of 200 per day; the costs involved in the re-orientation of Coxwell Road because of the relative heights of the roadway and footpaths, the relocation of drainage ditches and the overall length required; the footpath being lower than the roadway and maintenance being an issue of concern; potential problems of sewerage and water supply in this part of Faringdon where there were already instances of low water pressure; the lack of arrangements with the Town Council regarding Section 106 agreements and the general over-development of this inappropriate site.

Mr D Belcher representing the residents of Carters Crescent and Tollington Court made a statement objecting to the application raising concerns regarding gross overdevelopment of the site; the proposal being out of keeping with the nearby large detached properties; the scheme being out of character with this part of Faringdon; the

need to have regard to the Informative attached to the outline consent in terms of a high quality design; three storey properties with lounge areas on the first floor resulting in over looking and loss of privacy; adverse impact in terms of visual outlook to the residents of 4 and 5 Tollington Court who would view a complete row of houses; loss of sunlight; fenestration; proximity of the proposed buildings to existing houses; density and a view that there should be a maximum of 31 units on this site; the shared use of the roadway and footpath in terms of safety; and the security concerns associated with the passageway. He urged the Committee to refuse the application which he considered would have a harmful affect on a number of existing residents in nearby houses.

One of the local Members made the following comments: -

- Residents had been concerned that the Committee would determine the application before the expiry of the consultation period.
- The informative on the outline permission referred to a high quality sensitive design to avoid overlooking on this edge of town site.
- The residents of Coxwell House had claimed that they had not been consulted on the application.
- The proposal was mainly for terraced houses.
- The area was close to other existing houses and the design should be compatible with those houses.
- The height of some of the proposed buildings would be similar to the existing trees on the site.
- Great Coxwell Parish Council had expressed concern regarding the impact on views from the countryside into the Town.
- The existing entrance and access to the site would be difficult.
- The views of the Consultant Architect and the Architects' Panel in support were noted but in his view this proposal was overdevelopment on the site.
- The design and style were not suitable for this edge of town site.

Another local Member made the following comments: -

- Comparing the density and style of the development to properties in Church Street was misleading. He explained that Church Street was part of the town centre which was located to the north east. He considered that Church Street was completely different to the site being considered.
- Gravel Walk was also not a fair comparison.
- Coleshill Drive was the nearest development and extensive boundary treatment had been required for that site. He commented that this demonstrated how important the Committee had considered the views into Faringdon at that time.
- The proposal was out of keeping.
- There would be adverse impact in terms of visual appearance when entering the town.
- He referred to the decision to locate the public open space on the southern boundary, commenting that the housing was pushed to the back of the site which impacted on the neighbouring properties. He considered that this layout did not soften the view of the development in that views would be straight through to the 3 storey houses.

- He noted that the Crime Prevention Officer regarding the passageway but commented that it would become enclosed as residents would erect fences along their boundaries.
- There would be overlooking and loss of privacy.
- He had concerns regarding parking and road layout, including the lack of on-street parking within the site.
- The 3 storey element would be clearly visible and he asked whether the development could be rotated on the site to reduce the impact on the amenity of the existing houses.

Some Members spoke in support of the application making the following comments: -

- The site was an allocated site for development. The Council had not wished to develop this site but the principle of development had been agreed by the Inspector.
- There were no grounds to refuse the application
- The applicant's arguments regarding the views into Faringdon from Radcot Road were acceptable. It was not disputed that Church Street was the centre of the town, but it was also the approach into Faringdon.
- The bund on the opposite site should not be repeated for this development.
- The heights of the buildings were not consistent and therefore the appearance would not be that of a whole row of houses. There would be 11 metre high peaks.
- The distances of the proposed buildings to existing houses exceeded minimum requirements.
- In terms of design and style, the Consultant Architect and Architects Panel were supportive.
- The development was for a higher density than neighbouring developments but this was what the Government was encouraging.
- The access and roadway was supported by the County Engineer who was the expert in these concerns. Furthermore, the County Council had indicated that it would adopt the roadway.
- As much planting as possible to screen the development should be provided to address concerns regarding views and to soften the views on the edge of the town.
- The 3 storey elements would be partially hidden by the larger blocks.
- Parking would be adequate it being noted that concerns had been raised regarding similar road proposals elsewhere but these concerns had subsequently been unfounded. However, one Member disagreed with this comment reporting that the development referred to was not similar in that it related to a retired persons development.
- Access had been approved at the outline stage.
- The affordable housing was welcomed.
- The distances of 36 and 37 metres exceeded the 21 metres minimum standard. The nearest property was in Tollington Court with a window to window distance of 23 metres.

It was proposed by Councillor Matthew Barber and seconded by Councillor Roger Cox that consideration of application GFA/19649/2-D be deferred to enable the expiry of the consultation period and to seek amendment to the scheme to address the

concerns raised. On being put to the vote this was lost by 7 for and 8 votes against with the Chair having exercised his casting vote.

Some Members spoke against the application making the following comments: -

- The proposal amounted to over development of the site.
- The buildings would be overcrowded.
- The design was out of keeping.
- Parking was inadequate which would lead to neighbour disputes.
- There was concern regarding pedestrian safety.
- There was concern regarding the adequacy of footpaths in terms of safety.
- Notwithstanding with the comments of the Crime Prevention Officers there were concerns regarding the passageway in terms on noise, security and nuisance.

One Member commented that a condition should be added to require bollards to prevent the public open space being used as a parking area. Furthermore, it was suggested a condition to address slab levels and bin and cycle stores for the flats.

One Member noted the concerns raised by the speaker regarding the area being windy and he asked that these concerns be brought to the attention of the developer.

One Member commented that there were a number of gable walls in the scheme which might look very bland. It was suggested that some detailing should be provided and the Officers undertook to discuss this with the applicant.

By 13 votes to nil with 1 abstention it was

## *RESOLVED*

- (a) *that, subject to the outcome of further discussions concerning the design detail and safety of the proposal, it is recommended that authority to grant approval of reserved matters of application GFA/19649/2-D is delegated to the Deputy Director (Planning and Community Strategy) in consultation with the Chair and/or Vice-Chair of the Development Control Committee and Local Members subject to: -*
- (1) *the expiry of the consultation period on the amended plans and the consideration of issues raised in any further representations that are received;*
  - (2) *the conditions set out in the report;*
  - (3) *further conditions to require bollards to prevent the public open space being used as a parking area and to address slab levels and bin and cycle stores for the flats;*
- (b) *that, if any of the Local Members are not content with the outcome of the further discussions on design and safety, the application be brought back to the Committee for further consideration.*



DC.321 SUT/20432 - X – PROPOSED ERECTION OF TWO DWELLINGS, 93  
BRADSTOCKS WAY, SUTTON COURTENAY, OX14 4DB.

The Committee noted that all matters were reserved although information submitted referred to a pair of dwellings on the site.

The Committee noted that there had been 11 letters of objection raising concerns relating to matters already covered in the report. It was highlighted that the principle concern was the impact of the proposal in terms of loss of on-street car parking in that a new access would be created to the site which would take away an area of the road side resulting in less on street car parking being available. The Committee was advised that the County Engineer had looked at this issue in detail and had advised that this matter did not give rise to a reason for refusal. It was explained that there was no right to park on the highway.

The Committee noted that based on the information submitted and the illustrative plans the Officers recommended approval of the application.

Lesley Tyler and Mrs Bennett had each given notice that they wished to make a statement at the meeting objecting to the application but they declined to do so.

Members supported the application.

By 14 votes to nil it was

*RESOLVED*

*that application SUT/20432 – X be approved subject to the conditions set out in the report.*

DC.322 KBA/20350/1 – ERECTION OF A SINGLE STOREY PORCH EXTENSION, 73  
LAUREL DRIVE, SOUTHMOOR, OX13 5DJ.

Dr Sivia, the applicant made a statement in support of the application noting that the Parish Council had objected. He explained that he wished to cover his front door and provide an area for storage of coats and shoes. Furthermore, the porch would provide a small sitting area where he could enjoy the sunshine. He commented that in his view the proposal would have no adverse impact, would not affect the environment and would not be out of keeping with the character and appearance of the area.

In response to a question raised regarding what was the difference between a porch and extension, the Officer responded that Members needed to consider whether the design was acceptable and also whether there was any harm caused.

By 14 votes to nil, it was

*RESOLVED*

*that application KBA/20350/1 be approved subject to the conditions set out in the report.*

DC.323 PLANNING CODE OF CONDUCT

The Committee received and considered report 179/07 of the Deputy Director (Planning and Community Strategy) which advised that at the meeting of the Council held on 4 December 2007, Members had considered a revised draft of the Planning Code of Conduct. Concerns had been expressed about a new provision in the draft Code which would establish the principle that local Members would be invited to observe and take part in pre-application discussions, in cases where a formal officers' Development Team had been set up to take forward discussions in response to large, proposed developments in the Vale. It was explained that a decision to set up a Development Team was taken by the Deputy Director in consultation with the Planning Service's Management Team where it was considered that this would promote and assist the efficient handling of applications for major development proposals prior to their submission.

It was noted that the Council had resolved that the draft Code be referred back to the Strategic and Local Planning Advisory Group for the new provision to be given further consideration and following its reconsideration by that Group, for the Code to be recommended back to the Council via the this Committee, the Executive and the Standards Committee.

The report set out the background to the proposed new provision and suggested an alternative wording for the relevant section of the draft Code, to clarify the arrangements governing Member involvement. A copy of the relevant paragraph of the original draft Code was also appended to the report for comparison purposes. It was noted that the recommendations set out in the report had been considered and endorsed by the Strategic and Local Planning Advisory Group.

One Member raised some apprehension regarding Members being involved at pre-application discussions commenting that concerns and issues regarding proposals should be discussed in an open forum. Furthermore, he expressed concern that Members might be compromised in some way.

The Officers responded that it was for the local Member to choose to attend such discussions. It was explained that the membership of a Development Team included a wide range of officers such as housing, planning and county engineering officers as well as the developer. The intention was to provide an opportunity for local Members to understand the issues that might arise and that it was not intended that the Development Team meeting would be a forum for discussion or seeking amendment and redesign. The intention was for the local Members to be kept informed.

One Member noted that Members needed to be asked to be invited and he suggested local Members ought to be involved as a matter of right. He referred to representing the community and commented that he felt uncomfortable that discretion for attendance rested with the Officers. He referred to discussions he had been involved in for his Ward commenting that they had been invaluable in assisting him to understand the application and the issues involved.

One Member referred to the benefits of discussion with applicants in Grove, to which the Officers advised that the Grove Development Forum was a separate matter and would not be affected by these discussions.

The Officers clarified that the Code would refer to separate development teams which looked at individual larger applications. It was emphasised that the intention was to include local Members in those already established meetings so as to avoid duplicating work of officers and arranging more meetings.

In response to a question raised the Officers confirmed that involving Members in pre-application discussions would not apply retrospectively.

By 13 votes to 1 it was

**RESOLVED**

- (a) *that the wording of paragraph 4.6 of the draft Planning Code of Conduct dealing with Member involvement in pre-application discussions be amended to read as follows:*

*“4.6 In response to large proposed developments, where a formal officers Development Team has been set up, local ward members may be invited to attend, observe and take part in pre-application discussions at meetings of the Team. A request to be involved in such discussions should be made by the ward member to the Deputy Director (Planning and Community Strategy) who will consider the request in consultation with the Chair and/or Vice Chair of the Development Control Committee and the Opposition Planning Spokesman. The views of the applicant on ward member involvement in a development team will be sought to help inform the consultation. In the event that a ward member is invited to become involved in pre-application discussions it is important that they restrict their involvement to receiving and gathering information about the proposals and providing views on the issues likely to be of concern in the locality. It is also important that matters of a commercially confidential nature to the potential applicant are respected and that any commercial confidentiality is maintained. Members should not engage in negotiations and should avoid giving any firm commitment or impression of a firm commitment that they hold any particular view about the merits of the proposal. If it is known that a Ward Member has publicly expressed a particular view about a major development proposal prior to requesting involvement in Development Team pre-application discussions, this will be taken into account in the decision whether to grant their request to attend and participate”.*

- (b) *that the draft Planning Code of Conduct with the proposed re-wording of paragraph 4.6, be recommended to the Executive and Standards Committee and subsequently to Council for approval.*

DC.324 SPECIAL MEETING OF THE COMMITTEE

Members were advised that a special meeting of the Development Control Committee would be needed to consider recommendations from the Strategic and Local Planning

Advisory Group on the Local Development Framework. It had been attended that this meeting would take place on Wednesday 14 May 2008. However, the time scales for consideration of the Core Strategy had now been amended and therefore a special meeting would not be required until later in the year.

*RESOLVED*

*that the situation be noted.*

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

None.

The meeting rose at 9.05 pm

List of Planning Appeals

Start Date	Appeal reference	Planning reference	Appellant	Location	Development	Hearing/ Public Inquiry/Written Representations	Area	Decision & Date
04.01.08	APP/V3120/A/08/206226 3/WF	ABG/4906/1	Mr and Mrs Mead	Garway, Radley Road, Abingdon, Oxon, OX14 3SN	Two storey side and rear extension together with internal alterations to create additional dwelling with associated parking	Written Representations	North	Dismissed 17.04.08
30.01.08	APP/V3120/H/08/120253 6	ABG/19181/5	Pets at Home LTD	Unit J Fairacres Retail Park, Abingdon, Oxfordshire, OX14 1BY	Erection of Illuminated Signage	Statement	North	Mixed decision 10.04.08
25.01.08	APP/V3120/A/08/206381 9/NWF	ABG/1615/51	Tescos Stores LTD	Tesco Stores Ltd Marcham Road Abingdon Oxon OX14 1TU	Demolition of existing garden centre. Erection of extension to existing supermarket and car park and other ancillary works.	Public Inquiry	North	
12.02.08	APP/V3120/A/08/206541 6/NWF	ABG/20203	Mr G Garbutt	14 Quakers Court, Vineyard, Abingdon Oxon OX14 1PY	Erection of balcony structure and spiral staircase to rear of property	Written Representations	North	Allowed 29.04.08
26.02.08	APP/V3120/A/08/206696 7/NWF	ABG/3061/13-LB	Mr B O'Brain	Chinese Medicines 20 High Street Abingdon Oxon OX14 5AX	New signage	Written representations	North	
04.04.08	APP/V3120/A/08/206857 0/NWF	WTT/15277/1	Mr M Munday	169 Whitecrosss Abingdon Oxon OX13 6Bp	Erection of a conservatory	Written Representations	North	
04.04.08	APP/V3120/A/08/207048 8/NWF	CUM/19875/1	Banner Homes Ltd	8 And Land Rear Of 6 And 10 Arnolds Way Cumnor Hill Oxford	Demolition of No 8 Arnolds Way. Erection of five detached dwellings. (Re-submission)	Written Representations	North	Withdrawn 07.05.08

Start Date	Appeal reference	Planning reference	Appellant	Location	Development	Hearing/ Public Inquiry/Written Representations	Area	Decision & Date
				OX2 9JB				
10.04.08	APP/V3120/A/08/206697 5/WF	GAR/7203/11	Mr and Mrs m Goodman	The Barn House, Garford, Abingdon, OX13 5PF	Erection of first floor extension	Written Representations	North	
01.05.08	APP/V3120/A/08/207340 1/WF	ABG/5276/2	Mr and Mrs R Carter	26 Ashmole Road Abingdon OX14 5LH	Extension to form a dwelling	Written Representations	North	
18.10.07	APP/V3120/A/07/2055 024/NWF	STE/5790/1	Mr R Tyrrell	Barns At Hanney Road Steventon Abingdon	Change of use from agricultural sheds to B1 (Business) use.	Informal Hearing	South	<b>Dismissed 17.04.08</b>
21.11.07	APP/V3120/A/07/2059 392/NWF	SUT/14050/1- X	Mr And Mrs R A Cowdrey	7 Long Barn High Street Sutton Courtenay Abingdon	Erection of a single storey dwelling.	Written Representations	South	
10.12.07	APP/V3120/A/07/2059 742/WF	GRO/19921/1	Mr N Birch	Land Adjoining Willow Cottage Main Street Grove Wantage Oxon	Erection of a dwelling. (Re- submission)	Written Representations	South	<b>Appeal Dismissed 31.03.08</b>
17.12.07	APP/V3120/A/07/2061 119/NWF	SUT/19974-X	Pavillon Ltd	Land Adjoining Fishing Lake Previously Old Gravel Workings All Saints Lane Sutton Courtenay Abingdon Oxon	Erection of four dwellings to enable the restoration of fishing lake and associated off-site highways workings.	Informal Hearing	South	
30.01.08	APP/V3120/A/08/2064 358/WF	WAN/18828/1	Mr Sanders And Mrs Wood	9 Bryan Way Wantage Oxon OX12 7EH	Demolition of existing garage. Erection of a one and a half storey house and associated works.	Written reps	South	<b>Appeal Dismissed 13.05.2008</b>
08.02.08	APP/V3120/A/08/2065 246/WF	SUT/5851/5	Mr W And Mr J Stockdale	Southfield Old Wallingford	Erection of a dwelling including landscaping, car parking,	Written reps	South	

Start Date	Appeal reference	Planning reference	Appellant	Location	Development	Hearing/ Public Inquiry/Written Representations	Area	Decision & Date
				Way Sutton Courtenay Abingdon Oxon	passing bay and shared access			
13.02.08	APP/V3120/A/08/2066 485	SUT/8151/4	Mr I Maconoche	52 Tyrrells Way Sutton Courtenay Abingdon Oxon	Erection of a 1 bedroom detached dwelling with parking for one vehicle. (Rear of 52 Tyrrells Way)	Written reps	South	
15.02.08	APP/V3120/H/08/1202 677	CHI/1242/19-A	Primesight	Murco Service Station Chilton Didcot Oxon	Erection of 1 double sided pole mounted display unit.	Written reps	South	<b>Dismissed 11.04.08</b>
11.03.08	APP/V3120/A/08/2063 218/WF	GRO/19143/2	Mr John Bell	5a Kingfisher, Grove, Wantage, OX12 7JI	Erection of a new dwelling on land at 5A Kingfishers, Grove Wantage. (Re-submission)	Written Representations	South	
09.04.08	APP/V3120/A/08/2070 294/WF	UFF/4131/2	Robert Iles	The Crest, Uffington	Siting of a mobile home for 'Granny Annex'	Written Representations	South	
15.04.08	APP/V3120/A/08/2069 534/WF	APF/7149/2	Mr and Mrs Helby	Walnut Tree Cottage, Main Road, Appleford,	Proposed construction of a bungalow (rear of Walnut Tree Coottage)	Written Representations	South	
29.04.08	APP/V3120/A/08/2066 892/NWF	WHA/403/10	Mr Tony Greywal	Thw Lamb Inn, School Road, West Hanney, Wantage, OX12 0LA	Demolition of The Lamb P.H. and erection of three dwellings.	Informal Hearing	South	
08.05.08	APP/V3120/A/08/2074 032/NWF	STA/19592/2	Mr Matt Morris	22 Horsecroft, Stanford In The Vale, Faringdon, SN7 8LL	Erection of 2no two bedroom dwellings with associated works including widening and re- surfacing of drive and the demolition and re-positioning of stone wall and fence at 14 Horsecroft (owned by applicant). (Land adjoining 22 Horsecroft)	Informal Hearing	South	
16.05.08	APP/V3120/A/08/2074 888/WF	SUT/5168/10	Mr A Rogers and Mr G Butterton	Lakeside, All Saints Lane, Sutton	Erection of a new three bedroom chalet style house and single garage on land at the rear of Lakeside, All Saints	Written Representations	South	

Start Date	Appeal reference	Planning reference	Appellant	Location	Development	Hearing/ Public Inquiry/Written Representations	Area	Decision & Date
				Courtenay, Abingdon, Oxon, OX14 4AG	Lane, Sutton Courtenay.			
15.10.07	APP/V3120/C/07/2054 709	EHE/19461/1- E	Mr J Cottrell	Woods Farm Barn, Woods Farm Road, East Hendred. OX12 8JA	Enforcement appeal against unauthorised building operations and erection of hardstanding. Change of use of land.	Informal Hearing 22.4.2008	South	<b>Withdrawn 27.3.08</b>
25.2.08	APP/V3120/08/20649 18	EHE/1965/17- E	Mr L Wells	Greensands East Hendred OX12 8JE	Enforcement appeal against unauthorised building operations and construction of access road	Inquiry 14.10.2008	South	



## **GFA/12807/10 & GFA/12807/11-LB - Mr Hugh Pakeman**

**Amendment to applications GFA/12807/8 and GFA/12807/9-LB to create two additional self-contained one bedroom flats. Demolition of existing lean-to extension. Erection of new extension to rear of courtyard, and provision of cycle storage**

**Portwell House, 27 Market Place, Faringdon, SN7 7HU.**

### **1.0 The Proposal**

- 1.1 This application was presented to Committee on 21<sup>st</sup> April 2008 when concerns were raised by Members due to the lack of parking provided for the proposal. Members requested additional comments from the County Engineer to address this issue.
- 1.2 The applications are for a further two additional self-contained units in addition to the 3 already approved by a previous permission. The proposal would involve the demolition of a small extension, and the provision of a single storey extension to partly contain one of the units. Cycle storage is also proposed adjacent to the new extension. The dormer window in the front elevation was permitted as part of the previous permission.
- 1.3 Extracts from the application plans are at **Appendix 1**.
- 1.4 The applications come to Committee as the Town Council objects.

### **2.0 Planning History**

- 2.1 GFA/12807 - Change of use from bed and breakfast, snack bar, restaurant, Cancer Charity shop, to residential accommodation for elderly, physically handicapped and mentally ill, with ground floor restaurant. Refused and dismissed on appeal in September 1993 due to the harmful impact of the proposal on the vitality of the town centre.
- 2.2 GFA/12807/8 - Change of use and alterations to existing hotel to provide three residential flats together with alterations to existing restaurant and rebuilding collapsed portion of existing boundary wall. Permitted in September 2006
- 2.3 GFA/12807/9-LB - Change of use and alterations to existing hotel to provide three residential flats together with alterations to existing restaurant and rebuilding collapsed portion of existing boundary wall. Permitted in September 2006.

### **3.0 Planning Policies**

- 3.1 Policy DC1 of the adopted Local Plan requires development to be of a high design quality in terms of layout, scale, mass, height, detailing, materials to be used, and its relationship with adjoining buildings, and to take into account local distinctiveness. Policy DC5 requires safe and convenient access and parking.
- 3.2 Policy DC9 of the adopted Local Plan seeks to ensure development that will not unacceptably harm the amenities of neighbouring properties and the wider environment.
- 3.3 Policy H10 of the adopted Local Plan allows for housing within the five main settlements providing it would not result in the loss of facilities important to the local community, that

07/08

the proposal would make efficient use of land, and would be of an acceptable layout and design.

3.4 Policy HE1 of the adopted Local Plan seeks to ensure proposals that would preserve or enhance the Conservation Area. Policy HE5 resists proposals that would be unsympathetic to a building's special architectural or historic interest.

3.5 PPG15: Planning and the Historic Environment

#### 4.0 **Consultations**

4.1 Faringdon Town Council objects "on the basis of under provision for car parking."

4.2 County Engineer (initial comments) – "In terms of the justification for the lack of parking provision within the site there is still no evidence to suggest that parking associated with the development would not add to existing on-street parking pressure or be of detriment to the safety of other users. That being said, the Highway Authority is satisfied that the applicant is now providing secure, covered cycle parking within the site which demonstrates that consideration is being given to modes other than the car, and that consent has previously been granted for development on the site without any parking provision. Should the Local Planning Authority grant consent for the development the Highway Authority would request a contribution of £1500 towards improving the existing sustainable transport network, particularly the Route 66 bus service between Oxford and Swindon via Faringdon. This contribution should be secured via a unilateral undertaking."

4.3 County Engineer (further comments received 2<sup>nd</sup> May) – "Although the Highway Authority raised concerns about the lack of parking provision, we are aware that a previous application for three residential flats on the site was previously granted consent with no parking provision. It is also acknowledged that the site is constrained and therefore does not provide many options for increasing parking provision. Although the current application includes the provision of 1 car parking space, the site is located within the centre of Faringdon, close to a wide range of local facilities and close to bus stops for services to Swindon and Oxford. There are also on-street parking controls nearby and public parking within the vicinity. Should the Local Planning Authority be minded to refuse the application the Highway Authority does not believe that a highway objection simply on the grounds of substandard parking provision is likely to be sustainable at appeal, therefore it was not deemed appropriate to recommend refusal."

4.4 English Heritage - "This application should be determined in accordance with national and local policy guidance, and on the basis of your special conservation advice."

4.5 Conservation Officer – "I would prefer to see a gable roof on the new elevation to match more closely with the existing building. The District Planning Authority should agree details of all new windows including the dormer and rooflight, external materials, and the cycle and bin store."

#### 5.0 **Officer Comments**

07/08

5.1 These applications are further to a previous permission which allowed for the re-configuration of the internal layout to provide 3 self-contained units. This proposal largely re-works the previous space (plus the provision of a single storey extension) to provide an additional 2 self-contained units. The Conservation Officer has raised no objection to the proposed internal alterations. It appears much of the internal work will involve the removal of more modern partitions, and where this is not the case, the alterations are not dissimilar to the previous permission granted. Some concerns have been raised regarding the design of the single storey rear extension, however as the extension would be set back towards the rear of the plot and would be subservient when compared to the existing building, it is not considered to have a harmful impact on the Conservation Area or the Listed Building. Furthermore, it is considered that by pitching the roof away from the neighbouring property this would mitigate any harmful impact on the existing window facing the proposal. In this regard it should be noted that the window has a sill level of approximately 2 metres, and the property is at a higher ground level when compared to the application site. The dormer window in the front elevation was permitted as part of the previous scheme, and the proposed rooflights would be located within the existing roof valley, and would therefore not be very visible.

5.2 The main issue of concern of the Town Council is the lack of parking provision. In this regard it should be noted that this proposal is largely for the re-use of an existing building within the Market Place, which currently only benefits from one car parking space for the whole building. Permission was granted for the provision of 3 units within this building in 2006 with no parking provision. This was justified by the central location of the site which is close to the town centre and local bus services, and due to the existing parking situation for the building. Whilst a further 2 residential units are proposed, the applicant now proposes to provide an enclosed cycle store for approximately 7 cycles. Furthermore the applicants have submitted a supporting statement highlighting the sustainable location of the site. In this regard PPS3: Housing states planning authorities should deliver 'housing developments in suitable locations, which offer a good range of community facilities and with good access to jobs, key services and infrastructure.' Whilst the concerns raised with regard to the lack of parking are noted, the relatively sustainable location of the site, the provision of secure cycle storage, and the contribution being made to help improve the local bus service also need to be taken into account. Given the lack of parking provision on the site it is considered reasonable mitigation in this instance to secure financial contribution towards improving the local bus service. Having received further comments from the County Engineer regarding the lack of parking provision for the development, these support the above conclusions. In this regard the County Engineer states that "the Highway Authority does not believe that a highway objection simply on the grounds of substandard parking provision is likely to be sustainable at appeal, therefore it was not deemed appropriate to recommend refusal." In light of this the recommendation is still for approval, subject to the conditions as set out below.

## 6.0 **Recommendations**

6.1 *It is recommended that the decision to grant planning permission be delegated to the Deputy Director (Planning and Community Strategy) in consultation with the Committee Chair and Vice Chair subject to the completion of a Section 106*

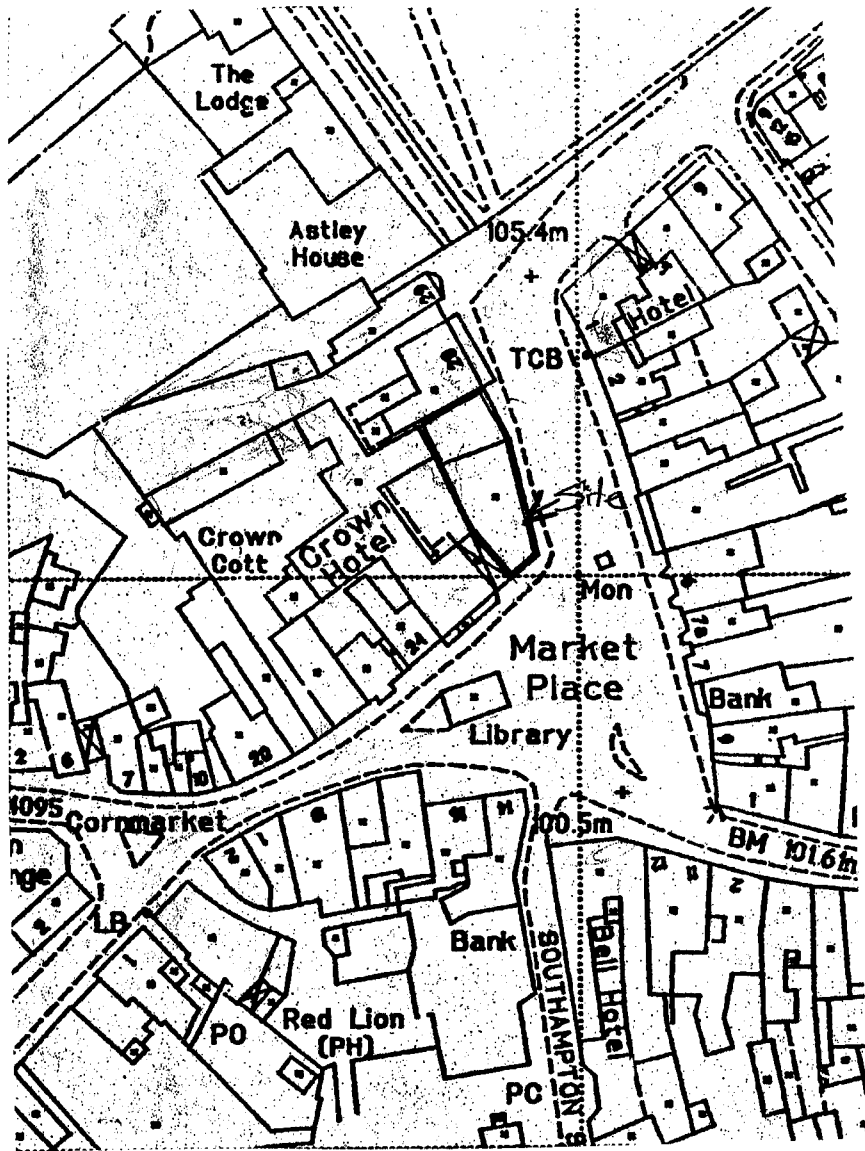
07/08

*Agreement for highway contributions, and the following conditions.*

1. *TL1 Time limit*
2. *MC1 Submission of materials*
3. *Full details of the cycle store and bin store to be submitted and approved*
4. *MC20 Amended plan (relating to the provision of the cycle store)*

6.2 *It is recommended that the decision to grant Listed Building Consent be delegated to the Deputy Director (Planning and Community Strategy) in consultation with the Committee Chair and Vice Chair subject to the completion of a Section 106 Agreement for highway contributions, and the following conditions.*

1. *TL4 Time limit*
2. *MC7 Submission of window details, and all facing material details/samples*
3. *Full details of the cycle store and bin store to be submitted and approved*
4. *MC20 Amended plan (relating to the provision of the cycle store)*



1:20 = 1.2m  
 1:50 = 3m  
 1:100 = 6m  
 1:200 = 12m  
 1:500 = 30m  
 1:1250 = 75m  
 1:2500 = 150m

At 1:1250 line is 75m long

VALLE OF WHITEY  
 DISTRICT COUNCIL  
 RECD 15 FEB 2008  
 CORPORATE POSTAL  
 SERVICES - 2



GFA/12807/10  
 08/0'0232/FUL  
 08/00233/CBC  
 GFA/12807/11-CB

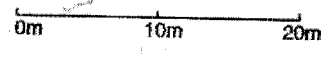
**ARICAB**

**Job title**  
 Portwell House, Market Place, Faringdon  
**drawing**  
**Site location plan**  
**scale**  
 1:1250  
**drawing no.**  
 A4/A07773/100

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

A4

This drawing is protected by the Copyright, Design, and Patents Act 1988 (Section 77). You may only download and/or print a copy for consultation purposes, to compare a current application with previous proposals, and to check whether it has been approved. It will not be used for any other purpose without the written consent of the author.

