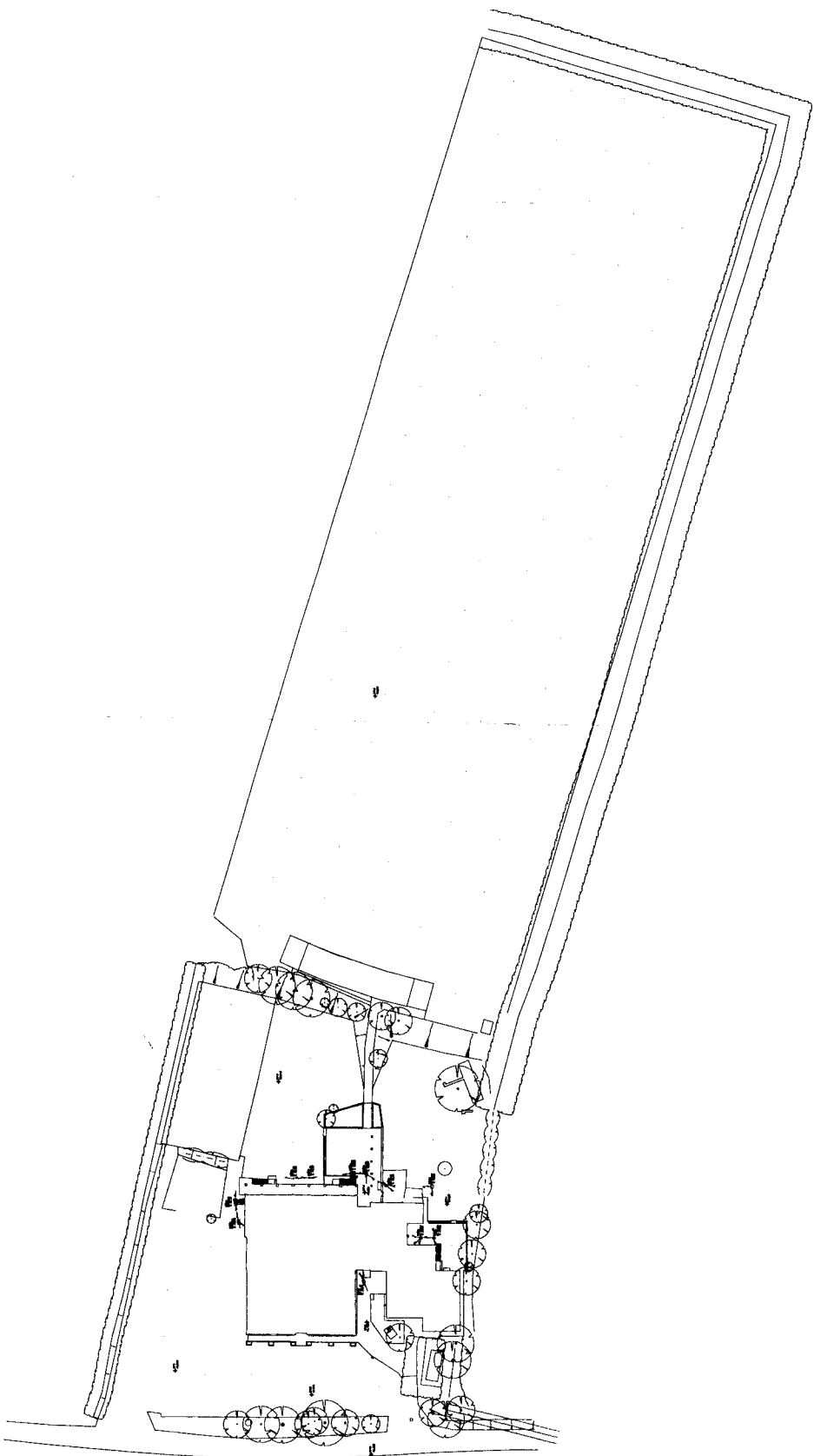


NOTES:

1. Survey is based on previous site plan.
2. All measurements referred to in this document, unless otherwise specified, are in feet and inches.
3. All measurements are taken from the ground level unless otherwise specified.

ADDITIONAL NOTES:

1. All measurements are taken from the ground level unless otherwise specified.
2. All measurements are taken from the ground level unless otherwise specified.
3. All measurements are taken from the ground level unless otherwise specified.



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B.F. HANCOCK
Surveyor
CHILLOW COUNTRY CLUB

13 FEB 2015
CHILLOW COUNTRY CLUB

Drawing No. **GS04654103**
Scale: 1" = 100'
Author: **J.M.**
Checked: **J.M.**
Date: **02/12/15**
Project: **CHILLOW COUNTRY CLUB**

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REVISIONS

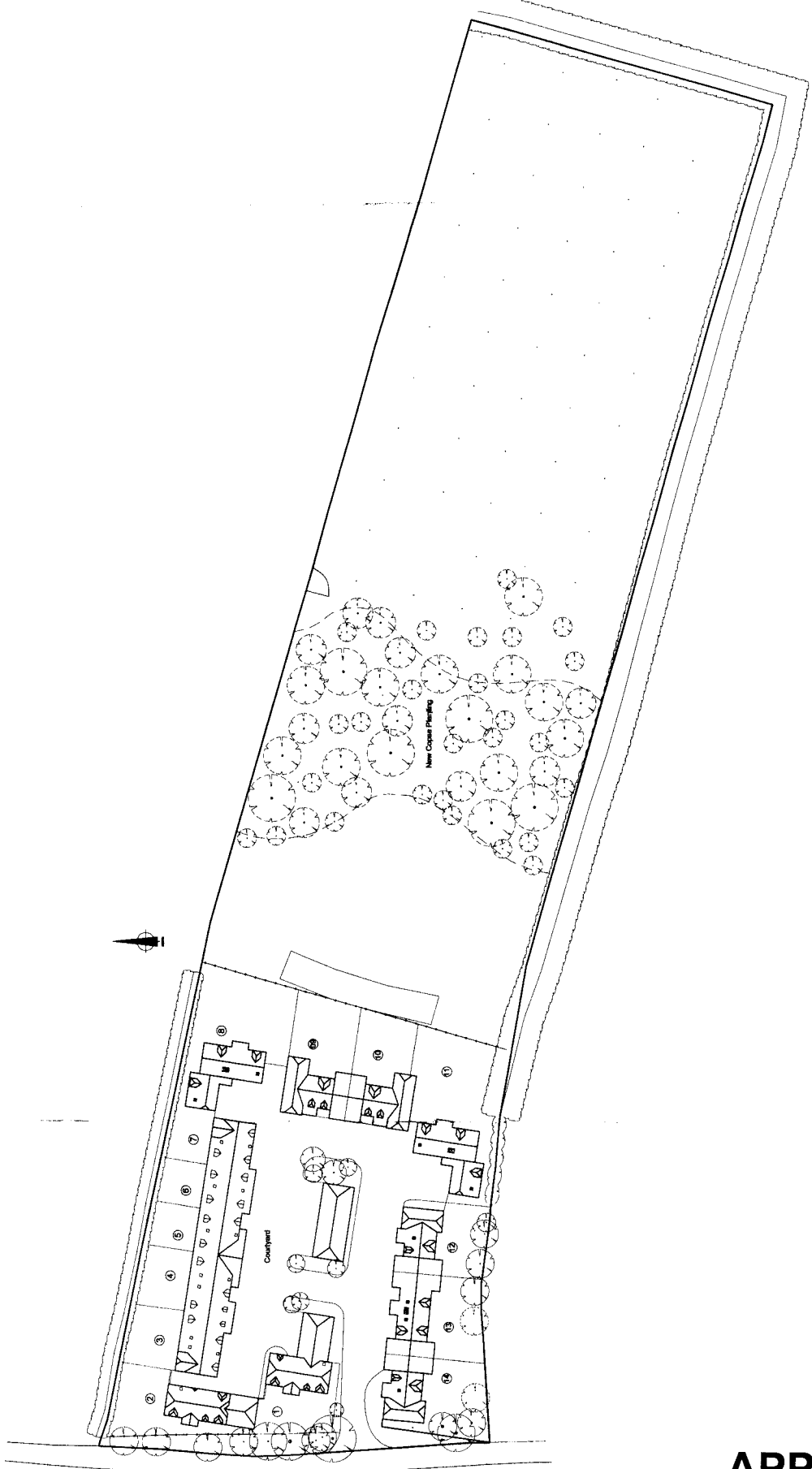
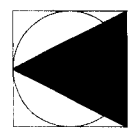
Rev. No	Date	Revision:
A	16.03.06	Design Change
B	19.04.06	Plan 1 - 8 amended
C		

Client: **The Forum Group**
 Job: **Challow Country Club
 East Challow
 Wantage**

Drawing Title: **Proposed Site Layout
 & Location Plan**

Scale: 1:500
 Date: February 2006
 Drawing No: **W1446:100**
 Drawn By: **CEM**
 Revision: **P8**

