

Planning Committee
Wednesday 9 December 2015

Addendum Report

Item 9

Planning application P15/V1934/O -

Report Corrections

Page 3 of the report under item 9 refers to Wards affected by the application. This should include Shrivenham and Watchfield as well as Faringdon.

The summary on page 17 refers to Faringdon Town Council objection elevating the report to Committee. It is also due to Great Coxwell Parish Councils objection.

Paragraph 6.9 refers to the updated EIA due to an additional 50 dwellings. This refers to a previous application. The EIA submitted with this application relates specifically to the scheme for 200 dwellings only.

Paragraph 8.1 refers to the need for S106 Agreements with the County and the District. It is intended with this application that a single agreement would be entered into with the District securing the required County contributions. This would help streamline and speed up the process.

Consultation Updates

Oxfordshire County Council – Education – Given the different views on costs per pupil place between the District and County, whilst further work is done, OCC will assume a cost per pupil of £20,000 for primary school provision to enable the delivery of sites where education provision is stalling progress as a temporary and pragmatic way forward. Given that the financial package has been agreed at the Steeds, the following education contributions can be agreed:

Primary - £1,160,000

Secondary - £478,839

In order to secure the required £20,000 per pupil place the secondary contribution would be reduced.

Oxfordshire County Council – Highways – Final comments have been received removing the holding objection. A signalised junction solution at the A420/Coxwell Road turn together with an upgraded right hand turn lane would be delivered within Highway land and funded by this development together with Fernham Fields. Contributions have been sought towards this improvement. The junction contribution is higher than specified in the report amounting to £1,075,000. The other highway related contributions remain the same.

Additional comments have also been received from Cllr Judith Heathcote re-iterating previous concerns regarding the need for junction improvements on the A420.

Great Coxwell Parish Council – Updated comments have been received in response to the additional highway information.

- The application should be refused. Pleased to see that there is an agreement with all parties that an essential requirement for the development is an upgrade of the A420 junction but not disadvantage the residents of Great Coxwell by removing the mini roundabout. Since original discussions a further permission has been granted for 36 holiday lodges in the village which will add to traffic.

Officer Response

Oxfordshire County Council – Education. Officers welcome the pragmatic approach taken by the County given the marginal viability of this scheme. Whilst primary contributions have been increased, secondary has been reduced to compensate. Officers are happy with this approach and the S106 heads of terms will be amended accordingly.

Oxfordshire County Council – Highways. The roundabout scheme which formed part of the previous application cannot be delivered together with an acceptable level of S106 contributions and affordable housing. The proposal for contributions to deliver a signalised junction upgrade funded by this development and Fernham Fields together is a welcome solution and would ensure that the development mitigates its impact in terms of infrastructure provision and affordable housing delivery. Whilst the final requested contribution is higher than previously stated, this will be the subject of further discussions with the applicant before the S106 is finalised.

Great Coxwell Parish Council – The proposed signalised junction would retain the existing mini roundabout and it is not considered that this improvement would disadvantage the residents of Great Coxwell. The proposed junction works have been modelled and are considered by OCC highways to be an acceptable solution to manage the additional traffic generated by the recently approved developments in the vicinity of the site.

Item 10

Planning application P14/V2016/RM – Land south of Appleford Road, Sutton Courtenay

Consultation Updates

Environment Agency - remove their objection, as the applicant has addressed the surface water flood risk issues and provided evidence to show a reduction in surface water impact with the increased number of dwellings and revised layout.

Vale drainage engineer - with the Environment Agency removing their objection on flood risk grounds, this now resolves the issue of flood risk.

OCC – Highways – have seen the tracking plan which indicates adequate manoeuvring for a RCV between plots 121 and 176 and is therefore acceptable.

Two further letters of objection from local residents have been received. Their objections refer to matters summarised in the neighbour representations section of

the report which include retention of the bund adjacent to Amey Close, number of dwellings is beyond the scope of the outline permission, impact on infrastructure, amenity and character of the village, and cumulative impacts.

Officer Response

The technical consultee responses are noted.

The concerns of local residents are addressed in the report with reference made to the bund being retained (paragraph 6.22), the outline permission not restricting the number of dwellings (paragraph 6.2), amenity (paragraphs 6.21 – 6.24), character (paragraphs 6.8 – 6.20). Cumulative impacts were a matter for the outline application considerations whereas this application is considering the layout, appearance, landscaping and scale of this development.

Item 11

Planning application P15/V2274/FUL -

Report Correction

Ward Member is Janet Shelley and not Margaret Turner, with Reg Waite.

Consultation Update

OCC Transport have reviewed the Construction Traffic Management Plan (CTMP), and access plan A017 and comment as follows:-

- As all the construction work is proposed to be carried out via the existing Harwell Campus site, given the level of traffic accessing Harwell Campus I do not consider there to be a highway safety implication from the additional associated traffic in the vicinity.
- The hours of working do not raise any highway safety concerns.

Officer comment: Noted and additional condition recommended below for compliance with the submitted CTMP and access plan A017.

The Countryside Officer has reviewed and commented on the submitted Ecology Report as follows:-

“The report produced by ADAS adequately assesses the potential impacts of the construction and operation of the proposed antenna. Provided the proposed timings of the construction are as specified in the report then I am satisfied that the proposals should not lead to any significant levels of disturbance to the local red kite population.

It will be important for the applicant to monitor the levels of disturbance throughout the construction process and they may need to take further advice from a suitably qualified ecologist if a crane is to be used to erect the tower.”

Officer comment: Noted and informative recommended as construction is covered by additional condition below.

The applicant has requested that the hours of use be amended to start at 8am and finish by 6pm Monday to Friday to allow flexibility. They say that testing will be limited to daylight and working hours will be shorter in the winter.

Amendment to recommended conditions and Informative added

Condition 3 amended to incorporate hours of use to 08:00hrs to 18:00 hrs Monday to Friday only and at no other time including public holidays.

Condition 4 amended to include reference to access plan number A017 as follows:-

“Vehicular access to and from the site shall be taken only from Avon Road, as shown on the submitted access plan number A017 and the existing access point from Upper Farm Road shall be kept locked at all times except for emergency access.”

Addition of Condition 5 as follows:-

5. All construction traffic shall enter and exit the site only via Avon Road, as shown on the submitted access plan number A017, and construction shall take place in accordance with the submitted Construction Traffic Management Plan dated 02.12.2015.

Informative added as follows:-

All wild birds and their nests receive protection under the Wildlife and Countryside Act 1981 (as amended) which makes it illegal to intentionally take, damage or destroy the nest of any wild bird while it is in use or being built. Therefore in order to avoid contravention of this legislation any site works likely to affect potential bird nesting habitat should be timed to avoid the main bird nesting season which runs from Mid-March to July. If this is not possible, a check should be carried out prior to any clearance works to ensure there are no active nests present.

Item 12

Planning Application – P15/V2582/RM – Land at 4&20 site Park Road, Faringdon

This item is withdrawn from the agenda as approval has been granted under delegated powers in consultation with the Chairman of planning committee.

Item 13

Planning Application P15/V2051/FUL -

There are no updates for this item.

Item 14

Planning Applications P15/V0925/HH -

There are no updates for this application.