

Planning Committee
Wednesday 1 July 2015

Addendum Report

Addendum Report

Item 9

Planning Reference: P15/V0783/O – Land at Monk’s Farm, Grove

Update

The illustrative affordable housing figures quoted in the report at paragraph 6.8 are incorrect and should be as follows:

8 x 1 bed flats
3 x 2 bed flats
25 x 2 bed dwellings
17 x 3 bed dwellings

Item 10

Planning Reference: P15/V0729/FUL – Magistrates Court and Thames Valley Police Station, Church Street, Wantage

Update Plans

A selection of the application plans are attached at the end of this addendum report.

Amended plans detailing the materials and joinery under plan reference ASP.BR.14.047.002A, 003, 004 and Landscape Drawing no.1 Rev.2 have also been received.

Update to conditions

Suggested condition 2 is no longer relevant and deleted. Details of materials and joinery have been agreed.

Additional suggested conditions recommended for:-

- Archaeology conditions as requested by the County Archaeologist.
- A Travel Plan to be submitted and approved.
- Age restriction of occupants to be 60 or over
- Amendment to suggested condition 4 relating to landscaping and boundary treatment to include provision of a secure pedestrian access gate to the rear of the site to Portway.

Conservation Officer update

Further details of materials and joinery are acceptable and condition 2 is no longer required.

County Transport Officer Update

Holding objection withdrawn.

County Property Update

Objection withdrawn.

Drainage Officer Update

No update received.

Officer response

Further updated information submitted is being considered by the Drainage Officer at the time of writing. Any feedback will be reported verbally at the meeting.

Draft Wantage Neighbourhood Plan

A draft of the Wantage Neighbourhood Plan has been now been released for consultation on 22nd June.

Officer response

Paragraph 216 of the NPPF allows for weight to be given to relevant policies in emerging plans, unless other material considerations indicate otherwise, and only subject to the stage of preparation of the plan and their consistency with the NPPF. At the current time, it is officers' opinion that the emerging Wantage Neighbourhood plan carries very limited weight for decision making.

Implications for the scheme, on the advice of the policy officer, is that the appropriate weight to be given to the Neighbourhood Plan with regards to this application should be as one of a number of material considerations assessed but not a determining factor in its own right. Irrespective of the weight attached to the policy, and with regard to the current application, whilst this type of proposal is not wholly consistent with the emerging Neighbourhood Plan policy, a proposal of this type could be accommodated in this location if it could be demonstrated that it did not compromise the wider policy objectives set out in the Neighbourhood Plan. The Neighbourhood Plan Steering Group did request a meeting with the applicant to look at how the development might be accommodated within the policy but have had no formal response to the request.

In conclusion, officers are of the view that the proposal is compliant with adopted local plan policy, including town centre polices TR6, S1, S4 and S6. On balance, the material weight of current adopted policy would override emerging neighbourhood Plan policy and a refusal cannot be justified on such grounds.

Additional responses

Local resident

Disappointment expressed by local resident about the proposal, requesting confirmation in respect of government advice on ensuring vitality of town centres in respect of this application.

Officer response

The site lies within the southern section of the Wantage Town Centre boundary. Officers are of the opinion that the proposal is in accordance with current adopted town centre policies and does not conflict with government advice. Policy S4 allows for a range of uses including C3 residential use.

Applicant

The applicant has sent a brochure on the scheme and background newsletter direct to the committee members, together with a case study of a resident in one of its developments, and their legal advisors, Simons & Simmons, advice regarding status of emerging plans and prematurity as a reason for refusal.

Thames Valley Police

A letter from Thames Valley Police (the owner of the site) dated 29th June has been sent direct to the committee members. The letter sets out the financial context of site disposal and implications for the Police budget. The Police also say they met with the representative of the Town Council and leader of Vale District Council in September 2014, regarding the submission of an offer for the site to turn it into a car park.

