

Planning Committee
12 June 2017

Addendum Report

Item 7 – P17/V0321/FUL – Bellingers, 111 Ock Street Abingdon

Error in Report

On Page 32, the report makes an erroneous reference to the submission of an Environmental Statement. This is incorrect and should be disregarded. As confirmed at Para 4.1 of the report, this proposal is not of a size to trigger the need for Environmental Statement.

Item 8 – P17/V0308/FUL – Field to North of Playing Fields Adjacent to Village Hall, East Hanney

There are no updates for this item

Item 9 – P17/V0366/HH – Viewlands, Stainswick Lane, Shrivenham

There are no updates for this item

Item 10 – P16/V0727/O – Chowle Farm Industrial Estate, Great Coxwell

Update:

The county council has submitted new comments in response to the latest amendments, some of which re-iterate previous concerns. They also request additional information about manoeuvrability for emergency vehicles and query that the level of parking shown is excessive.

Officer response:

Officers are satisfied that manoeuvrability for emergency vehicles can be dealt with by condition and that the level of parking is acceptable.

Item 11 – P17/V0118/RM – The Steeds, Land west of Coxwell Road, Faringdon

Additional Consultation Response

Faringdon Town Council – An objection to the amended proposal has been received that reads thus:

“Building heights are still outside the requirements of the Gt Coxwell Neighbourhood Plan and the Faringdon Neighbourhood Plan; Town Council supports the comments from Nos 7, 10 & 13 Badbury Close regarding the height of the proposed flats (2.5 storey) causing excessive shading. This is contrary to the Faringdon Neighbourhood Plan and building regulations;

LEAP is inadequate for a development of this size; Shared surfaces agreement with OCC does not equate to the requirements of the Faringdon Neighbourhood Plan which is now part of the Vale's Local Plan;

Covering letter with the application from Bellway states that anecdotal evidence suggests there is no market for 1 or 2 bed apartments thereby indicating a greater market for larger units. Town Council does not agree with this statement as it has found there to be a strong demand for 1 or 2 bed apartments; Streets are all shared surfaces, contrary to the Faringdon Neighbourhood Plan; Crime reduction measures should conform with the Faringdon Neighbourhood Plan Policy 4.7D - Secured by Design; All dwellings should have cable connection for internet to the house; There are no allotments provided, contrary to the Faringdon Neighbourhood Plan. These should have been included as part of the outline planning permission granted by the Vale;

Location of bus stops. It is important that there is liaison with other developments on Coxwell Road to ensure these are correctly sited and there is no duplication; Town Council supports the comments submitted on 17 5 17 and 30 5 17 to the District Council by Gt Coxwell Parish Council"

Officer Response – Noted, these matters are discussed in the report, or, in relation to broadband, allotments and bus stops, are matters pertaining to the already approved outline application. Officers would reiterate that the Faringdon Neighbourhood Plan does not cover this application site and it has no weight in the assessment of this proposal.

Waste Management Officer – *"The scale on the refuse tracking plan 0597-105 is 1:200 which was used by the waste management team to measure the distance of the proposed bin muster points from the properties they serve. At this scale the distance of the bin muster points for plots 1, 68 and 77 is around 25m. However, the scale on that plan appears to be wrong and the distance residents are required to move bins from plots 1, 68 and 77 is in excess of 60m which is unreasonable"*

Officer Response – Noted. This concern tallies with the OCC Highway concerns discussed in the committee report. Since publication of committee papers, the applicant has submitted potential amended plans to OCC and the Vale to try to address these concerns. Discussions on these amendments are ongoing and officers consider an agreement will soon be reached. Conditions 4 and 5 of the recommendation cover these issues and the applicant will need to formally discharge these prior to work commencing on site.

Drainage Engineer – *"Further to my (nine) comments of 5 March the amended details submitted on 28 April cover some of these. Further details are required to cover - a) the adjacent watercourses and that downstream; b) hydrobrake details - given that 16 are to be installed on the site - in chambers and at swale / pond outfalls; c) The french drain along the east side; d) a better indication of flood exceedance routing - flow routes on the submitted drawing are very limited in extent; e) Management and Maintenance proposals - strictly related to the details indicated on the Drainage Strategy Plan"*

Officer Response – Noted – As per the report, these matters will be addressed as part of the applicant’s submission to discharge conditions 14 and 16 of the outline planning permission.

Conservation Officer – *“Due to the distance and location of the proposal site from listed buildings and the town core, it is not considered that there would be any direct impacts on designated heritage assets or their setting. Green boundary treatments and open space to the south and west help mitigate views of the new development from the neighbouring settlement of Great Coxwell, farmland and the trackway. No designed landscapes or vistas will be impacted upon by the proposed development. Recommendation: I wish to raise no objections”*

Officer Response - Noted

Item 12 – P17/V0134/RM – The Bungalow, Townsend, Grove

There are no updates for this item

Item 13 – P17/V0856/HH – 2 Old Bakery Cottages, Bakery Lane, Letcombe Regis

There are no updates for this item