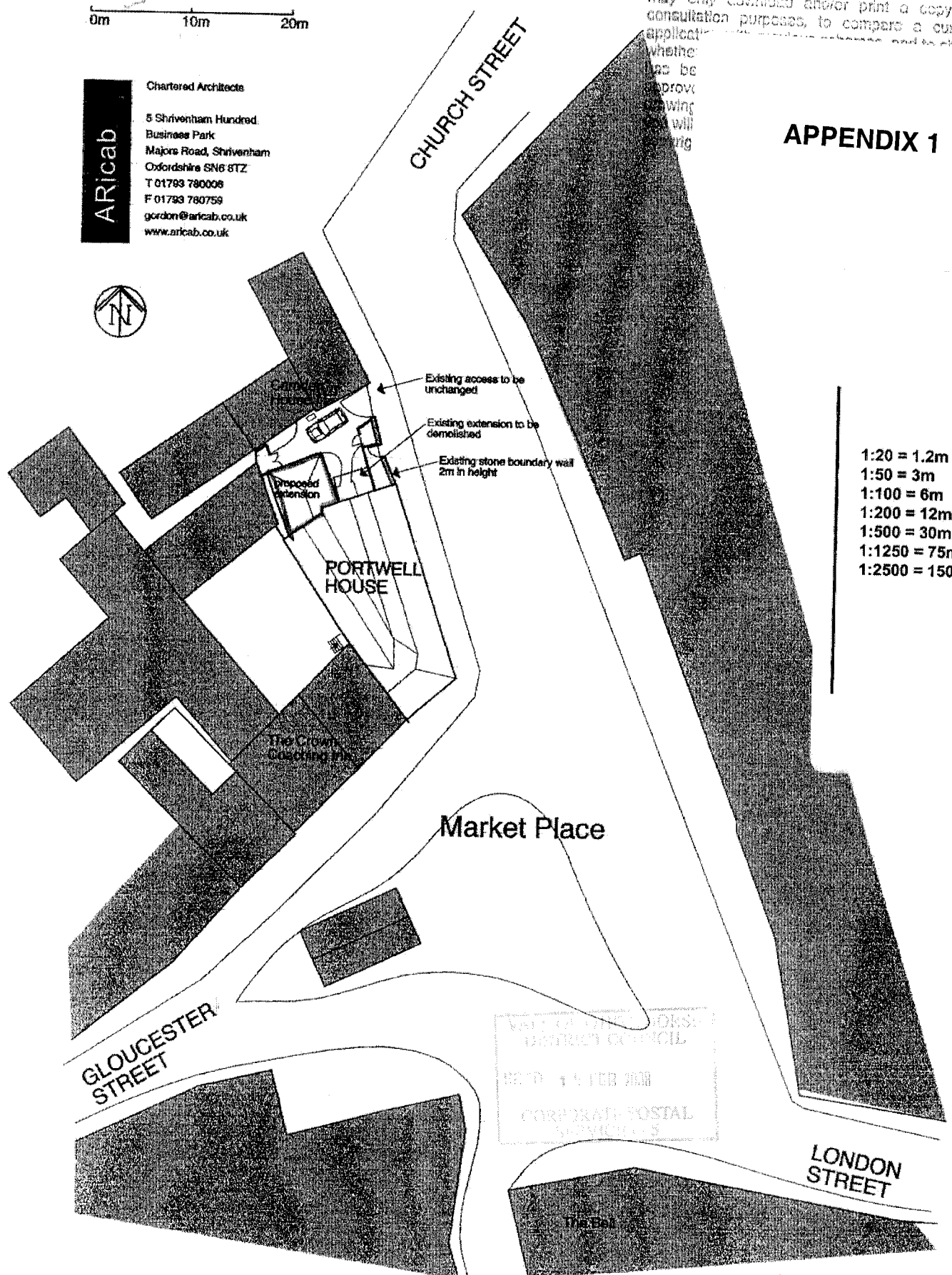


**ARicab**  
 Chartered Architects  
 5 Shrivvenham Hundred,  
 Business Park  
 Majors Road, Shrivvenham  
 Oxfordshire SN6 8TZ  
 T 01793 780008  
 F 01793 780759  
 gordon@aricab.co.uk  
 www.aricab.co.uk



**APPENDIX 1**

- 1:20 = 1.2m
- 1:50 = 3m
- 1:100 = 6m
- 1:200 = 12m
- 1:500 = 30m
- 1:1250 = 75m
- 1:2500 = 150m



**CONVERSION OF PORTWELL HOUSE,  
 FARINGDON**

**BLOCK PLAN  
 SCALE 1:500**



GFA/12807/10 08/00232/FUL

GFA/12807/11-LB 08/00233/UBC

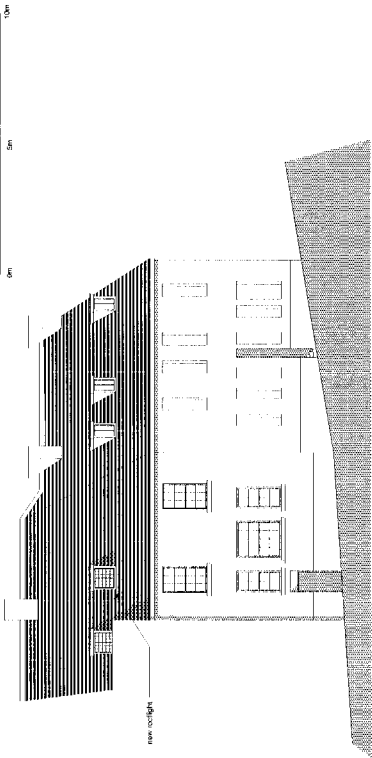
*Amended plan.*

# APPENDIX 1

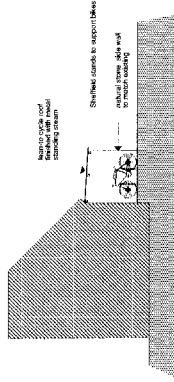
THIS DRAWING IS COPYRIGHT PROTECTED UNDER THE DESIGN PATENTS AND PATENTS ACT 1988. THE USE OR REPRODUCTION OF THIS DRAWING WITHOUT WRITTEN APPROVAL IS PROHIBITED.

NO DIMENSIONS TO BE SCALED FROM THIS DRAWING. DIMENSIONS ARE TO BE TAKEN FROM THE DIMENSION LINES.

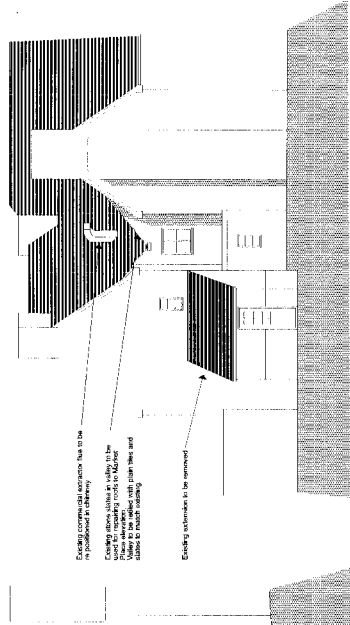
REV	DESCRIPTION	DATE
A	ANNOTATIONS ADDED	
B	SIDE ELEVATION & LITE SECTION OF EXTENSION SHOWN. EXTENSION CHANGED TO NATURAL STONE WALLS	14/03/08
C	Proposed cycle storage shown	
D	Added through cycle store as shown	14/03/08



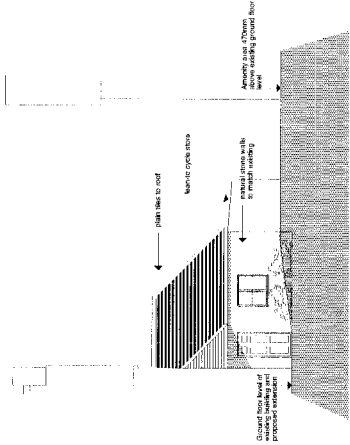
PROPOSED MARKET PLACE ELEVATION (FRONT)



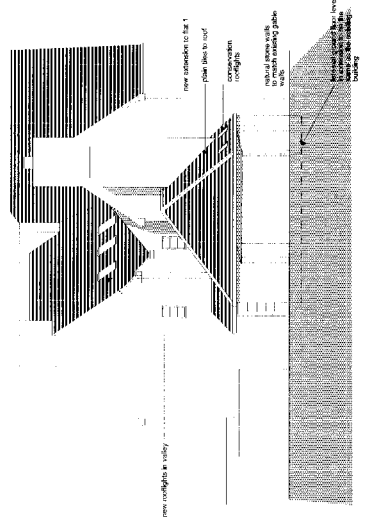
PROPOSED SECTION THROUGH BIKE STORE



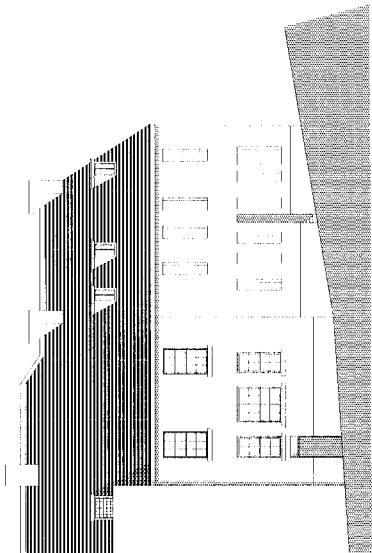
EXISTING REAR ELEVATION



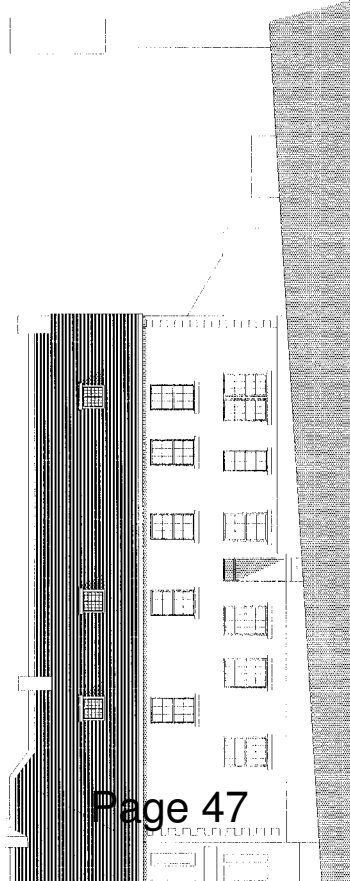
PROPOSED SIDE ELEVATION OF NEW EXTENSION (also site section)



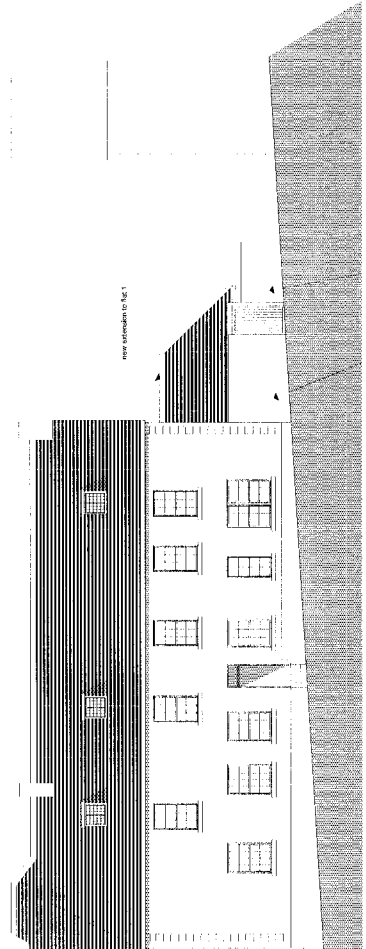
PROPOSED REAR ELEVATION



MARKET PLACE ELEVATION (FRONT)



T PLACE ELEVATION (SIDE)



MARKET PLACE ELEVATION (SIDE)



Chartered Architects

5 Shriventham Hundred  
Business Park  
Majors Road, Shriventham  
Oxfordshire SN6 6TZ  
T 01793 780006  
F 01793 780759  
gorden@arabic.co.uk  
www.arabic.co.uk

job title  
CONVERSION OF PORTWELL HOUSE  
FARINGDON

drawing  
ELEVATIONS  
AS EXISTING AND AS PROPOSED

scale (at A1)  
1:100  
drawing no.  
A1/A07773/101

date  
DEC 2007  
revision  
D

*Amended plan.*

# APPENDIX 1

THIS DRAWING IS COPYRIGHT PROTECTED UNDER THE COPYRIGHT DESIGNS AND PATENTS ACT 1988. ANY UNAUTHORIZED REPRODUCTION OR COPYING WITHOUT WRITTEN APPROVAL IS PROHIBITED.

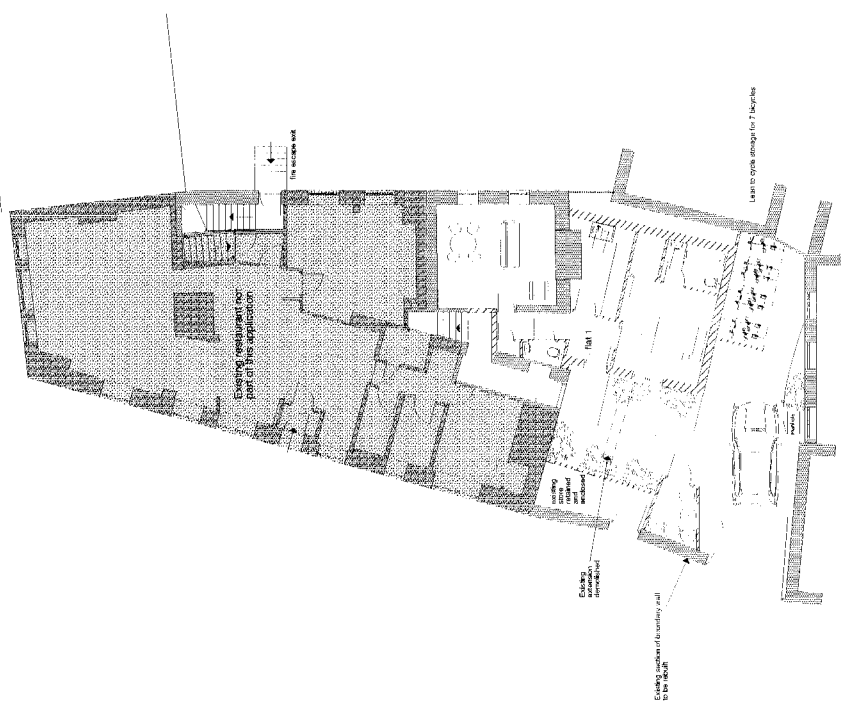
NO DIMENSIONS TO BE CALLED FROM THIS DRAWING UNLESS SPECIFICALLY REFERENCED TO BY THE ARCHITECT.

ARCHIBALD 112 2387

REV.	DESCRIPTION	DATE
A	existing parkings identified on street draw	31/07/06
B	Proposed cycle storage scheme	28/02/06

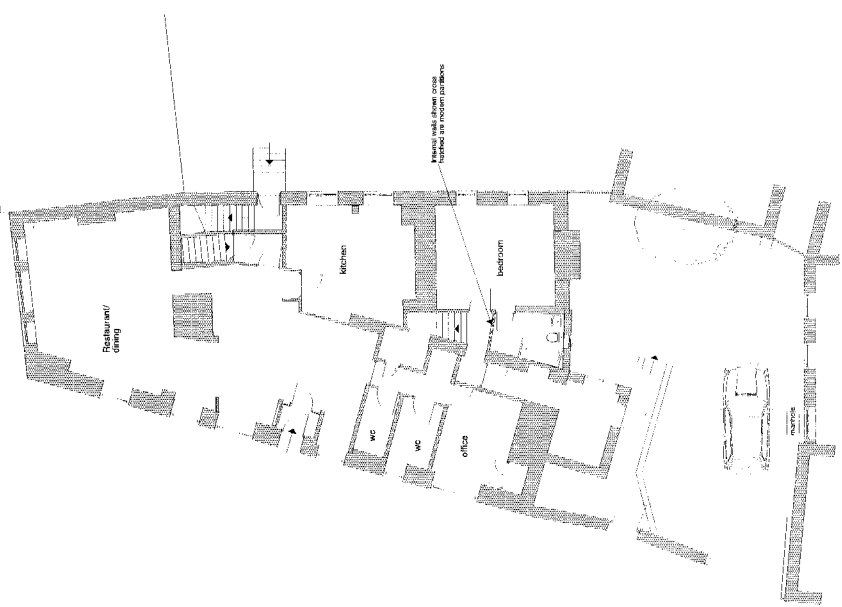


Market Place



UPPER GROUND FLOOR PLAN AS PROPOSED

Market Place



UPPER GROUND FLOOR PLAN AS EXISTING

**Aricab**

Chartered Architects  
 5 Shriventham Hundred  
 Business Park  
 Majors Road, Shriventham  
 Oxfordshire SN6 8TZ  
 T 01793 780006  
 F 01793 780759  
 gordon@aricab.co.uk  
 www.aricab.co.uk

project: CONVERSION OF PORTWELL HOUSE  
FARINGDON

drawing no.	date	revision
A/1A0773/102	DEC 2007	B

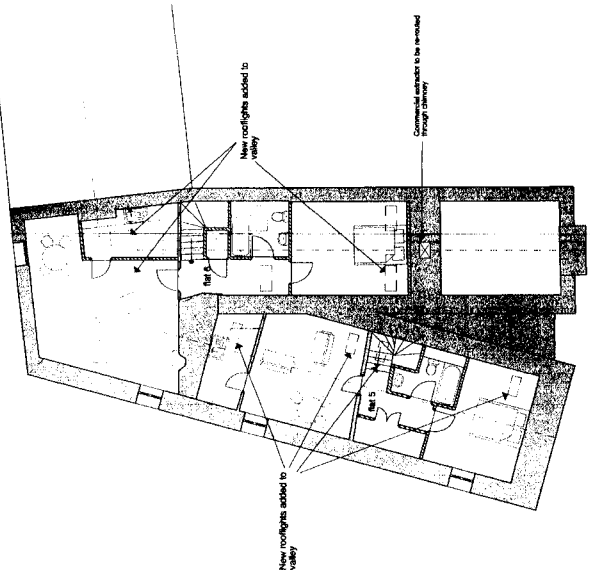


THIS DRAWING IS COPYRIGHT PROTECTED UNDER THE COPYRIGHT DESIGNS AND PATENTS ACT 1988. THE USE OR REPRODUCTION OF THIS DRAWING WITHOUT WRITTEN APPROVAL IS PROHIBITED.

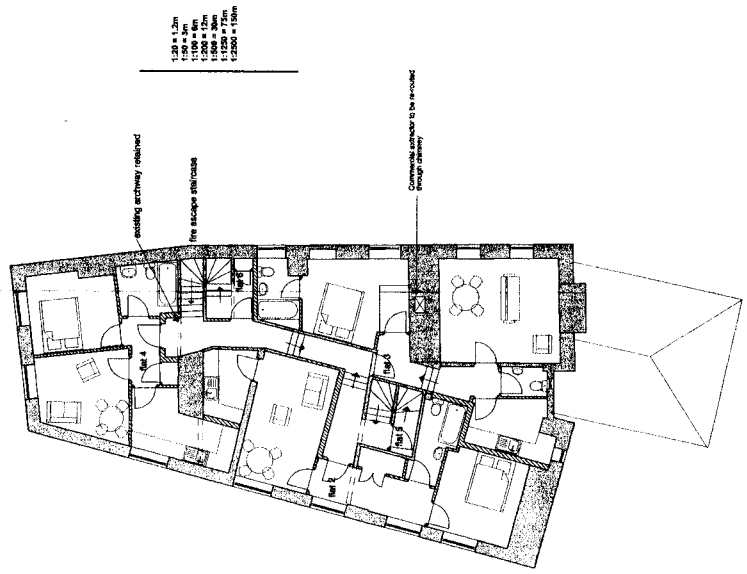
NO DIMENSIONS TO BE SCALED FROM THIS DRAWING. ANY DIMENSIONS TO BE REFERRED TO ARE THE PROPERTY OF THE ARCHITECT.

© ANICAB LTD 2007

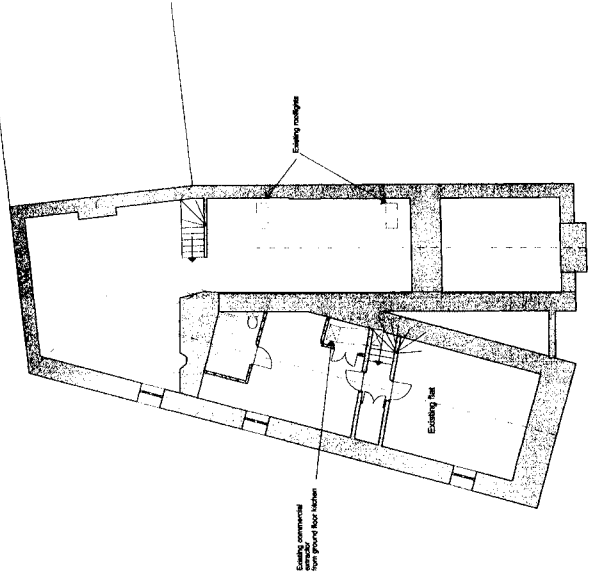
REV	DESCRIPTION	DATE	BY
A	AMENDATIONS ADDED		



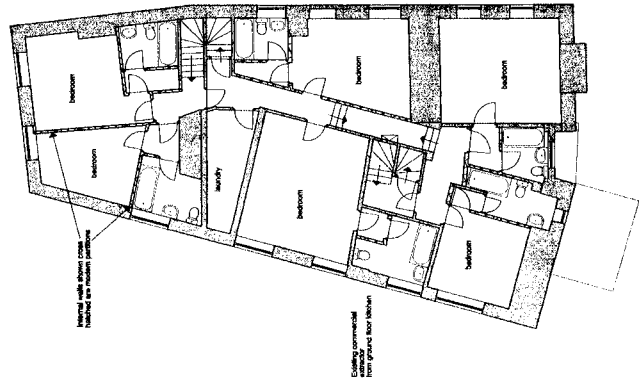
SECOND FLOOR PLAN AS PROPOSED



FIRST FLOOR PLAN AS PROPOSED



SECOND FLOOR PLAN AS EXISTING



FIRST FLOOR PLAN AS EXISTING

This drawing is protected by the Copyright, Designs and Patents Act 1988. You are not to copy, reproduce, store, or transmit this drawing in any form or by any means, electronic, mechanical, photocopying, recording, or by any information storage or retrieval system, without the prior written permission of the architect. If you require a copy of this drawing, please contact the architect for further information. Copyright © 2007.

**Chartered Architects**  
 5 Shriventham Hundred  
 Business Park  
 Majors Road, Shriventham  
 Oxfordshire SN6 8TZ  
 T 01793 790066  
 F 01793 790759  
 gorden@aricab.co.uk  
 www.aricab.co.uk



CONVERSION OF PORTWELL HOUSE  
 FARINGDON 6FA/2307/10  
 09/00/230/EV

drawing  
 scale (1:100)  
 date  
 revision

1:100	DEC 2007	A
A1/A07773/103		

**WLS/20026/1 – Caroline Evans**

**Erection of stables and tack room with food store (resubmission).**

**Land opposite Woodruff Orchard, Woolstone Road, Woolstone SN7 7RF**

**1.0 The Proposal**

- 1.1 This application seeks permission for the erection of a stable block and associated food store and tack room on land to the east of Woolstone Road, Woolstone, opposite Woodruff Orchard. The site has previously been used for rearing ostriches but is now just a paddock.
- 1.2 The scheme consists of 4 stables for private use and a separate feed/tack room all constructed with timber clad walls and slate roof. A concrete apron is proposed to the front of each unit extending for one metre. The ridge height of the buildings is approximately 3.7m.
- 1.3 The proposed development is contained by a post and rail fence to form a yard, and will be accessed via an existing field access.
- 1.4 The plans have been amended from those originally submitted to reduce the number of stables from 5 to 4.
- 1.5 Extracts from the application drawings are attached at **Appendix 1**.

**2.0 Planning History**

- 2.1 A previous application for 6 stables and larger feed/tack room was withdrawn in May 2007 due to concerns over the scale of the proposal. Copies of these plans are attached at **Appendix 2**.

**3.0 Planning Policies**

- 3.1 Policy L20 of the adopted Local Plan refers to the keeping of horses for recreational purposes providing there would be no harm to the character and appearance of the area, and the proposal would not result in the excessive use of public rights of way or disturbances such as noise and smells which could be harmful to the amenity of neighbouring properties.
- 3.2 Policies DC1, DC5 and DC9 refer to the design of new development, parking and access considerations and impact on neighbouring properties.

**4.0 Consultations**

- 4.1 Woolstone Parish Meeting objected to the original plans. Their full comments are attached at **Appendix 3**.
- 4.2 The Parish Meeting also object to the amended plans stating “The Woolstone Planning Committee all agree that there should be no buildings on the East side of the Woolstone to Uffington Road. In addition there would be problems from lighting, drainage, and parking. Please see various letters.”
- 4.3 The County Engineer has raised no objection, subject to details of the access and turning area.

4.4 5 letters of objection have been received in relation to the original plans raising the following concerns:

- The proposal will add to traffic resulting in additional congestion and noise.
- Horse boxes cannot pass on the road.
- The size of the proposal indicates a commercial use.
- The site is outside the built up area of the village.
- Additional noise will be generated.
- Where will the manure and bedding be disposed of?
- There is no other development on this side of the road.
- The proposal will lead to increased development in the vicinity.
- The stables will have a harmful visual impact on the area.
- The land is waterlogged.
- There will need to be lighting.

4.5 3 letters have been received in relation to the amended plans raising the same concerns as set out above.

#### 5.0 **Officer Comments**

5.1 The main issues to consider in determining this application are; i) the principle of the development in this location; ii) design of the proposal and its impact on the character of the area; iii) impact on neighbouring properties; and iv) access and parking considerations.

5.2 The site is currently open paddock land contained by a mature hedge. Although the majority of the development in the vicinity lies to the west of Woolstone Road and there are currently no buildings to the east, the proposal is for a small scale stable block and associated facilities. Equestrian uses are a common feature in this part of the District and are generally located in rural and edge of village locations. It is therefore considered that the location of a modest group of stables on this former ostrich farm is acceptable, and due to the nature of the use will not lead to other less appropriate development on this side of the road.

5.3 The plans have been amended during the process to take account of concerns that the scale of the proposal could lead to a commercial operation. A condition is recommended requiring the stables to be used for private recreational purposes only. The plans at **Appendix 2** show the original scheme for 6 stables which have now been significantly reduced to the current scheme for 4 stables.

5.4 The proposed stables are traditional in design and materials, and they would be located against the backdrop of an existing mature hedgerow, which is punctuated by trees. The stables would not be visible from the wider countryside and would not therefore have a harmful impact on the character of the area.

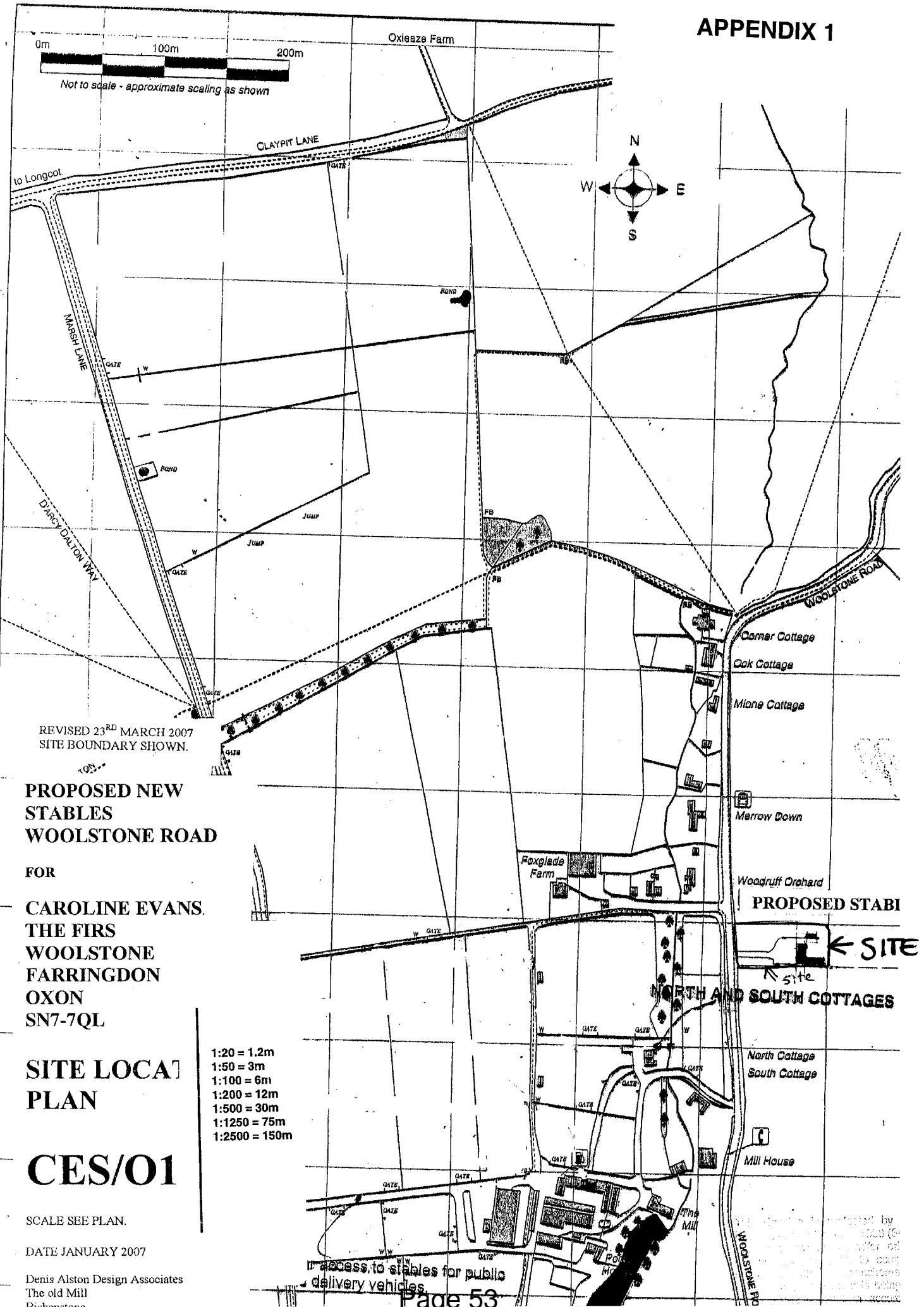
5.5 The nearest residential properties are located to the west of Woolstone Road some distance from the proposed stables. It is not therefore considered that there would be any detrimental impact on residential amenity in terms of noise and smell. Conditions are recommended requiring details of any lighting proposed to be submitted for approval and details of the disposal of manure and bedding.

5.6 The County Engineer has raised no objections to the use of the existing access subject to the approval of further details, which will be required by condition.

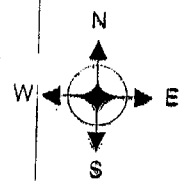
6.0 **Recommendation**

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

1. *TL1 – Time Limit*
2. *MC2 – Submission of materials samples*
3. *HY2 – Access details (including visibility splays)*
4. *Prior to the commencement of the development hereby approved, full details of the surface material to be used on the access, parking and turning area shall be submitted to, and approved in writing by the District Planning Authority. The development shall only be carried out in accordance with the approved details.*
5. *Prior to the commencement of the development hereby approved, full details of any external lighting to be used on or around the building shall be submitted to and approved in writing by the District Planning Authority. The development shall only be carried out in accordance with the approved details.*
6. *MC32 – Domestic Stables*
7. *MC30 – Stabling - Manure Disposal*



0m 100m 200m  
Not to scale - approximate scaling as shown



REVISED 23<sup>RD</sup> MARCH 2007  
SITE BOUNDARY SHOWN.

