

APPLICATION NO.	11/01520/FUL and 11/01521/CON
APPLICATION TYPE	Major
REGISTERED	21 July 2011
PARISH	Wantage
WARD MEMBER(S)	Cllr John Morgan, Cllr Charlotte Dickson and Cllr Fiona Roper
APPLICANT	Berkeley Homes Ltd
SITE	Land to the rear of 46 Newbury Street, Wantage
PROPOSAL	Demolition of 46 Newbury Street and erection of 23 units comprising 19 houses and four flats with 40% affordable housing.
AMENDMENTS	Received 19 January 2012
GRID REFERENCE	439836 187584
OFFICER	Laura Hudson

1.0 INTRODUCTION

- 1.1 These applications relate to land to the rear of 46 – 80 Newbury Street, Wantage.
- 1.2 The applications were considered at the planning committee meeting on 4 January 2012, and were deferred pending the following:
- Clarification from the County Engineer that the submitted visibility splay plans are accurate and that the required visibility can be achieved at the site access.
 - Amended plans to improve the pedestrian visibility at the site access, possibly by setting the building back from the front of the site.
- 1.3 A site plan and copy of the previous committee report are **attached** at appendix 1.

2.0 PROPOSAL

- 2.1 The applications propose to demolish 46 Newbury Street and redevelop the site with 23 dwellings consisting of 19 houses and four flats arranged around the site in a series of courtyards to take account of the protected mature trees on the site.
- 2.2 In response to concerns raised by members at the previous meeting, the plans have been amended to include a chamfer at ground floor level on the corner of the proposed building fronting the site. This enables better visibility to the left when emerging onto Newbury Street.
- 2.3 Copies of the amended plans are **attached** at appendix 2.

3.0 PLANNING CONSIDERATIONS

- 3.1 The applications were deferred from the last meeting in order to address committee's concerns over pedestrian and vehicular visibility at the proposed site access. The main issue, therefore, is to consider whether the site access as shown on the amended plans is acceptable in highway safety terms.
- 3.2 Amended plans have been received which demonstrate that the access can achieve the required visibility splays within a 30mph speed limit of 2.4 metres by 43 metres. The plan **attached** at appendix 3 demonstrates how this has been measured.
- 3.3 In addition, to improve visibility further, the ground floor corner of the new building has

been splayed back to create a chamfer which enables better pedestrian visibility to the left. Officers consider that this is acceptable in design terms. This is a traditional approach which has been used at other sites, including the entrance to the former Morlands Brewery site at Coopers Lane, Abingdon.

3.4 The County Engineer has carried out a further site visit to check the amended plans on site and an update on this matter will be provided at the meeting.

4.0 CONCLUSION

4.1 The applications were deferred only in relation to highway safety concerns. Amended plans have been received which seek to address these concerns and create better visibility at the site access. Officers consider that the amended plans are acceptable in design terms, and the further comments of the County Engineer on the issue of highway safety will be provided at the meeting.

4.2 Additional conditions were requested to be added by members in relation to requiring only a single satellite dish for the flats, material panels on site, materials to match Stiles Court, and a no dig road construction around the Beech tree.

5.0 RECOMMENDATION

5.1 **Subject to the further views of the county engineer, it is recommended that authority to grant planning permission and conservation area consent is delegated to the head of planning in consultation with the committee chairman and vice chairman subject to a section 106 agreement with both the county council and district council in order to secure contributions towards local infrastructure and to secure the affordable housing, and also subject to the following conditions:**

1. TL1 – Time Limit
2. MC2 – Material Samples – (panels on site and to match Stiles Court on plots 15 – 23)
3. MC9 – Building details – windows, doors, rainwater goods, etc
4. Restriction on permitted development (plots 15 –19 only)
5. RE28 – Obscure glazing (upper floor windows to north elevation of plot 14)
6. MC24 – Drainage details
7. MC29 – Sustainable drainage
8. The development hereby permitted shall be carried out in accordance with the submitted floor risk assessment ref: HH4100197/HBG/006 issue 3 prepared by Glanville Consultants dated 8 September 2011.
9. LS1 – Landscaping scheme (Submission)
10. LS2 – Landscaping scheme (Implementation)
11. LS4 – Tree Protection
12. Details of construction of the roadway around the Beech Tree.

13. Prior to the commencement of the development full details of the proposed method of removal of the existing parking area around the mature beech tree shall be submitted to and approved in writing by the Local Planning Authority. The development shall only be carried out in accordance with the approved details.
14. RE6 – Submission of boundary details (including alterations to the front wall of the site).
15. RE17 – Slab Levels
16. The development hereby permitted shall be carried out in accordance with the scheme of mitigation outlined in the Bat Survey Report dated June 2011 and the additional amended bat and bird mitigation strategy in all respects. Any variation to the mitigation shall first be agreed in writing by the Local Planning Authority. Once the works are complete a letter confirming that they have been carried out in accordance with the approved details shall be submitted by the project ecologist.
17. HY1 – Access details (submission including visibility splays)
18. HY7 – Car parking in accordance with approved plan.
19. HY11 – Turning space in accordance with approved plan.
20. HY12 – New Estate Roads (works in accordance with County Specification)
21. Submission of construction traffic management plan.
22. Prior to the commencement of the development, including demolition, a professional archaeological organisation acceptable to the Local Planning Authority shall prepare an archaeological written scheme of investigation relating to the application site which shall be submitted to and approved in writing by the Local Planning Authority.
23. Prior to the commencement of the development and following the approval of the Written Scheme of Investigation referred to in condition 22, a staged programme of archaeological evaluation and mitigation shall be carried out by the commissioned archaeological organisation in accordance with the approved Written Scheme of Investigation. The programme of work shall include all processing, research and analysis necessary to produce an accessible and useable archive and a full report for publication which shall be submitted to the Local Planning Authority.
24. Single communal satellite dish only on plots 15 –23 (details to be submitted)

Conservation Area Consent

1. TL4 – Time Limit

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