

Planning Committee
Wednesday 17 August 2016

Addendum Report

Item 9 – P16/V0364/O – Land South of the Causeway, East Hanney

Updates

East Hanney Parish Council has written to confirm it maintains its objections to the amended proposal.

Four letters of objection have been received, re-iterating objections listed in the report.

One letter of support has been received.

Item 10 – P15/V2649/O – Land at Fernham Road, Great Coxwell

Updates

Affordable housing

The tables at paragraphs 6.12 and 6.14 of the committee report showing the proposed affordable housing mix and proposed market mix are incorrect as they do not total the correct amount of dwellings on the site.

The proposal generates the requirement for 8.75 affordable dwellings to comply with the 35% required as part of Core Policy 24 of the Emerging Local Plan 2031.

The applicants have the option to either round this figure up to provide 9 affordable units on site, or provide 8 units on site and pay a commuted sum for the remaining 0.75 of a unit which would equate to £74,250.

Either option would comply with policy and provide the required 35% affordable housing. The final option will be secured as part of the S106 legal agreement.

If the developers chose to provide 9 units on site, the mix would be:

	2 bed	3 bed (5 person)	3 bed (6 person)
Affordable rent	4	1	1
Affordable	2	1	0

The amendment to this table would then alter the private market mix to:

	1 bed	2 bed	3 bed	4+ bed
SHMA%	5.9%	21.7%	42.6%	29.8%
SHMA Expectation no's	1	3	7	5
Proposed	0	8	7	1

If the developers chose to provide 8 units on site and pay the commuted sum, the affordable housing mix would be altered in line with comments from the council's housing team and secured via the S106 legal agreement.

S106 table

In the table listing the requested financial contributions at paragraph 6.63, the monitoring and administration contributions have not been included. The table below, includes all contributions requested:

Vale of White Horse DC	Contribution
Artificial Grass Pitch	£1,650.00
Youth/MUGA	£5,449.00
Health & Fitness	£5,095.00
Football pitches	£4,252.00
Rugby pitches or similar provision	£995.00
Waste Collection	£4,250.00
Vale monitoring and administration	TBC
OCC	
Public Transport (Buses along Coxwell Road Nos 61 and 67C)	£25,000.00
Primary School in Faringdon	£145,400.00
Faringdon Community College, Phase 3	£110,296.00
Faringdon Town Council	
Improved accessibility to the Pump House Project	£11,000.00
Administration of S106	£3,750.00
Overall Total	£317,637.00
Total per dwelling	£12,705.00

Additional representation

An additional representation has been received from Gordon Jamison and Nina Hoff of Willow House and this has been circulated to members on 16 August 2016.

It raises an objection on the grounds of a legally-binding covenant that forbids development on the site in question.

This is an important point. However, it does not fall within the remit of a material planning consideration. It is an established principle that private property rights (including legal covenants or interference with easements for example) are not a material planning consideration and local planning authorities are not entitled to take this into account in determining a planning application.

The grant of planning permission does not remove the need to obtain any other consents that maybe necessary, nor does it imply that such consents will necessarily be forthcoming.

Questions from Councillor Cox

Councillor Roger Cox has submitted some enquiries regarding the proposal on 12 August 2016 and the responses to these queries are as follows:

1. **Principle/Location.** The site is located within GC Parish; if permitted would it be incorporated into Great Faringdon? If so when?

Reply: Having checked this with democratic services, there are no scheduled plans to change parish boundaries at this stage. The site is within Great Coxwell parish and wouldn't move until 2019 at the earliest.

2. **Fernham Fields.** Which surrounds the application site is an allocated site within LP Part 1; therefore, when LP is adopted would it negate 'saved' policy NE10 Important Open Land?

Reply: Yes. The site is effectively surrounded by the approved Fernham Fields site, a strategic site in the emerging local plan also within NE10 landscape designation. The policy team are currently reviewing policies regarding important open spaces to inform the Local Plan Part 2.

3. **LP Part 1 H15.** Stipulates 30 dwellings per hectare and this proposal on a site of 0.95 hectares is for 25 units, IAW Policy NDS8 of Great Coxwell NP.

Reply: H15 holds limited weight as it is a housing policy in the current adopted local plan. Emerging Core Policy 23 in the LP Part 1 2031 also requests 30 dph. Density is caveated by an assessment of local circumstances and site characteristics. In this case, there are site constraints in terms of trees and drainage, and officers consider 25dph acceptable for this particular site, balancing efficient use of land with achieving satisfactory drainage solutions and retaining significant mature trees and landscaping.

4. **Affordable Housing IAW draft LP 35%.** At paragraph 6.12 it states 10 units; but at para 6.53 it states 9 units of affordable housing. Which is correct?

Reply: Apologies for the error. This has been corrected within this committee addendum report as above. 35% equates to 8.75 affordable units. Developers have option to either provide 9 on site or 8 on site with a commuted sum of £74,250 for the remaining 0.75 of a unit. Either option is policy compliant. This will be secured in the S106.

5. **Highways.** Road serves existing housing and the school; yet at para 6.53 OCC Highways is stated to be content. Has OCC considered school term time peak traffic flow?

Reply: Yes, highways have a duty to thoroughly assess the application in terms of all aspects of highway safety and have raised no objections to the proposal subject to conditions.

6. **Noise.** Has the Environmental officer verified the road noise from A420 would be at an acceptable level?

