

<b>APPLICATION NO.</b>	<a href="#">P18/V2738/FUL</a>
<b>SITE</b>	Watchfield Swindon, SN6
<b>PARISH</b>	WATCHFIELD
<b>PROPOSAL</b>	Artistic trail throughout the village. (As amended by plans received on 21 January 2019, 7 February 2019 and 27 February 2019)
<b>WARD MEMBER(S)</b>	Simon Howell Elaine Ware
<b>APPLICANT OFFICER</b>	Vale of White Horse District Council Sally Appleyard

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## **RECOMMENDATION**

That planning permission is granted, subject to the following conditions:

### Standard

1. Commencement of development within 3 years
2. Development in accordance with the approved plans

### Compliance

3. Materials in accordance with submitted details

## 1.0 **INTRODUCTION AND PROPOSAL**

- 1.1 The application is referred to committee as the proposal involves the council as applicant and objections have been received.
- 1.2 The proposal involves the installation of public art throughout the village of Watchfield, and is the implementation of a Section 106 funded project following the approval of various major applications.
- 1.3 The public art proposed includes marker stones, seating and sculptures, which relate to the history of the village. The public art is within six areas across the village as follows:
- Recreation Ground – 2x Sandstone Benches
  - Majors Road/High Street Junction – 1x Airfield Marker Stone
  - Star Lane - 1x Up-right Seat
  - Meadow View Development – 1x Leaf Sculpture and 1x Sandstone Bench
  - Faringdon Road/High Street Junction – Village Marker Stone

Examples of some of the proposed artwork can be found **attached** at Appendix one.

- 1.4 None of the areas for the proposed sculptures are within a conservation area.

- 1.5 As originally submitted, the precise locations and dimensions of the proposed sculptures were unclear. Block plans of each area have since been submitted, which clearly demonstrate the position of each sculpture.
- 1.6 The proposed Anglo-Saxon Cross Marker Stone at Chapel Hill/Oak Road Junction has since been omitted from the proposal following concerns regarding the impact on the setting of listed buildings.

2.0 **SUMMARY OF CONSULTATIONS & REPRESENTATIONS**

2.1 A summary of the consultations and representations received in response to the application is provided below. The full comments are available on the council’s website. There were two consultations during the application process. The responses received to all of the amendments have been grouped together for ease under one heading below.

<p><b>Watchfield Parish Council</b></p>	<p><u>Original Plans</u> Fully support, for the following reasons:</p> <ul style="list-style-type: none"> <li>• Community led</li> <li>• Reflects the history of the village</li> </ul>
<p><b>Local Residents</b></p>	<p><u>Original Plans</u> Five letters of support received, for the following reasons:</p> <ul style="list-style-type: none"> <li>• Community led</li> <li>• Reflects the history of the village</li> <li>• The art work will enhance the village</li> <li>• Good design and quality</li> </ul> <p>Three letters of objection received. The reasons for objection are as follows:</p> <ul style="list-style-type: none"> <li>• The proposed Anglo-Saxon sculpture will detract from the simple beauty of the area</li> <li>• The proposed Anglo-Saxon sculpture will be an eye sore</li> <li>• The proposed Anglo-Saxon sculpture will harm the setting of listed buildings and the medieval square</li> <li>• Concerns that S106 money could have been better spent on other facilities in the village</li> </ul> <p><u>Amended plans</u> Eight further letters of support received. No further objections received.</p>

<p><b>Highways Liaison Officer (Oxfordshire County Council)</b></p>	<p><u>Original Plans</u></p> <ul style="list-style-type: none"> <li>Unclear of precise locations and whether they would result in obstruction of vision splays</li> </ul> <p><u>Amended Plans</u> No objection</p>
<p><b>Contaminated Land (Vale)</b></p>	<p><u>Original Plans</u> No objection</p> <p><u>Amended Plans</u> No objection</p>
<p><b>County Archaeologist</b></p>	<p>No comments received.</p>

3.0 **RELEVANT PLANNING HISTORY**

3.1 [P17/V2182/DIS](#) - Approved (04/09/2017)

Discharge of Condition(s) 17 ( ) of planning permission P12/V2283/O

Residential development for up to 100 dwellings; provision of Extra Care Housing comprising 50 No. apartments to meet the needs of the elderly (Class C2); provision of two Learning Disability Homes comprising 17 No. bedrooms in total (Class C2); together with means of access.

[P12/V1275/PEJ](#) - Other Outcome (17/11/2016)

Residential development for 100-200 units to also possibly include extra care units.

[P15/V1617/NM](#) - Approved (11/08/2015)

Non-material amendment to planning permission P13/V2359/RM, for Plot 1 double garage to be substituted with extended double garage for the purpose of temporary Sales office unit.

Reserved Matters application following Outline permission P12/V2283/O.

[P15/V1591/RM](#) - Other Outcome (10/08/2015)

Changes in house types for 41 units to reflect latest Barratt models and market demands.

[P14/V1044/FUL](#) - Other Outcome (07/08/2014)

Variation of condition 5 of planning permission P12/V2283/O, to correct the reference to the tree report.

[P13/V2359/RM](#) - Approved (04/08/2014)

Reserved Matters application following Outline permission P12/V2283/O

[P12/V2283/O](#) - Approved (04/08/2014)

Residential development for up to 100 dwellings; provision of Extra Care Housing comprising 50 No. apartments to meet the needs of the elderly (Class C2); provision of two Learning Disability Homes comprising 17 No. bedrooms in total (Class C2); together with means of access.

