

**Planning Committee**

**12 April 2017**

**Addendum Report**

## **Item 6 – P16/V2900/FUL – Land to the East of Milton Hill, Milton Heights**

### Correction to report

Some of the highways improvements previously listed in Paragraph 1.5 are no longer a requirement because of the proposed pedestrian/cycle bridge over the A34 which the developer will pay for.

Paragraph 1.5 of the report should therefore be amended to read as follows:-

Other road alterations include:

- Change in priority at the Trenchard Avenue/Milton Hill junction with Milton Hill to have priority
- Changes to the Trenchard Avenue with the A4130 junction including traffic signals, pedestrian crossing points, and relocated bus stops in laybys on either side of the A4130.

### Addition to Section 3 of report - relevant history

Members should also be aware of the following outline permission, which relates to land to the north of the site opposite the primary school.

P13/V0467/O – outline permission granted 22 October 2015

Outline application for proposed residential development of 48 dwellings, five Home Farm Trust residential units and associated access (As amended by illustrative plan P01 Revision b and clarified by Flood Risk Assessment, Foul Drainage Assessment and Addendum to Transport Statement accompanying agent's email of 6 June 2013)

### Revised conditions

Following full drafting of the conditions some conditions have been amalgamated into a single condition e.g. the traffic management plan is part of the construction environmental management plan condition, and play areas part of the open space condition, the badger mitigation condition deleted due lack of use of the site by badger. Archaeology conditions have been added, as have conditions for fencing to MUFC pitches and a requirement for the new football pitch (the s106 agreement will require the pitch to be given to MUFC). The new list of conditions is as follows:

### Compliance

1. Commence within 3 years
2. Approved plans

### Details to be submitted prior to commencement

3. Phasing plan
4. Materials to be agreed
5. Landscaping to be agreed
6. Landscaping implementation
7. Tree protection
8. Sustainable drainage scheme to be agreed and implemented
9. Biodiversity enhancement

10. Construction Environmental Management Plan (including dust management plan)
11. Further acoustic assessment and mitigation to be implemented
12. Slab levels to be agreed
13. Archaeological written scheme of investigation
14. Archaeology implementation of investigation

Details to be submitted prior to occupation

15. New boundary fence to MUFC
16. Open space provision
17. Foul drainage scheme to be implemented
18. Site access improvements in accordance with approved plans
19. Road junction improvements to be implemented by 50<sup>th</sup> dwelling
20. Road surfacing
21. Parking spaces to be provided before occupation
22. Pedestrian link between proposed football pitch and adjacent land accommodating Milton United
23. Football pitch specification for construction to be agreed
24. PD removal Classes A, B and E – plots 11 to 15 and 307 to 317
25. Working hours to be Monday to Friday 0730 to 1800 and 0800 to 1300 Saturday. No works on Sundays or Public holidays

**Item 7 – P15/V1752/FUL – Land at Penstones Farm, Horsecroft, Stanford in the Vale**

No updates

**Item 8 – P17/V0085/FUL – Kings Lane, Longcot, Faringdon**

Statement to Planning Committee from Ward Councillors Simon Howell and Elaine Ware – 12 April 2017

Planning Application P17/V0085/FUL to build 2 x 3 bedroom dwellings off Kings Lane Longcot

Landscape, Access and Highways and Sustainability

**Landscape:** The location of the proposed dwellings would extend the previously approved application P14/V2830/FUL for 6 semi-detached dwellings (**building has yet to commence**) thus creating a terrace effect and further extending the curtilage of the village. The addition of two more dwellings on this site may also be considered as being over development. It should be noted that the original application for 6 dwellings was considered to meet a local housing need. That need has been more than met following the approval of the 6 and the 15 (P16/V1617/RM and P15/V0271/O approved last year.

**Access and Highways:** There is concern regarding the access and this was referred to in the conditions attached to the granted permission for the 6 dwellings. The condition needs to be considered along with the derestricted speed limit of

60mph which is within a short distance of the access point. It should also be borne in mind that in order to use a bus it would be necessary for pedestrians to walk along the road that has no pavement, no street lighting, is extremely narrow in places and is positively dangerous.