**PROPOSED NEW STABLES  
WOOLSTONE ROAD**

FOR  
**CAROLINE EVANS.  
THE FIRS  
WOOLSTONE  
FARRINGTON  
OXON  
SN7-7QL**

**SITE LOCATION  
PLAN**

**CES/O1**

- 1:20 = 1.2m
- 1:50 = 3m
- 1:100 = 6m
- 1:200 = 12m
- 1:500 = 30m
- 1:1250 = 75m
- 1:2500 = 150m

SCALE SEE PLAN.  
DATE JANUARY 2007

Denis Alston Design Associates  
The old Mill  
Barnhampton

access to stables for public  
delivery vehicles

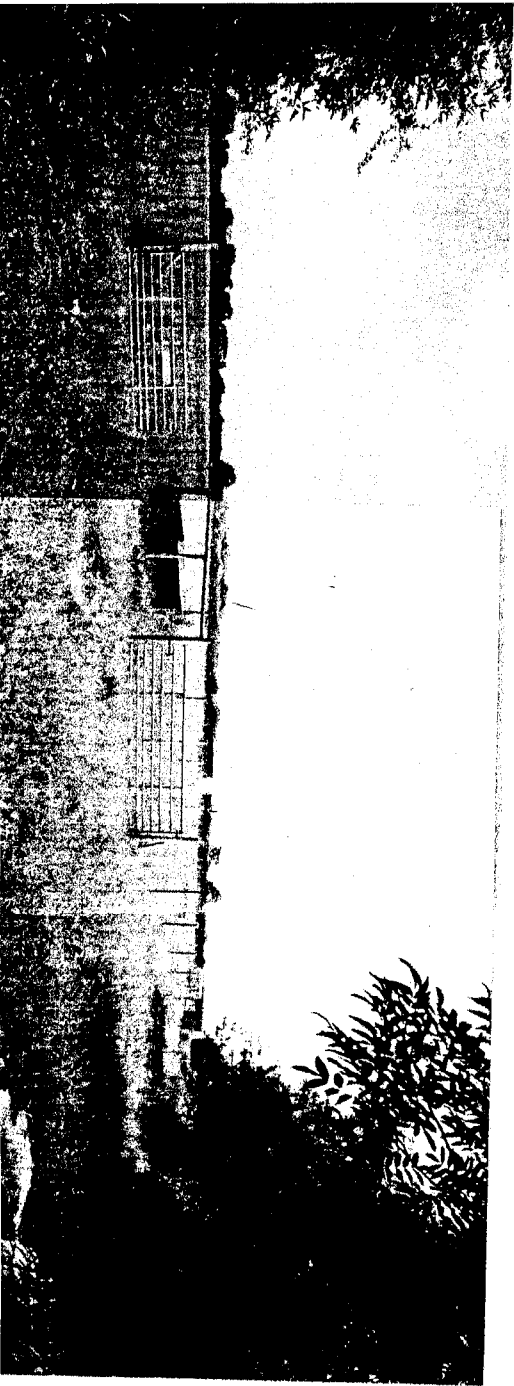
**PROPOSED STABLES**  
← SITE

**NORTH AND SOUTH COTTAGES**

North Cottage  
South Cottage

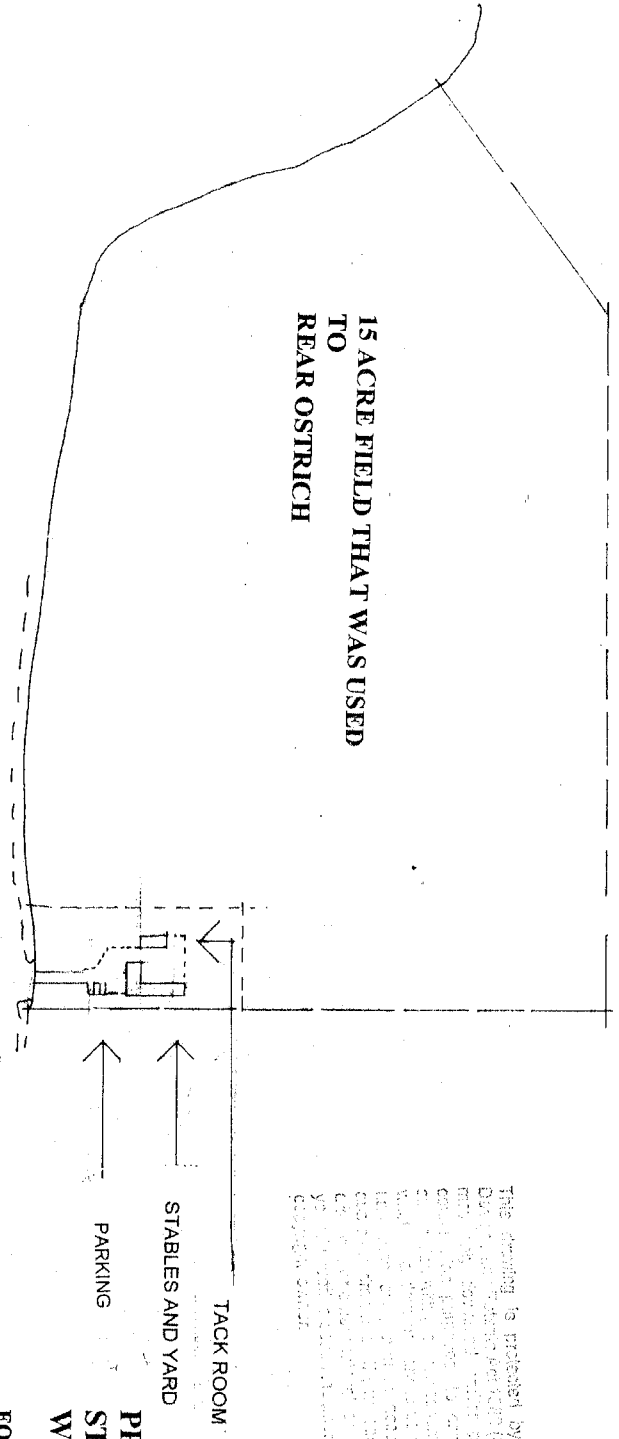
Mill House

Woolstone Road



15 ACRE FIELD THAT WAS USED TO REAR OSTRICH

ACCESS OF WOOLSTONE ROAD TO STABLES.



This drawing is protected by the Copyright Act 1988 and the Copyright Designs and Patents Act 1988. No part of this drawing may be reproduced, stored in a retrieval system, or transmitted in any form or by any means, electronic, mechanical, photocopying, recording, or otherwise, without the prior written permission of the author.

- FOR 1:20 = 1.2m
- CARC 1:50 = 3m
- THE I 1:100 = 6m
- WOO] 1:200 = 12m
- FARR 1:500 = 30m
- OXON 1:1250 = 75m
- SN7-70 1:2500 = 150m
- BLO 1:2500

WLS/20026/1  
 (A3)  
 CES/02

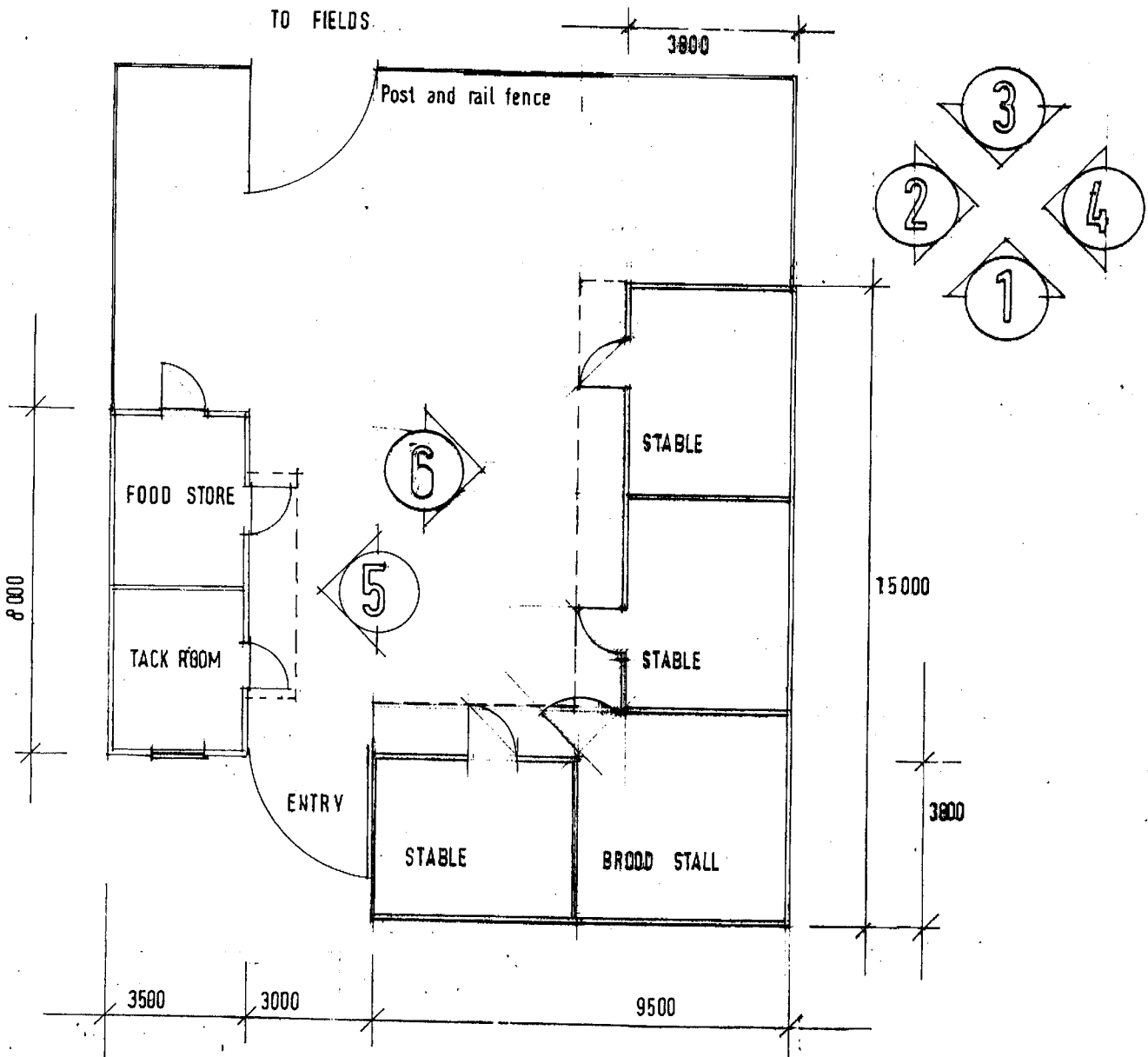
03/00263 /FVL

SCALE 1:2500

DATE JANUARY 2007

Dennis Alston Design Associates

APPENDIX 1



PROPOSED PLAN 1:100

PROPOSED NEW STABLES  
WOOLSTONE ROAD

FOR

CAROLINE EVANS.  
THE FIRS  
WOOLSTONE  
FARRINGTON  
OXON  
SN7-7QL

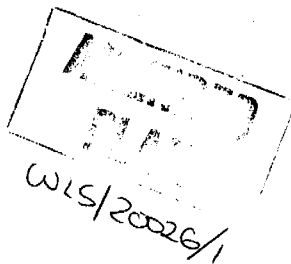
PLAN

CES/O3

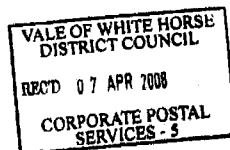
SCALE 1:100  
DATE JANUARY 2007

- 1:20 = 1.2m
- 1:50 = 3m
- 1:100 = 6m
- 1:200 = 12m
- 1:500 = 30m
- 1:1250 = 75m
- 1:2500 = 150m

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



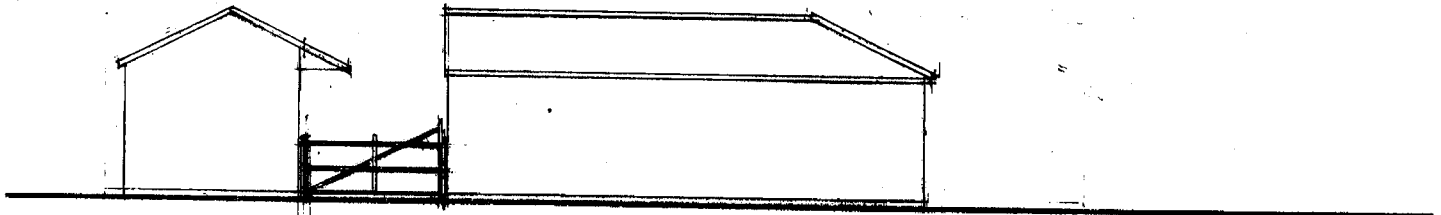
08/00263/FUL



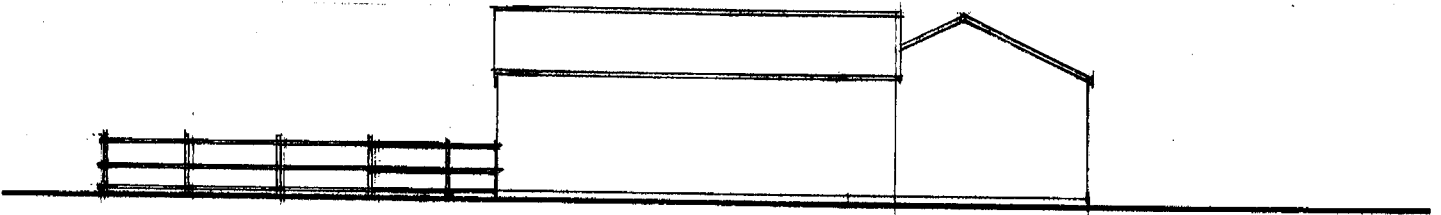
Revision 'B' April 2008  
Stables reduced in length from 19500mm to 15000mm

Revision 'A' December 2007  
Vets stall omitted tack room and food store reduced in size

APPENDIX 1



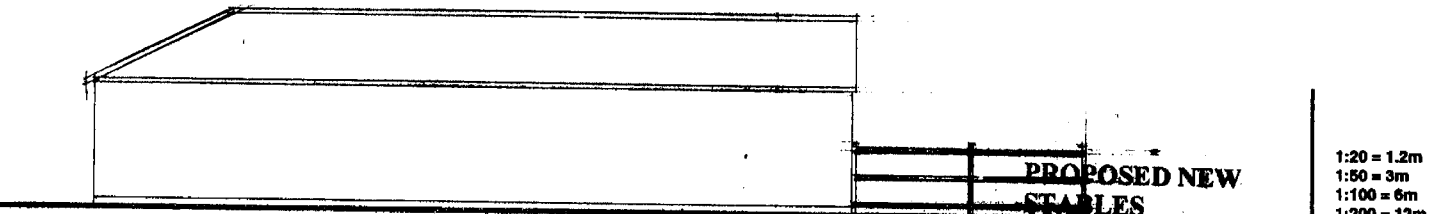
ELEVATION 1



ELEVATION 2



ELEVATION 3



ELEVATION 4

PROPOSED NEW  
STABLES  
WOOLSTONE ROAD

1:100

CAROLINE EVANS.  
THE FIRS  
WOOLSTONE  
FARRINGTON  
OXON  
SN7-7QL

ELEVATIONS 1,2,3 & 4

CES/O4

SCALE 1:100.  
DATE JANUARY 2007

1:20 = 1.2m  
1:50 = 3m  
1:100 = 6m  
1:200 = 12m  
1:500 = 30m  
1:1250 = 75m  
1:2500 = 150m

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

AMENDED  
PLAN  
19/2007/515/20024/

08/00263/FUL

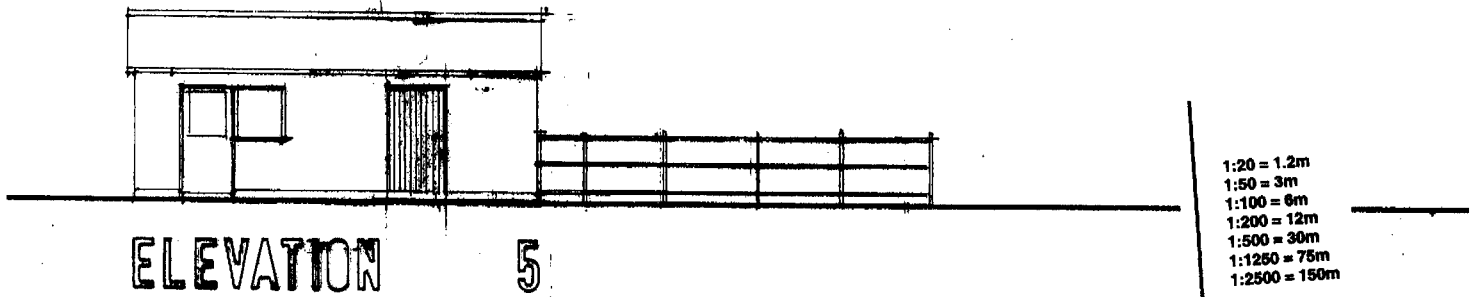
VALE OF WHITE HORSE  
DISTRICT COUNCIL  
REC'D 07 APR 2008  
CORPORATE POSTAL  
SERVICES - 5

Revision 'A' December 2007  
Elevations redrawn showing vets stall  
omitted and food store reduced in size

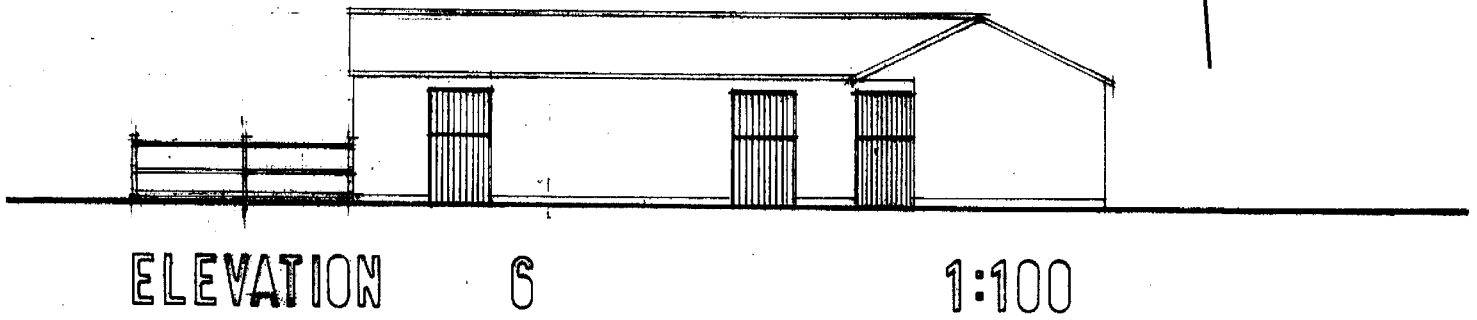
Revision 'B' April 2008  
Stables reduced in length from 19500mm to  
15000mm

APPENDIX 1





1:20 = 1.2m  
 1:50 = 3m  
 1:100 = 6m  
 1:200 = 12m  
 1:500 = 30m  
 1:1250 = 75m  
 1:2500 = 150m



IT IS PROPOSED TO ERECT NEW STABLES IN THE 15 ACRE FIELD

NEW STABLES CONSTRUCTED IN FEATHER EDGE BOARDING ON A TIMBER FRAME WITH 200MM CONCRETE BLOCKWORK WALL AT LOW LEVEL INTERNALLY TO PREVENT HORSES KICKING OUT THE EXTERNAL TIMBER CLADDING ON CONCRETE STRIP FOOTING

EARTH FLOOR TO STABLES WITH RUBBER MATTING

TIMBER SUPPORT TO ROOF WITH DARK GREY ETERNITE SLATES.

FASCIA BOARD AND TIMBER CLADDING STAINED BROWN

MOUNTING YARD TO BE GREY BRICK PAVINGS LAID TO FALLS ON SAND

DOORS TO STABLE TACK ROOM AND FOOD STORE TO BE VERTICAL BOARDING STAINED BROWN.

COLOUR OF BOARDING TO BE TREE GREEN TO STABLES TO BE AGREED WITH LOCAL AUTHORITY

POST AND RAIL FENCE TO FORM ENCLOSURE TO STABLES.

RAIN WATER TAKEN INTO WATER BUTTS AND THEN TO SOAKAWAY.

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

**APPROVED PLAN**  
 WLS/20026/1

02/00263/FUL

WALL OF WHITE HORSE DISTRICT COUNCIL  
 RECD 07 APR 2008  
 CORPORATE POSTAL SERVICES - 2

**PROPOSED NEW STABLES WOOLSTONE ROAD**

FOR  
**CAROLINE EVANS.  
 THE FIRS  
 WOOLSTONE  
 FARRINGTON  
 OXON  
 SN7-7QL**

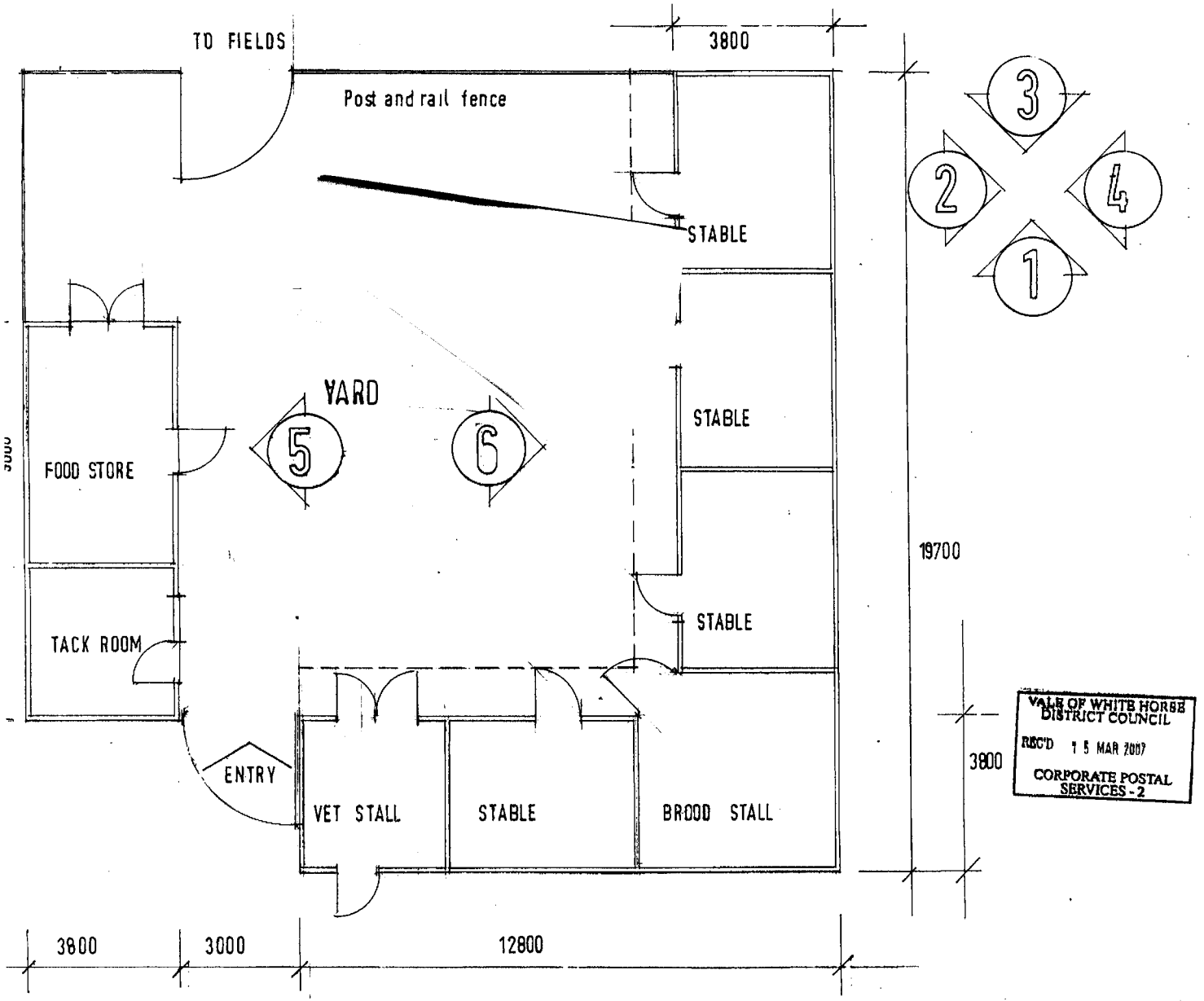
**ELEVATIONS 5 & 6**

**CES/O5**

SCALE 1:100.  
 DATE JANUARY 2007

Revision 'A' December 2007  
 Elevations redrawn showing vets stall omitted and food store reduced in size

Revision 'B' April 2008  
 Stables reduced in length from 19500mm to 15000mm



PROPOSED PLAN 1:100

WITHDRAWN SCHEME

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

PROPOSED NEW STABLES  
WOOLSTONE ROAD

FOR  
CAROLINE EVANS.  
THE FIRS  
WOOLSTONE  
FARRINGTON  
OXON  
SN7-7QL

PLAN

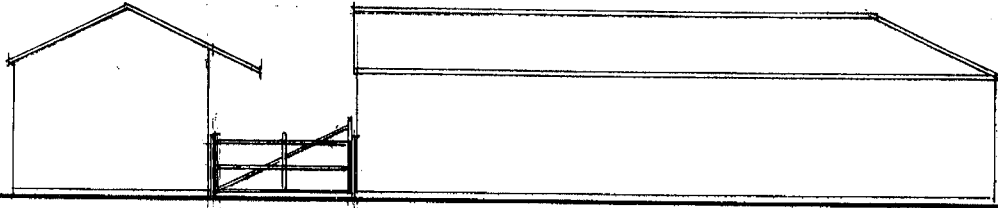
CES/O3

(A3)

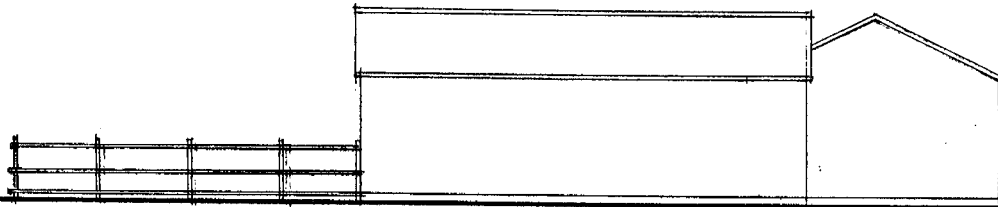
07/00408/FUL WLS/2002G

SCALE 1:100  
DATE JANUARY 2007

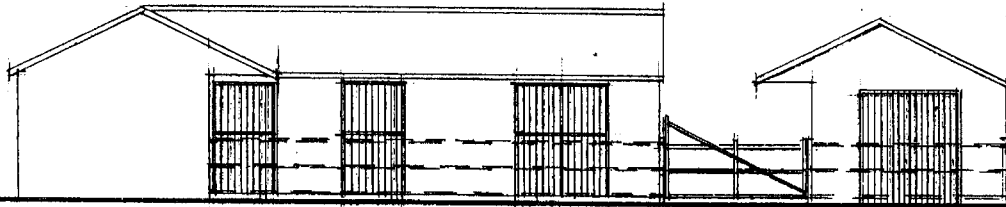
This drawing is protected by the Copyright, Designs and Patents Act 1988 (Section 47). You may only use this drawing as a copy for consultation purposes to compare a current application with the scheme and to check whether it has been amended, altered or has been approved. It is not to be used for any other purpose without the prior permission of the copyright owner.



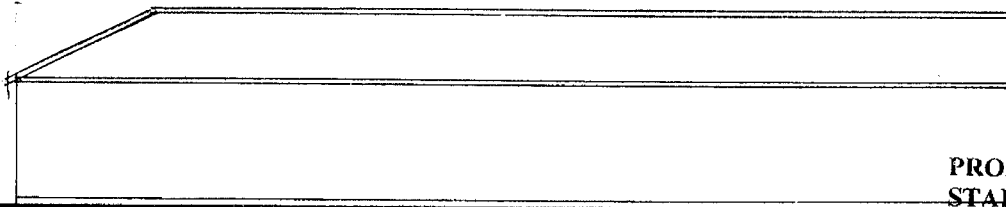
ELEVATION 1



ELEVATION 2



ELEVATION 3



ELEVATION 4

VALE OF WHITE HORSE  
DISTRICT COUNCIL  
RECD 15 MAR 2007  
CORPORATE POSTAL  
SERVICES - 2

PROPOSED NEW  
STABLES  
WOOLSTONE ROAD

1:100 FOR

CAROLINE EVANS.  
THE FIRS  
WOOLSTONE  
FARRINGTON  
OXON  
SN7-7QL

WITHDRAWN SCHEME

ELEVATIONS 1,2,3 & 4

CES/O4

SCALE 1:100.  
DATE JANUARY 2007

01/00408/FUL WLS/200206.

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

This drawing is protected by the Copyright, Design and Patents Act 1988 (Section 67). You may only draw this plan for a copy for consultation purposes. You must prepare a current application with the council and to check whether a copy of this plan has been copied out or had been used in any way. You must comply with the approved planning process. You must retain a copy of the drawings or plans for your own use. For any other purpose you will need to seek the prior permission of the council.

**PARISH/TOWN COUNCIL RESPONSE FORM**

CORPORATE POSTAL  
SERVICES - 5

The observ:  
Register No. 08/

Parish/Town Council  
Officer Miss Laura Hudson

Applicator

Amended plans yes/no

Address

Land Op

one Road, Woolstone, Faringdon, Oxon

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.

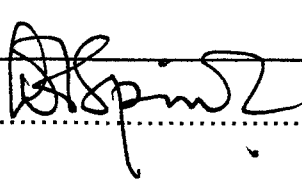
1.  Fully Support for the following reasons:

2.  No objections.

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

4.  Object for the following reasons

The committee strongly objects to this development, please see attached.

Signed by:  .....

Dated: 5 March 2008 .....

2/03

PROPOSED NEW STABLES, WOOLSTONE ROAD, Nr Faringdon, SN7 7QL  
Application Number WLS/20026/1

Village Planning Committee's comments:

1. The proposed buildings would be the first permanent buildings on the east side of the Woolstone/Uffington road.
2. The only change between the plans submitted and rejected by us in Jan 2007 and the one submitted in March 2008 appears to be the loss of the vet stall.
3. Permission for the Ostrich sheds was given on a temporary basis.
4. We are uncertain of the agreement of the owner of the land who lives in Abingdon. Therefore we have concern for future development.
5. For 5 stables there is only space for parking one car and one horsebox?? We doubt this is practical. Also no lavatory or staff facilities.
6. The village, particularly the neighbours in lower Woolstone, are concerned about electric and security lights.
7. No mention on plan of drainage?? Plus no mention of manure and waste disposal? (Please refer to neighbours correspondence).
8. Is this a commercial enterprise? What guarantee would the village have that this development would not expand. (We know of another person who would also like to build on that side of the road.)

Anthony Spink, 5<sup>th</sup> March 2008  
Woolstone Planning Committee

**ABG/20379 – Christ’s Hospital of Abingdon  
Erection of Residents Permit Parking Signs (6 Entry Signs and 11 Repeater  
Signs)  
Park Road and Park Crescent, Abingdon OX14 1DA**

## 1.0 **The Proposal**

- 1.1 Park Road and Park Crescent in Abingdon are private roads owned and maintained by Christ’s Hospital of Abingdon. Christ’s Hospital wishes to introduce on-street parking control in these two streets to prohibit vehicles that are not connected with either the dwellings or St Michael’s Church. This application is to display the signage for this parking control scheme.
- 1.2 A total of 17 signs are proposed, of which 6 would be signs announcing entry to the control zone and 11 would be “repeater” signs set at a frequency considered necessary to prevent successful legal challenge to any parking fine. The entry signs would measure 610mm x 460mm and the repeater signs would be 297mm x 201mm. Both types of sign would have a dark green background and cream lettering. Only 2 of the signs would require new street furniture in the form of new metal posts – 14 would go onto existing posts or lamp-posts, and 1 would go onto a stone pillar at the entrance to Albert Park. The signs would not be illuminated. The detail of the signs and their proposed locations in Park Road and Park Crescent are shown in **Appendix 1**.
- 1.3 The applicant’s supporting statement for the application is contained in **Appendix 2**. Christ’s Hospital is concerned about the amount of on-street parking, much of which it considers is not related to residents or the Church, and the resulting potential for damage to the character and appearance of the area (through the appearance of parked cars and through cars damaging the un-kerbed grass verges). Park Road and Park Crescent lie within the Albert Park Conservation Area.
- 1.4 To be able to successfully enforce a parking control scheme requires warning signage to be installed. Expert advice given to the applicant is that the signs have to be no more than a certain distance apart to prevent a driver making a successful challenge to prosecution on the grounds of ignorance of the scheme. The number and frequency of the proposed signs has been driven by this advice.
- 1.5 The application has been amended from its original form. Two signs proposed within Albert Park have been deleted from the application. Originally a pair of entry signs were proposed at the top of Conduit Road and Victoria Road, but a single sign is now proposed at each of these locations. The background colour of all the proposed signs has also been changed from bright green to dark green.
- 1.6 The application comes to Committee at the request of both Local Members, Councillors Richard Gibson and Jim Halliday.