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REVISIONS

Rev. No	Date	Revision

Client:
The Forum Group

Job:
**Challow Country Club
 East Challow
 Wantage**

Drawing Title:
**Floor Plans & Elevations
 Plot 1**

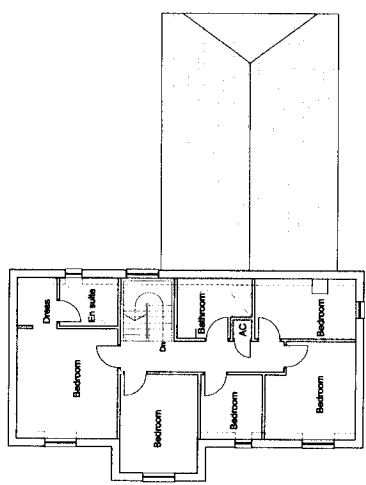
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 Drawing No:
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 Revision:
P8

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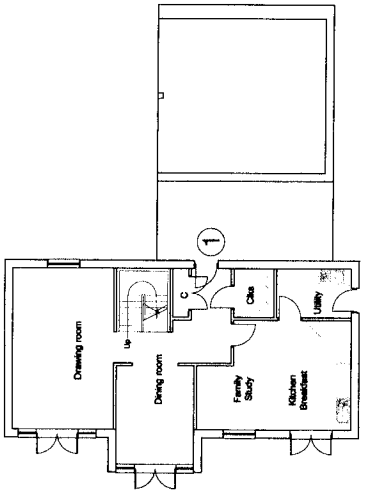
APPENDIX 1

BHP HARWOOD

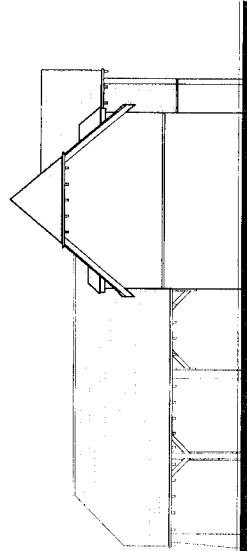
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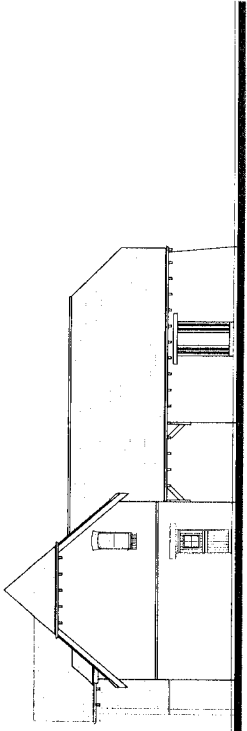
FIRST FLOOR PLAN



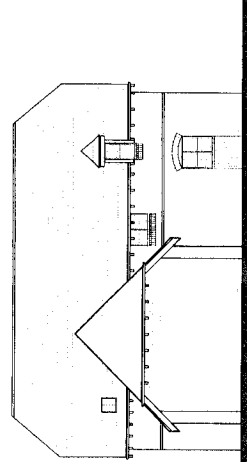
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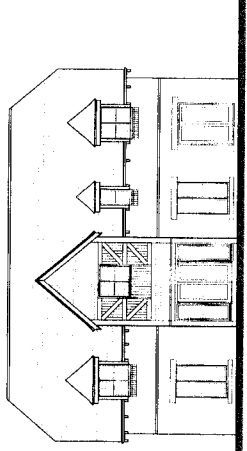
NORTH FACING ELEVATION



SOUTH FACING ELEVATION



EAST FACING ELEVATION

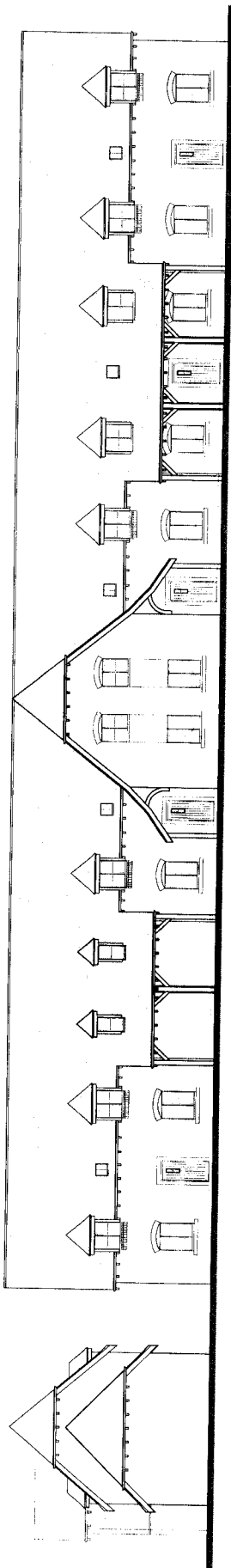


WEST FACING ELEVATION

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REVISIONS

Rev. No	Date	Revision:



SOUTH FACING ELEVATION

Client:
The Forum Group

Job:
**Challow Country Club
 East Challow
 Wantage**

Drawing Title:
**Elevations
 Plots 2-7**

Scale:
1:100

Drawn By
CEM

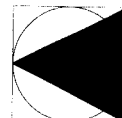
Date:
March 2006

Revision:
P8

Drawing No:
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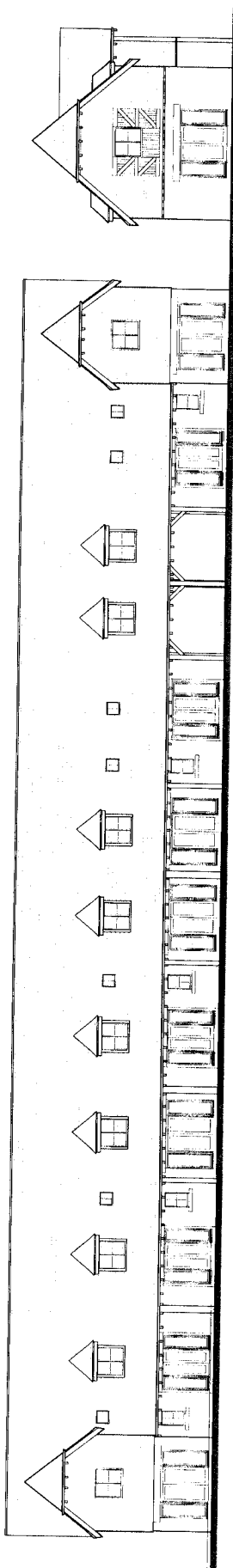
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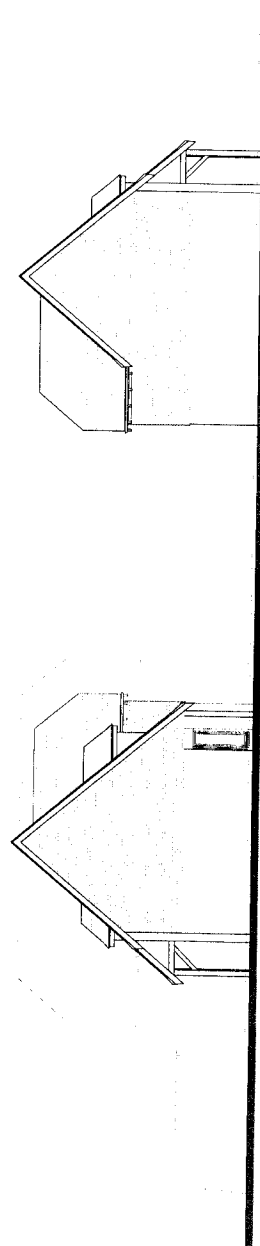


BHP HARWOOD ARCHITECTS

20.1.07/16



NORTH FACING ELEVATION



EAST FACING ELEVATION PLOT 7

WEST FACING ELEVATION PLOT 3

APPENDIX 1

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Rev. No	Date	Revision

Client:
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Job:
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 East Challow
 Wantage**

