

Planning Committee
Wednesday 2 September 2015

Addendum Report

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Item 8

Planning Reference: P15/V0179/FUL – The Hatchet Inn, Childrey

Update

There have been no additional representations received regarding this application.

Amendment to reason for refusal 1

Members' attention is drawn to the fact that in reason for refusal number 1 on page 16 of the agenda, local plan policy HE5 is referenced. This is incorrect and should refer to policy HE4, which relates to the setting of listed buildings.

As such, should planning permission be refused, reason for refusal 1 should be amended to read:

1 : In the opinion of the local planning authority, the proposal by reason of its scale, extent, layout and proximity would have a detrimental impact on the setting of the grade II listed buildings The Hatchet and Tudor House and would fail to preserve or enhance the character and appearance of the Childrey Conservation Area. The less than substantial harm identified is not outweighed by any evidence of any public benefit resulting from the proposal. As such, the proposal is contrary to adopted Vale of White Horse Local Plan policies DC1, HE1 and HE4, the adopted Vale of White Horse Design Guide 2015, the National Planning Policy Framework and the National Planning Policy Guidance.

Error in committee report

Members' attention is drawn to an error in paragraph 6.21, where Tudor House is noted as thatched. This is incorrect as the dwelling has a tiled roof.

Item 9

Planning Reference: P15/V0394/O – 4&20 site, Park Road, Faringdon

Update

The applicant's agent has pointed out that there is a small inconsistency between the text of the submitted Retail Impact Assessment (RIA) and Table 8 of the RIA appendices in respect of Aldi's convenience goods floorspace.

Table 8 overstates the convenience goods floorspace by 62.8 sq m and consequently understates the maximum comparison goods floorspace by the same amount. This has the positive effect of reducing the convenience goods impacts which are the focus of the submitted assessment (since comparison sales are ancillary and related to main food shopping trips) and also the matter upon which the council's independent retail advice was focused.

Officer Response

There is a small discrepancy of 62.8 sq m and this in turn affects the turnover calculation for the 'Aldi' store by decreasing the estimated turnover from £8.71m to £8.49m. This reduction is a positive effect with the proposal having a potentially slightly smaller effect on other retail units including the town centre. The impact on

the town centre is still considered reasonable and the recommendation of approval does not change.

Update

Representations

The council's drainage engineer has withdrawn his objection subject to the drainage conditions included in the planning officers recommendation.

A further letter of support has been received from a resident of Faringdon.

Officers Report – Officer Update

Paragraphs 5.1, 6.56 and 6.58 of the officer's report refer to the Lowland Vale landscape area. The site is actually within the North Corallian Ridge landscape area in which case policy NE7 of the adopted local plan applies. The landscape assessment provided in the report is based on this site and the assessment in paragraphs 6.56 to 6.60 and the conclusion on landscape and visual impact remains applicable.

Paragraph 6.70 refers to securing bus stops through a legal agreement. Officers wish to clarify that the bus stops on Park Road will be secured by condition (condition 9), and a contribution will be secured by a legal agreement towards the costs of providing and maintaining bus shelters.

Conditions

Condition 3 should be deleted as its provisions are covered by condition 9 which requires detailed designs of access arrangements.

Condition 5 will seek a landscaping scheme only, as the limited ecological interest of the site does not justify an ecological mitigation scheme. Potential effects for reptiles are covered by condition 7.

Legal Agreement

The applicant has submitted two unilateral undertakings to secure the financial contributions recommended. These are presently being reviewed by the district council and county council legal teams.

Item 10

Planning Reference: P15/V0621/FUL – King Alfred's School, Portway, Wantage

There are no updates for this item

Item 11

Planning Reference: P15/V0891/HH – 81 Hurst Rise Road, Botley

One additional letter of objection and one letter of support have been received. No new substantive issues are raised in the objection letter.

Item 12

Planning Reference: P15/V0986/FUL Sandford-on –Thames Weir, Kennington, Oxon

Update 1

The agent has submitted a document on 25 August setting out their response to the consultation response received to the application. This is attached at **Appendix 1** to this addendum.