## 2.0 **Planning History**

- 2.1 There is no history that is relevant to this application

## 3.0 **Planning Policies**

- 3.1 Signage applications are determined under the Town & Country Planning (Control of Advertisement) Regulations 2007. There are only two material considerations for applications for signage – the impact of the signs on visual amenity, in particular the potential for the signs to cause a distraction or obstruction which would compromise highway safety and the impact on public safety.
- 3.2 The relevant policies of the adopted Vale of White Horse Local Plan 2011 are DC15 and DC18 which state that an application for a sign in a Conservation Area will not be given consent if, in combination with other existing signage, it would harm the character and appearance of the Conservation Area, or create a highway hazard.
- 4.0 **Consultations**
- 4.1 Abingdon Town Council – does not object “subject to the District Council’s Conservation Officer’s approval – have automatic barriers at the entrance to the area been considered?”
- 4.2 County Engineer has no objection to the signs on the grounds of highway safety and confirms the County Highways Authority has no objection to the use of lamp-posts for the signage.
- 4.3 English Heritage – does not object but has made comments on the proposal which are in **Appendix 3**.
- 4.4 Local Residents and Other Parties – 64 letters of objection and 18 letters of support have been submitted. The grounds for objection are:-
- I. The proposed signage is excessive and will harm the special character and appearance of the Park and its setting
  - II. The harm arising from signage and parking within the Park itself
  - III. Worshippers and people attending other events at St Michael’s Church will be prevented from parking – the suggested arrangements to cater for Church events will not work
  - IV. The parking problem has been exaggerated and is largely confined to that part of Park Road east of Conduit Road – the proposal should be more focussed
  - V. Parking problems are largely caused by Abingdon School and should be resolved by the School rather than by wider parking controls
  - VI. The proposed controls are “draconian” – time-limited parking would be better
  - VII. Parking will be displaced to surrounding streets which are already heavily congested due to lack of off-street parking
  - VIII. The “drop-and-go” feature will increase the use of cars by parents of boys at Abingdon School
  - IX. Drivers “touring” to look for a space will cause highway danger
  - X. Any specific illumination of the signs will be harmful
  - XI. The proposal is contrary to the expressed view of a meeting of the Albert Park Residents Association
  - XII. The clamping of cars and towing them away is more akin to a character of a city street than the Albert Park Conservation Area

5.0 **Officer Comments**

- 5.1 The material considerations relevant to this application are narrowly focussed because it is an application under the Advertisement Regulations. These regulations only allow

two material considerations to be assessed – the visual impact of the proposed signage on the amenity of the area, and the potential harm to highway safety resulting from any potential distraction caused by the signage.

5.2 Therefore many of the grounds of objection that have been expressed are not material to the application. For clarity, the following objections are not material:-

- The mechanics of the proposed parking controls (ie whether it is by permit controlled through clamping, or whether some other method is used)
- The impact of the proposed controls on events at St Michael’s Church
- The potential for displacement of parking to other streets
- The potential touring of drivers waiting for spaces

5.3 The mechanics of the proposed controls are a matter for Christ’s Hospital and the affected parties. The fact that Park Road and Park Crescent are not a public highway, but private roads, gives Christ’s Hospital the legal right to impose parking controls if it sees fit to do so and to choose what type of parking scheme to operate. These matters are outside the control of the District Council.

5.4 Members essentially are being asked to consider only the visual appearance and highway safety implications of the proposed signs in their context, which is the Albert Park Conservation Area. Officers consider the amendments that have been made to the application are significant. In this regard, there are now single entry signs proposed at every entry point (as opposed to double signs at some points which would have created clutter) and the proposed signage within the Park has been deleted. The proposed dark green background colour for the signs is considered much more sympathetic to the Victorian character of the area.

5.5 Only two of the signs will require new street furniture. The photo-montages submitted by the applicants support their contention that the proposed signage will be relatively subdued in size and impact. Consequently, Officers consider that the proposal as amended does not cause harm to the visual amenity of the area and, as such, does not harm the character or appearance of the Conservation Area.

5.6 The highway safety aspect solely relates to the potential distraction of the signs themselves and not to any other highway safety issues. The County Engineer has carefully considered the application and does not consider that any danger from distraction will arise. Consequently, he does not object to the application.

5.7 English Heritage has suggested a review period for the signage, after which the number of signs could be reduced if felt necessary. Officers consider that there is sufficient information about the signs to make a permanent decision. In any event, the applicants have stated that the proposal represents the minimum number of signs that can be used for the scheme to be effective. Once the signs are installed, Officers consider it would be difficult to reduce them in number.

## 6.0 **Recommendation**

6.1 *That Advertisement Consent is granted subject to Standard Conditions*



This drawing is the copyright of Westwaddy ADP and the permission of the Copyright Clearance Center is granted for inspection in relation to a planning application only if those copies are made in the following manner:  
 Westwaddy ADP, pursuant to Section 17 of the Copyright Act 1988, hereby grants a licence to the copyright owner for the purpose only of making a copy of this drawing for use in a planning application. This copy must not be used for any other purpose without the prior written permission of the Copyright owner.  
 No liability is accepted for errors in or arising from this drawing. No liability is accepted for errors in or arising from any other drawing or plan prepared by Westwaddy ADP for any other purpose. No liability is accepted for errors in or arising from any other drawing or plan prepared by Westwaddy ADP for any other purpose. No liability is accepted for errors in or arising from any other drawing or plan prepared by Westwaddy ADP for any other purpose.

# APPENDIX 1

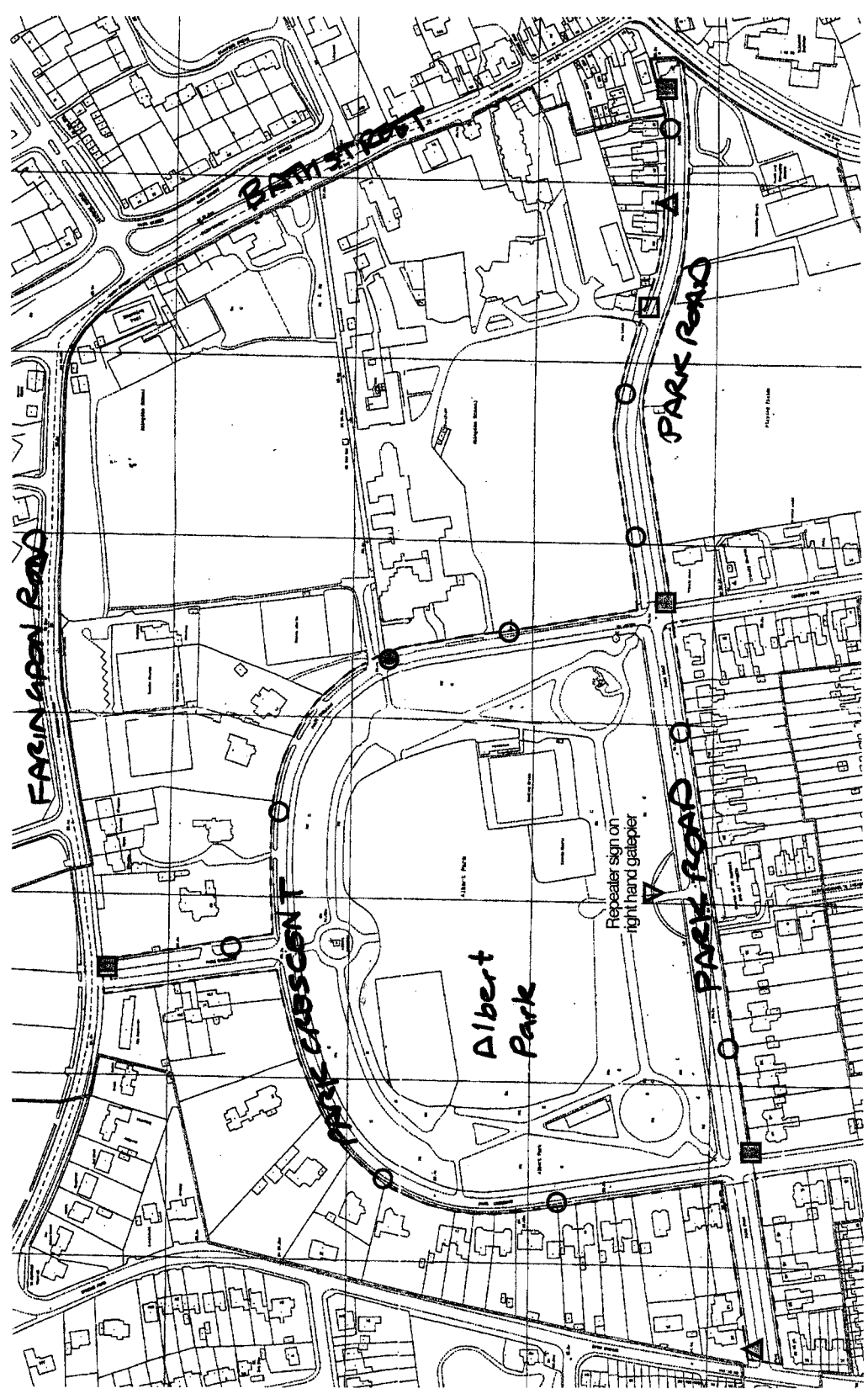
Ref/Date	Revisions	Initials/Function
D Mar 08	Revised Internal Space Outline Plan as requested by LPA	GH
C Jan 08	Reduction in signage at vehicular entrances as requested by LPA	GH
B Dec 07	Minor adjustments to block and white report as requested by LPA	GH
A Nov 07	Conservation area and registered park and garden added	GH

Christ's Hospital of Abingdon  
 Proposed parking management scheme,  
 Park Road and Park Crescent, Abingdon

The Architects  
 20 Easton Hill Street  
 Abingdon, Oxfordshire, OX14 5EB  
 Tel: 01235 571822  
 Fax: 01235 571822  
 architects@westwaddyadp.co.uk  
**westwaddy ADP**  
 ARCHITECTS AND TOWN PLANNERS

Date August 2007  
 Scale 1 : 2500 @ A3  
 Drawn GH  
 Checked GH  
 Job CHF P01  
 Rev. D

VALE OF WHITE HORSE DISTRICT COUNCIL  
 REC'D 13 MAR 2008  
 CORPORATE POSTAL SERVICES - 2



- 610 x 460mm Entry Sign A**
- Entry sign on existing post
  - Entry sign on existing lamp post
  - △ Entry sign on new post
- 287 x 210mm Internal Sign B**
- Repeater sign on existing post
  - Repeater sign on existing lamp post
  - △ Repeater sign on new post
  - ▽ Other location
- Area designations**
- - - Registered park or garden of historic interest
  - Albert Park Conservation Area

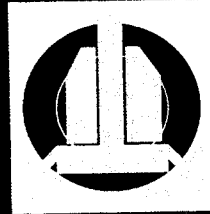
**PRIVATE PROPERTY**  
**RESIDENT PERMIT PARKING ONLY**

VEHICLES WILL BE IMMOBILISED IF:

- YOU FAIL TO DISPLAY A VALID RESIDENT PARKING PERMIT

**CLAMPING IN OPERATION 24HRS**

(EXCEPT SUNDAYS AND PUBLIC HOLIDAYS  
BETWEEN 7.00AM AND 11.00PM)



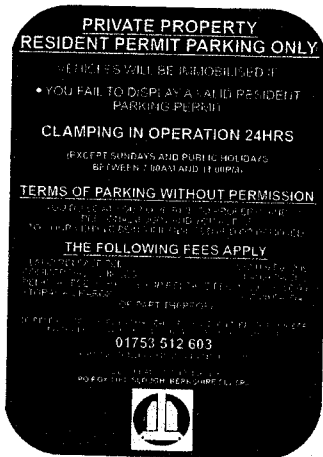
**RELEASE FEE £120.00 to £180.00**

**PARKING CONTROL MANAGEMENT (UK) LTD**  
**PO BOX 1161, SLOUGH, BERKSHIRE SL2 5PJ**  
**01753 512 603**

**Entry Sign A**  
610 x 460mm

**APPENDIX 1**

This drawing is the copyright of V may not be copied or repro permission. The Copyright Order Planning Authority to copy and dist inspection in relation to a Planning copies are marked in the following:  
 \*This copy has been made with Waddy: ADP pursuant to Sectio Designs and Patents Act 1988 and public inspection. This copy must n priorwritten permission of the Copyr Do not scale from drawings unless only. Use figured dimensions at al doubt contact West Waddy:ADP Dimensions to be checked on site | and any discrepancies reported to t|  
 The accuracy of this drawing may information provided by third part accepted by WestWaddy:ADP for | such third party survey information.



Internal Sign B  
297 x 210mm

Rev	Date	Revisions
C	10.3.08	Sign C (car park ent and repeater) removed at request of LPA
B	06.3.08	Border added around the edge of sign A at request of LPA
A	19.2.08	Colour of background altered to match BS ref 14C39 (Pantone ref 5545)

Christ's Hospital of /

Proposed parking manage  
Park Road and Park Cresc

The Malthouse  
60 East St. Helen Street  
Abingdon, Oxfordshire, OX14 5EB  
Tel (01235) 523139  
Fax (01235) 521662  
e-mail: enquiries@westwaddy-adp.co.uk  
ARCHITECTS AND TOWN PLANNER

westwaddy AD

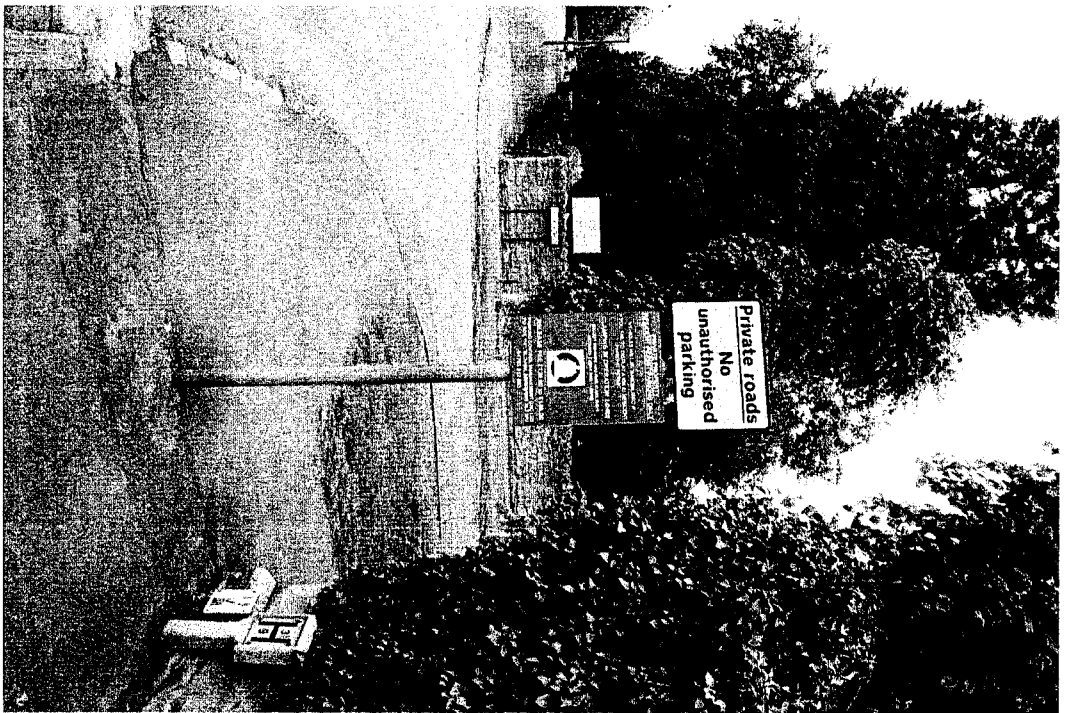
Date AL

Scale

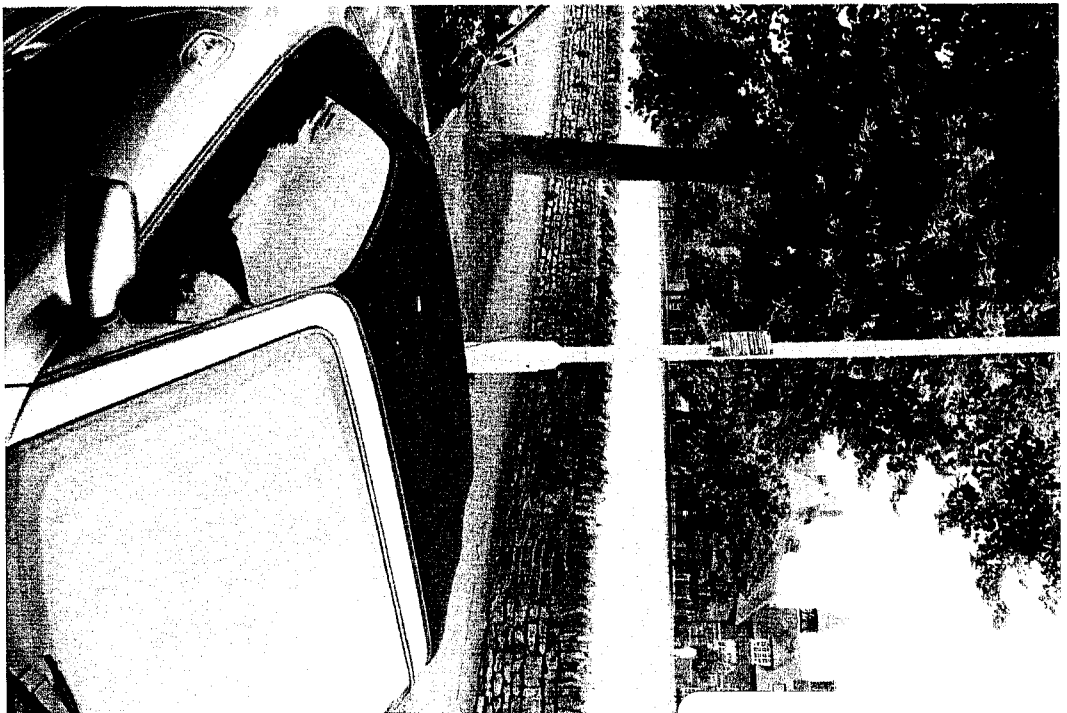
Drawn GH

Job	CHF	Dwg No.	P02
-----	-----	---------	-----

APPENDIX 1



CHF/04A Proposed entry sign on existing pole at north end of Conduit Road. The existing sign is obviously being ignored and is apparently ineffective in enforcement proceedings



CHF/03B A closer view of this proposed repeater sign

VALE OF WHITE HORSE  
DISTRICT COUNCIL

RECD 29 NOV 2007

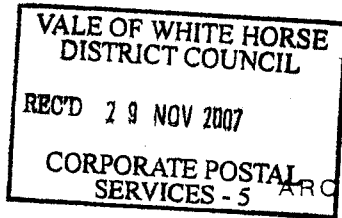
CORPORATE POSTAL  
SERVICES - 4

CHF: Parking scheme for Christ's Hospital, Abingdon: November 2007  
Photo page CHF/03

ARCHITECTS AND TOWN PLANNERS  
westwaddy ADP



ABG/20379



CHF/06/GH  
28 November 2007

# westwaddy ADP

Martin Deans  
Area Planning Officer (North)  
Vale of White Horse DC  
Abbey House  
ABINGDON  
OX14 3JN

ARCHITECTURE  
TOWN PLANNING  
DEVELOPMENT CONSULTANCY  
PROJECT MANAGEMENT  
INTERIOR DESIGN  
URBAN DESIGN

Dear Martin

## Parking Management Scheme, Park Road and Park Crescent, Abingdon: Christ's Hospital of Abingdon

Following our exchange of correspondence, the Governors of Christ's Hospital have asked us to submit an application for advertisement consent for the signs relating to their traffic management scheme for Park Road and Park Crescent.

Please therefore find the following documents enclosed:

- 4 copies of advertisement application form
- 4 copies of plan CHF/P01 showing location and type of proposals
- 4 copies of drawing CHF/P02 showing details of proposed advertisements
- 4 copies of photo pages CHF/01 - 05
- 1 copy of letter dated 19 October 2007 from Christ's Hospital to residents of Park Road and Park Crescent
- Fee cheque for £265.00 payable to VWHDC

### The background

Albert Park and its residential surroundings are the responsibility of Christ's Hospital of Abingdon. This is a charitable body created in 1553 by Royal Charter under Edward VI, some five years after the suppression of the Fraternity of the Holy Cross which was responsible for building Abingdon Bridge in 1416, and of the Guild of Our Lady, in existence by 1247. Christ's Hospital took over the running of the Long Alley Almshouse of 1446 next to St Helen's Parish Church, built the Brick Alley Almshouses nearby in 1718, and has since taken responsibility for three other picturesque and historic almshouses in Abingdon.

Albert Park was laid out in 1861-2 by the Charity on Conduit Field. The attractive Victorian suburb surrounding it was developed over the succeeding years. Its historic importance and undoubted charm have led to its place on the Register of Historic Parks or Gardens maintained by English Heritage. The Park and its suburb were designated as a Conservation Area in 1975. While the Conservation Area is more extensive, the area proposed to be covered by the signs is precisely the outline of the Register entry. The boundaries of the two areas are indicated on drawing CHF/P01.

### The issues

As you will know from previous correspondence, there are considerable problems in the Albert Park area arising from motorists using the Charity's private roads and also parking their cars. This creates pressures on the maintenance of the special character of the Albert Park area and harms its visual appearance.

TEL: 01235 - 523139  
FAX: 01235 - 521662

E-MAIL



THE MALHOUSE 60 EAST ST. HELEN STREET A

PARTNERS:  
PHILIP D WADDY BA(HONS) DIPLOMA (OXFORD) RIBA FRSA RO  
JOHN ASHTON DIPLOMA (OXFORD) MRTPI MII  
STEPHEN SIMKINS BA(HONS) DIPLOMA (OXFORD) RIBA

## Appendix 2

The roads around Albert Park were laid out in the mid 19<sup>th</sup> century to a limited specification, and the road surfaces and particularly the kerbs and verges cannot cope with the demands currently being placed on them. Surveys conducted by the Charity have found that between 70 and 100 cars have been parked on any one weekday and on some evenings when special events are taking place in the town. The Charity has the power to control access and parking, but it has been advised that the controls cannot currently be enforced unless it is made absolutely clear to all users that the controls are in place and will be enforced in a particular way. This requires explicit and detailed signs at the vehicular entrances to the schemes and also sufficient repeater signs so that it cannot be argued that signs were not ready to hand and clearly visible.

As well as traffic movements, the number of illegally parked cars, particularly in Park Road, affects the management and the operation of the area, and harms its visual character and appearance. Park Road is the focus of fly-parking because it is closest to the town centre and to bus stops connecting Abingdon with other centres. It is therefore most attractive to those wishing to avoid the parking controls imposed by the local authorities and enforced in their turn by the use of signage in Abingdon's historic streets.

The alternative to dealing with the pressure of unauthorised vehicles in Albert Park would require the relaying the roads and the insertion of kerbs and bollards. This cannot be countenanced because of the visual effect on the Conservation Area and the Registered Park or Garden. Furthermore, the financial cost is prohibitive.

County Highways have agreed that the signs proposed may be positioned on lamp columns. It is intended to use existing lamp columns and posts wherever possible, and one repeater sign is proposed to be placed on a gate pier in the centre of the southern boundary of the Park.

The local planning authority has already been approached for informal comments on the proposals. The original submission included details of traffic circulation proposals and of details relating to car parking in Albert Park. You were able informally to accept the installation of single larger signs at four of the entrances/exits to the Park Road/Park Crescent system but could not support additional entrance warnings or any of the repeater signs proposed in these streets. However, and as previously submitted, any scheme has to provide sufficient warning to be fair and equitable and also to prevent enforcement failing on a technicality because warning signs might not have been sufficiently obvious. The scheme as a whole cannot work without the necessary repeater signs, and without obvious signs for those parking their cars and exiting anywhere from the Albert Park area. A warning sign is particularly critical at the east end of Park Road, to remind the majority of those that the scheme would be set up to address. As the system would be unworkable with only the signs to which you have given your informal officer approval, the application is therefore made on the basis of the entrance-exit signs and the repeaters as recently notified to you.

### **The signs to be used, and the potential operation of the system**

The attached plan CHF/P01 and sheet CHF/P02 indicates the locations proposed and the signs to be employed. It draws on the considerable experience of Parking Control Management UK Ltd (PCM) in the design and operation of parking management schemes. PCM have confirmed that the effect of the parking arrangements is virtually immediate and effective, and that it is often possible within a relatively short period to reduce the level of repeater signage once the message has "got across".

The Charity has commissioned full-scale replicas on foamboard of the proposed 610 x 460mm entrance/exit sign and the 297 x 210mm repeater sign from PCM. These were brought to site and photographed to demonstrate the limited visual impact of the signs. These mock-ups remain in our offices and can be produced for committee consideration *in camera* or on site. I would like to point out that Photo CHF/02B confirms that the repeater signs are less intrusive than the existing Neighbourhood Watch signs which, as you are aware, benefit from deemed consent under current Advertisement Regulations.

A small area within the Park, previously used for this purpose, is to be set aside for legitimate parking within the Traffic Management area, subject to a two-hour limit. Two special signs are proposed here, a larger sign visible along the entrance from Park Crescent and a repeater inside the Park. They are also shown on the enclosed plan CHF/P01 and sign details sheet CHF/P02.

The operation of the system is encapsulated in the letter dated 19 October and sent by the Charity to all residents of Park Road and Park Crescent. A copy of this letter is enclosed with this application.

## Conservation issues

PPG15 'Planning and the Historic Environment' states at paragraph 4.10 that "the character and appearance of many conservation areas is heavily dependent on the treatment of roads, pavements and other public spaces" and that "it is important that conservation policies are fully integrated with other policies for the area, eg for shopping and traffic management" (my emphasis). Statutory integration is not appropriate here because of the private ownership of the road network, but the message is the same. The measures to control parking proposed here will demonstrably enhance the character and appearance of the Conservation Area by reducing damage to the road surfaces and the verges that form an essential element of the Area. The Charity accepts that "All outdoor advertisements affect the appearance of the buildings or the neighbourhood where they are displayed" (PPG15, paragraph 4.31) but, as the guidance continues:

"The main purpose of the advertisement control system is to help everyone involved in the display of outdoor advertising to contribute positively to the appearance of an attractive and cared-for environment".

While this is the basis for the application of more exacting standards by local planning authorities, it is again submitted that a prerequisite for "an attractive and cared-for environment" in Albert Park is the protection of roads and verges and the removal of unauthorised parking. The necessary signage is insignificant in comparison. The size and character of the signs proposed is far below that which might be subject to additional control by the adoption of an 'area of special control'. As one of the submitted photographs demonstrates, a proposed repeater sign is smaller and less obtrusive than a Neighbourhood Watch sign that has been installed with deemed consent.

The damage to roads and verges, and the visual impact of parked cars, are likely to be classed as a negative factor in the Conservation Area, "a consequence of harmful pressure" as set out in paragraph 4.21 of English Heritage's "Guidance on conservation area appraisals". The proposals seek to limit this damage and this visual impact, to preserve and enhance the character and appearance of the Conservation Area and to retain the special interest of the Registered site.

## Conclusion

I trust that the above enables the Council to conclude the signs proposed are as attractive as possible, are proportionate to their task, will be reviewed over time, and are considerably less intrusive than the unauthorised parked cars that they are seeking to control. The existence of these vehicles and the damage they are causing to road surfaces and roadside verges impacts on the character and appearance of the Conservation Area and the quality of the Registered Park or Garden. The Governors of Christ's Hospital are mindful of their responsibilities in Albert Park and are seeking to exercise their legitimate controls to benefit the area in a way that is demonstrably less obtrusive than standard traffic signage which is commonly employed in historically sensitive locations.

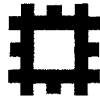
Yours sincerely



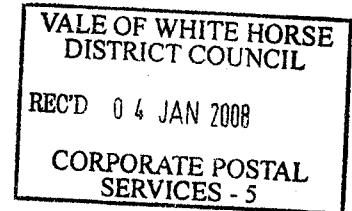
Geoffrey Huntingford BSc(Hons) MA MRTPI IHBC  
on behalf of West Waddy : ADP  
[g.huntingford@westwaddy-adp.co.uk](mailto:g.huntingford@westwaddy-adp.co.uk)

Encs.

cc Mr C Nutman, Clerk to the Governors of Christ's Hospital  
Andrew Oliver, PCM



ENGLISH HERITAGE  
SOUTH EAST REGION



Mrs S Dawson  
Vale of White Horse District Council  
Environmental Services Directorate  
PO Box 127  
ABINGDON  
Oxfordshire  
OX14 3JN

Direct Dial: 01483 252026  
Direct Fax: 01483 252001

Our ref: P00055238  
2 January 2008

Dear Mrs Dawson

**Notifications under Circular 01/2001 & GDPO 1995  
CAR PARK ALBERT PARK, PARK CRESCENT AND PARK ROAD, ABINGDON,  
VALE OF WHITE HORSE, OXFORDSHIRE, OX14 1DF  
Application No ABG/20379**

Thank you for your letter of 18 December 2007 notifying us of the application for planning permission relating to the above site. We do not wish to comment in detail, but offer the following general observations.

#### **English Heritage Advice**

The main issue appears to be striking an appropriate balance between the potential adverse impact of signage which is required to control the demonstrably adverse impact of car parking on the special character of the designed landscape in this conservation area. English Heritage notes that the potential for adverse impacts arising from additional signage has been reduced by using existing lamp posts wherever possible and in the design of the signage itself. We advise that if your council is minded to permit the application a condition should be attached which would review the affect of the controls and therefore the potential for a subsequent reduction in the number of signs.

#### **Recommendation**

We would urge you to address the above issues, and recommend that the application should be determined in accordance with national and local policy guidance, and on the basis of your specialist conservation advice. It is not necessary for us to be consulted again. However, if you would like further advice, please contact us to explain your request.



EASTGATE COURT 195-205 HIGH STREET GUILDFORD SURREY GU1 3EH

Telephone 01483 252000 Facsimile 01483 252001  
[www.english-heritage.org.uk](http://www.english-heritage.org.uk)

*English Heritage is subject to the Freedom of Information Act. All information held by the org  
response to a Freedom of Information request, unless one of the exemptions in*

**APPENDIX 3**



**KEN/20447 – Mr J Eekelaar**

**Variation of condition 3 of planning permission KEN/7664 to exclude number 5 Perkins from age restriction.**

**5 Perkins, Upper Road, Kennington, OX1 5LN.**

- 1.1 This application was considered by Committee on 12<sup>th</sup> May 2008, when it was recommended for approval. Committee however, resolved to refuse planning permission, with the suggested reasons for refusal to come back to Committee for agreement.
- 1.2 The following reason is suggested, and is considered to reflect Committee's resolution to refuse planning permission to vary condition 3:
  1. *In the opinion of the District Planning Authority, the removal of No.5 Perkins from the age restriction condition would be contrary to the intention of the condition and would undermine the provision of elderly person accommodation to the detriment of the community. It would fail to preserve the limited amount of specifically designed elderly person accommodation which contributes positively to the provision of an inclusive mixed community within the village. As such the proposal is contrary to Policy H16 of the adopted Vale of White Horse Local Plan 2011 and to advice contained in PPS1 "Delivering Sustainable Development" and PPS3 "Housing".*

**ABG/20476 – Mr & Mrs Shead**

**Erection of a ground floor extension to side and rear to form additional living accommodation. Demolition of garage to rear.**

**9 Ethelhelm Close, Abingdon, OX14 2RE.**

**1.0 The Proposal**

1.1 This is an application for a single storey rear and side extension to provide an additional living room to the rear, plus utility to the side, along with the demolition of the existing garage.