Reply: Yes, the environmental health officer has been consulted on the application and has raised no objections, subject to a condition requiring noise insulation measures.

7. **Drainage.** At page 44 Thames Water. Therefore, I request a 'No first occupation until upgrade of sewage works pumping station on Lechlade Road' circa March 2018?

Reply: Accepted and included as condition 6 is to read:

"None of the dwellings hereby approved shall be occupied until the completion and the upgrade works to the Faringdon Sewage Treatment Works (STW) or it is confirmed in writing by the sewerage undertaker that sufficient sewage capacity exists to accommodate the development."

8. **Education.** At para 6.63 £145K is earmarked for the new Faringdon primary school; it will not be ready until the Land South of Park Road site is developed circa 2019. As there are no spaces at either Faringdon Infant or Junior School; is the LEA certain it can provide the additional places generated by this proposal?

Reply: The delivery strategy is within the remit of OCC; they have asked for this contribution towards a costed scheme which is proposed to be delivered. OCC have a legal duty to provide required school places so will have to do so whether by the permanent primary school, temporary classrooms, places at other local schools etc.

9. **Faringdon Town Council.** Stated there was no Section 106 negotiation which was factually incorrect; indeed the schedule at para 6.63 allocates £11K to Pump House Project. I note the Vale officer has now explained the process to FTC.

Reply: Correct, this figure has been included in the committee report.

10. **Urban Design.** Report at para 6.18 and 6.19 expressed concerns over layout; notwithstanding the amended layout, is the urban design officer now content?

Reply: Layout is not a matter for consideration under this outline application. However, given the site constraints Officers required confirmation that 25 units would be able to be accommodated on the site which is why illustrative layouts have been submitted and amended. The urban design officer still has concerns over the illustrative layout. These will be addressed under any subsequent reserved matters application, but the illustrative layout confirms that 25 dwellings would be able to be accommodated.

11. **Conditions.** Page 57 – condition 5 and 6 appear to be duplicates?

Reply: Condition 5 states that no development is to commence without submission and approval of an on/off site drainage works strategy. Condition 6 is the condition referenced above at point 7 (drainage upgrade works to be in place prior to any occupation) Apologies for the confusion; I will ask officers

to provide a brief summary of what the conditions relate to in order to avoid any confusion in the future.

12. Conclusion. I understand that the LPA cannot demonstrate more than a 4.1 year supply of building land and this site meets the criteria for sustainability in NPPF. I request that the points made in this statement should be considered at RM stage.

Reply: Noted.

Item 11 – P16/V1088/FUL – The Manor Preparatory School, Faringdon Road, Shippon

Update

If members resolve to approve the application it is recommended that the following additional condition is also included:

- Development to be carried out in accordance with the following list of approved plans [plans nos inserted]

Item 12 – P16/V01714/O – Land at Challow Park (including Former Council Depot) Challow Road (A417) East Challow

Update from East Challow Parish Council

Subsequent to publication of committee papers, East Challow Parish Council has written to officers confirming that the one pub in the village has recently shut and there appears little prospect of it re-opening in the foreseeable future.

Applying the methodology of the Town and Village Facilities Study 2014, which is part of the evidence base of the emerging Local Plan 2031 Part One, the loss of the pub would see East Challow downgraded from a “larger” village to a “smaller” village.

The relevant Local Plan 2011 policy for housing in smaller villages is Policy H12, which restricts new residential development to infill development of up to four houses within the built up area of the settlement.

This proposal is clearly contrary to Policy H12, just as it is Policy H11 which relates to larger villages. However, both policies are considered out of date due to the lack of a five year housing supply in the district and so the approach to assessing the merits of this application remain as outlined in the committee report.

Officers consider that the loss of the pub only very marginally undermines the sustainability credentials of the proposal, particularly given the proximity to Wantage, and so this does not alter the recommendation to approve.

Item 13 – P15/V0366/FUL & P15/V0224/LB – Roadside Farm Barns, The Green, Longcot

Update

An additional representation has been received from Mr. Birtwhistle at neighbouring property Yewcote, by email on 11 August 2016. The full response has been uploaded to the website. In summary it indicates that the objection to the application is able to be withdrawn under certain conditions; an excerpt is as follows:

“... I write to confirm that, having instigated dialogue with Mr Birch and his client Mr John Castle, my wife and I have agreed to withdraw our objection to Window W10 in the Roadside Farm Barn Gable End on condition that this opening is specified as:

- a) the bottom of the window is as high as practical and at least 1.7m above FFL;*
- b) the window is to be fixed (i.e. non-opening); and*
- c) the glass used is to be “obscured” glazing.”*

The agent for the application, Mr. Birch, has agreed to this.

An additional condition is therefore recommended to ensure the window in the north gable end is obscure glazed, fixed shut and has a sill height of over 1.7m. The condition has been tailored to meet the proposed plans, which indicate a sill height of over 2m.

Recommended additional condition to P15/V0366/FUL:

9. The first-floor window on the north elevation of the new dwelling shall be installed with a sill height of not less than 2 metres above the finished floor level of the rooms in which they are fitted and shall be retained as such. The window shall also be glazed with obscured glass and shall be fixed and incapable of being opened.

Reason: To protect the privacy of adjacent dwellings (Policy DC9 of the adopted Local Plan).

Item 15 – P16/V1231/FUL – Land at the former Didcot A Power Station, Purchase Road, Didcot

Report correction

Paragraph 2.1 - The first bracketed figure in the third line should read (216,526ft²).