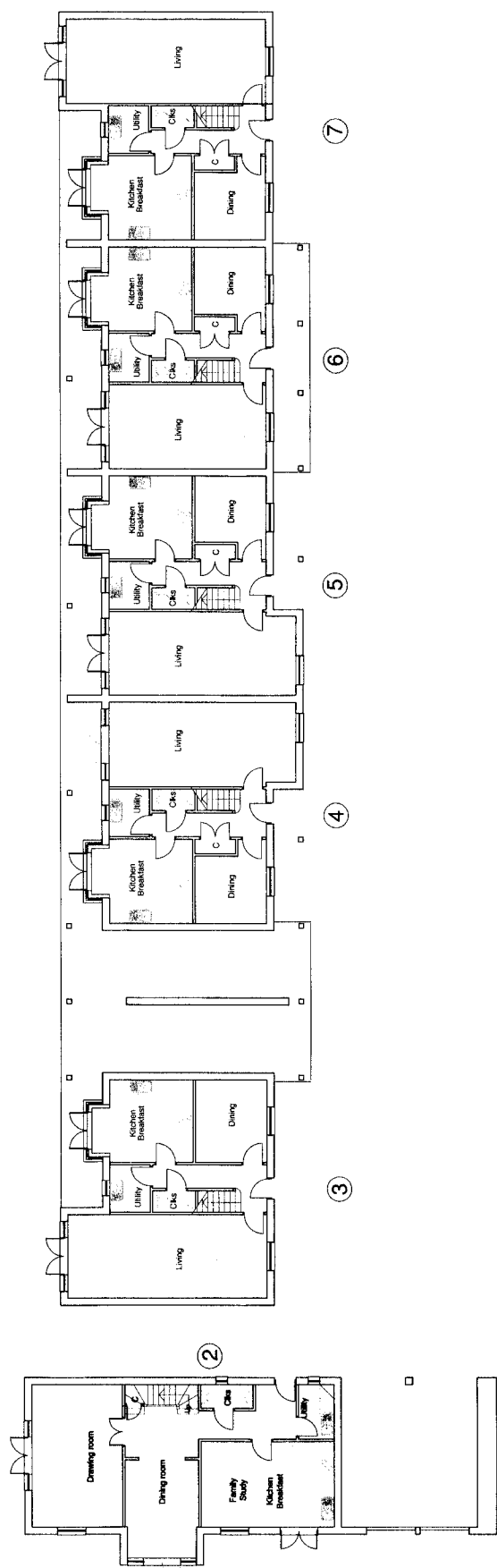
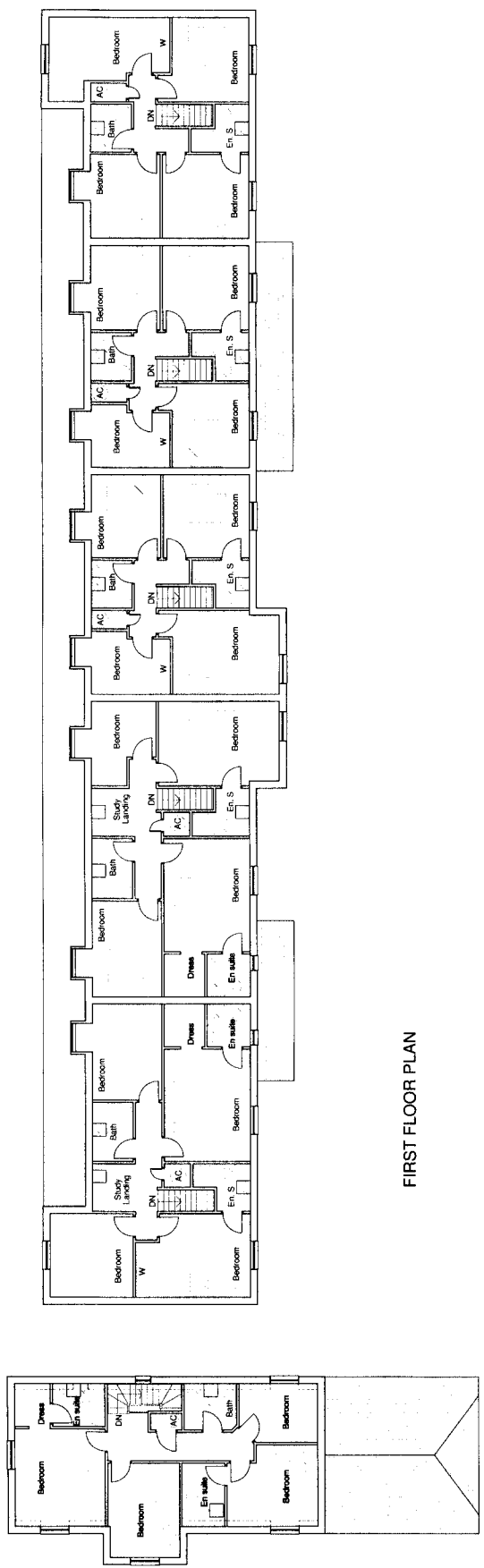
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**Floor Plans
 Plots 2-7**

Scale: 1:100
 Date: **March 2006**
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APPENDIX 1

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Rev. No	Date	Revision

Client: **The Forum Group**

Job: **Challow Country Club
East Challow
Wantage**

Drawing Title: **Elevations
Plots 8-11**

Scale: 1:100

Date: **March 2006**

Drawing No: **W1446:104**

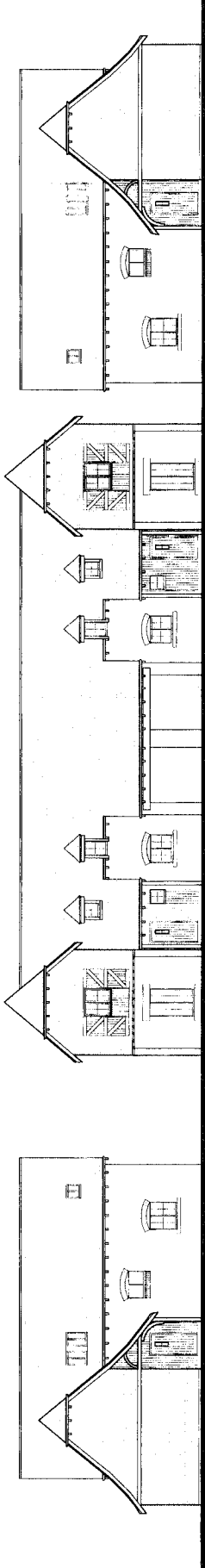
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Revision: **P8**

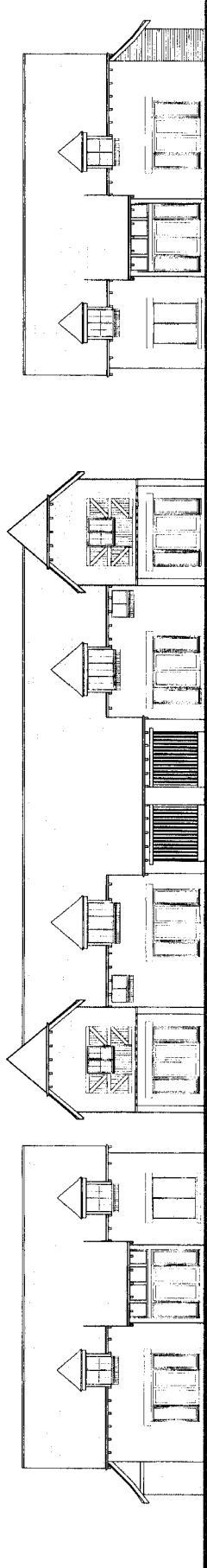
20 Mill Street

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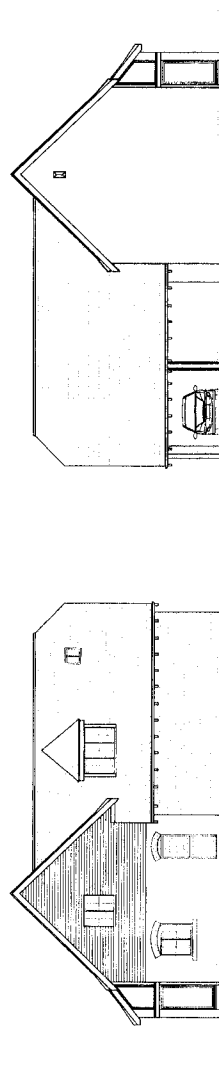
BHP HARW



WEST FACING ELEVATION



EAST FACING ELEVATION



SOUTH FACING ELEVATION PLOT 8

NORTH FACING ELEVATION PLOT 8

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Rev. No. Date: Revision:

Client:
The Forum Group

Job:
**Challow Country Club
 East Challow
 Wantage**

Drawing Title:
**Floor Plans
 Plots 8-11**

Scale:
 1:100

Date:
 March 2006

Drawing No:
W1448:103

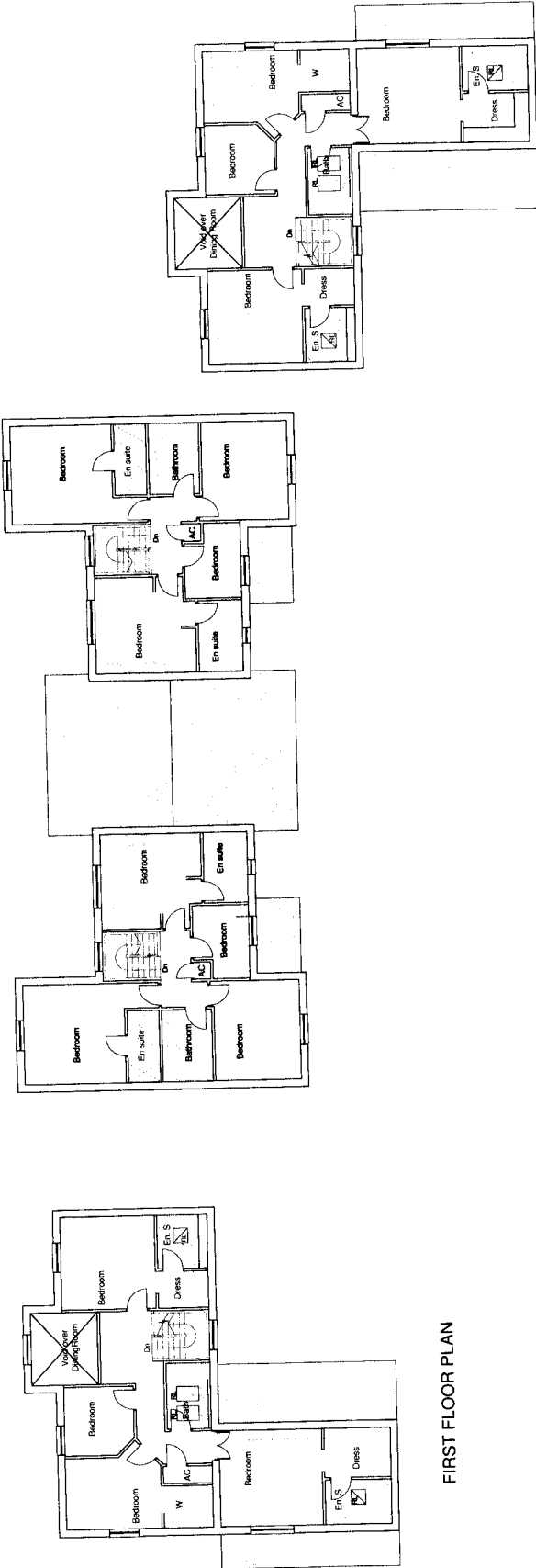
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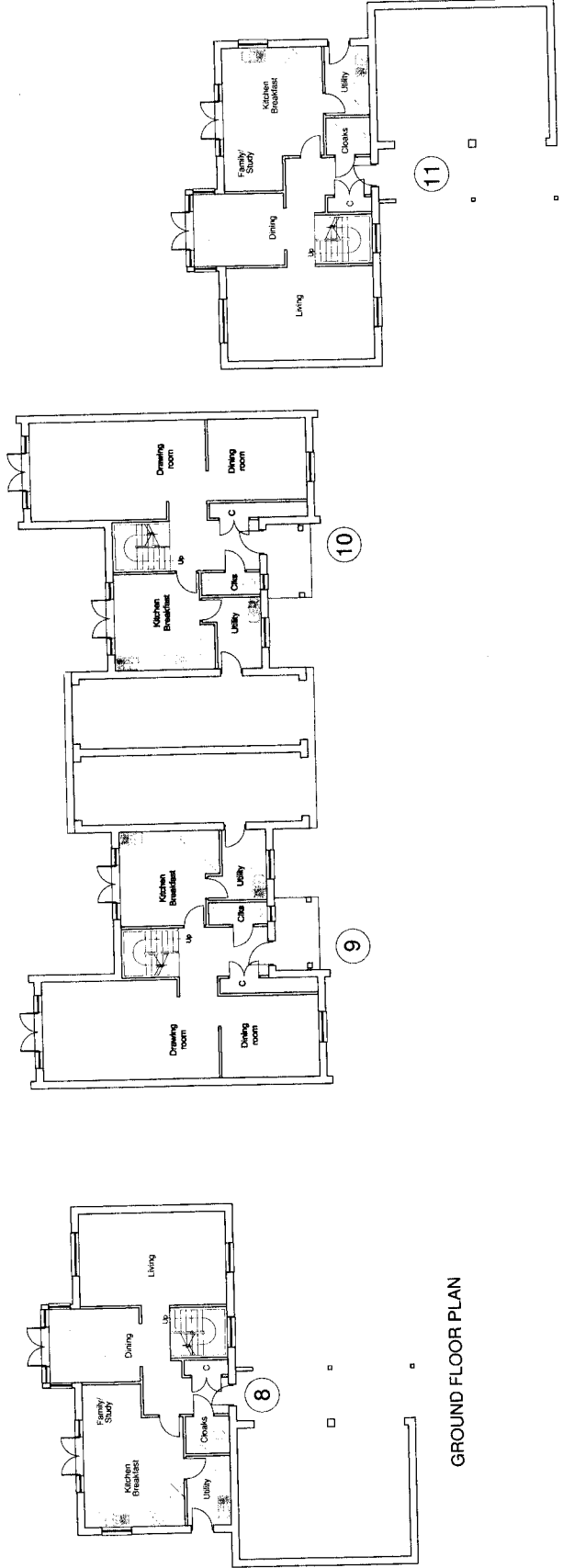
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APPENDIX 1

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FIRST FLOOR PLAN



GROUND FLOOR PLAN

ECN/24173/15

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REVISIONS

Rev. No.	Date	Revision

Client:
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Job:
**Challow Country Club
 East Challow
 Wantage**

Drawing Title:
**Elevations
 Plots 12-14**

Scale:
 1:100

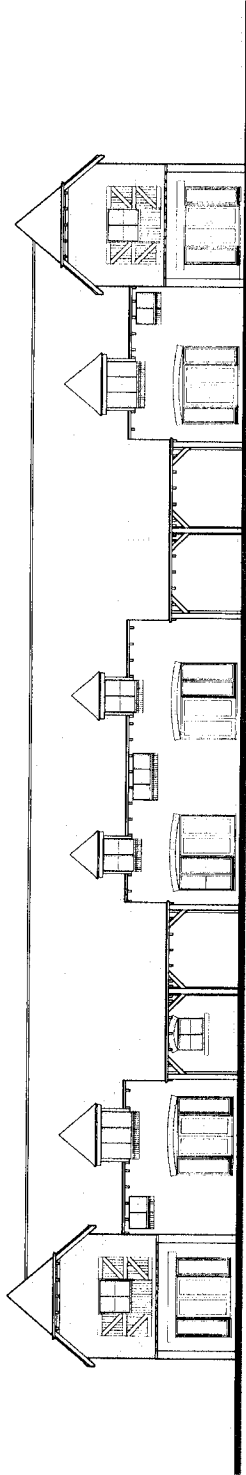
Drawn By:
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Date:
March 2006

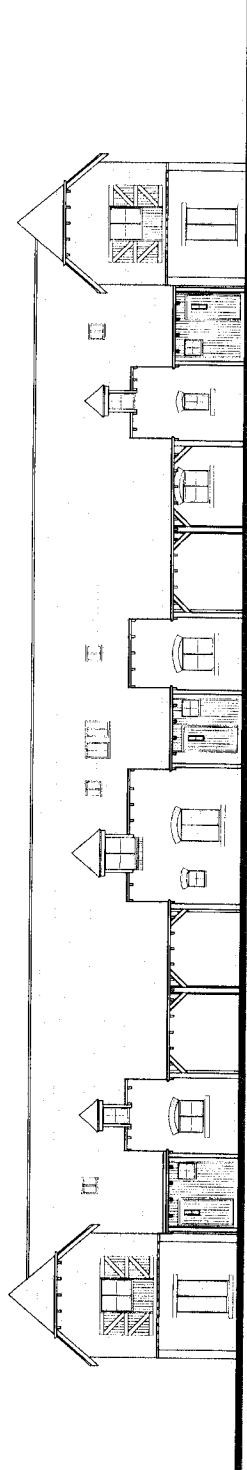
Revision:
P8

Drawing No:
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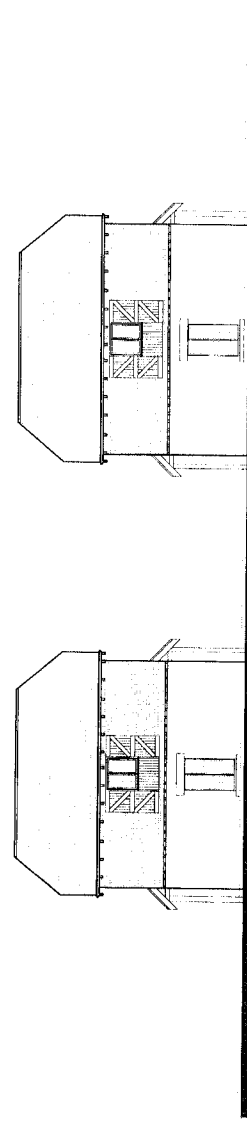
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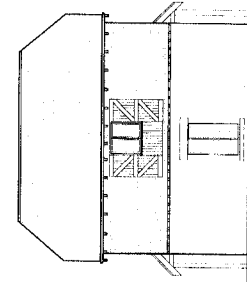
SOUTH FACING ELEVATION



NORTH FACING ELEVATION



WEST FACING ELEVATION



EAST FACING ELEVATION

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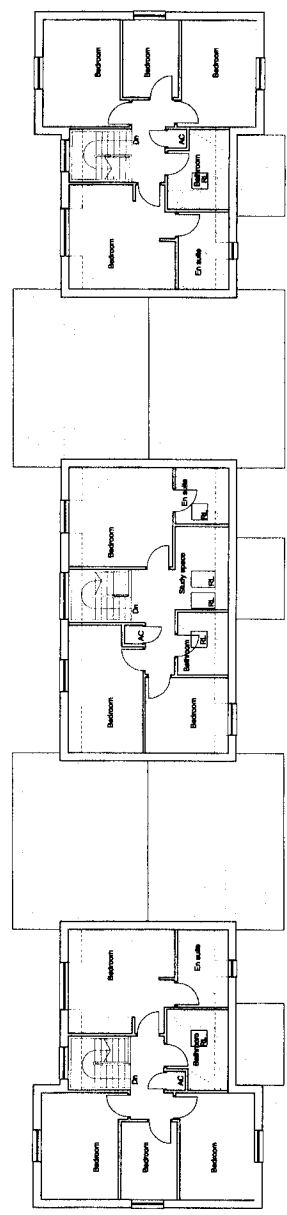
Client: **The Forum Group**
 Job: **Challow Country Club
 East Challow
 Wantage**