1.2 **Appendix 1** is a site location and block plan, **Appendix 2** details the elevation plans and **Appendix 3** the floor plans.

1.3 The plans have been amended from those originally submitted. The original plans are in **Appendix 4**. The rear extension remains unchanged, whilst the side extension now includes a utility room only.

1.4 The original plans proposed a new garage to the side of the property, extending 1.2m to the front and encompassing a front porch; however, the internal measurement of the garage was 0.3 metres short of the minimum width of 2.5 metres, and did not therefore represent a valid parking space. On this basis, the application did not retain the minimum requirement of two off street parking spaces. The amended plans, therefore, have omitted the new garage.

1.5 The application comes to Committee because of objections received from Abingdon Town Council to the original proposal.

**2.0 Planning History**

2.1 None.

**3.0 Planning Policies**

3.1 Policies H24, DC1 and DC9 of the adopted Local Plan require all new development to achieve a high standard of design and not cause harm to neighbours, or to the character and appearance of its surroundings.

**4.0 Consultations**

4.1 Abingdon Town Council objected to the original proposal on the grounds that the proposal was “contrary to H24, sections II (the scale, massing and positioning of the proposal would not result in a dwelling of design and appearance that would cause demonstrable harm to the character an appearance of its surroundings) and section IV (adequate off street parking, turning space and garden space remain) and contrary to DC5 section IV (adequate and safe provision will be made for parking vehicles and cycles) under the Vale of white horse Adopted Local Plan 2011”.

4.2 The County Engineer raises no objection to the amended plans subject to conditions.

07/08

4.3 The neighbour at No 10 Ethelhelm Close raised objections to the original proposal, and has raised further objections on the amended plans. These objections are on the basis of over dominance and inconvenience in relation to the side extension being very close to the boundary line and the possibility of the footings crossing the boundary. This could become a civil matter under the Party Wall Act as, according to the neighbour, no agreement between the parties has been reached. Concern is also expressed that two clear parking spaces need to be retained for parking as current parking to the side of the property is restricted by a caravan.

## 5.0 **Officer Comments**

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

- i) whether the proposal would have a harmful impact on the street scene;
- ii) whether the proposal would have a harmful impact on the amenities of neighbouring properties;
- iii) whether adequate parking provision is retained.

5.2 No 9 Ethelhelm Close is a semi detached house situated off a shared driveway with No 8 and No 10, in a cul de sac location and within a mix of semi detached and detached properties. The proposed design as a single storey extension to the rear and side, and set back 3.5 metres from the front of the property is subordinate to the main house. It is not considered, therefore, that the proposal would harm the street scene.

5.3 The second issue is impact on neighbours. The rear extension extends 3 metres which complies with the Design Guide for a semi-detached property. The attached neighbour has a conservatory to the same depth and the proposal is approximately 200mm off the boundary to this side and approximately 100mm off the boundary with the detached property at No 10. There is considered to be no harmful impact of this rear extension to either neighbouring property.

5.4 With regard to the proposal for demolition of the existing garage to free up garden space; this is on the boundary with no 10 and there is felt to be no harmful impact of its removal on no 10 subject to making good the boundary between the two properties, which is currently marked by the external wall of the garage. There is no harmful impact on either neighbouring property of the proposed small porch extending 1.2 metres to the front of the property and the vehicular access is unaffected.

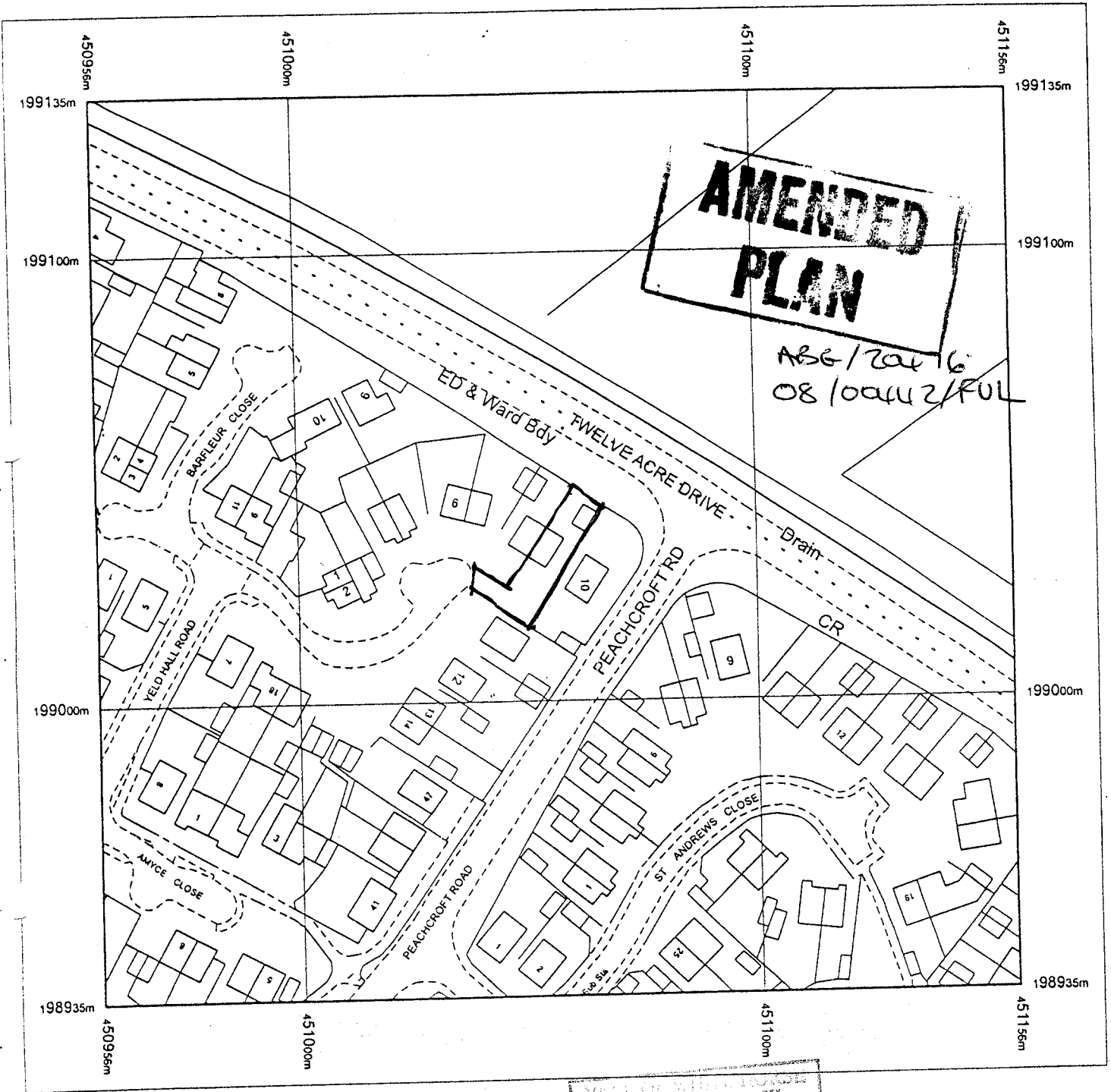
5.5 The side proposal wraps around from the rear extension along the south-eastern boundary with No 10 along the existing driveway. The proposal also includes the demolition of the existing garage at the back of the garden, which is currently accessed via this driveway. The original proposal extended along the entire length of the property and 1.2 metres to the front, encompassing a front porch. This, coupled with the insufficient width of the new garage, meant that the original proposal did not retain sufficient off-street parking and was not supported by Officers. The amended proposal removes the new garage, leaving approximately 14 metres of driveway to the side and front of the house. This retains two off street parking spaces which is the requirement for a three bedroom property.

## 6.0 **Recommendation**

07/08

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

1. TL1 Time Limit
2. RE1 Matching Materials
3. MC26 Boundary Fence
4. MC20 Amended Plans



Produced 20.02.2008 from the Ordnance Survey National Geographic Database and incorporating surveyed revision available at this date. © Crown Copyright 2008.

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

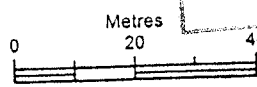
Ordnance Survey and the OS Symbol are registered trademarks and OS Sitemap is a trademark of Ordnance Survey, the national mapping agency of Great Britain.

The representation of a road, track or path is no evidence of a right of way.

The representation of features as lines is no evidence of a property boundary.

WARD OF ST. ANDREWS  
DISTRICT COUNCIL  
MAY 06 MAY 2008  
COMPACT POSTAL  
SERVICES-3

9 Ethelholm Close, OX14 2RE



Scale 1:1250

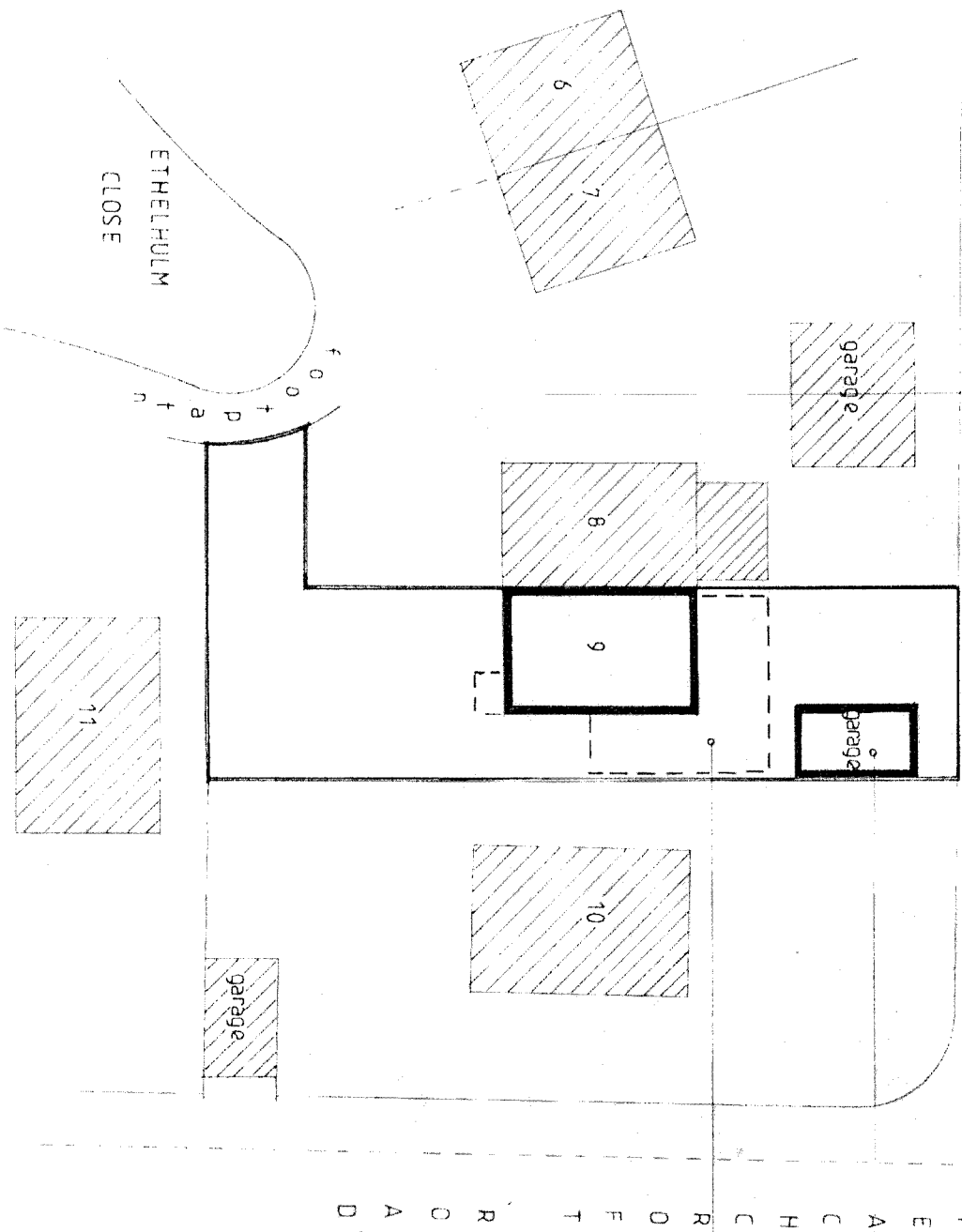
Supplied by: Centremaps  
Serial number: 00659100  
Centre coordinates: 451056 199035

Further information can be found on the OS Sitemap Information leaflet or the Ordnance Survey web site:  
[www.ordnancesurvey.co.uk](http://www.ordnancesurvey.co.uk)

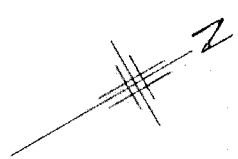
**APPENDIX 1**

EXISTING BLOCK PLAN

T W E L V E    A C R E    D R I V E



EXISTING BLOCK PLAN AT 9 ETHELHULM CLOSE, ABINGDON VALE OF WHITE HORSE OXFORDSHIRE, OX14 2RE



**APPENDIX 1**

- existing garage to be demolished
- proposed extension within chain dots

**AMENDED PLAN**

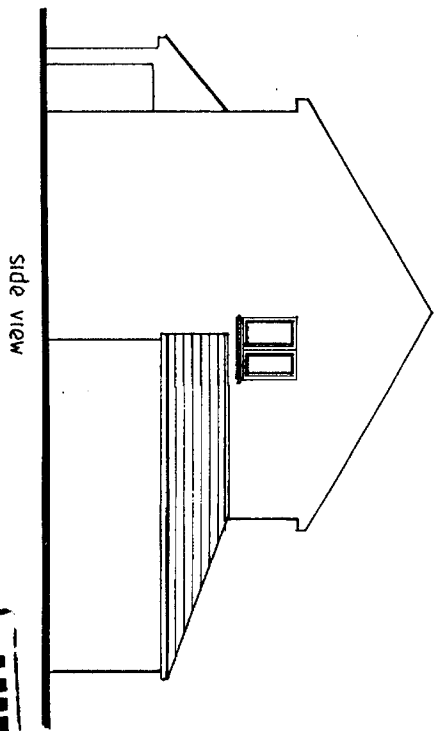
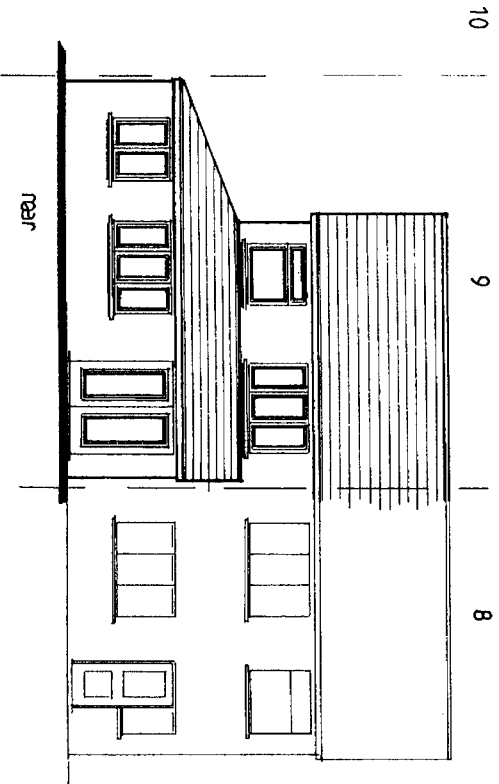
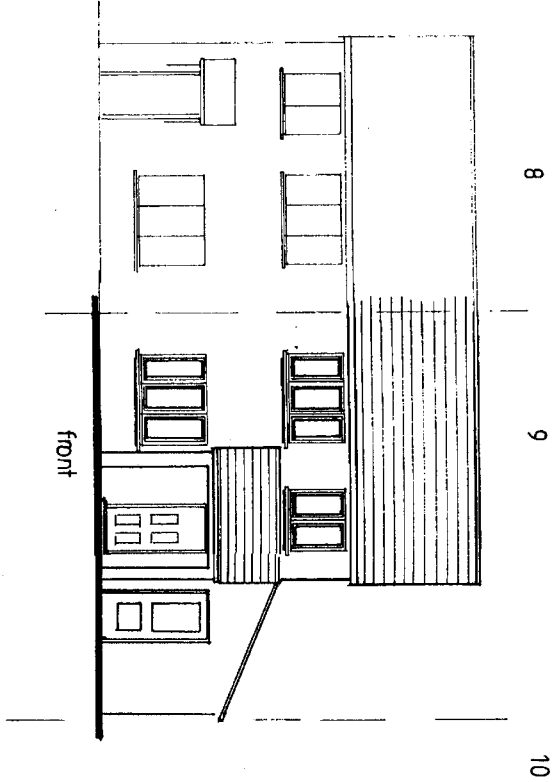
AS- / 2014 76  
OS / 2014 76

OXFORDSHIRE COUNTY COUNCIL  
DISTRICT COUNCIL  
COMMUNITY SERVICES

**AMENDED AND REVISED DETAIL**  
 • boundary and driveway added  
 NOTE details take from O S ref  
 SU 5098, TITLE N° 72803 and N.G.  
 451056, 199035.

scale 1:200 drawn by CWM  
 date 7.3.08 drawing n° 0255/A  
 copyright reserved 01235862693

PROPOSED ELEVATIONS



**AMENDED PLAN**

VALE OF WHITE HORSE  
DISTRICT COUNCIL  
HEATH 06 MAY 2008  
CERMONKILL POSTAL  
SERVICES

NSG/2007b  
08/00442/F-04

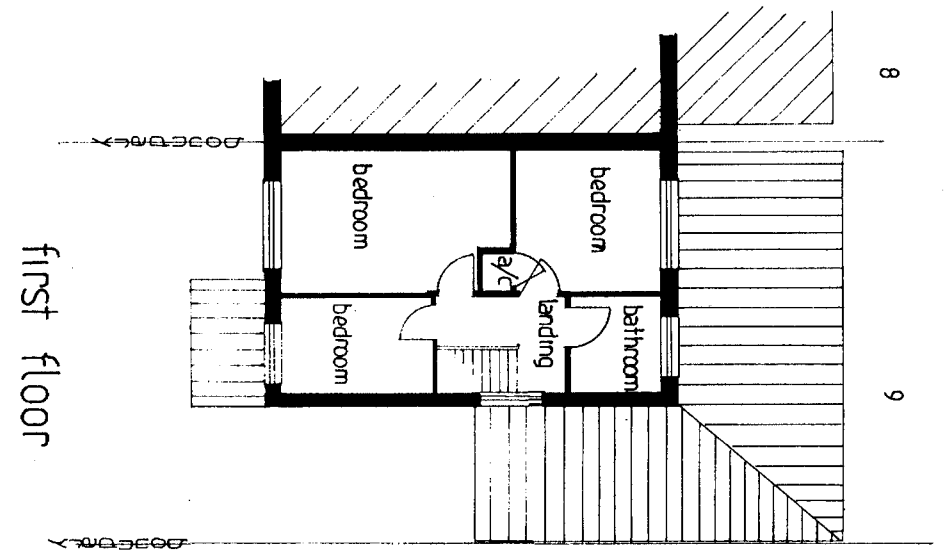
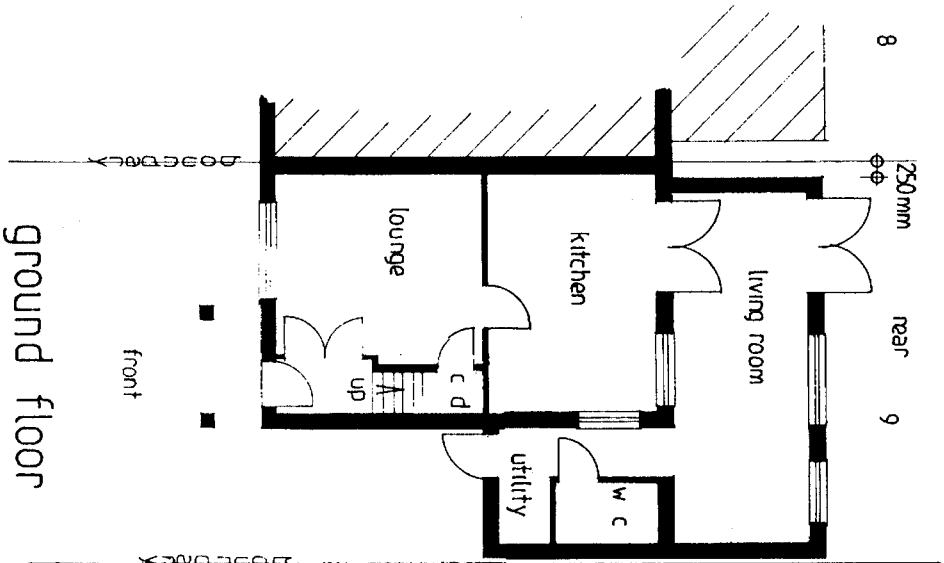
**APPENDIX 2**

PROPOSED ELEVATIONS AT 9 ETHELHULM CLOSE ABINGDON VALE OF WHITE HORSE OXFORDSHIRE OX14 2RE

<p>AMENDED AND REVISED DETAILS</p> <ul style="list-style-type: none"> <li>garage removed 28.4.08</li> </ul>	<p>scale 1 : 100 drawn by CWM</p> <p>date 6 3 08 drawing n° 0253/A</p> <p>copyright reserved 01235862693</p>
---	--

WM

PROPOSED GROUND FLOOR LAYOUT



PROPOSED GROUND FLOOR LAYOUT AT 9 ETHELHULM CLOSE ABINGDON VALE OF WHITE HORSE OXFORDSHIRE OX 14 2RE

APPENDIX 3

NOTE position of proposed structure and any overhang has been agreed between owners/freeholders: ref party wall act 1996 sec 1 (211 (511)) LINE OF JUNCTION (boundary between owners).

**AMENDED PLAN**

VALLEY OF WHITE HORSE DISTRICT COUNCIL  
 RECEIVED 06/04/2008  
 COMMUNITY FOREST

AMENDED AND REVISED DETAIL  
 • garage removed 28.4.08

scale 1:100. drawn by CWM  
 date 7.3.08, drawing n° 0254/A  
 copyright reserved 01235862693



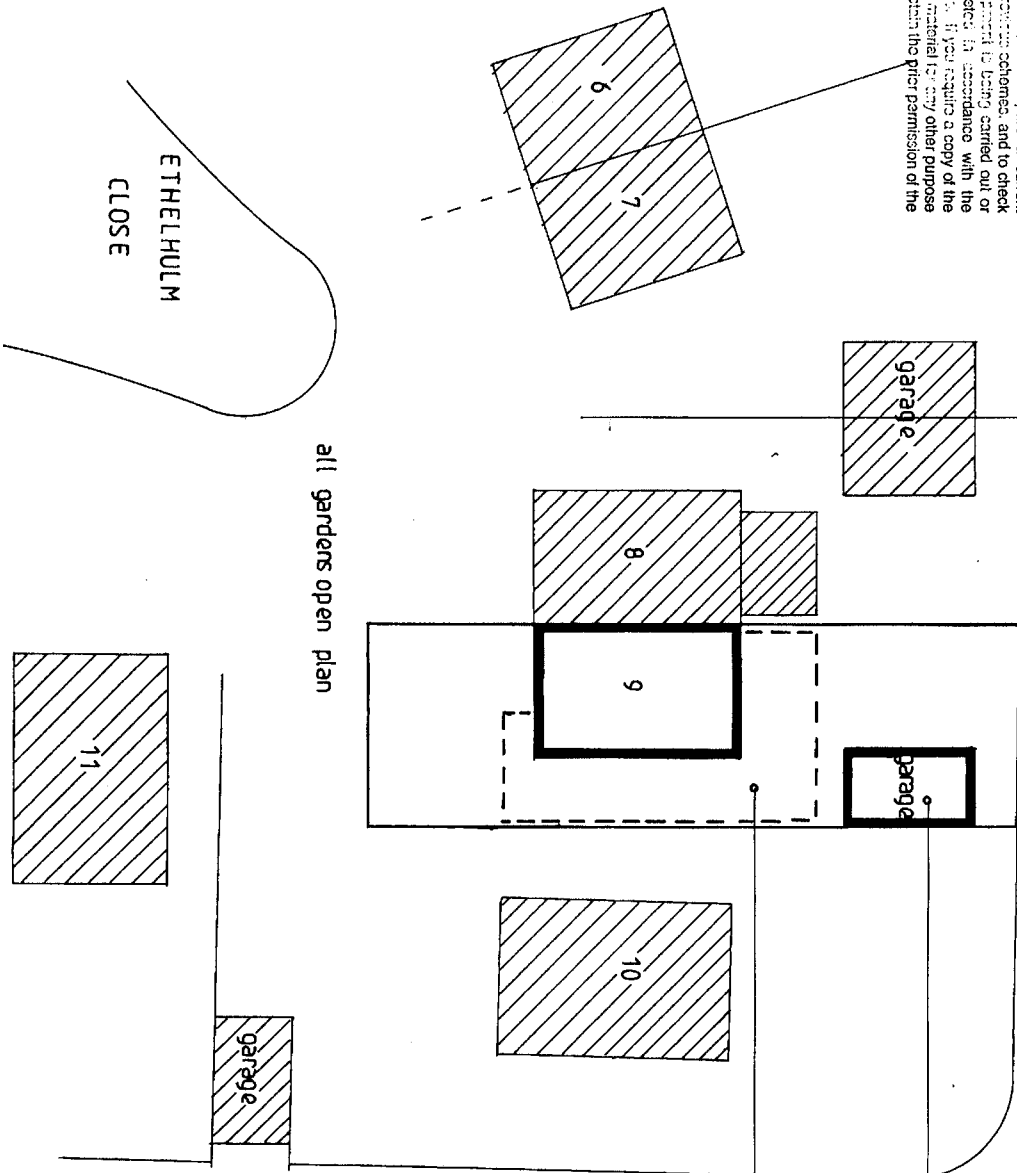
# EXISTING BLOCK PLAN

T W E L V E    A C R E    D R I V E

APPENDIX 4

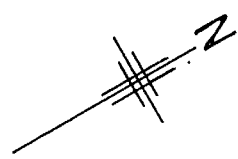
This drawing is protected by the Copyright, Designs and Patents Act 1988 (Section 47). You may only download and/or print a copy for application with planning schemes, and to check whether a development is being carried out or has been completed in accordance with the approved drawings. If you require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

- 1:20 = 1.2m
- 1:50 = 3m
- 1:100 = 6m
- 1:200 = 12m
- 1:500 = 30m
- 1:1250 = 75m
- 1:2500 = 150m



all gardens open plan

P A R K I N G    P A R K I N G



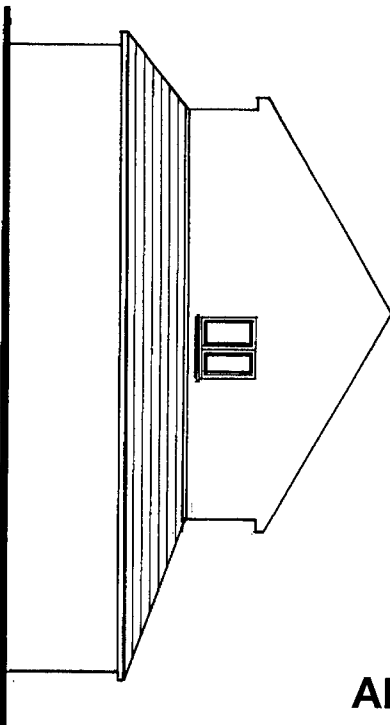
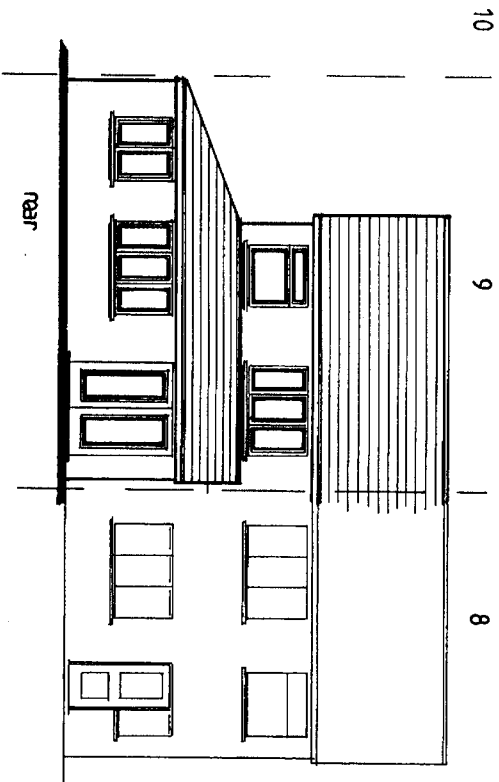
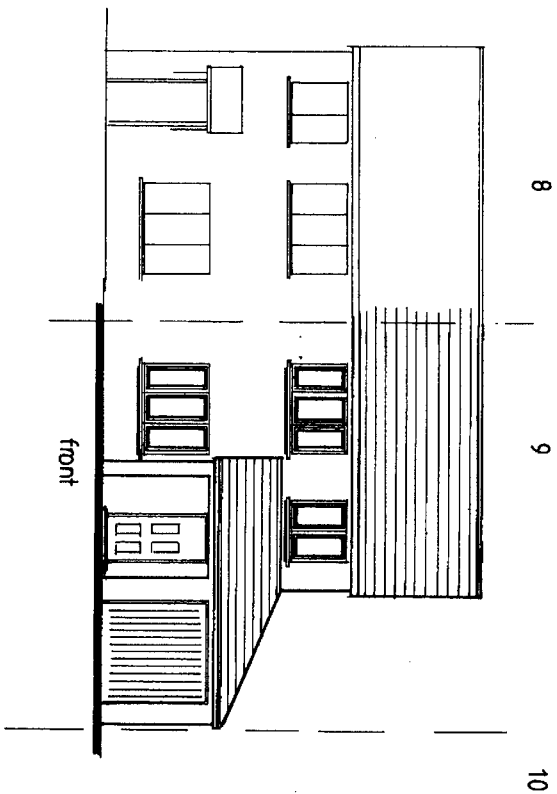
- existing garage to be demolished
- proposed extension within chain dots

VALE OF WHITE HORSE  
DISTRICT COUNCIL  
REC'D 11 MAR 2008  
CORPORATE POSTAL  
SERVICES - 2

08100442/FUL AB9/204710  
scale 1:200 drawn by CWM  
date 7.13.08 drawing n° 0255  
copyright reserved 01235802693  
WM

EXISTING BLOCK PLAN AT 9 ETHELHULM CLOSE ABINGDON VALE OF WHITE HORSE OXFORDSHIRE OX14 2RE

# PROPOSED ELEVATIONS



## APPENDIX 4

- 1:20 = 1.2m
- 1:50 = 3m
- 1:100 = 6m
- 1:200 = 12m
- 1:500 = 30m
- 1:1250 = 75m
- 1:2500 = 150m

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

08/00442/FUL RBQ/20476

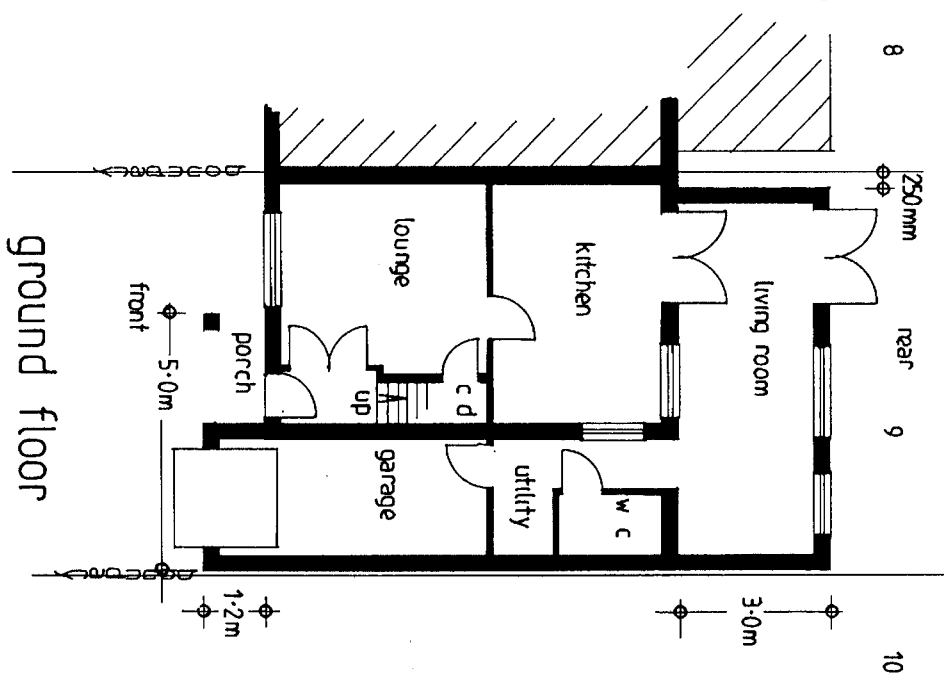
scale 1 : 100 drawn by CWM  
 date 6 3 08 drawing n° 0253  
 copyright reserved 01235862693

WM

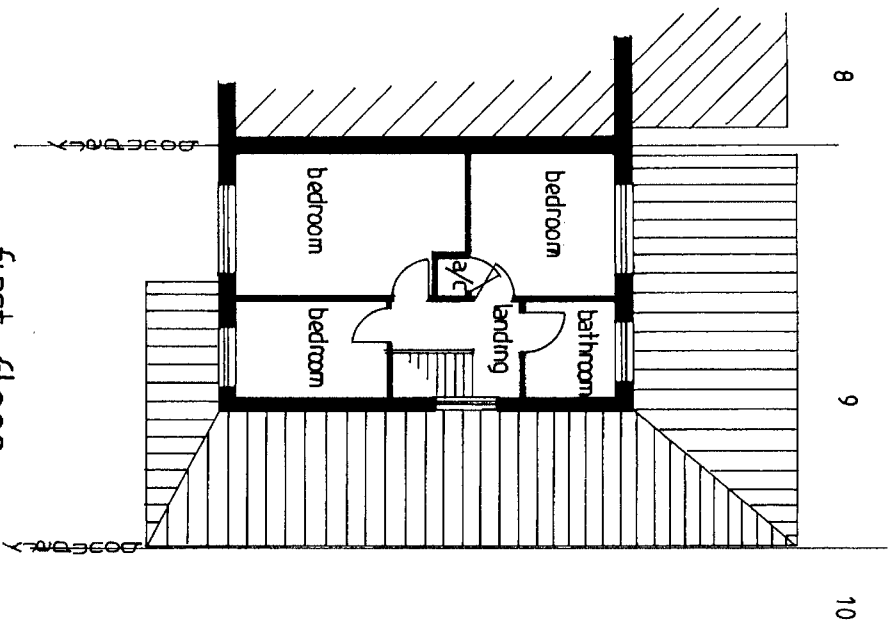
PROPOSED ELEVATIONS AT 9 ETHELHULM CLOSE ABINGDON VALE OF WHITE HORSE OXFORDSHIRE OX142RE

# PROPOSED GROUND FLOOR LAYOUT

- 1:20 = 1.2m
- 1:50 = 3m
- 1:100 = 6m
- 1:200 = 12m
- 1:500 = 30m
- 1:1250 = 75m
- 1:2500 = 150m



ground floor



first floor

This Design may be consulted without the approval of the architect.