Officer response

The publicity brochure on design and case study is for information only. With regard to the legal advice on prematurity and the emerging Wantage Neighbourhood Plan, this is addressed above on the appropriate weight to be given in the decision making process. Officers are of the opinion that a refusal on the grounds of prematurity would be unsustainable on appeal.

Correction

Paragraph 6.16 referring to policy H16 and housing mix is replaced by the following.

6.16 Policy H16 of the Adopted Local Plan is out of date because NPPF paragraph 47 requires it to be based on an up to date assessment of housing need. The Oxfordshire Strategic Housing Market Assessment 2014 (SHMA) is the most up to date and estimates the open market dwelling requirement by number of bedrooms as follows

	1 Bedroom	2 bedrooms	3 bedrooms	4 bedrooms
SHMA	5.9%	21.7%	42.6%	29.8%
Application	43.75%	56.25%	0%	0%

The proposed housing mix does not accord with SHMA. However, given it is special housing need for retirement homes under policy H19, it is considered an acceptable mix to meet specific need for smaller communal living accommodation by the elderly.

Item 11

Planning Reference: P15/V0251/O – Land at Fallowfields, Faringdon Road, Southmoor

Update

The first paragraph of the report incorrectly refers to up to 53 dwellings. The application is for up to 43 dwellings.

Officer response

This is additional information also referred to in paragraph 6.21 of the report. It is not a material planning consideration, and should be treated as such.

Item 12

Planning Reference: P15/V0474/FUL – Wantage Tennis Club, Foliat Drive, Wantage OX12 7AL

Update

A draft of the Wantage Neighbourhood Plan has been now been released for informal consultation.

Officer response

Paragraph 216 of the NPPF allows for weight to be given to relevant policies in emerging plans, unless other material considerations indicate otherwise, and only subject to the stage of preparation of the plan and their consistency with the NPPF. At the current time, it is officers' opinion that the emerging Wantage Neighbourhood plan carries limited weight for decision making. However officers consider this proposal would accord with the general principles of the draft plan.

Item 13

Planning Reference: P15/V0473/FUL – TRS, Faringdon Road, Southmoor

No updates.

Item 14

Planning Reference: P15/V0926/HH – 45 Hutchcomb Road, North Hinksey, Oxford, OX2 9HL

Update

Missing Appendix 3 - statement from councillor Debby Hallett

I write as the local Vale councillor for this area. After reading the Design & Access Statement, I'm not 100% confident which property is being proposed for extension. The application name is 45 Hutchcomb Rd. The D&AS says 42 Hutchcomb Rd, and on page 3 refers to 'existing houses along Kiln Lane'. I hope the homeowner can get a discounted fee from the preparer. Joking about poor documentation aside, the proposed extension looks to me like it will completely block the light for the windows in the house next door. If the roles were reversed, the windows on the house next door would not be allowed as they are too close to the wall of the new extension. I would like to see some design variation to protect the daylight in the house next door, and still allow the homeowners to add onto their house over the garage. I'm sure it must be possible.

Officer response

Further to the received councillor's comments, the agent has provided clarification stating:

"I would like to clarify 2 errors contained within the design and access statement submitted as part of the planning application for 45 Hutchcomb Road.

- On page 1 the number is marked as 42 in error - the D&A statement is in support of an application for number 45.
- On page 3 there is a line of text containing 'Kiln Lane'- this line should not be included at all."

The officer is of an opinion that the provided clarification addresses the concerns raised by councillor Hallett.

The concerns raised by councillor Hallett in relation to loss of light have been addressed in the original report.

Item 15

Planning Reference: P15/V0071/FUL – Fox Glade, Farm Road, between Woolstone and Uffington, Woolstone, Faringdon, SN7 7QL

This application has been formally withdrawn.

Item 10 PLANS

Planning Reference: P15/V0729/FUL – Magistrates Court and Thames Valley Police Station, Church Street, Wantage