Drawing Title: **Floor Plans
 Plots 12 - 14**

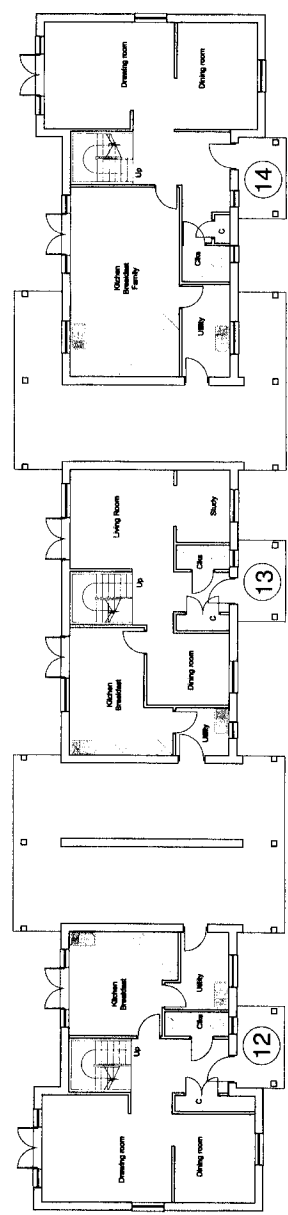
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 Revision: **P8**

20 Mill Street

APPENDIX 1



FIRST FLOOR PLAN



GROUND FLOOR PLAN

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REVISIONS

Rev. No	Date	Revision

Client:
The Forum Group

Job:
**Challow Country Club
 East Challow
 Wantage**

Drawing Title:
**Coloured Front and Rear
 Elevations Carport**

Scale:
1:100 @ A3

Drawn By:
MPF

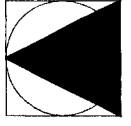
Date:
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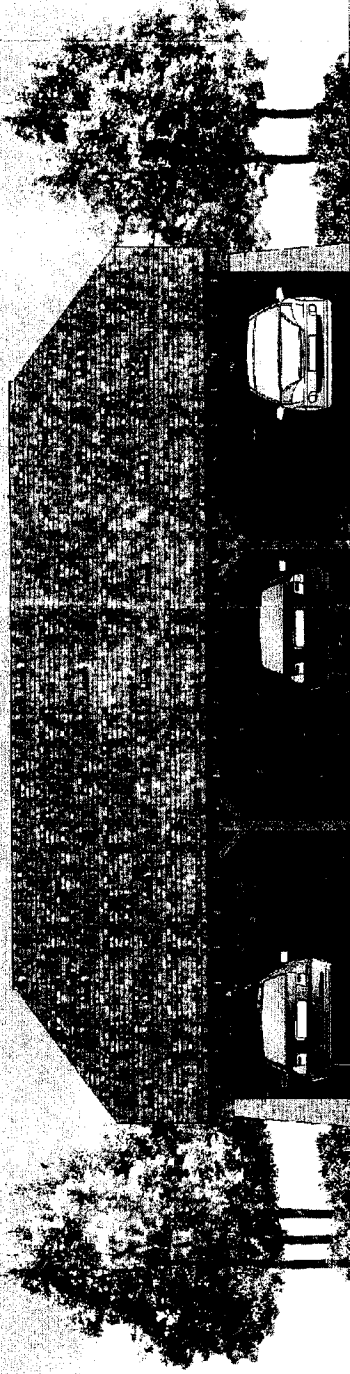
Revision:
P8

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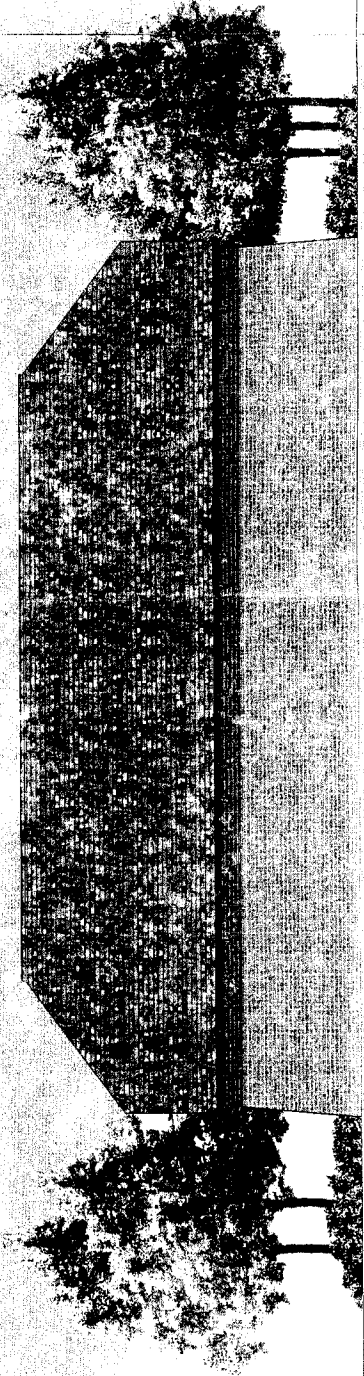
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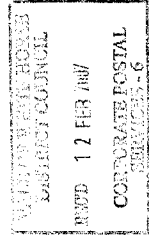
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NORTH FACING ELEVATION



SOUTH FACING ELEVATION



ECH/2072/15

PREVIOUS APPLICATION - COMMITTEE REPORT

29 March 2005

**5. ECH/2972/13 – Forum Group Ltd
Demolition of existing buildings. Erection of nine dwellings and associated works.
Challow Country Club, Woodhill Lane, East Challow**

1.0 The Proposal

- 1.1 This application seeks permission for the redevelopment of the Challow Country Club site, located approximately half a mile to the north of East Challow. The proposal consists of 9 dwellings with associated parking and landscaping. The total site area extends to around 2.153 hectares, however the previously developed area extends to around 0.82 hectares.
- 1.2 The site is accessed via an existing road, Woodhill Lane, which connects with the A417 where it meets the village.
- 1.3 The Country Club site is currently occupied by a two storey brick building built in 1977 which houses a gym, squash courts, 5 self contained flats, 8 short term lets, a bar and function room and String Challows night club. To the rear of this building is an 8 tee, 250 yd driving range. The building is surrounded by areas of hardstanding including tennis courts and a car park capable of accommodating in the region of 60 cars.
- 1.4 The application proposes 9 dwellings arranged in a courtyard development designed to reflect a group of farm buildings centred around 3 larger units at the rear of the site.
- 1.5 The site is visually well contained by existing hedge boundaries which separates it from the surrounding countryside.
- 1.6 Extracts from the application plans are at **Appendix 1**.
- 1.7 The application comes to Committee as the development is for more than 5 dwellings.

2.0 Planning History

- 2.1 Outline planning permission was granted in July 1977 for the erection of a members country club including 6 squash courts, 2 open tennis courts, saunas, solarium, changing facilities, club room with bar, children's games room and caretakers flat. The application included the demolition of the existing RAF nissan huts.
- 2.2 The Reserved Matters application for the above was approved in February 1978.
- 2.3 Planning permission was granted for the change of use of farm land to golf driving range and the erection of the associated booths, in January 1989.
- 2.4 Planning permission was granted in November 1996 for the change of use of offices to form 3 self contained flats.
- 2.5 Various other applications for extensions and alterations to the existing use were approved between 1979 and 2000.

3.0 Planning Policies

- 3.1 The application site lies approximately half a mile to the north of East Challow, the nearest village, and to the north west of Wantage, in the open countryside.
- 3.2 The site's development for residential purposes must be considered in the context of the Structure Plan's general and housing policies and both the adopted and emerging Local Plan policies.

APPENDIX 2

29 March 2005

3.3 Structure Plan policy G1 relates to the general strategy, G2 encourages development in locations that reduce the need to travel by car, G5 seeks to prevent sporadic and ribbon development in the open countryside, and H1 provides the general strategy for the location of housing.

3.4 Adopted Local Plan Policy H8 relating to development in the open countryside is relevant. The most relevant emerging Local Plan policies are GS2 (development in the open countryside), GS7 (redevelopment of buildings outside settlements), and H12 (development outside settlements).

4.0 **Consultations**

4.1 East Challow Parish Council objects to the application. A copy of their letter is attached at **Appendix 2**.

4.2 The County Engineer has no objections to the proposal in principle, given the existing use, subject to conditions.

4.3 No letters have been received from local residents.

5.0 **Officer Comments**

5.1 The determining issues in this case are considered to be: i) whether the proposal accords with the policies in the development plan; ii) if not, whether there are material considerations that indicate that permission should nonetheless be granted; iii) and the visual impact of the proposed development in this location.

5.2 The Structure Plan and PPG3 indicate that the general strategy is to provide a sustainable planning framework for development in ways which favour locations where the need to travel, particularly by private car can be reduced; where walking, cycling and the use of public transport can be encouraged; and where a reasonable range of facilities exist or can be provided.

5.3 The adopted Local Plan policies aim to limit development outside settlements under policy H8. It is clear that the proposed development of housing in this location, therefore, requires special or exceptional justification. In this context, it is relevant to compare the proposal with the existing building and use on the site, and the alternative uses that could be carried out.

5.4 The emerging Local Plan policies echo the general principles set out in PPG3 regarding the need to maximise the efficient use of previously developed land in sustainable locations. Policy GS2 states that outside the built up area of existing settlements new building will not be permitted unless it is in accordance with other specified policies. The redevelopment of existing buildings outside the built up area of settlements is considered under Policy GS7 and this specifically excludes the development of additional dwellings.

5.5 In view of the above, it is evident that residential development in this location does not accord directly with the Development Plan. However, there are material considerations put forward by the applicants in support of the scheme. Firstly, the site has an existing traffic generating use including a night club, country club with associated sports facilities and some existing residential use. This level of use has been dwindling in recent years due to other more up to date facilities opening in the area, although the night club is still well attended.

