

Planning Committee

23 August 2017

Addendum Report

Item 11 – P17/V1376/HH – 55 Meadow Close Farmoor

No updates

Item 7 – P17/V0652/FUL – Land at Crab Hill, Wantage

No updates

Item 8 – P16/V3165/FUL – Land adjoining no. 38 Barrow Road, Shippon

Update

In addition to the suggested conditions listed in the recommendation of the main report, officers also suggest that an additional condition removing permitted development rights for the dwellings for extensions, alterations and outbuildings, is included. This is in the interests of conserving the setting of the listed buildings.

It is also brought to members' attention that the relative height of the site referred to in paragraph 1.3 of the main report is incorrect. The difference between the site level and Barrow Road is not 1.75metres as stated, but is approximately 1.2 metres. The relative levels are shown on the section plan appended to the main report.

Item 9 – P17/V1418/FUL – 8 Elms Road, Botley

Update 1

A letter from a solicitor acting for the neighbour at No. 6 Elms Road has been received. It sets out the neighbour has a right of way over the access and it cannot be diminished by the granting of planning permission. The scheme will increase the use of this access and its impact on the neighbour should be taken into account.

Officer response

The issue of the right of way is addressed in paragraph 5.12 of the main report. The land over which the neighbour has a right of access will not alter. Members are aware that rights of access and legal covenants are not planning considerations but separate legal matters between land owners.

Update 2

Neighbours have raised concerns over the impact of the proposal on wildlife, particularly birds. The countryside officer was consulted on the application and his summary of no objection was reported in section 2 of the main report but was not further expanded upon later in the report. He is of the view that there is only a low risk of impacts on protected species. He recommends an informative is used if permission is granted to draw the applicant's attention to the requirements of UK and European legislation related to the protection of certain wild plants and animals. A similar informative is recommended to draw the applicant's attention to the protection of wild birds to help address the concerns raised by neighbours.

Item 10 – P17/V1020/FUL – Land Adjacent to Chowle Cottage, Great Coxwell

Update 1

A consultation from the Tree Officer has been received and is as follows:

“Further to your recent consultation request regarding the proposed development at the above location, I have considered the submitted information and am able to offer the following comments.

The application as proposed will have a direct impact on some of the frontage vegetation, particularly to the west of the proposed access. The treatment of the existing stream is likely to result in the loss of the most prominent trees on the site if, as indicated, the stream is culverted. There may also be a potential impact on the frontage trees to the east of the access unless the construction of the garage is undertaken with a foundation designed to accommodate the tree roots.

There could be a significantly reduced impact to the amenity of the site if the frontage vegetation is retained by replacement of the proposed boundary wall with a fence or other sympathetic boundary treatment. The culverting of the stream should be avoided otherwise, not only will tree loss be inevitable, there would be no space for mitigation planting. An alternative boundary treatment could be conditioned if planning permission is granted.”

Officer Response

The location of the culverted section of stream as shown on the block plan depicts the current situation on site. Officers are not aware that further works or culverting of the stream needs to take place to accommodate the dwelling and driveway in its proposed location. The drainage engineer has requested that if permission were to be granted that a condition be attached requiring details of any works to the watercourse. Officers would recommend that an assessment of the impact on trees if such works are needed can be required by condition. In addition a suitably worded landscaping condition can be required to secure the retention of frontage vegetation and appropriate boundary treatments.

Update 2

A joint statement from Councillor Howell and Councillor Ware has been received in support of the application. This is attached as Appendix 1 to this Addendum report. In summary the statement raises concerns as to the consistency of the officer’s recommendation for refusal of this application in light of recent approvals in the vicinity at Faringdon Golf Course for holiday lodges and residential development at Chowle Farm. The statement also refutes the officer’s opinion that the application site lies in the open countryside.

Officer Response

Paragraphs 5.1 to 5.11 of the officer’s report comprehensively covers the officer’s assessment of the application site being within the open countryside, contrary to local plan policy and that these factors are not outweighed by other material considerations in this case.

Members will recall that this committee resolved to grant planning permission for the erection of 18 dwellings at Chowle Farm which lies further south along the A420. The merits of that case were that there would be a significant reduction in traffic generation compared to the current uses and previously approved garden centre use of the site and that the residential development demonstrated a significant improvement to the visual appearance of the site. These considerations bear little comparison to those in this application at Chowle Cottage.

The approved change of use to form a holiday (fishing) lodge park at Faringdon Golf Course to the west of this application site was considered as an economically viable diversification of an existing leisure and recreation use on the site. The holiday lodges approved are entirely moveable structures and restricted for use as temporary accommodation only. Officers' advice is that committee give very little weight to the relevance of these decisions in the assessment of this current application.

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

Update

The applicants have submitted an updated landscaping plan confirming that, to the south of the new access point, the existing boundary hedge will be retained on both road frontages in a more managed condition and that individual plants within the hedge will only be replaced where dead.

**Joint Statement from Cllrs. Simon Howell and Elaine Ware (Ward Members)
to the Vale of White Horse District Council Planning Committee meeting
23rd August 2017
Planning Application P17/V1020/FUL- Land Adjacent to Chowle Cottage A420
Great Coxwell FARINGDON**

We are in the unusual situation of making this statement to support an application that has been recommended for refusal.

Our primary concern is the consistency of the treatment of this application compared to others in the near vicinity. The applicant has worked extremely hard to address concerns raised around access, highways and environment. Two previous applications have been withdrawn and action taken to successfully address previous objections.

As the site sits between two residential sites, and is a garden infill, one key consideration is that this represents a brownfield site. In the last 12 months 2 other applications have been considered and approved in close proximity:

- The Faringdon Golf Course has been approved for development to provide holiday (fishing) lodges.
- Chowle Farm has recently been approved as a residential development.

The officer report draws attention and puts significant weight on the fact that this development is in open countryside, which is a matter that we struggle to apply as much weight to, given the location next to the A420, between dwellings and next to other developments that are approved, for which we do not recall such weight being given to open countryside. Indeed, we are both aware of other infill developments that actually back onto open countryside and have been approved.

We note the concerns and comments made by Gt Coxwell Parish Council and reference to their Neighbourhood Plan. We recognise this important document and planning consideration, but believe, as highlighted in the Officers report, that with a condition around keeping the existing landscape screening, this application for a single dwelling will not cause any significant impact or loss of the green buffer for the village.

We ask the committee to consider the application in a consistent manner with the surrounding approved developments.

ELW/SPH
21/08/17