

APPLICATION NO.	P13/V0497/RM
APPLICATION TYPE	RESERVED MATTERS
REGISTERED	28.3.2013
PARISH	NORTH HINKSEY
WARD MEMBER(S)	Eric Batts Debby Hallett
APPLICANT	Bovis Homes Ltd
SITE	Land off Lime Road, Botley Oxford Oxfordshire
PROPOSAL	Erection of 136 residential dwellings, infrastructure, open space and associated ancillary structures and buildings.
AMENDMENTS	None
GRID REFERENCE	448729/205055
OFFICER	Martin Deans

1.0 INTRODUCTION

1.1 This application was presented to committee on 10 July 2013, when it was resolved to defer the application to request amendments to the design of the proposed development. The original committee report and minutes are **attached** at appendix 1.

1.2 Following the committee meeting the applicants held a meeting attended by the two local ward councillors, Eric Batts and Debby Hallett, and by representatives of North Hinksey Parish Council to discuss local concerns. They have subsequently responded with the submission of amended plans. The main amendments are:-

- The relocation of proposed three storey buildings away from the north and east boundaries of the site so that two storey buildings lie closest to the neighbouring houses in Lime Road and Yarnells Hill
- The relocation and re-design of proposed units so there are less marked changes in scale between adjacent buildings
- Changes to the detailing and external materials of many of the proposed buildings to produce more vertical emphasis and a simpler appearance
- The removal of a proposed pedestrian link to the bridleway that runs along the north boundary of the site to address neighbour's concerns regarding security
- The enhancement of planting on the north boundary to improve screening

The amended drawings have been the subject of local re-consultation.

2.0 PROPOSAL

2.1 The proposal is for the construction of 136 dwellings as explained in the original committee report. Extracts from the amended drawings are **attached** at appendix 2

3.0 SUMMARY OF CONSULTATIONS & REPRESENTATIONS

3.1 North Hinksey Parish Council – Objected to the original plans – comments on the amended plans will be reported to the meeting.

3.2 Neighbours – at the time of writing the report one letter of objection had been received to the amended plans, re-stating grounds that had been raised to the original plans. All further letters received from neighbours will be reported to the meeting.

4.0 **RELEVANT PLANNING HISTORY**

4.1 [P06/V1269/O](#) - Approved (25/02/2013)

Proposed residential development, open space and means of access.

5.0 **POLICY & GUIDANCE**

5.1 The relevant policies and national guidance are explained in the original committee report.

6.0 **PLANNING CONSIDERATIONS**

6.1 The main concerns that led to the deferral of the application related to the overall design of the proposal. Independent design advice has been sought and this has focussed on the integrity of the overall design approach. Changes have been made to address these concerns. In particular some of the proposed buildings have been re-designed and some have been re-located so that changes in the scale of adjacent buildings is more controlled than in the original proposal. In addition, changes have been made to the detailing and external materials of many of the buildings to produce more vertical emphasis and a simpler overall appearance. These changes have improved the overall quality of the design.

6.2 A number of original objections related to the proximity of proposed three storey buildings to the north and east boundaries of the site, near to neighbours in Lime Road and Yarnells Hill. The amended plans have also included the re-location of the proposed three storey buildings away from these boundaries to improve the impact on neighbours.

6.3 With respect to the north boundary, a proposed pedestrian link to the bridleway has been removed. This has been proposed to address neighbour concerns about security. The planting on the north boundary is to be enhanced to provide additional screening, again to address neighbour concerns.

6.4 Notwithstanding the changes that have been made affordable housing would still be spread across the site in five groupings. The location of affordable housing is shown on the plan **attached** at appendix 3. This is considered to represent a satisfactory spread of affordable housing across the site.

7.0 **CONCLUSION**

7.1 The improvements made to the application since the committee meeting of 10 July 2013 have addressed the concerns made and have improved its relationship to neighbours. Consequently the proposals accord with the relevant policies of the adopted Vale of White Horse Local Plan 2011.

8.0 **RECOMMENDATION**

It is recommended that planning permission is granted subject to:-

1. The completion of the consultation period on the amended plans

2. Conditions as follows:-

1: TL3 – Time Limit – Reserved Matters

2: Approved plans

3: MC3 – Materials in accordance with application

4: LS2 – Landscaping implementation

5: HY6 – Access and Parking in Accordance with Plan

6: The development hereby permitted shall be implemented in accordance with chapter 7 of the protected species survey report produced by Diversity (dated

August 2012) and the method statement for bat migration produced by Diversity (dated December 2012) in all respects. Any variation shall be agreed in writing by the local planning authority before such change is made.

7: Communal recycling and refuse bins shall be provided prior to the first occupation of the dwellings to which they relate, in accordance with details which shall have first been submitted to, and approved in writing by, the local planning authority.

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