5.6 In addition, under current planning policy, the existing unsightly 1970's brick building could be retained and possibly converted to a B1 use generating in the region of four times the traffic movements of that created by the proposed 9 dwellings, which would generate a total of approximately 72-90 trips a day (according to the TRICS data base figures). Furthermore, the majority of the proposed development would be lower, cover a smaller floor area and be less visually intrusive than the existing building.

APPENDIX 2

29 March 2005

- 5.7 In terms of visual impact, the proposed development would be relatively small scale covering an area of only 0.8 hectares and resulting in only 9 dwellings.
- 5.8 The County Engineer has raised no objections to the proposal on sustainability grounds, given the site's existing use.
- 5.9 Your Officers have concerns over the extent to which the proposed development extends to the rear of the site, particularly with regard to the three larger units outside the courtyard. Amended plans are awaited and will be presented to Committee. The proposed development, including the associated curtilage area, should be contained wholly within the previously developed part of the site, in order to justify an exception to policy.
- 5.10 Providing the plans are amended to the satisfaction of Officers, it is considered that although this application is at variance with the Development Plan due to its location outside a settlement, there are material considerations in favour of the scheme to outweigh the conflict with policy. These considerations are the previously developed nature of the site, the scale, bulk and appearance of the existing building, the fall back position should the existing building be retained and converted to a B1 use, and the associated comparison of vehicular movements with those of the proposed residential use.
- 6.0 **Recommendation**
- 6.1 *It is recommended that the decision to grant planning permission be delegated to the Director of Environmental Services in consultation with the Committee Chair, subject to the receipt of amended plans showing all of the proposed development wholly contained within the previously developed part of the site.*

- (4) MIL/2696/11 – Demolition of existing car sales office and erection of 3 No. 3 bedroom and 2 No. 2 bedroom dwellings with associated car ports and parking spaces. New vehicular access (amendment to MIL/2696/10) - Gibbs Garage, Wantage Road, Rowstock

Further to the report, the Committee was advised that the County Engineer had no objection to the proposal, subject to the relocation of two spaces at the rear of the site to allow for turning and the provision of one car parking space for visitors. The Committee was advised that should it be minded to approve the application, an additional condition should be imposed to address the requirements of the County Engineer.

Mr G W Strange made a statement on behalf of the Parish Council, raising concerns relating to matters already covered in the report. He specifically raised concerns regarding increased traffic, increased parking and health concerns relating to a telecommunications mast nearby.

One Member expressed concern regarding the increased traffic onto the busy road and the lack of parking. Another Member expressed concern that the balance of dwellings and affordable properties was being altered by the proposal which was contrary to emerging Local Plan Policies. However, the Committee was reminded that the current Local Plan carried more weight than the emerging Local Plan and furthermore the current proposal could be undertaken under permitted development rights in the future.

By 12 votes to 5 it was

RESOLVED

that application MIL/2696/11 be approved, subject to the conditions set out in the report with a further condition to address the requirements of the County Engineer, namely the relocation of two car parking spaces at the rear of the proposal to allow for a turning area and the provision of one additional space to allow for visitor parking.

- (5) ECH/2972/13 – Demolition of existing buildings. Erection of nine dwellings and associated works - Challow Country Club, Woodhill Lane, East Challow

Further to the report, the Committee was advised that amended plans had been received showing that almost all of the development was within the previously developed area of the site. The Committee was advised that should it be minded to approve the application, conditions should be added to any permission to address landscaping, boundary treatments, definition of the rear curtilage, highway considerations and amended plans.

Mr S Johns, the applicant's agent, made a statement in support of the application, referring to the existing use of the site, advising that the current proposal would result in a reduction in the overall footprint by about 33%, would be visually improved, was sustainable, would result in a decrease in traffic and would be in keeping with the surrounding area.

One Member questioned the density of dwellings to be provided and it was noted the requirements of the Density Direction related only to sites in excess of one hectare.

Some Members expressed concern at the access to the A417 and suggested that the access road should be upgraded. However, the Committee noted that the County Engineer had raised no objection to the proposal and that the access road was in private ownership. However, it was agreed that the possibility of upgrading the access road should be investigated including improvements to the junction.

By 17 votes to nil it was

RESOLVED

that the Director of Environmental Services, in consultation with the Chair and/or Vice-Chair of the Development Control Committee, be delegated authority to approve application ECH/2972/13, subject to appropriate conditions including conditions to address landscaping, boundary treatment, the definition of the rear curtilage, highway considerations, amended plans and an informative to require the upgrading of Woodhill Lane in terms of surfacing and junction improvements.

- (6) BOU/5703/18 – Demolition of existing porch and erection of replacement. Creation of school car park. Erection of sports hall, separate changing room block, creation of all weather sports pitch and play area. Change of use of agricultural land to use as school sports pitches - Pinewood School, Bourton

Further to the report, the Committee was advised that amended plans had been received which had included details of all of the footpath routes. Furthermore, a number of additional letters had been received from the Parish Council, reiterating concerns relating to matters already covered in the report, particularly increased traffic and car parking. Furthermore, the County Engineer had raised no objection to the proposal subject to a school travel plan, a signage scheme for the one-way system and the closure of the existing pedestrian access to the village. Oxfordshire County Council's Rights of Way Officer had commented on the amended plans and had raised no objection in relation to the impact of the footpaths, but had expressed concern regarding Footpath 4 and the need to make drivers aware of it as it went across the access into the proposed car park. Furthermore, concerns were raised regarding access and safety. The Committee was advised of an additional letter of objection together with a petition of 17 signatures from residents of Clayfield expressing concern regarding the location of the car park. However, the Officers advised that the location of the car park had been brought forward following lengthy negotiation and the current site was the best location, particularly having regard to the landscape scheme proposed which would mitigate any visual harm. Finally, the Committee was advised that should it be minded to approve the application, it was suggested that a condition to prevent the facility's use other than by the school outside of term time should be included.

Mr D Offer made a statement on behalf of the Parish Council, commenting that the plan in the report was inaccurate. However, the Committee was advised that an additional plan had been circulated. Mr Offer expressed concerns regarding the proposal in the open countryside adjacent to a Conservation Area outside the built-up area of the village. He suggested that the proposal was contrary to Policies D1, D4, L25 and C1 of the Local Plan and he expressed concerns regarding car parking, visual impact, light pollution, inadequate landscaping and loss of trees. He suggested that the car park should be within

PREVIOUSLY APPROVED PLANS

NOTES: 1. ALL DIMENSIONS ARE IN METERS UNLESS OTHERWISE SPECIFIED.
 2. REFER TO THE SITE PLAN FOR THE LOCATION OF THE PROPOSED BUILDING.
 3. REFER TO THE SITE PLAN FOR THE LOCATION OF THE PROPOSED DRIVEWAY.
 4. REFER TO THE SITE PLAN FOR THE LOCATION OF THE PROPOSED PATIO.
 5. REFER TO THE SITE PLAN FOR THE LOCATION OF THE PROPOSED DECK.
 6. REFER TO THE SITE PLAN FOR THE LOCATION OF THE PROPOSED PORCH.
 7. REFER TO THE SITE PLAN FOR THE LOCATION OF THE PROPOSED STAIRS.
 8. REFER TO THE SITE PLAN FOR THE LOCATION OF THE PROPOSED FENCE.
 9. REFER TO THE SITE PLAN FOR THE LOCATION OF THE PROPOSED TREES.
 10. REFER TO THE SITE PLAN FOR THE LOCATION OF THE PROPOSED PLANTINGS.

FORUM GROUP

Proposed Residential
 Development for the
 Chalk Hills Country Club
 East Chalk
 Hill Village
 Chalk Hills
 Virginia

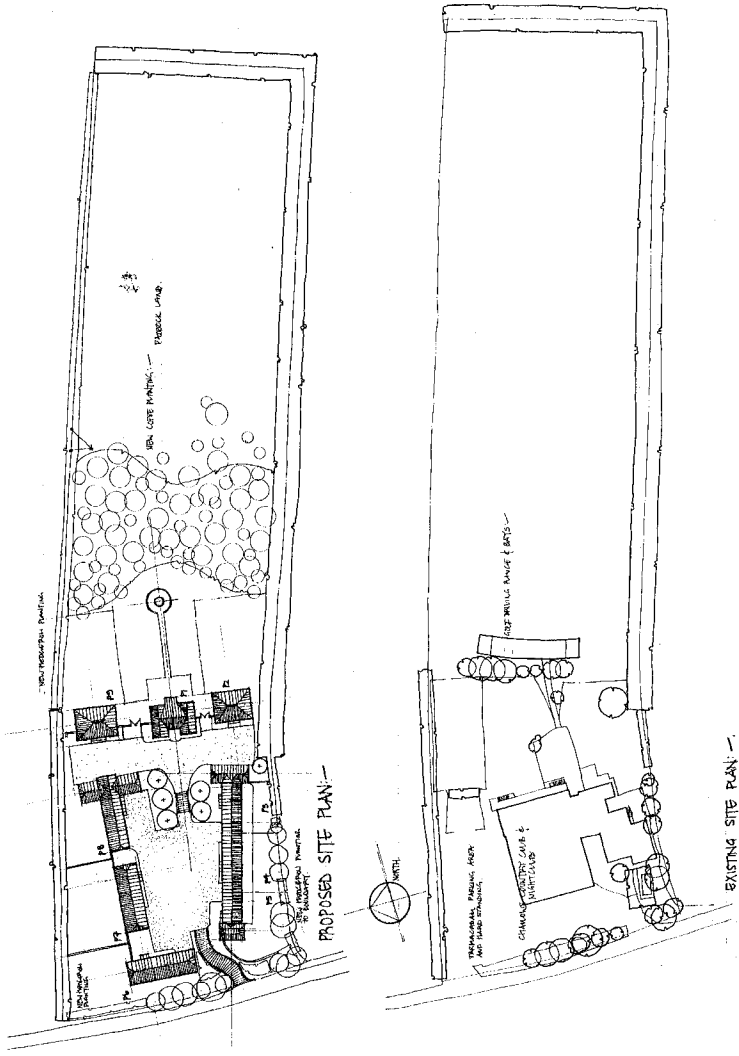
Scale: 1"=50'
 Date: October 2004
 Drawing No: W1305_200

