

Planning Committee

31 January 2018

Addendum Report

Item 2 – P17/V3134/RM – Land at Reading Road, Harwell, OX11 0LW

Updates:

The applicant has submitted amended plans to address the concerns raised by Cllr Janet Shelley regarding the impact of the boundary of plot 16 on the character of the Reading Road. This proposed boundary treatment for this plot is now a “low level wall” with fence above to the east and western boundaries of the plot. The western boundary has been moved 1m eastwards, making the plot slightly smaller, to allow for the planting of a hedge in front of the boundary. A section of post and rail fencing has replaced the 800mm high brick wall to the south of the plot. The northern boundary adjacent to Reading Road continues to be made up of the existing hedgerow, which is to be enhanced with additional planting.

The applicant has also provided plans showing the paths and turning space for refuse vehicles.

Additional consultation responses have been received:

Neighbours	<p><i>Amended Plans</i> 3 objections and 1 comment received. Main issues summarised as follows:</p> <ul style="list-style-type: none">• Plans have not been altered sufficiently to address concerns re. impact on AONB.• Proposed dwellings are too large and are not in keeping with the character of Reading Road.• Concern over safety of access arrangements.• Boundary treatments are unclear.• Insufficient information on street lighting has been provided. <p><i>Original Plans</i> 2 objections and 2 comments received. Main issues summarised as follows:</p> <ul style="list-style-type: none">• Outline permission should not have been granted, and there were procedural errors made at the outline stage.• The development will have an unacceptable visual impact on the AONB.• The development will increase noise and light pollution.• Insufficient information on landscaping and screening has been provided.• Concerns regarding the usability of proposed accesses (both vehicular and pedestrian) from Reading Road, particularly in adverse weather conditions.
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Forestry Team	No strong views <ul style="list-style-type: none"> • Amended plans have largely overcome the concerns raised during the first consultation period.
Oxfordshire County Council (Single Response Team)	No objection subject to the following conditions <ul style="list-style-type: none"> • Car parking provided • Estate roads constructed prior to occupation • Garage accommodation Construction Traffic Management Plan, Surface Water Drainage and Veicular access to be considered as part of separate Discharge of Conditions application (P17/V3133/DIS). A copy of their full comments is attached to the addendum report.

Officer response

The amendments to the proposed plans are considered acceptable and officer's recommendation remains that planning permission is granted subject to conditions.

Conditions: Should the committee be minded to approve the application it is recommended that members consider imposing the following additional conditions to mitigate the impact of construction upon users of the highway and neighbouring occupiers.

1. No dwelling shall be occupied until that part of the roads, footways and street lighting referred to in Condition 3; above which is to serve that dwelling (apart from the wearing course) have been constructed in accordance with the specification in Oxfordshire County Council's Residential Road Design Guide.
2. Prior to the use or occupation of the new development, the car parking spaces shown on approved drawing number 679-P06 RevC; shall be constructed, surfaced and marked out. The parking spaces shall be constructed to prevent surface water discharging onto the highway. Thereafter, the parking spaces shall be kept permanently free of any obstruction to such use.

It is also recommended that the proposed conditions be removed as they are no longer considered necessary:

1. "Turning Space for Refused Vehicles" - this information has been provided.
2. "Cycle Parking Facilities" - Oxfordshire County Council have indicated in their representation that the plans provided are sufficient.

Item 7 – P17/V2850/FUL – 18 North Avenue, Abingdon OX14 1QN

Updates:

An additional representation has been received in response to the publication of the delegated report, an electronic copy of which was circulated to members by the committee clerk yesterday. The concerns raised cover the following issues: lack of construction traffic management and construction hours conditions; spelling errors; scale of development, bin collection, neighbour impact, parking survey.

Officer response

Conditions: Should the committee be minded to approve the application it is recommended that members consider imposing the following two additional conditions to mitigate the impact of construction upon users of the highway and neighbouring occupiers.

3. Prior to commencement of development, including demolition, details of the delivery times for all construction/demolition machinery and materials shall be submitted to and agreed in writing by the Local Planning Authority. The times shall be outside of school hours. Deliveries shall not take place outside of the approved times.
4. The hours of operation for construction and demolition works shall be restricted to 08:00-18:00 Monday to Friday and 08:00-13:00 on a Saturday. No work is permitted to take place on Sundays or Public Holidays without the prior written authority of the Local Planning Authority.

Spelling errors: Paragraph 1.4 – the proposal should be referred to as a ‘new two and half storey building’, rather than two storey building. Paragraph 1.6 – vehciel should read ‘vehicle’.

Scale of development: This issue is already covered in the main report. It will be for members to make their own assessment on this issue.

Bin collection: The refuse team usually operate a different system for flats. They are provided with larger communal bins and the refuse team will collect and return bins to the store.

Neighbour impact: This issue is already covered in the main report. It will be for members to make their own assessment on this issue.

Parking survey: As set out in the main report the parking survey was carried out in accordance with a method approved by the Highway Authority.

Item 9 – P17/V2659/FUL – Faringdon Leisure Centre

Updates:

Paragraph 5.28 of the Officer's report states that officers recommend that a condition be attached requiring details of the pitch specification to be submitted for approval following advice from Sport England that the pitch should be constructed in accordance with FA technical guidance.

Further correspondence has been received from Sport England which confirms that the important requirement is that the playing area is at least 100 x 64 metres to be able to accommodate a senior football league match but this can be divided down into smaller parts. The application plans indicate that the proposed pitch will be 112 x 75 metres and divided into three smaller pitches. Officers are satisfied that the specification of the pitch proposed is adequate to meet the requirements of Sport England and a condition requiring further details is not necessary or reasonable. Officers therefore recommend that should permission be granted condition 10 set out on page 37 of the Officer's report is removed.

Item 10 – P17/V2713/HH – 5 West Street, Sparsholt

No updates