Officer Response

The submission is noted. All the consultations responses have been summarised in section 3 of the committee report and addressed in section 6.

Update 2

Additional survey information has been received from the agent's ecology consultant with regards to the presence of otters on the site. She recommends a carefully planned mitigation programme to be developed in light of her findings. Depending upon the level of activity at the time of the works it is possible a European Protected Species Licence from Natural England will be required.

Officer response

The council's countryside officer has reviewed the additional information. His response is as below:

"I have now had additional information with regard to the otter use at Sandford Weir which I asked for as a result of comments submitted by Bob Eales and the more up to date survey information he provided (see below). The site has been surveyed by Dr Merrill Gelling who confirmed that the level of otter activity in the area of the proposed works has increased since the previous surveys and that there is likely a holt present within the area which would be impacted by the proposed works.

As otters are a European Protected Species (EPS) this means that the applicant will need to ensure that the works are carried out in a way that avoid disturbance or any harm to the local otter population. Given the presence of a holt situated within the area that would be impacted by the proposals it is likely (subject to further survey data) that a European Protected Species licence would be required prior to any works commencing on site.

In Dr Gelling's view an appropriate mitigation package could be developed (a brief outline is included below in Dr Gelling's email) to allow the works to proceed whilst avoiding any significant impacts on the local otter population. Dr Gelling is also of the view that it would be possible to obtain an EPS licence for these proposals.

In my opinion, given the evidence we have available to date and the outline mitigation proposals it is likely that a European Protected Species licence would be granted by Natural England which would allow the proposed works to proceed legally without harm to the local otter population.

In light of this if planning permission is to be granted we will need to add one further condition to the permission to take account of the probable need for an EPS licence. This condition is in addition to those I recommended in my email of 18/8/15:

Condition:

The following works including tree felling, removal of structures, excavation and piling shall not in any circumstances commence unless the Local Planning Authority has been provided with either:

- a) a licence issued by Natural England pursuant to the Regulation 53 of The Conservation of Habitats and Species Regulations 2010 authorising the specified activity to go ahead; or*
- b) a statement and justification in writing from a suitably qualified ecologist to the effect that it does not consider that the specified activity will require a licence and a detailed mitigation strategy for otters as required by condition XX.*

REASON: To protect the important species on the site, in accordance with the requirements of the NPPF.”

It is therefore recommended that the above condition is also added as an additional condition to the officer recommendation.

Item 13

Planning Reference: P15/V1104/FUL – Woodlands, Fernham Road, Shellingford

There are no updates for this item

Item 14

Planning Reference: 10 Meadow Close, Grove

There are no updates for this item.

Item 15

Planning Reference: P15/V1243/FUL – 8 Wick Green, Grove, Wantage, OX12 0AR

There are no updates for this item

Item 16

Planning Reference: P15/V1309/HH – 23 Church Green, Stanford in the Vale

Update 1

Consultation response received from the County Archaeologist, which states “There are no archaeological constraints to this application”.

Officer response

The comments are noted.

Update 2

In response to the amendments to the application the neighbour who objected has made the following points;

- Glad to see the original chimney design has been amended.
- General comments on the proposal, with the exception of the particular point about the chimneys, still stand.

Officer response

The previous comments referred to are outlined within the original report under section 3.2, and the additional comments are noted.

Item 17

Planning Reference: P15/V1382/FUL - Oxford Garden Centre, South Hinksey

There are no updates for this item

Item 18

Planning Reference: P15/V1281/FUL – Field House, Childrey

There are no updates for this item

Item 19

Planning Reference: P15/V1479/FUL – Wantage Tennis Club, Manor Road, OX12 8DW

Update

A neighbour has asked whether a construction management plan should be imposed to protect users of Manor Road and the park during construction.

Officer response

Officers note the request. However the highways officer has not recommended that such a condition be imposed. The contractors will be required to comply with current health and safety regulations and, as landowner, the council would also retain a level of control over how activities were carried out on site.