20148 Street
 Chalk Hill, VA 22901
 Tel: 540-753-2700
 Fax: 540-753-2700
 www.chalkhillva.com



STATE OF VIRGINIA
 BOARD OF ARCHITECTS
 PROFESSIONAL ARCHITECT
 JOHN M. MANNING
 License No. 1792

6/11/13



EAH/2472/13
 ARCHITECTURAL PRACTICE
 20 MILL STREET
 OXFORD OX12 5AD
 TEL: 01235 796196
 FAX: 01235 796699
 www.bhhp.co.uk
 BHP HARWOOD ARCHITECTS
 20 MILL STREET
 OXFORD OX12 5AD
 TEL: 01235 796196
 FAX: 01235 796699
 www.bhhp.co.uk

REGISTRATION
 No. No. 2308
 Expires 31/12/13

Client
FORUM GROUP

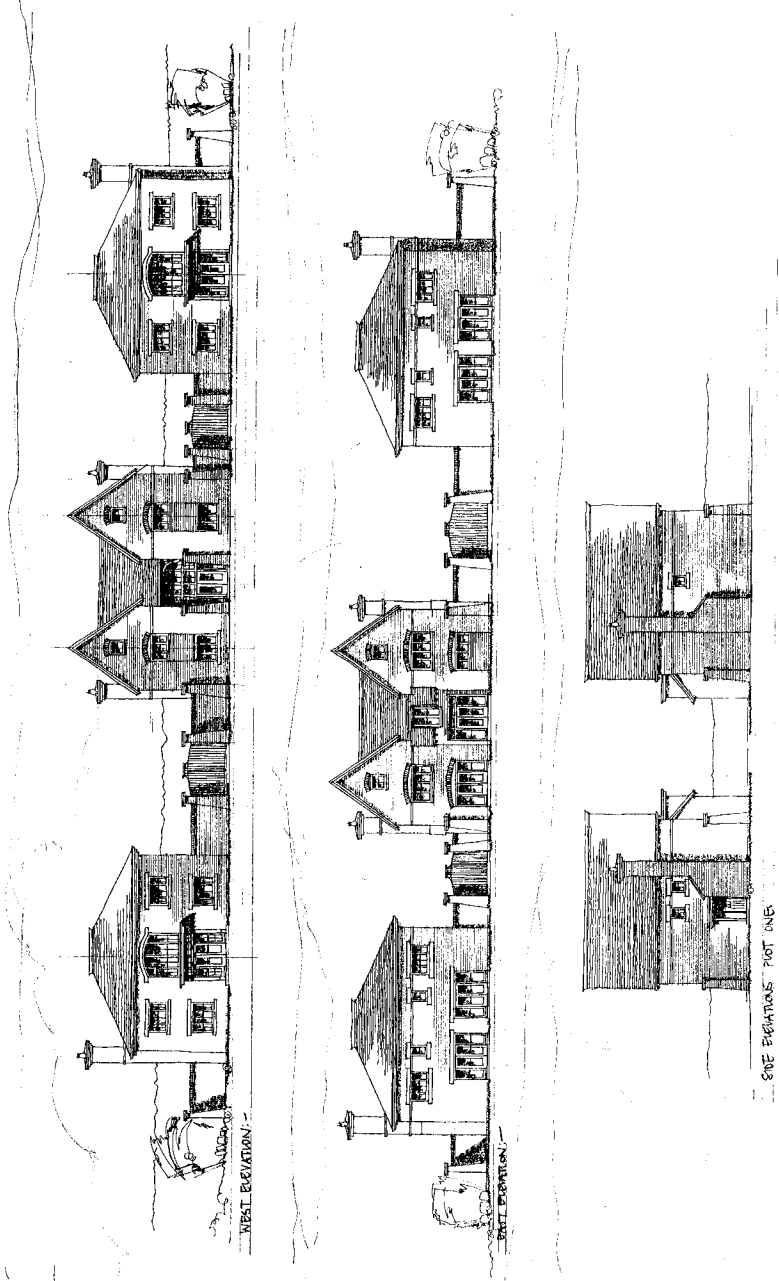
Proposed residential
 development at
 Platons Country Club
 site, near
 Wainage
 Oxfordshire
 EXAMINATION OF PLANS 1 & 2
 20 MILL STREET
 OXFORD OX12 5AD

Date: 11/09/13
 Drawn By: SN
 Checked By: SN
 Date of Issue: 11/09/13
 Drawing No: WT306
 Revision: 1 of 3

20 Mill Street
 Oxford OX12 5AD
 Tel: 01235 796196
 Fax: 01235 796699
 www.bhhp.co.uk
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 EAH/2472/13



SOUTH ELEVATION - POST ONE

6/21/2013
 24

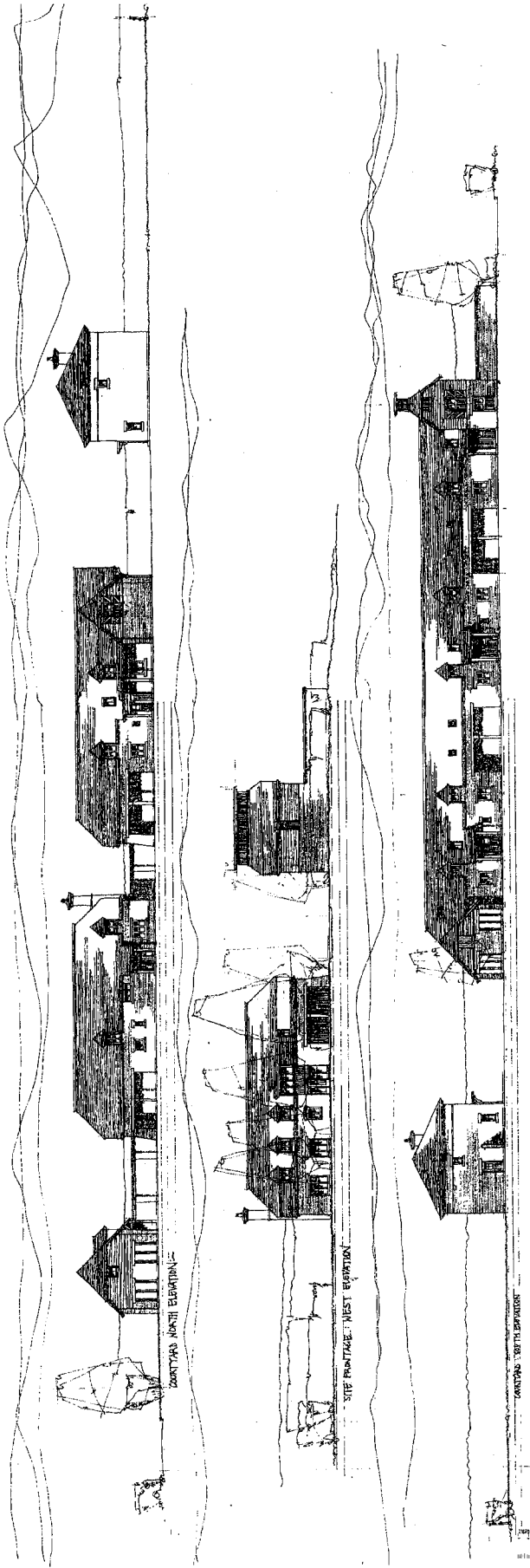
Scale: 1" = 100'

FORUM GROUP

Proposed restaurant development at
 1000 University Club
 East Chatham
 Chatham County
 Georgia, 30428

Scale: 1" = 100'
 Date: 2/1/13
 Drawing No: 201
 Project: 1000 University Club
 W/200 10' x 6'

Walter E. Wood
 Architect
 1000 University Club
 East Chatham
 Georgia, 30428
 Phone: 706.335.1111
 Fax: 706.335.1112
 www.walterewood.com



1000 University Club
 East Chatham
 Georgia, 30428

APPENDIX 2

TOWN AND COUNTRY PLANNING ACT 1990

NOTICE OF REFUSAL

To

Forum Group
c/o BHP Harwood Architects
20 Mill Street
WANTAGE
Oxon
OX12 9AQ

Application No: **ECH/2972/15**

Proposal;

Demolition of existing country club. Erection of 14 No dwellings with associated works. (Re-submission)

Address:

Challow Country Club Woodhill Lane East Challow Wantage Oxon
OX12 9PA

DATE OF DECISION: **4th January 2007**

The Vale of White Horse District Council, in pursuance of powers under the Above Act, hereby **REFUSE** to permit the above development in accordance with the plans and application submitted by you, for the reasons specified hereunder:

1 The proposed development of 14 dwellings requires 40% to be affordable or alternatively an appropriate financial contribution needs to be made based on such a level in lieu of any on site provision. The contribution offered as part of the proposal does not equate to 40% of the total development and is therefore unacceptable as it does not comply with the requirements of the adopted Local Plan or the advice contained within the adopted supplementary planning guidance on affordable housing. Insufficient information relating to the viability of the development to justify this reduced provision has been provided, therefore the District Planning Authority is not persuaded to accept such a reduced provision in an area where an affordable housing need has been identified. As such the proposal is contrary to the adopted Vale of White Horse Local Plan in particular Policy H17, the adopted Supplementary Planning Guidance on Affordable Housing, and the advice contained in PPS3.