## APPENDIX 4

right, You may not use or check out or in the of the purpose of the

NOTE position of proposed structure (living area, w/c, utility and garage) and any overhang has been agreed between owners/freeholders: ref party wall act 1996 sec 1 (2)(1)(5)) LINE OF JUNCTION (boundary between owners)

PROPOSED GROUND FLOOR LAYOUT AT 9 ETHELHULM CLOSE ABINGDON VALE OF WHITE HORSE OXFORDSHIRE OX 14 2RE

08/00442/Ful Rev/20476

scale 1:100, drawn by CWM  
 date 7.3.08, drawing n° 0254  
 copyright reserved 01235862693  
 WM

Appendix 4 (3 of 3)

## **DRA/20481 – Mr G Lester**

**Demolition of existing ground floor extensions and chimney. Erection of two storey extension and conversion of roof space to create two bedrooms. Erection of ground floor extension to form new kitchen. Installation of two velux windows and three dormer windows in roof.**

**8 High Street, Drayton, Abingdon, OX14 4JL.**

### **1.0 The Proposal**

1.1 This application seeks planning permission for the demolition of the existing chimney on the west elevation and the single storey extensions on the rear (south) elevation, and the erection of a two storey and single storey extension on the rear (south) elevation, together with an increase in height of the roof of the property and the construction of three dormer windows (two on the front/north elevation and one on the rear/south elevation). The proposed two storey extension measures 4.65 metres wide by 4.2 metres deep with an eaves height of 4.5 metres and a ridge height of 7.2 metres. The proposed single storey extension measures 4.15 metres wide by 3.9 metres deep with an eaves height of 2.4 metres and a ridge height of 4.3 metres. The roof of the property is being raised by approximately 0.5 metres to give an overall ridge height of 7.4 metres, with barn hipped gables on the east and west elevations. A copy of the site plan and application drawings are at **Appendix 1**.

1.2 The property lies within Drayton Conservation Area.

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

### **2.0 Planning History**

2.1 There is no planning history relating to the property.

### **3.0 Planning Policies**

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

3.2 Policy DC1 of the Local Plan refers to the design of new development, and seeks to ensure development is of a high quality and takes into account local distinctiveness and character.

3.3 Policy DC9 of the Local Plan refers to the impact of new development on the amenities of neighbouring properties in terms of, among other things, loss of privacy, daylight or sunlight, and dominance or visual intrusion.

3.4 Policy DC5 of the Local Plan seeks to ensure that safe and convenient access can be provided to and from land adjoining the highway network. These aims are also outlined in Policy T8 of the adopted Oxfordshire Structure Plan 2016.

07/08

3.5 Policy HE1 of the Local Plan relates to development within or affecting the setting of a Conservation Area, and seeks to ensure that any such development preserves or enhances the established character or appearance of the area.

#### 4.0 **Consultations**

4.1 Drayton Parish Council objects to the application stating "Dormer windows may be overpowering to the look of the Green and may intrude on neighbour's privacy. Height of the new building with the dormers is a general concern".

4.2 The County Engineer, following confirmation that off-street parking provision via accesses off the adjacent private drive is available, raises no objections subject to conditions.

#### 5.0 **Officer Comments**

5.1 The main issues in determining this application are the impact on the character and appearance of the conservation area, the potential impact on the amenities of neighbouring properties, and whether adequate off-street parking is available.

5.2 In respect to the potential impact on the conservation area, it is considered that the increase in height and alteration of the current roof, which would create a similar appearance to the roof of the adjoining pair of semi-detached properties to the west, would not have a harmful impact on the character and appearance of the area. The proposed dormer windows have been reduced in scale, and it is felt that these elements would not be overly prominent when viewed from the Green, and would preserve the character and appearance of the conservation area. The proposed two storey extension has been reduced in scale so that it appears subordinate to the main house, and provided the materials used are acceptable (see Condition 2 below) Officers consider that this element would also be acceptable within the conservation area.

5.3 Given the position and orientation of neighbouring properties, it is not considered that the amenities of these dwellings would be harmed by the proposal. The property to the west has in situ a rear two storey flat roofed extension, and given the existence of this the proposed two storey extension would not harm the amenities of this property in respect of overshadowing or over dominance. It is not proposed to include any windows in the side (east) elevation which would directly overlook the neighbouring property to the east. The proposed front dormer windows overlook the 'Green', with the rear dormer window facing in a southerly direction and providing views down the garden rather than directly into neighbouring properties. In order to prevent potential overlooking in the future it is recommended that the heights of the velux rooflights in the east and west elevations be conditioned, together with the removal of permitted development rights regarding the insertion of new windows at first floor level in the east elevation of the two storey extension (see Conditions 3 and 4 below).

5.4 At present parking for the property is on highway land to the north of the site. The applicant has confirmed that off-street parking for the property can be achieved via two access points to the east of the garden via a private drive over which 8 High Street has shared access. The extended property will have 5 bedrooms, and it is considered

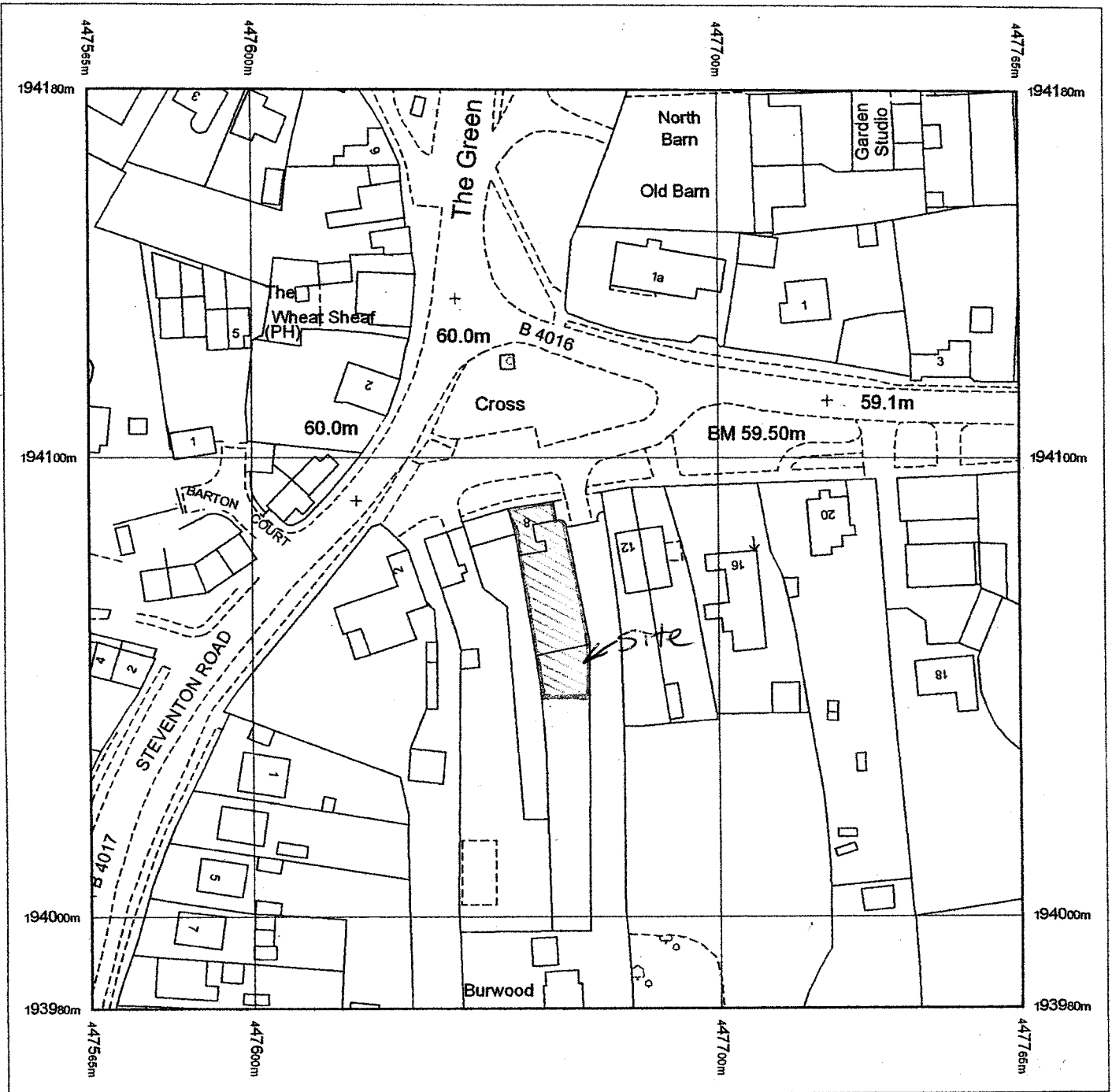
07/08

reasonable to request 3 off-street parking spaces. It is therefore recommended that off-street car parking for the property be conditioned (see Condition 5 below).

6.0 **Recommendation**

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

1. *TL1 Time Limit – Full Application.*
2. *MC2 Submission of Materials (Samples).*
3. *The proposed rooflights shall be constructed with the bottom sill being at a height of not less than 1.7m above the finished floor level of the room in which they are fitted, and shall be so maintained and not lowered without the prior grant of planning permission.*
4. *Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that order) no windows shall be inserted at first floor level in the east elevation of the extension hereby permitted without the prior grant of planning permission.*
5. *Prior to the commencement of the development hereby permitted, a plan showing a car parking provision for 3 vehicles to be accommodated within the site shall be submitted to, and approved in writing by, the District Planning Authority. Prior to the first occupation of the development hereby permitted the approved parking spaces shall be constructed, drained, laid and marked out in accordance with the specification of Oxfordshire County Council for such works. Thereafter the area shall be kept permanently free of any obstruction to such use.*
6. *MC20 Amended Plans.*



Produced 07.03.2008 from the Ordnance Survey National Geographic Database and incorporating surveyed revision available at this date. © Crown Copyright 2008.

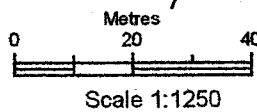
Reproduction in whole or part is prohibited without the prior permission of Ordnance Survey.

Ordnance Survey and the OS Symbol are registered trademarks and OS Sitemap is a trademark of Ordnance Survey, the national mapping agency of Great Britain.

The representation of a road, track or path is no evidence of a right of way.

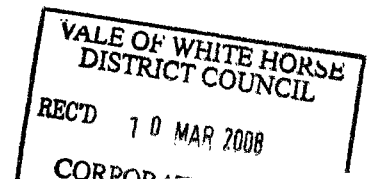
The representation of features as lines is no evidence of a property boundary.

*DRA/20481  
03/00434/FUL*

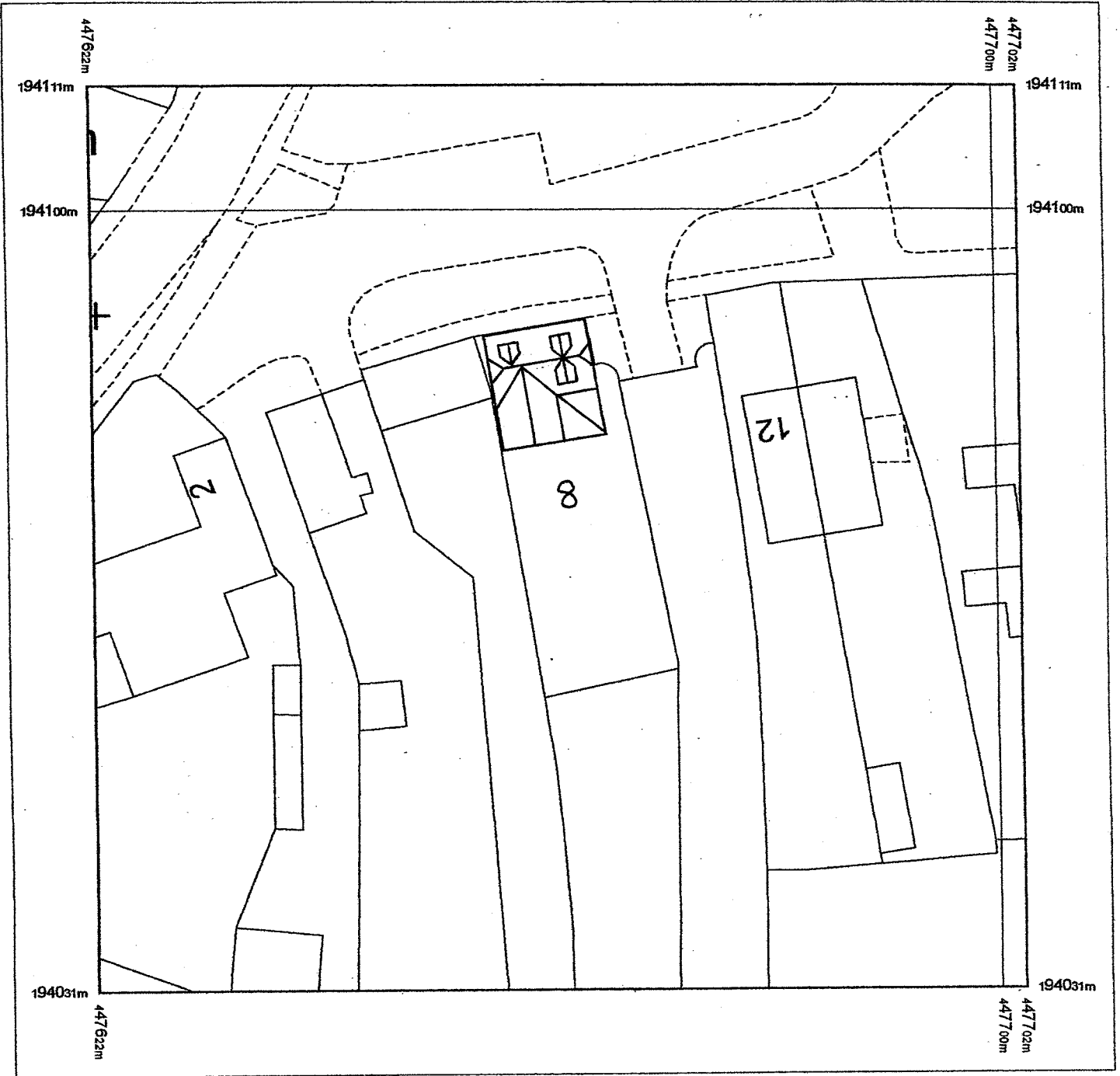


Supplied by: **Latitude - Southampton**  
Serial number: 00968000  
Centre coordinates: 447665 194080

Further information can be found on the OS Sitemap Information leaflet or the Ordnance Survey web site:  
[www.ordnancesurvey.co.uk](http://www.ordnancesurvey.co.uk)



**APPENDIX 1**



Produced 15.02.2008 from the Ordnance Survey National Geographic Database and incorporating surveyed revision available at this date. © Crown Copyright 2008.

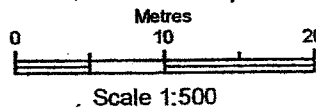
Reproduction in whole or part is prohibited without the prior permission of Ordnance Survey.

Ordnance Survey and the OS Symbol are registered trademarks and OS Sitemap is a trademark of Ordnance Survey, the national mapping agency of Great Britain.

The representation of a road, track or path is no evidence of a right of way.

The representation of features as lines is no evidence of a property boundary.

*DRA/20481,  
08/00434/FUL*



Supplied by: **Latitude - Southampton**  
Serial number: 00888600  
Centre coordinates: 447652 194071

Further information can be found on the OS Sitemap information leaflet or the Ordnance Survey web site:  
[www.ordnancesurvey.co.uk](http://www.ordnancesurvey.co.uk)

**VALE OF WHITE HORSE  
DISTRICT COUNCIL**  
REC'D 25 MAR 2008  
**CORPORATE POSTAL  
SERVICES - 3**

**APPENDIX 1**



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

VALE OF WHITE HORSE  
DISTRICT COUNCIL  
RECD 10 MAR 2010  
CORPORATE POSTAL  
SERVICES - 2



- 1:20 = 1.2m
- 1:50 = 3m
- 1:100 = 6m
- 1:200 = 12m
- 1:500 = 30m
- 1:1250 = 75m
- 1:2500 = 150m

Oxon Conversions Design Services

Project: Extension & Alterations

Client : Mr Lester & Miss Harris

8 High Street, Drayton, Abingdon, Oxon, OX14 4JL

Existing Front Elevation

Scale: 1:50

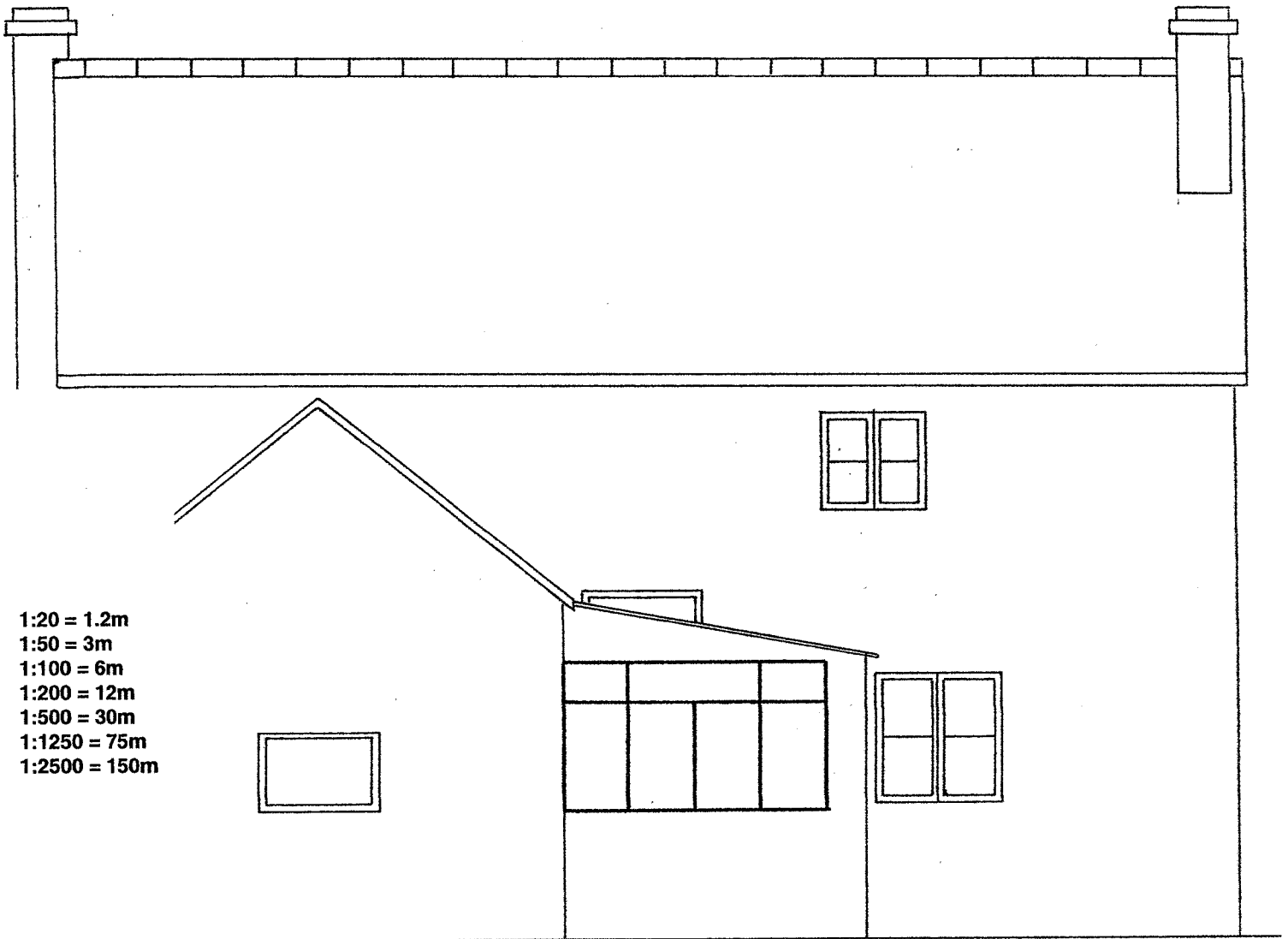
DRA/20431

03/00434/FUL

APPENDIX 1

VALE OF WHITE HORSE  
DISTRICT COUNCIL  
REC'D 10 MAR 2008  
CORPORATE POSTAL  
SERVICES - 2

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



Oxon Conversions Design Services

Project: Extension & Alterations

Client : Mr Lester & Miss Harris

8 High Street, Drayton, Abingdon, Oxon, OX14 4JL

Existing Rear Elevation

Scale: 1:50

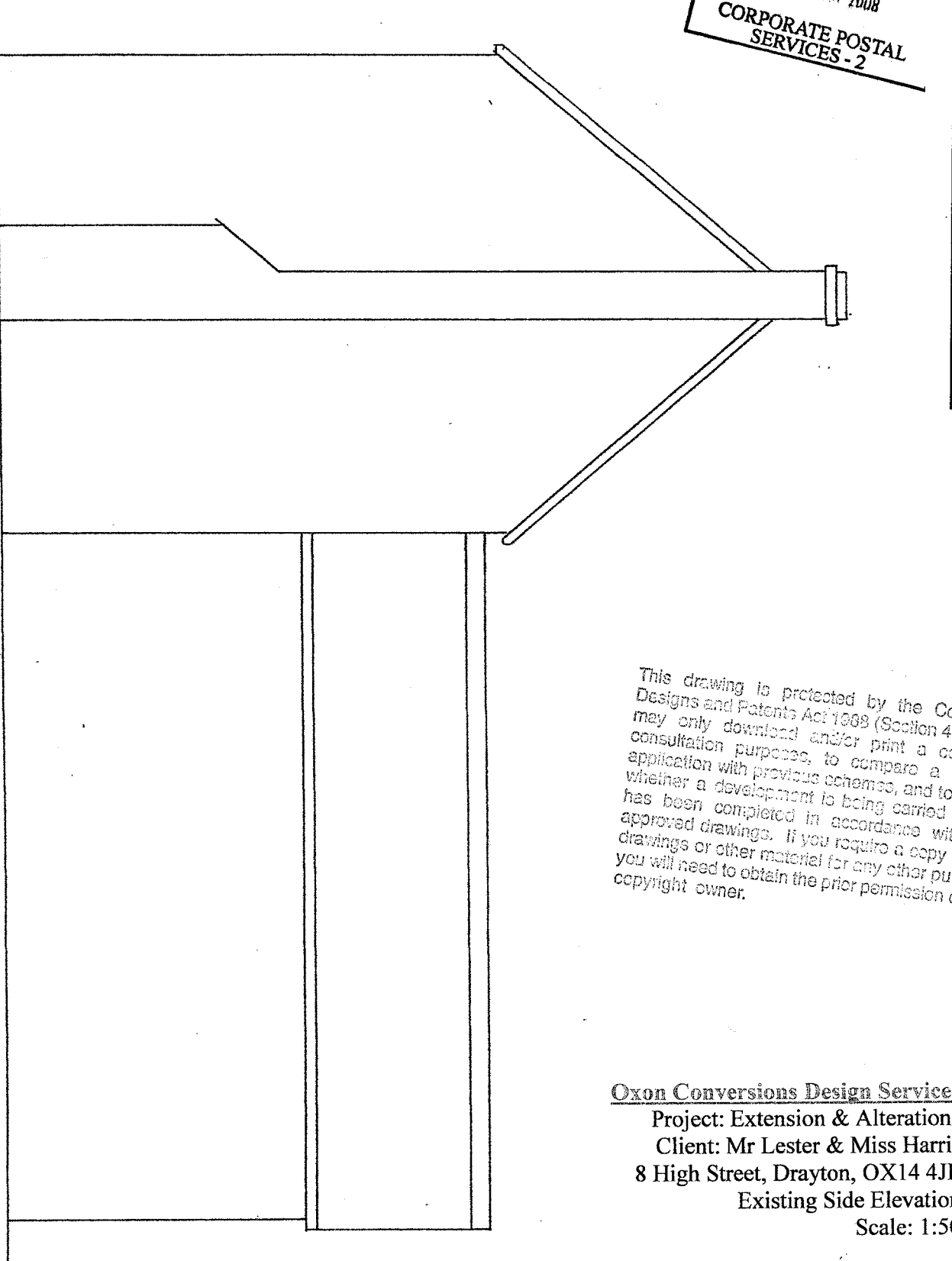
DRA/20431

03/00434/FUL

APPENDIX 1

VALL OF WHITE HORSE  
DISTRICT COUNCIL  
REC'D 10 MAR 2008  
CORPORATE POSTAL  
SERVICES - 2

1:20 = 1.2m  
1:50 = 3m  
1:100 = 6m  
1:200 = 12m  
1:500 = 30m  
1:1250 = 75m  
1:2500 = 150m



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

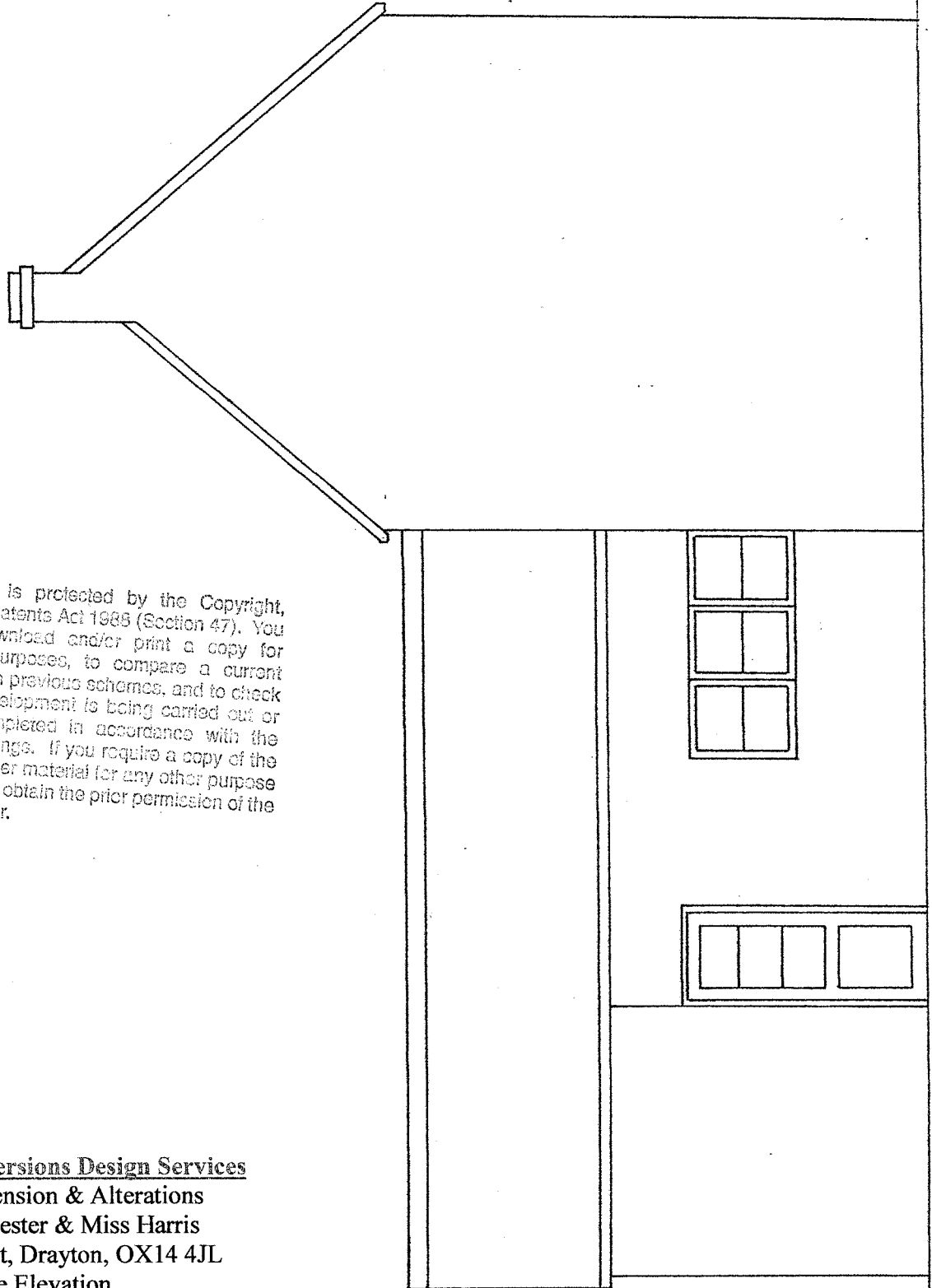
Oxon Conversions Design Services  
Project: Extension & Alterations  
Client: Mr Lester & Miss Harris  
8 High Street, Drayton, OX14 4JL  
Existing Side Elevation  
Scale: 1:50