[P13/V2160/DIS](#) - Approved (07/10/2013)

Discharge of condition 8 relating to application P12/V2283/O

[P13/V1519/DIS](#) - Approved (12/08/2013)

Discharge of conditions 1(part), 3 and 8(part) for planning permission P12/V2283/O.

### 3.2 **Pre-application History**

None

### 4.0 **ENVIRONMENTAL IMPACT ASSESSMENT**

4.1 The proposal does not fall within the defined scope for potential EIA development.

### 5.0 **MAIN ISSUES**

5.1 The relevant planning considerations are the following:

- Design and visual amenity
- Residential amenity
- Highway safety

### 5.2 **Design and visual amenity**

Policy CP37 of the Local Plan requires development to be of high quality design. Saved Policy DC4 of the adopted Local Plan 2011 and Policy DP20 of the emerging Local Plan 2031 part 2, states that the aim in providing public art is to “*improve the quality of new developments by producing a more stimulating environment which will enhance the appearance of the district and provide a higher quality of heritage for future generations to enjoy*”. The Council will seek to support and promote the arts in association with new development in a variety of locations. Public Art can make a positive contribution to the character of an area, especially if it draws inspiration from local themes or associations and the use of decorative art to improve the ‘sense of place’ can be widely appreciated by the public. The councils design guide also supports public art that plays a significant part in the character of the public realm, creating distinctive places.

5.3 The proposal involves the installation of public art, including marker stones, benches and sculptures throughout the village of Watchfield. The public art has been developed through the Watchfield Community Plan group, with the designs marking the history of the village from ancient to modern. The sculptures are to be constructed of sandstone which have been carved with the designs developed by the community. The proposed public art is considered to be of a high quality and aesthetically pleasing in design terms, and will make a positive contribution to the character of the area, drawing on local themes. The art provides a mixture of elements which are of a suitable scale and design,

and which also includes benches that would benefit the local community functionally as well as aesthetically.

5.4 Concerns have been raised by local residents that the proposed sculpture to be positioned on the green at Chapel Hill/Oak Road Junction would be an ‘eye sore’ and harm the amenities of local residents. Officers have carefully considered the proposal and overall as indicated above, consider the proposed sculptures to be acceptable in design terms.

5.5 Overall, the proposal is considered to comply with policy CP37 of the adopted Local Plan 2031 part 1, Saved Policy DC4 of the adopted Local Plan 2011 and Policy DP20 of the emerging Local Plan 2031 part 2.

5.6 **Setting of Listed Buildings**

Concerns have been raised by three residents that the proposed Anglo-Saxon Cross sculpture on the green at Chapel Hill/Oak Road Junction would harm the setting of two grade II listed buildings; 1 and 2 Oak Road. Following these concerns, this particular sculpture has been omitted from this current application.

5.7 **Residential amenity**

Saved policy DC9 of the adopted Local Plan 2011, seeks to prevent development that would result in a loss of privacy, daylight or sunlight for neighbouring properties or that would cause dominance or visual intrusion for neighbouring properties and the wider environment.

5.8 Given the scale and positions of the proposed sculptures, it is not considered that the proposed public art would harm the amenities of local residents in terms of overshadowing or dominance.

5.9 **Traffic, parking and highway safety**

As originally submitted, the precise locations of the proposed sculptures were unclear, and therefore it was not possible to fully assess whether the sculptures would have an impact on highway safety through obstruction of vision splays. Detailed block plans of each location have since been submitted, which clearly demonstrate the size and location of each sculpture. The highways officer has raised no objections to the scheme.

5.10 **Community Infrastructure Levy (CIL)**

The proposed public art is not liable for CIL.

6.0 **CONCLUSION**

6.1 The proposal has been considered with regards to its impact on the character of the area, setting of listed buildings, its impact on the amenity of local residents, and its impact on highway safety. The scale, design and locations of the proposed sculptures are considered acceptable, and will positively contribute to the character of the area. The proposal therefore complies with the provisions of the development plan, in particular policies CP37 and CP39 of the adopted Vale of White Horse Plan 2031, Part 1 and saved policies DC5, DC9, He4 and NE9

of the adopted Vale of White Horse Plan 2011. The works are considered to comply with the provisions of the National Planning Policy Framework and the council's adopted Design Guide SPD 2015.

The following planning policies have been taken into account:

**Vale of White Horse Local Plan 2031 Part 1 policies;**

- CP37 - Design and Local Distinctiveness
- CP39 - The Historic Environment

**Saved Vale of White Horse Local Plan 2011 policies;**

- DC4 - Public Art
- DC5 - Access
- DC9 - The Impact of Development on Neighbouring Uses
- NE9 - The Lowland Vale
- HE4 - Setting of Listed Buildings

**Emerging Vale of White Horse Local Plan 2031 Part 2 policies.**

The plan has been through examination and the Inspectors final report is currently awaited.

- DP16 – Access
- DP20 – Public Art
- DP23 – Impact of Development on Amenity
- DP36 – Heritage Assets

**Other material considerations include government guidance, in particular:**

- The National Planning Policy Framework (2018) (NPPF)
- The National Planning Policy Guidance (NPPG)
- Vale of White Horse Design Guide Supplementary Planning Document (SPD) (March 2015)
- Planning (Listed Buildings and Conservation Areas) Act 1990

**Other Relevant Legislation and guidance**

Human Rights Act 1998

The provisions of the Human Rights Act 1998 have been taken into account in the processing of the application and the preparation of this report.

Equality Act 2010

In determining this planning application, the Council has regard to its equalities obligations including its obligations under Section 149 of the Equality Act 2010.