2 In the opinion of the District Planning Authority a development of this scale should provide sufficient contributions in relation to local infrastructure and services to mitigate the additional pressure on such facilities caused by the proposed increase in

households to the area. No such provision has been made and insufficient information has been provided to justify this lack of provision in terms of the viability of the scheme. As such the proposal is contrary to the adopted Vale of White Horse Local Plan in particular Policy DC8 and the adopted Oxfordshire Structure Plan in particular Policy G3.

Rodger Hood
Deputy Director (Planning and Community Strategy)

EAST CHALLOW PARISH COUNCIL

Parish Council Clerk
12 Shepherds Close
Grove, Wantage
OXON OX12 ONX
Tel (Home) 01235 765327
(Work) 01865 273193

Environmental Services Directorate
VWHDC
Abbey House
Abingdon
OXON OX14 3JE
22nd March 2007

APPENDIX 4

Dear Sir

ECH/2972/16 Challow Country Club

East Challow Parish Council objects to Application ECH/2972/16.

Councillors are surprised that the applicants have submitted an application which appears to be identical in every way to application ECH/2972/15 which was rejected in January because it did not comply with the Local Plan Policy H17 and PPS3 requirement that 40% of the development of 14 houses be affordable. Also no contribution to local infrastructure and services is being offered as is required in the Local Plan policy DC8 and the Oxfordshire Structure Plan Policy G3.

Outline planning permission was granted for nine dwellings, however the current application is for fourteen dwellings which is an increase of over 50%. The adopted VWHDC Local Plan 2011 Policy H10 has increased the number of new dwellings in large villages, however while the local plan was going through the consultation process parish boundaries were being reviewed. As a result of the boundary review East Challow parish has lost approximately 25% of its population, from 825 to 606 on the current 2006 electoral roll, on this basis it is not clear if East Challow can be classed as a large village.

Regardless of this the Parish Council considers the proposal for 14 dwellings to be over development of this site. The site is isolated in open countryside yet the houses are tightly packed together in a courtyard layout which is unlike any other development in the area. The site is compared to the proposed development at Letcombe Regis but this is on a much larger scale of approximately 100 dwellings.

There are no 2 bed dwellings included in the proposal as required under Policy H15. A need was shown for one or two bed properties in the recent village housing needs survey, the village does not have a need for additional four and five bed houses.

While acknowledging that this is not an ideal site there is a demonstrated need for affordable housing in East Challow in a recent housing needs survey. There is currently no affordable housing provision in the village and the site at the disused Challow depot identified by residents and the Parish Council as being the most suitable has been rejected for housing by the VWHDC. There are no sites in the village lato include affordable housing. The proposal that the developer makes an off-site contribution is of no benefit to East Challow and the figure of two affordable dwellings in relation to the size of the development is less than the required level.

Residents living at properties along the A417 in the Woodhill Lane area have recently informed the Parish Council that the sewage system is currently under pressure, there is doubt that the existing services can cope with an additional 14 houses.

EAST CHALLOW PARISH COUNCIL

Woodhill Lane is a concrete road built in the early 1940's as part of Grove airfield, it is in extremely poor condition with no drainage and is not adopted by Oxfordshire County Council. There is no information indicating if the applicants intend to improve the condition of Woodhill Lane.

The access onto the A417 is a t-junction on a bend. There is a 30 mph speed limit in the area of the junction but there are figures available showing that the limit is ignored by many drivers despite traffic calming in the village. Residents living along the A417 within the village have previously reported great difficulties entering and leaving their properties because of the volume of traffic. Within the last few weeks the Parish Council has again expressed concern to Oxfordshire County Council regarding the volume and speed of traffic in this area.

According to the information contained in the Transport Statement which accompanied the outline planning request the applicants will provide kerbing and carriageway markings. The Parish Council considers that the access onto the A417 needs to be improved and the suggested work is inadequate. Visibility at the junction needs to be checked out and its re-location considered.

The Transport Statement chapter on Sustainability 6.2 (p. 7) states both Wantage & Grove town centres are within 2k walking distance. It is not clear how this distance has been calculated as it totally inaccurate if using footpaths or the A417. The same applies to 6.3k cycling distance.

The limited bus service mentioned in 6.4 is under threat of withdrawal.

This site is realistically only accessible by car.

The Parish Council objected to the outline application for this development as it did not consider the site to be suitable for housing and it objects to the full application. The housing previously provided on site was of a temporary bed and breakfast nature and while the nightclub caused problems for local residents this does not make the site suitable for housing. The Parish Council consider that the current development is too large and over developed, it is in an isolated location outwith the village envelope and is on a narrow and sub-standard road with no transport links. It is not sustainable.

If the Development Committee should decide to permit this application the Parish Council requests that a financial contribution towards village improvements is made under a S106 arrangement. The Parish Council is currently seeking to refurbish the existing childrens playarea and to kerb the village green to stop encroachment, both of these projects are of benefit to the community and are in need of funding.

Yours sincerely

Anne Greig (Miss)
Clerk to East Challow Parish Council

Architects Advisory Panel

Plan Number ECH/2972/15

Proposal Demolition of existing country club. Erection of 14 no. dwellings with associated works. (Re-submission)
Challow Country Club, Woodhill Lane, East Challow, Wantage, Oxon OX12 9PA

Comments Quite like this - traffic areas hard up against buildings very untidy - need a small strip?

The panel recommended that so far as layout, design and external appearance are concerned the above proposal should be:

Approved

Deferred for negotiations

Approved with Conditions

Refused

Signed



Date

1.11.06

McCoy Associates Chartered Town Planners

54 New Street • Henley-on-Thames • Oxon RG9 2BT • Tel: 01491 579113
Fax: 01491 410852 www.mccoyassociates.co.uk email: denis@mccoyassoc.co.uk

3 November 2006

Your ref ECH/2972/15

For the attention of Alison Blyth

Deputy Director (Planning & Community Strategy)
The Vale of White Horse District Council
PO Box 127
The Abbey House
ABINGDON OX14 3JN

email and post

Dear Sir

**re: Demolition of existing country club. Erection of 14 dwellings with associated works (resubmission)
Challow Country Club, Woodhill Lane, East Challow**

Thank you for the drawings of the above project received on 27 October which was discussed at the Architects Panel meeting on 1 November and on which you have requested design comments.

Any group of dwellings at this point in the open countryside is bound to have a rather incongruous character as indeed do the present structures on the site. If various policy considerations combine to indicate that residential development has to be accepted then in my judgement this proposal would at least have some attractiveness in its detailed execution.

A great deal will depend however upon whether all the design intensions shown on these drawings survive through the construction stage. I am thinking particularly of the occasional use of battered brick details, the ledged and braced shuttered doors at certain locations, the timber brackets to verandahs and porches, and the apparently elegant dormer detailing. The eaves detail will also be important, and in this connection I am surprised that no rainwater pipes have been illustrated. Perhaps at certain points no gutters are proposed, which would consolidate the rather agricultural character of the scheme?

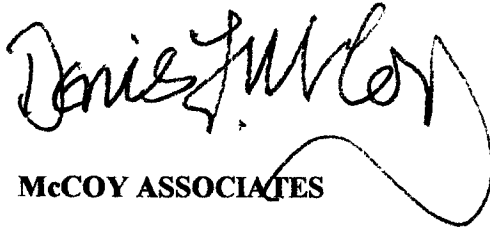
Though not part of my brief I cannot resist commenting that it is unusual to see bedrooms being proposed which are smaller than the bathrooms – drawing W1446:107 rev P8 for example.

My main concern about the proposal is that the access to it could all too easily be laid out in such a way as to compound its incongruity. My reading of the drawings suggests that the roadway into the courtyard is to be wider than the road serving it, and the regular lines on the plans invite an apprehension that kerbs will be used. The latter would be particularly inappropriate, as would excessive regularity (and it is difficult to see why a little grass verge should remain outside the curtilage of plot 1). The very minor road serving the site is characterised by rough grass verges and rampant hedgerows. If permission is being granted I very much hope fuller details of the frontage and access arrangements will be reserved for further consideration.

APPENDIX 5

Your drawings and papers will be despatched with the postal copy of this letter.

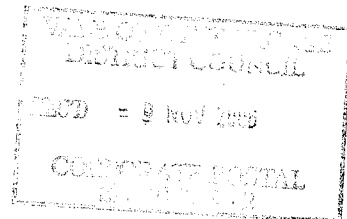
Yours faithfully



Denis McCoy

McCOY ASSOCIATES

**This letter refers to drawing nos W1446:101-112 all rev P8, location plan,
site survey GS240554/103, and design and access statement**



APPENDIX 5