DRA/20431

02/00434/FUL

APPENDIX 1

- 1:20 = 1.2m
- 1:50 = 3m
- 1:100 = 6m
- 1:200 = 12m
- 1:500 = 30m
- 1:1250 = 75m
- 1:2500 = 150m



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

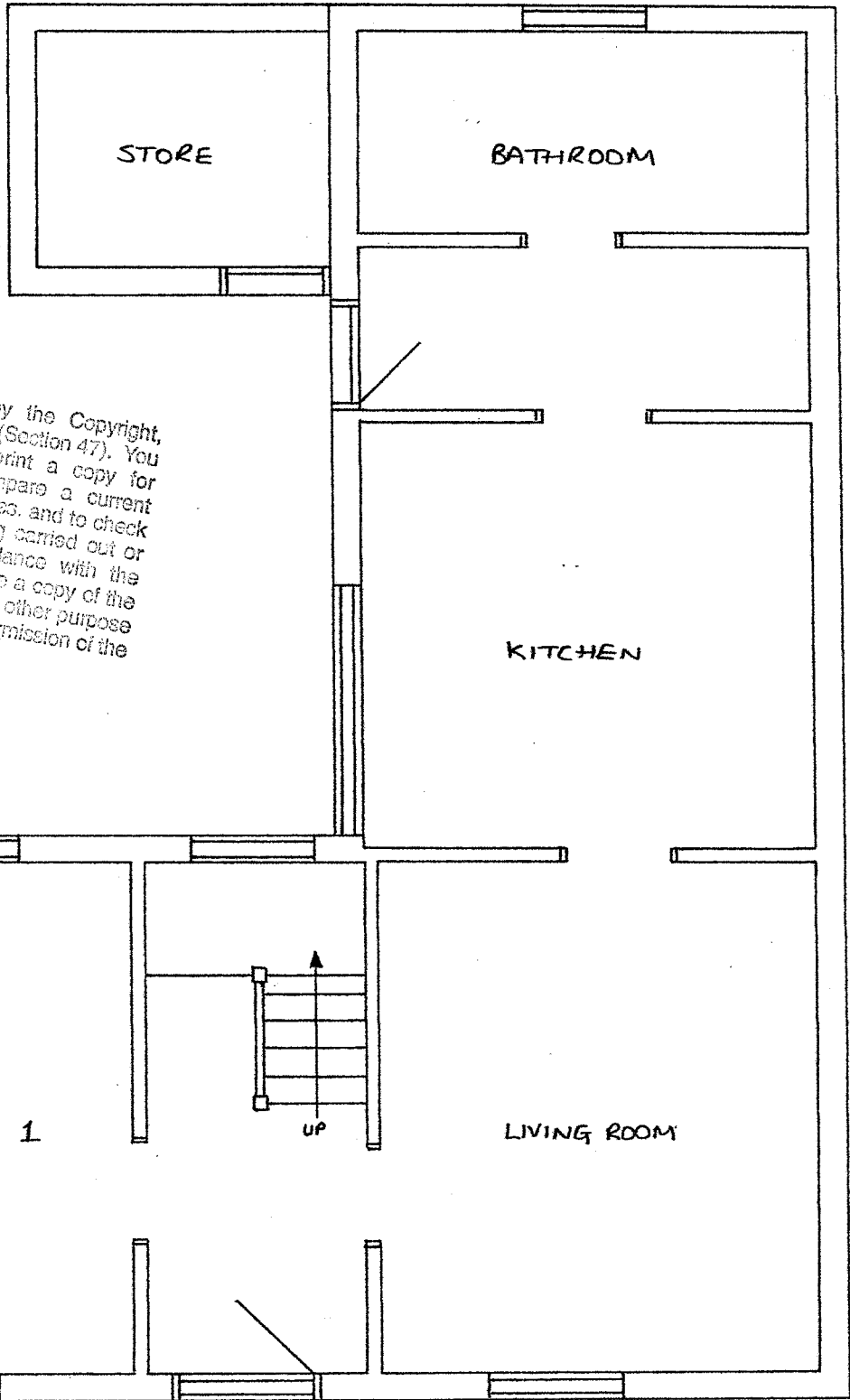
**Oxon Conversions Design Services**  
 Project: Extension & Alterations  
 Client: Mr Lester & Miss Harris  
 8 High Street, Drayton, OX14 4JL  
 Existing Side Elevation  
 Scale: 1:50

DRA/20481

08/00434/FUL

V  
RI

APPENDIX 1



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

- 1:20 = 1.2m
- 1:50 = 3m
- 1:100 = 6m
- 1:200 = 12m
- 1:500 = 30m
- 1:1250 = 75m
- 1:2500 = 150m

Oxon Conversions Design Services

Project: Extension & Alterations  
 Client: Mr Lester & Miss Harris  
 8 High Street, Drayton, Abingdon, Oxon, OX14 4JL

Existing Ground Floor Plan  
 Scale: 1:50

VALE OF WHITE HILL

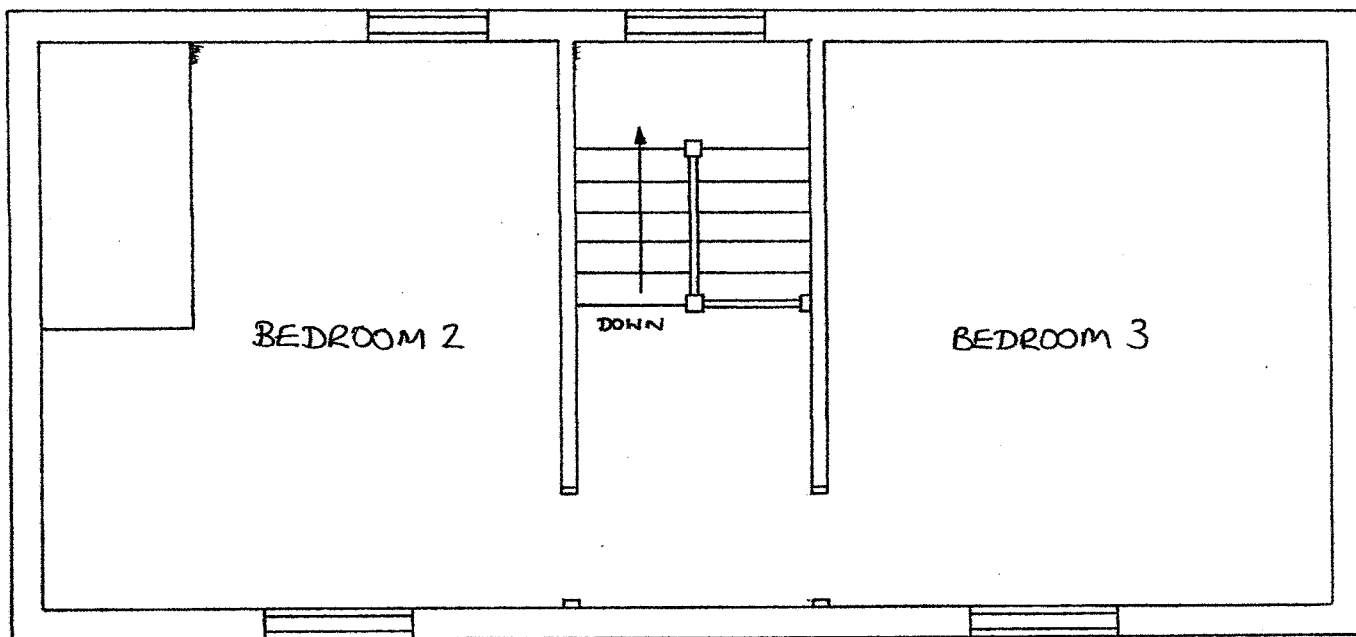
DRA/20481

03/00434/FUL

APPENDIX 1

1:20 = 1.2m  
1:50 = 3m  
1:100 = 6m  
1:200 = 12m  
1:500 = 30m  
1:1250 = 75m  
1:2500 = 150m

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



Oxon Conversions Design Services

Project: Extension & Alterations

Client : Mr Lester & Miss Harris

8 High Street, Drayton, Abingdon, Oxon, OX14 4JL

Existing First Floor Plan

Scale: 1:50

DRA/20431

03/00434/FUL

**AMENDED  
PLAN**



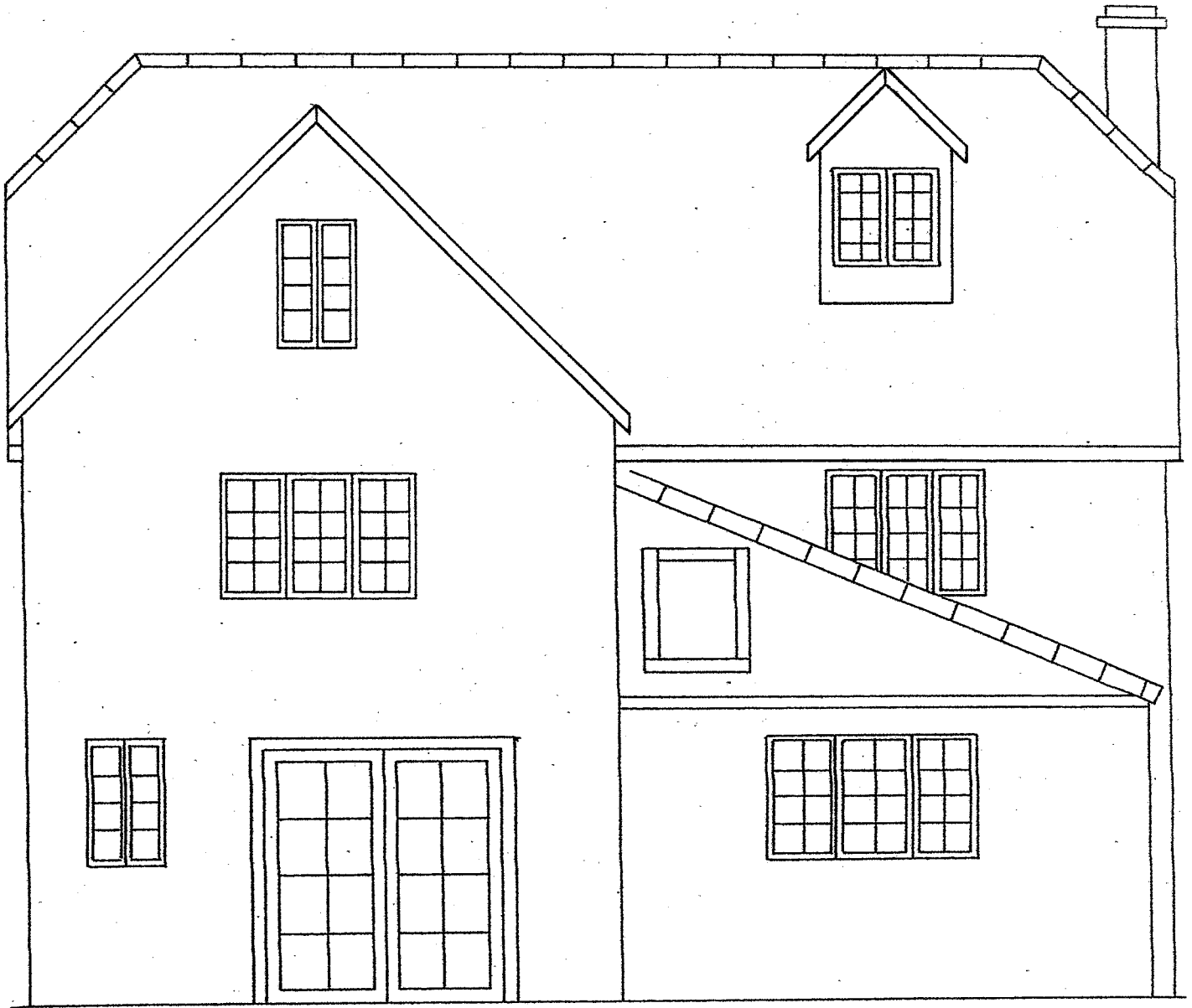
Oxon Conversions Design Services

Project: Extension & Alterations  
Client : Mr Lester & Miss Harris  
8 High Street, Drayton, OX14 4JL

Proposed Front Elevation A.  
Scale: 1:50

DRA/20481

**AMENDED  
PLAN**



Oxon Conversions Design Services

Project: Extension & Alterations  
Client : Mr Lester & Miss Harris  
8 High Street, Drayton, OX14 4JL

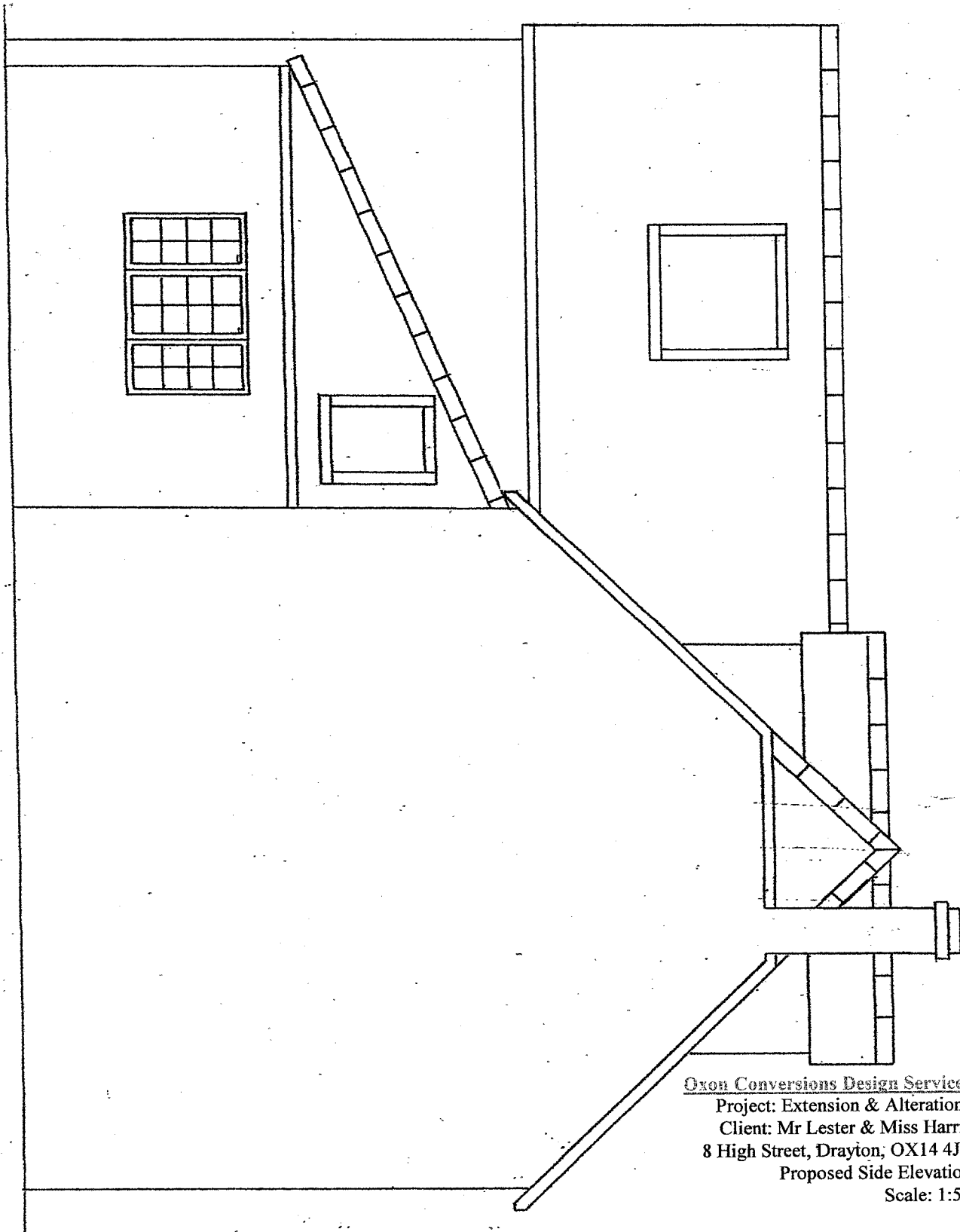
Proposed Rear Elevation A  
Scale: 1:50

DRA/20481 08/00434/F01

**APPENDIX 1**



**AMENDED  
PLAN**



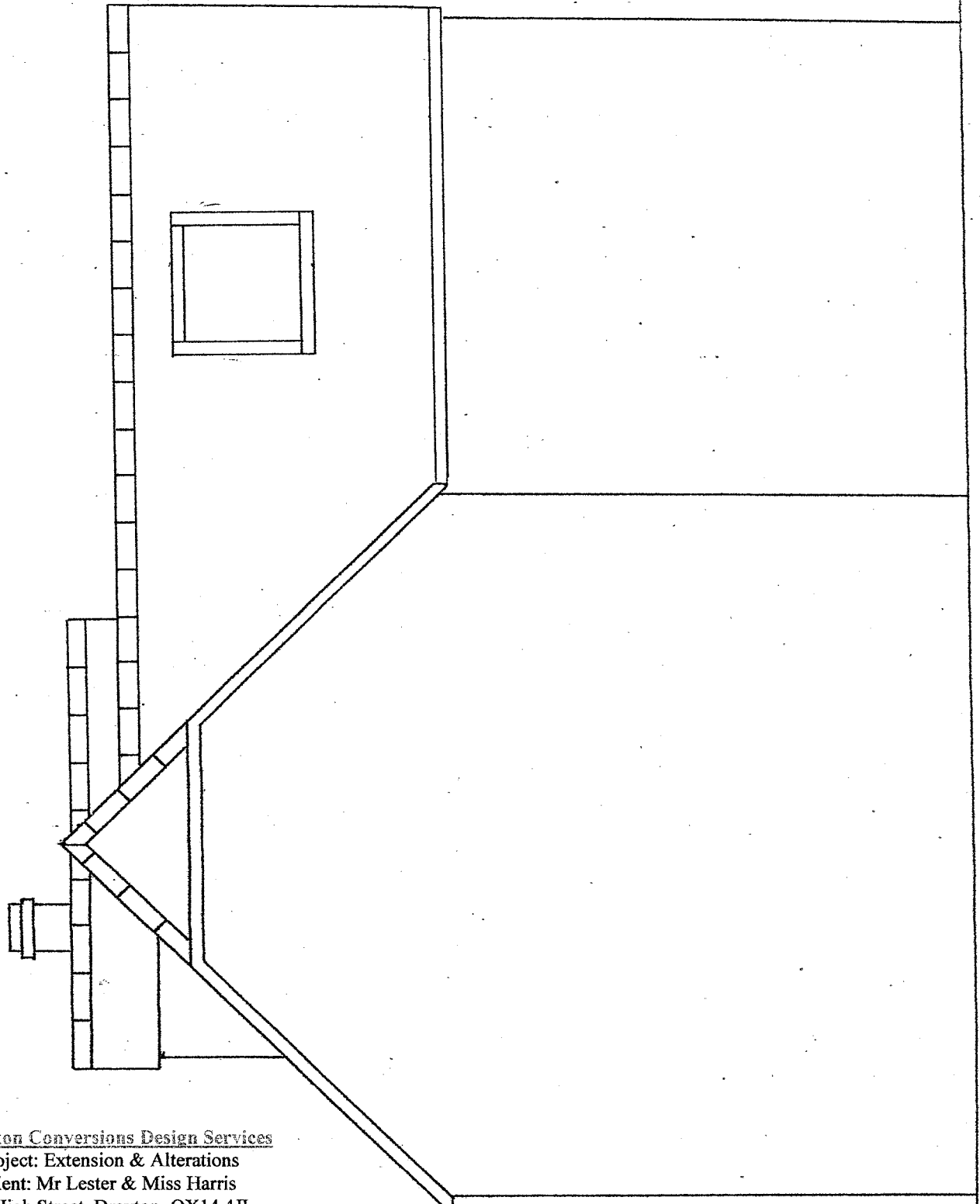
Oxon Conversions Design Services  
Project: Extension & Alterations  
Client: Mr Lester & Miss Harris  
8 High Street, Drayton, OX14 4JL  
Proposed Side Elevation (east) A.  
Scale: 1:50

DRA / 20481 08/00434 / FOL.

VALE OF WY  
DISTRICT  
REC'D - 2 M/  
CORPORATE  
SERVICES

**APPENDIX 1**

**AMENDED  
PLAN**

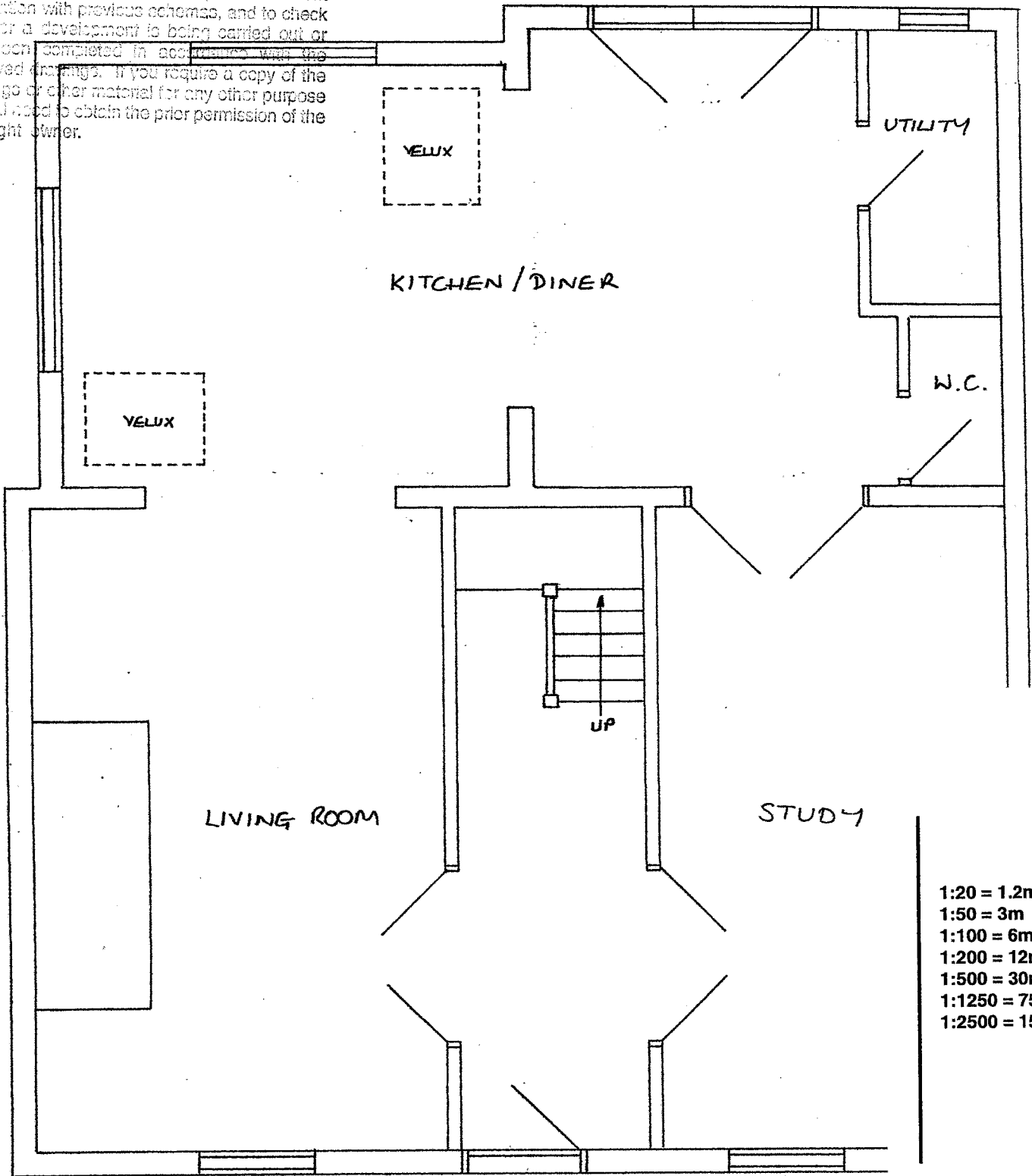


Oxon Conversions Design Services  
Project: Extension & Alterations  
Client: Mr Lester & Miss Harris  
8 High Street, Drayton, OX14 4JL  
Proposed Side Elevation (west) A.  
Scale: 1:50

VALLEY OF WHITE HORSE  
DISTRICT COUNCIL  
REC'D - 2 MAY 2008  
CORPORATE POSTAL  
E3 - 8  
Page 98

**APPENDIX 1**

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



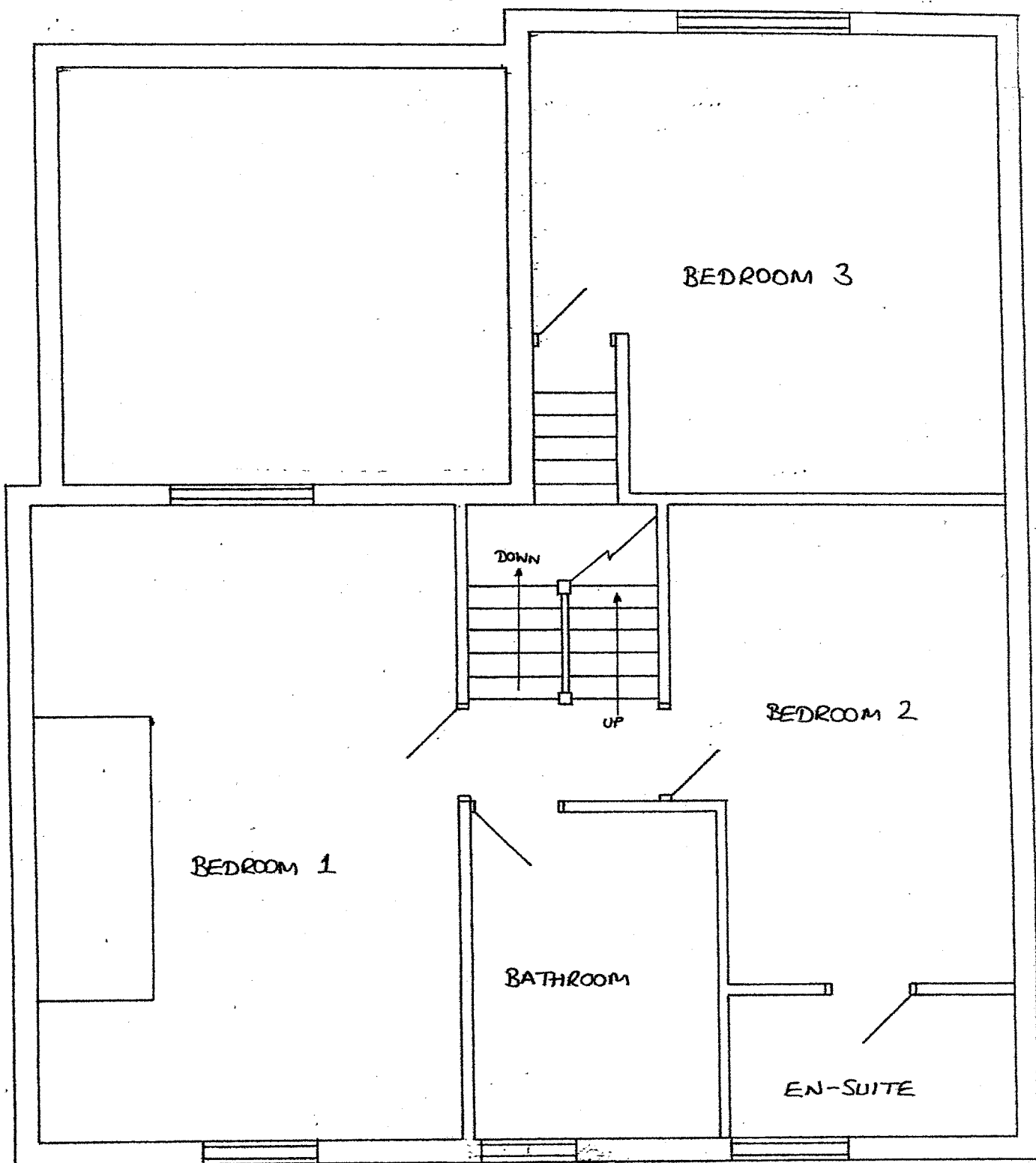
- 1:20 = 1.2m
- 1:50 = 3m
- 1:100 = 6m
- 1:200 = 12m
- 1:500 = 30m
- 1:1250 = 75m
- 1:2500 = 150m

Oxon Conversions Design Services

Project: Extension & Alterations	Proposed Ground Floor Plan
Client: Mr Lester & Miss Harris	Scale: 1:50
8 High Street, Drayton, Abingdon, Oxon, OX14 4JL	

DRA / 20481

08/00434/FL



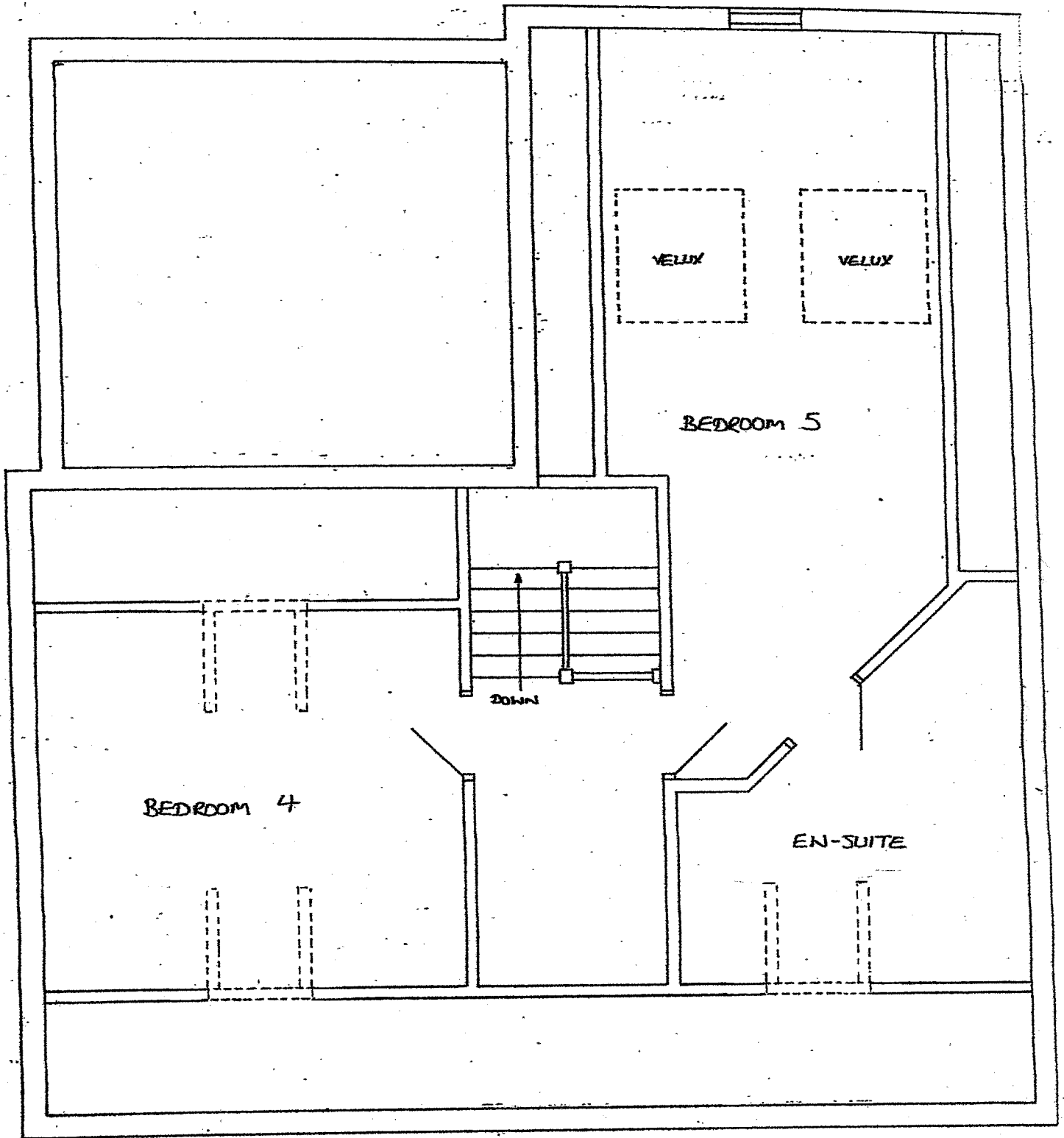
Oxon Conversions Design Services

Project: Extension & Alterations  
 Client: Mr Lester & Miss Harris  
 8 High Street, Drayton, OX14 4JL