**Sustainability:** Longcot has few amenities. Yes, it has a primary school but this also serves Fernham and other surrounding villages. The school has recently extended into what was a community room to accommodate additional children. This has resulted in the loss of a community facility and the Nursery that has operated from Longcot for a number of years has had to move elsewhere.

Access to a bus service is limited since the No.65 no longer operates to serve the village. Passengers wishing to use the No.66 bus service either drive to Shrivenham and park in the already overcrowded High Street or walk the length of Kings Lane as mentioned above. The bus stops are located on the main A420 which is extremely busy at all times as it is the main link road between Oxford and Swindon. Passengers wishing to go to Oxford would therefore need to risk crossing the road. Both bus stops are sited on small pieces of concrete no larger than an average paving stone and these in our opinion are unsafe.

Existing residents of Longcot have no alternative but to use personal transport or ask others to assist or pay for taxis. The services in the local area are already at breaking point due to the excessive building that has and is currently being built. In the last couple of years over 1100 dwellings have received planning approval which includes two strategic sites in Shrivenham for 515 dwellings.

Longcot is located in open countryside, has limited play facilities for young children and is in need of new equipment to enhance the existing recreation area. However, a contribution would not be forthcoming from this development as there is no planning obligation on 2 dwellings. Nor was there with the previous application for x 6 semi-detached dwellings.

We re-iterate that Longcot has few amenities and adding 2 more dwellings to the already approved 21 (**yet to be built**) will only have a detrimental effect on the existing residents.

**Cllrs. Simon Howell and Elaine Ware – Watchfield & Shrivenham Ward – 11 April 2017**

### **Item 9 – P15/V2880/O – Milton Interchange Services, Milton, Abingdon**

#### Amendments to recommendation

Subsequent to publication of committee papers, the applicant has confirmed their intention is to submit a Unilateral Undertaking to secure the financial contributions outlined in the report to highway improvements and bus stops. As such, the officer recommendation needs to be updated to reflect this arrangement, as follows:

*“That authority to grant outline planning permission is delegated to the head of planning subject to:*

*1: The applicant providing a S106 agreement that secures contributions towards local highway infrastructure...”*

For clarity, officers also wish to highlight to members the following informative would be placed on any outline planning permission for this proposal:

*“The applicant is advised that a reserved matters application for layout progressed on the basis of the indicative plans submitted in support of this outline planning application would not be supported for the reasons outlined in the officer’s report.”*

#### Additional Consultation response

A supplementary response from Oxfordshire County Council (OCC) as Highways Authority has been received, focussing on the financial contributions secured through the Section 106 agreement. The main points can be summarised thus:

- OCC has an aspiration for a cycle/pedestrian bridge over the A34 from Milton Heights to link with employment sites such as Milton Park, and form part of a longer cycle route from Harwell Campus to Abingdon
- The applicant has already played a role in this through the re-opening of Backhill Lane Tunnel opposite this site, allowing access from the A4130 under the railway into Milton Park
- Financial contribution to strategic highway improvements will be used for further upgrades to Backhill Lane, linking the new bridge to the tunnel.
- All planning decisions in this area should bear in mind the need to secure non-motorised transport links between all these sites, including Great Western Park, Valley Park and North West Valley Park

*Officer Response:* Noted – the overall strategy is sound and this proportionate financial contribution will help support it.

#### **Item 10 – P15/V2899/O – Milton Interchange Service Area, Milton, Abingdon**

##### Additional consultation response

The supplementary response from OCC applies equally to this application.

*Officer Response:* Noted, the securing of part of this site to act as the “landing zone” for the pedestrian/cycle bridge over the A34 is a crucial element of the overall strategy that OCC have outlined and which has officer support.

#### **Item 11 – P16/V2727/FUL – Little Dene, Yarnells Hill, North Hinksey**

No updates

**Item 12 – P17/V0183/LB – Beaulieu Court Cottage, Sunningwell, Abingdon**

No updates

**Item 13 – P17/V0297/LB – Beaulieu Court Cottage, Sunningwell, Abingdon**

No updates

**Item 14 – P17/V0108/HH – Paddock Barn, Pusey Furze Barns, Section of A420 running through Buckland, Faringdon**

No updates

**Item 15 – P17/V0271/HH – Orchard View, Church Street, West Hanney, Wantage**

No updates