

Planning Committee
13 November 2017

Addendum Report

Item 1 – P17/V2042/FUL – Brookvale, 8 South Avenue, Abingdon

Update:

Community Infrastructure Levy (CIL)

Planning Policy CP7 of the Vale of White Horse Local Plan 2031, Part 1 states that the Council will work with infrastructure providers and stakeholders to identify requirements for infrastructure provision and services for new development and will seek to co-ordinate infrastructure delivery. The Council has implemented its Community Infrastructure Levy (CIL) as from 1st November 2017. Planning applications which are decided after 1st November 2017 may be liable to pay the levy.

The proposed new build in terms of the gross internal floor space area (GIA) as defined by the Royal Institute of Chartered Surveyors (RICS) is 212.62m². Under the Community Infrastructure Levy Charging Schedule adopted by Vale of White Horse Council and the government Community Infrastructure Levy Regulations, new dwellings and residential development of 100m² or more will be liable to pay the Community Infrastructure Levy. In this instance the site is within zone 1 under which the chargeable rate is £120 per m².

As such this application is CIL Liable as it is above 100m² and involves the creation of additional residential units.

Item 2 – P17/V1299/FUL – Days House, 7 Westcot, Sparsholt

No updates

Item 3 – P17/V2002/FUL – Land to the east of Portway Cottages, Reading Road, East Hendred

No updates

Item 4 – P17/V1499/RM – Land north of A417 and east of Wantage Cricket Club, Wantage

Update:

An updated site layout plan clarifying the trees to be removed from the southern boundary has been submitted to address the Tree Officer's comments outlined in the original report.

In response, the tree officer confirms there is no arboricultural objection to the proposal.

Item 5 – P17/V1336/O – land north-west of Abingdon

Update:

Twenty letters of support have now been received.

Oxfordshire County Council advises that in addition to the primary school contribution set out in the report, the applicant will also be required to pay a pro-rata contribution towards the cost of the additional land required to expand the school to 1.5 form entry. The County Council currently estimates the land value it will pay for land at £375,000 per hectare. The land required for a 1.5 fe school compared to a 1fe school is 0.47 Ha. On this basis, the land value in this case is estimated at £176,250.

This addition sum of £176,250 should be secured through the s106 agreement.

Item 6 – P17/V1708/RM – Land at Bow Farm, Bow Road, Stanford in the Vale

Update

One further letter of objection has been received and may be summarised as follows:

- Parking in Bow Road
- Increased traffic
- Speeding traffic
- Housing on the site seems a formality

In response to discussions with the Parish Council the applicant has provided revised plans. The amendment provides a 1.5m publically accessible footpath to the north of the landscaped open space. This will be accessed from both sides of the development and link to the new public footpath which will be provided with the overall scheme.

The Parish Council has now advised it has no objection.

Officer Comment

Housing on the site is to a large extent a formality due to the extant outline permission. Adequate on site car parking in accordance with standards can be provided. I note the highway authority does not have concerns. It is not the responsibility of this council to enforce speed limits.

The revised plan is satisfactory and I note the parish Council has no objection.