

Planning Committee
Wednesday 23 March 2016

Addendum Report

Item 9 – P13/V2428/FUL 34 North Hinksey Lane, Oxford OX2 0LY

Update

Neighbours: One further letter of objection on grounds of over development, out of kin with area.

Officer response:

No new matters have been raised – these issues are covered in the report to Committee.

Neighbours:

Further representations have been made regarding land ownership and concern that the site visit pegging out of the buildings is inaccurate.

Officer response:

In respect of 18 Yarnells Road I understand that there is no dispute over the ownership of the alleyway rear of 18 Yarnells Road. In respect of the pegging out of the buildings on site, these have been checked by officers on the ground and are considered to be correct. If permission is granted there will be monitoring of the site to ensure the building is built in accordance with the approved drawings.

Clarification of matters in the Committee report:

The site location plan and application site is as **attached** to this addendum and does not include land to the rear of 18 Yarnells Road.

The Site Plan P21d refers to a security gate and boundary fence panels on the alleyway rear of 18 Yarnells Road – this is not part of the application.

Page 32, Para 6.26 Line 12: The reference should be 40 degree angle not 45 degrees, from the ground floor bay window 18 Yarnells Road.

Page 33, Para 6.27, Line 9 – remove reference to ‘banked’.

Page 33, Para 6.30, Line 9 – add after ‘conservatory’ ... but also to the secondary side windows in the lounge and bedroom, facing the proposed House 2.

Page 34, Para 6.32, Line 3 To alter the sentence beginning ‘The only factor’ to ‘The factors to consider are the sun terrace and a rear first floor window serving a bathroom.’

Item 10 – 47 West Way, Oxford

Oxfordshire County Council Highways Authority

Since publication of the committee report, an updated response from the Highways Authority has been received. This response confirms no overall objections, having reconsidered the previously outstanding points around the size of car parking spaces and the turning head for larger delivery vehicles.

On the matter of car parking spaces, the Highways Authority (HA) states: *“The Agent’s letter confirms that all parking spaces would be at least 2.5 metres by 5.0 metres and the two spaces (numbered 6 and 9) nearest to the rear block of flats have been repositioned so that they could be satisfactorily accessed and egressed. The proposals for car parking are considered to be acceptable.”*

On the matter of the turning head for larger vehicles the HA states: *“As previously, a turning head is shown at the front of the site, adjacent to the highway footway, provided for the accommodation of a delivery vehicle. The revised drawing 284/P/06 Rev D indicates the swept path of a small delivery vehicle entering and leaving the turning head area. The highway authority remains concerned that delivery drivers would be likely to enter the site in a forward gear and drive along the access road to a position closer to the flat(s) being delivered to, thus minimising carrying distances.*

The vehicle would then most likely be reversed back along the access road to the front of the site and out onto the highway, without making use of the turning head. Such reversing across the footway, cycle way and into the carriageway would be undesirable and the highway authority would advise that the site servicing arrangements should be further considered...

The highway authority would request that consideration is given to relocating the turning head to the rear court...”

Officer Response: Noted – discussions have already begun with the applicant over an alternative arrangement but this has not been finalised to date. Therefore, an amendment to **Condition 15** summarised in Section 8 is recommended that reads as follows:

“Prior to the commencement of development and notwithstanding the details shown on the approved plans, details of turning and manoeuvring provision for all motor vehicles (including service vehicles) shall be submitted to and approved in writing by the Local Planning Authority. These details shall demonstrate the ability for all vehicles to enter the site, turn around and leave in a forward direction. The turning space shall be constructed to prevent surface water discharging onto the highway. Thereafter, the turning space shall be kept permanently free of any obstruction to such use.

Reason: In the interest of highway safety and to avoid localised flooding (Policies DC5 and DC14 of the adopted Local Plan).”

Site Visit

At the site visit, a number of councillors queried a drainage channel running immediately to the rear of the site. The applicant has confirmed that this channel lies beyond the rear boundary of the flats and that there will be no access from the rear gardens of the flats to it.

Officers consider that the impact on this channel will need to be covered as part of Condition 9 of the recommendation, which requires the prior agreement to a SuDS scheme covering the entirety of the site.

Item 11 – Land off Colton Road, Shrivenham

Shrivenham Parish Council

Since publication of committee papers, Shrivenham Parish Council have written to withdraw their objection to the application;

“The resolution passed by the Parish Council was actually to submit no objections but to contact the officer separately to express our dismay that the SHMA recommendations regarding housing types are being ignored.

We know there is no point objecting as this is not the first time that Linden Homes has applied to increase the number of larger homes and the last amendment was allowed.

The objection you have received is erroneous and I apologise for the inconvenience caused.”

Officer Response: Noted – the further deviation from the SHMA recommended housing mix is discussed in the committee report.

Item 12 – P15/V2406/FUL & P15/V2407/LB: Owlscoote Manor Farm, High Street, Upton, Didcot, OX11 9JE

Update

Our Drainage Consultant has submitted the following additional comments on 11 March 2016 regarding the culvert:

‘The maintenance of the watercourse is subject to Common Law whereby the adjacent landowner(s) has riparian rights and responsibilities over the watercourse. Therefore, in future, if the watercourse is not maintained and becomes obstructed then Oxfordshire County Council, as LLFA, has powers to serve notice on the landowner. The conditions that I recommended will cover the requirement to open up the culvert as this is included within the submitted flood risk assessment as the work has to be implemented in accordance with the FRA. However, would you be able to add the following informative: “The proposed work to re-open the existing pipe culvert will require separate Land Drainage Consent application which will require full details of the proposed work. For application form please contact peter.dela@southandvale.gov.uk’

Officer response

This is useful information regarding the culvert works. Informative to be added to any grant of planning approval.

Item 13 – P15/V1319/O The Lynch, East Hendred, Wantage, OX12 8LB

There are no updates for this item

Item 14 – P15/V2934/FUL: Varlins, Halls Lane, East Hanney, Wantage, OX12 0HJ

There are no updates for this item.

Item 15 – P16/V0180/HH: 9 Turnpike Road, Cumnor Hill, Oxford, OC2 9JQ

Update

A further response from a local resident has been received (24 Turnpike Road).

These comments can be summarised as:

Work commenced on site on 10th March prior to a decision on the application being made.

Assuming that the Council will wish to take out an injunction to stop the work.

Officer's response

Officers are aware that work has commenced on site and members will recall this from the site visit on Monday. The enforcement team are also aware that work has commenced. All building works are undertaken at this stage at the applicant's own risk and injunctions are only sought in the most extreme cases. As the current planning application is pending it is not considered expedient to require the works to stop at this time, until a decision has been made on the application.

Item 16 - P15/V0719/FUL: Land adjacent to Fieldside, Didcot Road, Harwell, OX11 6DH

There are no updates for this item

Item 17 – P15/V2107/HH: 78 High Street, Milton

There are no updates for this item.

Item 18 – P15/V0009/A: Land at Abingdon Road, Drayton, Abingdon, OX14 4SU

Update

Further responses from Drayton Parish Council have been received. These can be summarised as:

- The sign will cause a distraction to drivers at a difficult road junction and is dangerous.
- The sign has been erected prior to a decision on the planning application.

Officer's response

Officers are aware that one of the two signs proposed has been erected and the enforcement team has also been made aware. The enforcement team do not normally take enforcement action whilst there is a current planning application pending, and the applicants are working at their own risk.