Proposed First Floor Plan A.  
 Scale: 1:50

**AMENDED  
 PLAN**

VILLAGE OF WHITE HORSE  
 DISTRICT COUNCIL  
 REC'D - 2 MAY 2008  
 CORPORATE POSTAL  
 SERVICES - 8



Oxon Conversions Design Services

Project: Extension & Alterations  
 Client: Mr Lester & Miss Harris  
 8 High Street, Drayton, OX14 4JL

Proposed Loft Floor Plan A.  
 Scale: 1:50

**AMENDED  
 PLAN**

VALE OF WHITE HILL  
 DISTRICT COUNCIL

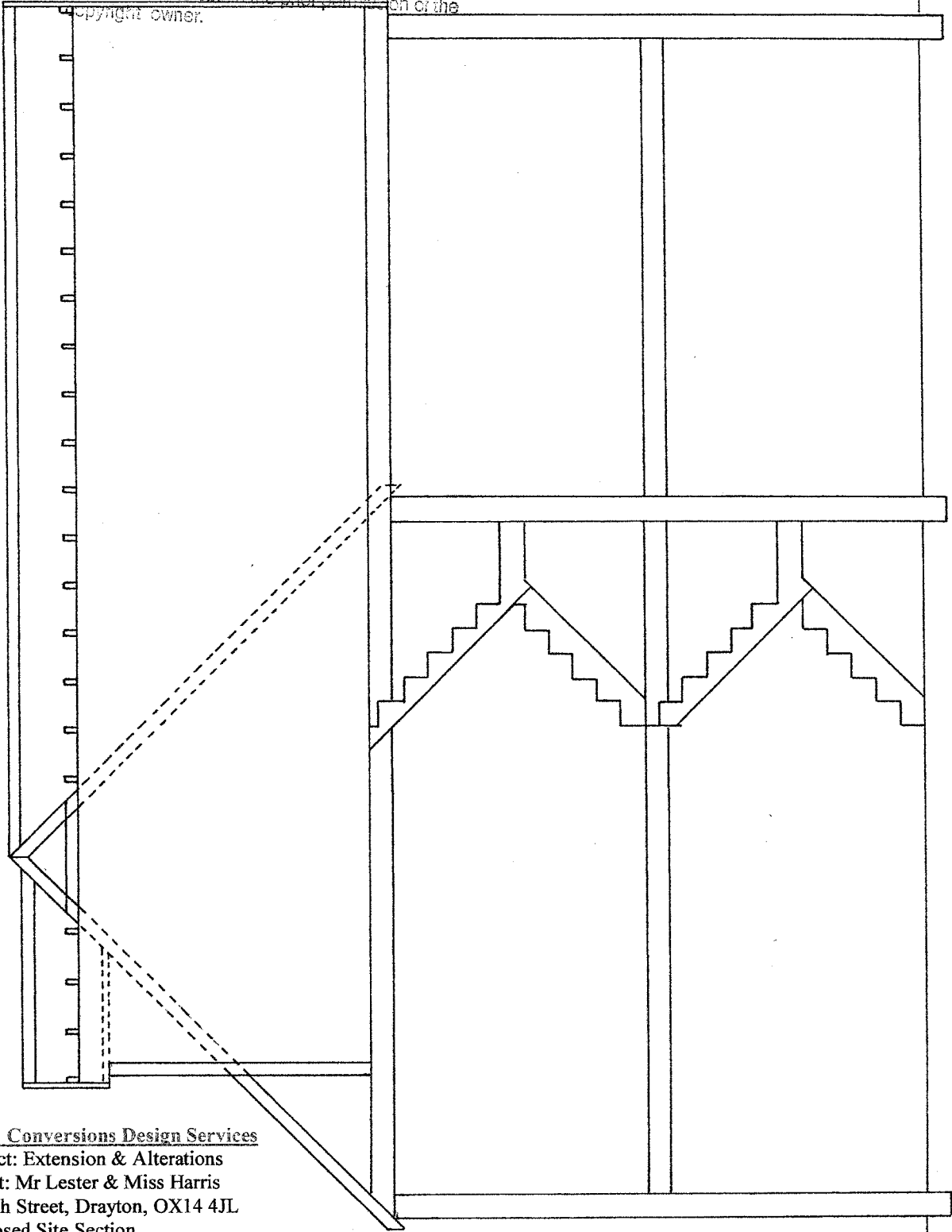
REC'D - 2 MAY 2008

INTEGRATE POST  
 SERVICES - E

**APPENDIX 1**

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

VALE OF WHITE HORSE  
DISTRICT COUNCIL  
REC'D 2 5 MAR 2008  
CORPORATE POSTAL  
SERVICES - 3



- 1:20 = 1.2m
- 1:50 = 3m
- 1:100 = 6m
- 1:200 = 12m
- 1:500 = 30m
- 1:1250 = 75m
- 1:2500 = 150m

Non Conversions Design Services  
Project: Extension & Alterations  
Client: Mr Lester & Miss Harris  
8 High Street, Drayton, OX14 4JL  
Proposed Site Section  
Scale: 1:50

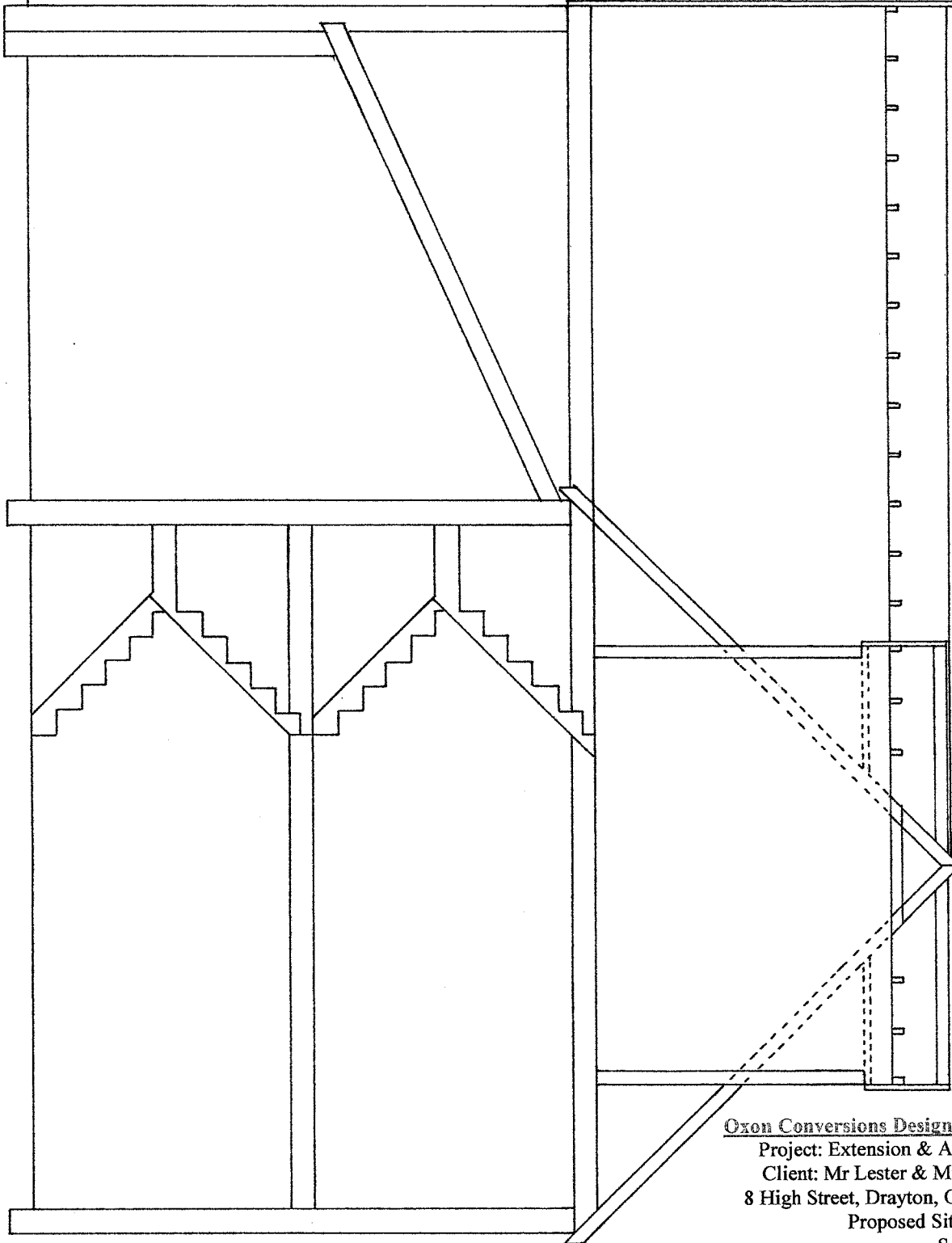
DRA/20481

08/00434/f

APPENDIX 1

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

VALE OF WHITE HORSE  
DISTRICT COUNCIL  
REC'D 2.5 MAR 2008  
CORPORATE POSTAL  
SERVICES - 3



- 1:20 = 1.2m
- 1:50 = 3m
- 1:100 = 6m
- 1:200 = 12m
- 1:500 = 30m
- 1:1250 = 75m
- 1:2500 = 150m

Oxon Conversions Design Services  
Project: Extension & Alterations  
Client: Mr Lester & Miss Harris  
8 High Street, Drayton, OX14 4JL  
Proposed Site Section  
Scale: 1:50

DRA / 20481

08/00434/FU

APPENDIX 1

**ABG/20508 – Mrs E Sadler  
Retrospective application for conversion of integral garage into living space  
31 Anna Pavlova Close, Abingdon OX14 1TF**

**1.0 The Proposal**

- 1.1 This full retrospective planning application seeks permission for the conversion of the garage into living accommodation.
- 1.2 Extracts from the application plans are at **Appendix 1**
- 1.3 The application comes to Committee as the Town Council objects to the application.

**2.0 Planning History**

- 2.1 Planning permission for the construction of the property was granted under reference ABG/2018/7. Condition 5 stated that “ Notwithstanding the provisions of the Town and Country Planning (General Permitted Development Order 1995) (or any order revoking and re-enacting revoking that Order) the garage accommodation forming part of the development hereby permitted shall be retained as such and shall not be adapted for living purposes or any other purpose whatsoever without the prior grant of planning permission.

Reason

To retain existing parking provision in the interest of highway safety. (Policy DC5 of the adopted Local Plan).

**3.0 Planning Policy**

- 3.1 Local Plan Policy DC5 relates to highway safety for developments

**4.0 Consultations**

- 4.1 Abingdon Town Council objects to the application stating “Object on grounds of insufficient off road parking-contrary to the Vale of White Horse Adopted Local Plan 2011 Policy DC5 Section (IV)”
- 4.2 The County Engineer has no objection to the proposal as 2 parking spaces will remain on the driveway.

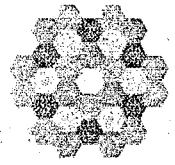
**5.0 Officer Comments**

- 5.1 The main consideration is that of the provision of off street car parking. There is sufficient off street parking provision for 2 vehicles within the curtilage of the property. This is considered acceptable for a 4 bedroom dwelling in Abingdon. The proposal is therefore considered to be acceptable.

**6.0 Recommendation**

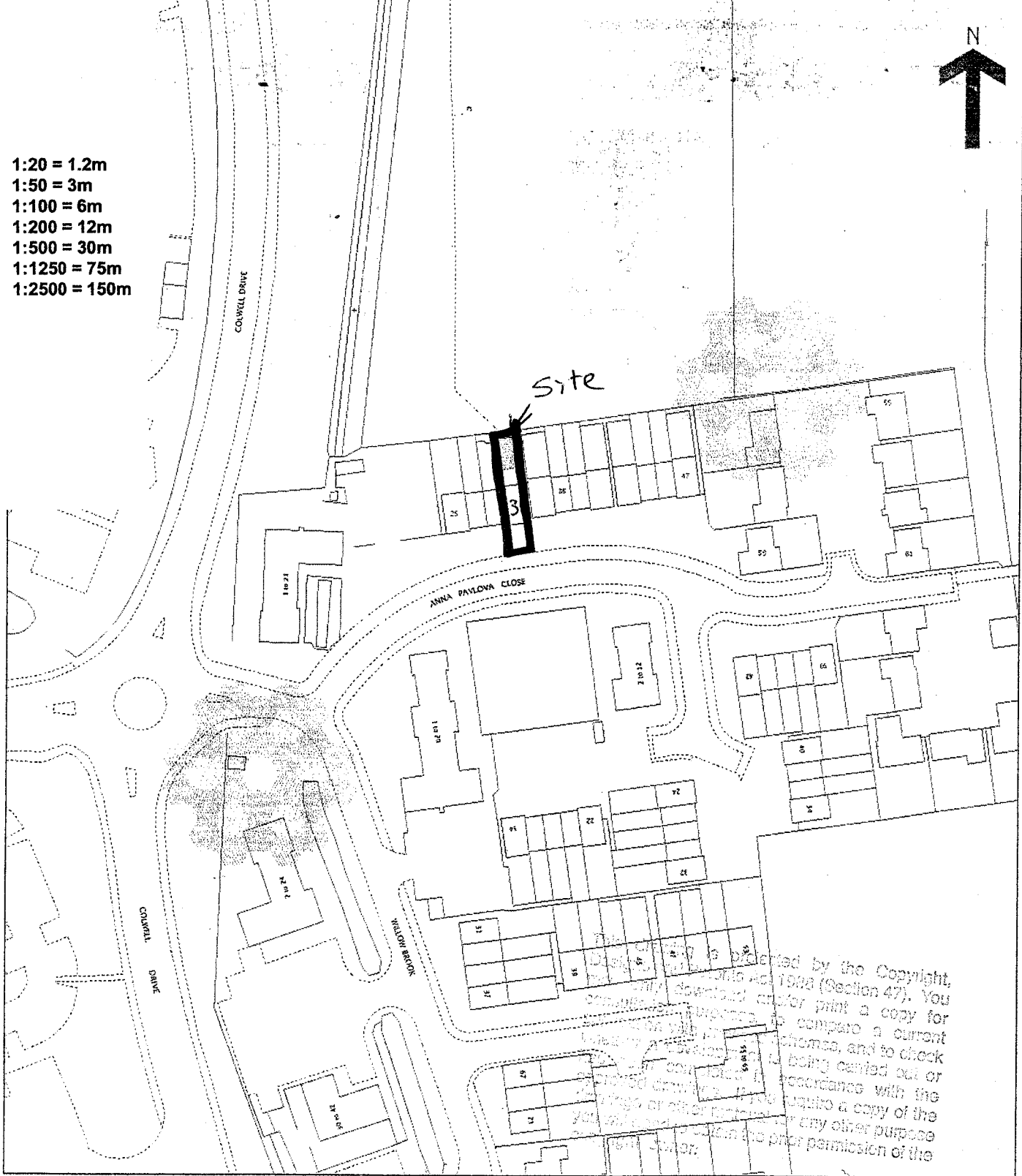
- 6.1 *It is recommended that planning permission is granted.*





Produced by Land Registry. Reproduction in whole or in part is prohibited without the prior written permission of Ordnance Survey. Licence Number 100026316.

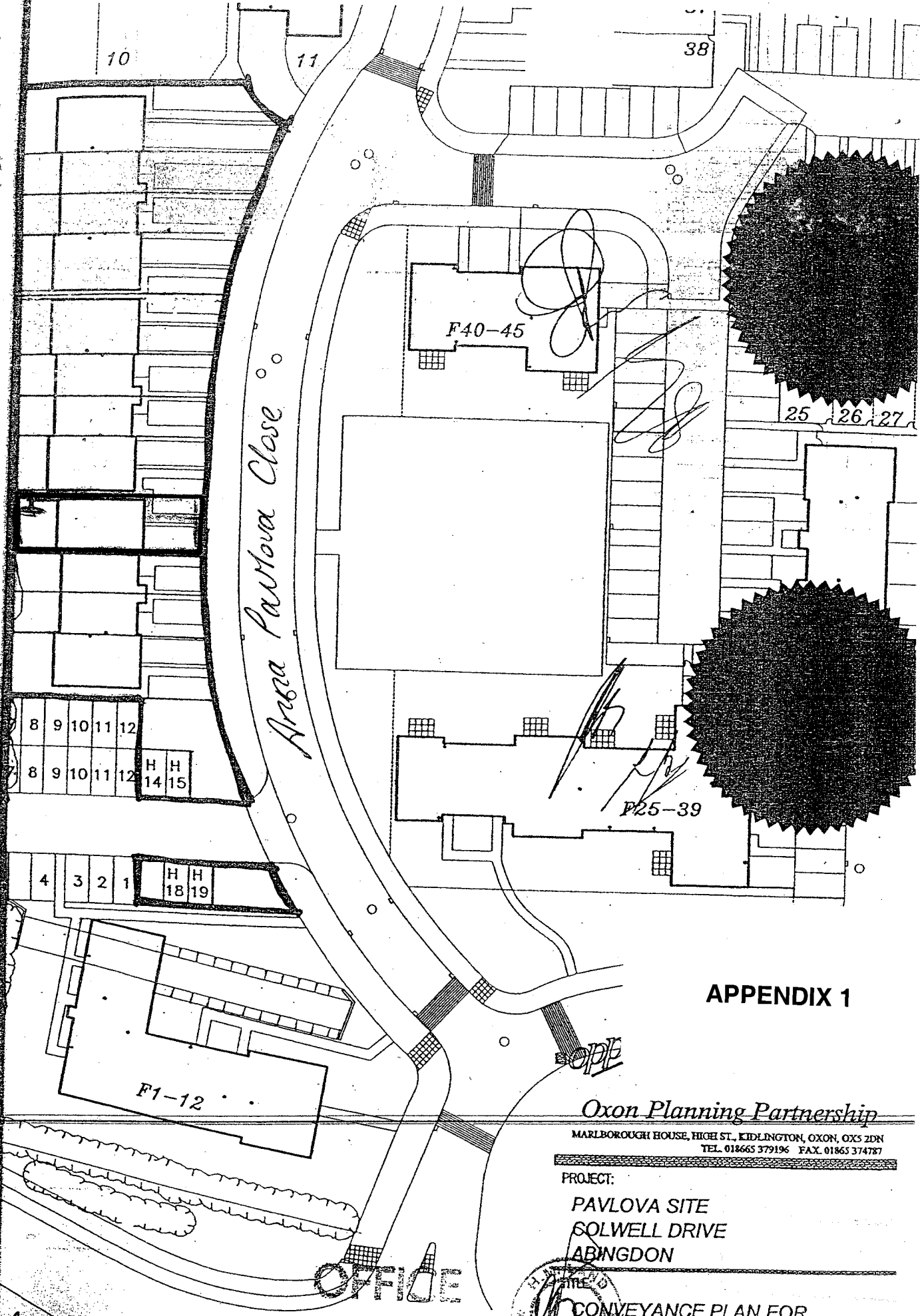
- 1:20 = 1.2m
- 1:50 = 3m
- 1:100 = 6m
- 1:200 = 12m
- 1:500 = 30m
- 1:1250 = 75m
- 1:2500 = 150m



Not to be used for any purpose other than to compare a current title plan with a previous one, and to check the accuracy of the information shown on the title plan. You must obtain a copy of the title plan from the Land Registry if you require a copy of the title plan for any other purpose. You must obtain the prior permission of the Land Registry before you may reproduce this title plan in any form or by any means, electronic or mechanical, including photocopying, recording, or by any information storage and retrieval system. This title plan is protected by the Copyright, Designs and Patents Act 1988 (Section 47). You may not copy, download or print a copy for any purpose other than to compare a current title plan with a previous one, and to check the accuracy of the information shown on the title plan. You must obtain a copy of the title plan from the Land Registry if you require a copy of the title plan for any other purpose. You must obtain the prior permission of the Land Registry before you may reproduce this title plan in any form or by any means, electronic or mechanical, including photocopying, recording, or by any information storage and retrieval system.

*Site Location Plan*

# Block Plan



## APPENDIX 1

### Oxon Planning Partnership

MARLBOROUGH HOUSE, HIGH ST., KIDLINGTON, OXON, OX5 2DN  
TEL. 018665 379196 FAX. 01865 374787

PROJECT:

PAVLOVA SITE  
SOLWELL DRIVE  
ABINGDON

CONVEYANCE PLAN FOR  
22 PLOTS 11A TO 20 & FLATS  
1 TO 12

5

OFFICE

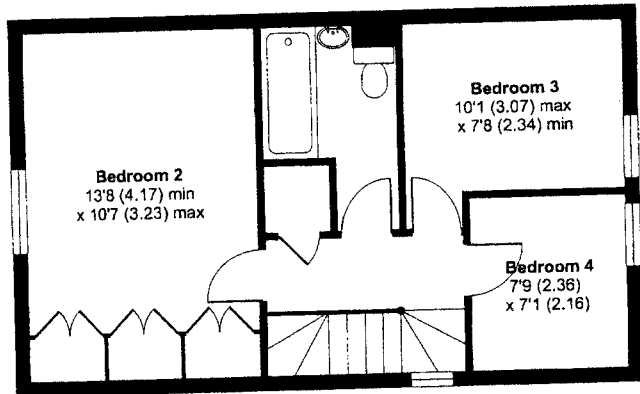
COPY  
Page 106

AB6/00508

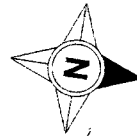


DRAWN AR 12/3/99 SCALE 1:500

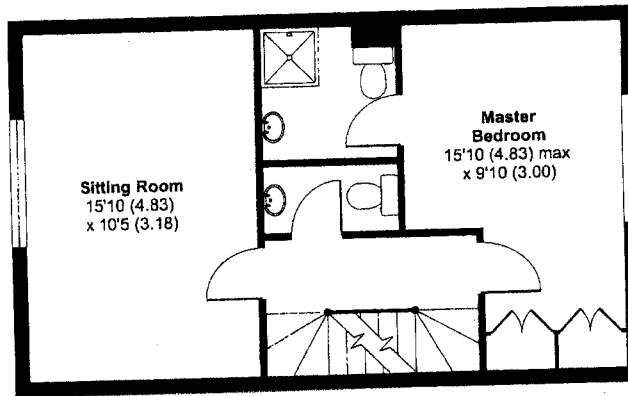
*floor Plan: Before*



SECOND FLOOR

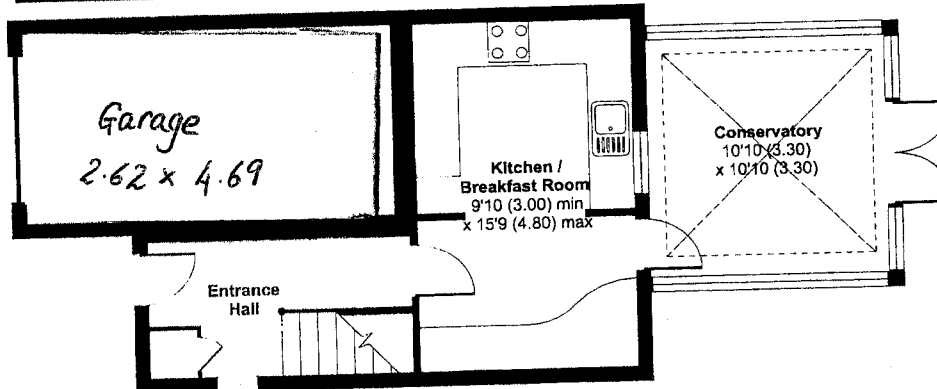


AB6/20508  
08/00 @ 19/Jul



FIRST FLOOR

SCALE  
1:100



GROUND FLOOR

- 1:20 = 1.2m
- 1:50 = 3m
- 1:100 = 6m
- 1:200 = 12m
- 1:500 = 30m
- 1:1250 = 75m
- 1:2500 = 150r

This drawing is protected by the Design and Artists Copyright Act 1988 (DACA) and may only be downloaded and/or printed for personal use only. It is not to be used for any other purpose without the prior written consent of the author. If you require a copy of the approved drawings, please contact the author. If you have any queries, please contact the author. If you have any queries, please contact the author.

A4

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
A	A	A	A
B	B	B	B
C	C	C	C
D	D	D	D
E	E	E	E
F	F	F	F
G	G	G	G

EU Directive 2002/91/EC England & Wales

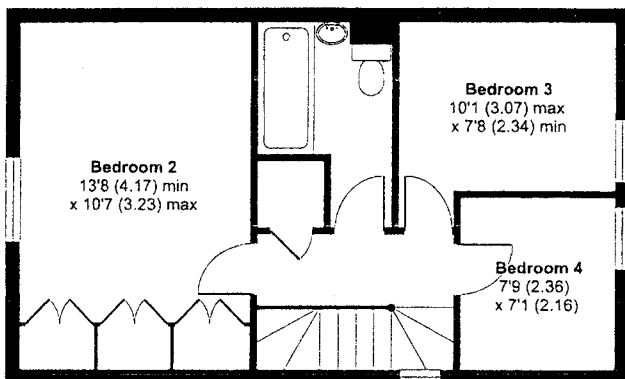
3

# Floor Plan: After

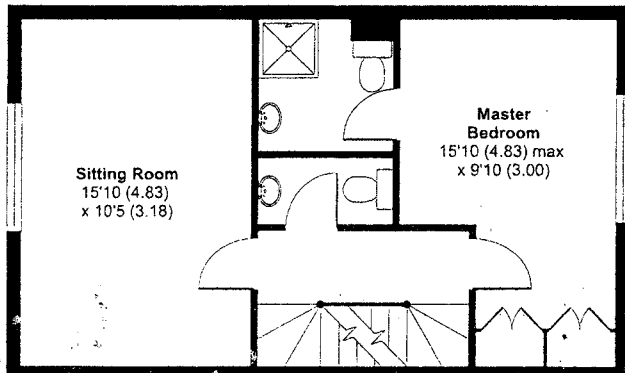
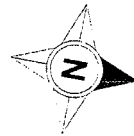
ABG/20508

03/00619/FUL

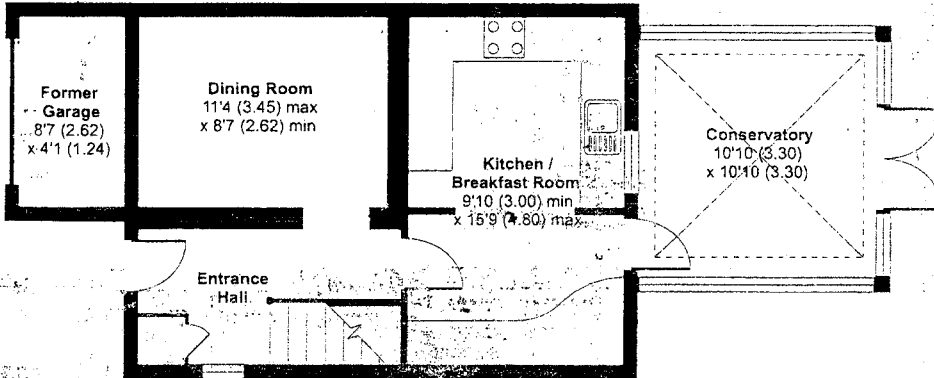
This drawing is protected by the Copyright, Design and Patents Act 1988 (Section 47). You may only download and/or print a copy for non-commercial purposes, to compare a current proposal with previous schemes, and to check whether a development is being carried out or has been completed in accordance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



SECOND FLOOR



FIRST FLOOR



GROUND FLOOR

- 1:20 = 1.2m
- 1:50 = 3m
- 1:100 = 6m
- 1:200 = 12m
- 1:500 = 30m
- 1:1250 = 75m
- 1:2500 = 150m

SCALE  
1:100

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> Rating)	
Current	Potential	Current	Potential
A	A	A	A
<small>Energy Efficiency Rating: A (85-92) - Very Ample energy - lower CO<sub>2</sub> emissions</small>		<small>Environmental Impact: A (10-15) - Very Ample energy - lower CO<sub>2</sub> emissions</small>	
<small>Energy Efficiency Rating: B (74-84) - Ample energy - lower CO<sub>2</sub> emissions</small>		<small>Environmental Impact: B (16-20) - Ample energy - lower CO<sub>2</sub> emissions</small>	
<small>Energy Efficiency Rating: C (69-73) - Decent energy - lower CO<sub>2</sub> emissions</small>		<small>Environmental Impact: C (21-25) - Decent energy - lower CO<sub>2</sub> emissions</small>	
<small>Energy Efficiency Rating: D (64-68) - Fair energy - lower CO<sub>2</sub> emissions</small>		<small>Environmental Impact: D (26-30) - Fair energy - lower CO<sub>2</sub> emissions</small>	
<small>Energy Efficiency Rating: E (59-63) - Fair energy - lower CO<sub>2</sub> emissions</small>		<small>Environmental Impact: E (31-35) - Fair energy - lower CO<sub>2</sub> emissions</small>	
<small>Energy Efficiency Rating: F (54-58) - Fair energy - lower CO<sub>2</sub> emissions</small>		<small>Environmental Impact: F (36-40) - Fair energy - lower CO<sub>2</sub> emissions</small>	
<small>Energy Efficiency Rating: G (49-53) - Fair energy - lower CO<sub>2</sub> emissions</small>		<small>Environmental Impact: G (41-45) - Fair energy - lower CO<sub>2</sub> emissions</small>	
<small>Energy Efficiency Rating: H (44-48) - Fair energy - lower CO<sub>2</sub> emissions</small>		<small>Environmental Impact: H (46-50) - Fair energy - lower CO<sub>2</sub> emissions</small>	
<small>Energy Efficiency Rating: I (39-43) - Fair energy - lower CO<sub>2</sub> emissions</small>		<small>Environmental Impact: I (51-55) - Fair energy - lower CO<sub>2</sub> emissions</small>	
<small>Energy Efficiency Rating: J (34-38) - Fair energy - lower CO<sub>2</sub> emissions</small>		<small>Environmental Impact: J (56-60) - Fair energy - lower CO<sub>2</sub> emissions</small>	
<small>Energy Efficiency Rating: K (29-33) - Fair energy - lower CO<sub>2</sub> emissions</small>		<small>Environmental Impact: K (61-65) - Fair energy - lower CO<sub>2</sub> emissions</small>	
<small>Energy Efficiency Rating: L (24-28) - Fair energy - lower CO<sub>2</sub> emissions</small>		<small>Environmental Impact: L (66-70) - Fair energy - lower CO<sub>2</sub> emissions</small>	
<small>Energy Efficiency Rating: M (19-23) - Fair energy - lower CO<sub>2</sub> emissions</small>		<small>Environmental Impact: M (71-75) - Fair energy - lower CO<sub>2</sub> emissions</small>	
<small>Energy Efficiency Rating: N (14-18) - Fair energy - lower CO<sub>2</sub> emissions</small>		<small>Environmental Impact: N (76-80) - Fair energy - lower CO<sub>2</sub> emissions</small>	
<small>Energy Efficiency Rating: O (9-13) - Fair energy - lower CO<sub>2</sub> emissions</small>		<small>Environmental Impact: O (81-85) - Fair energy - lower CO<sub>2</sub> emissions</small>	
<small>Energy Efficiency Rating: P (4-8) - Fair energy - lower CO<sub>2</sub> emissions</small>		<small>Environmental Impact: P (86-90) - Fair energy - lower CO<sub>2</sub> emissions</small>	
<small>Energy Efficiency Rating: Q (0-3) - Fair energy - lower CO<sub>2</sub> emissions</small>		<small>Environmental Impact: Q (91-95) - Fair energy - lower CO<sub>2</sub> emissions</small>	

APPENDIX 1