

**CHI/16952/1-X – UKAEA**

**Residential development with associated community facilities and access.  
Land to the south of Chilton Field, Avon Road, Chilton.**

**1.0 The Proposal**

- 1.1 This is an outline application for the provision of 275 houses with associated community facilities and access on an allocated housing site at Chilton Field, Chilton. This site lies to the south east of the Harwell International Business Centre, south of the recently built Diamond Synchrotron building and immediately north and west of Chilton Primary School. All detailed matters are reserved for future consideration, apart from access. A copy of the site plan is attached at **Appendix 1**. The application is also accompanied by an illustrative layout plan which is attached at **Appendix 2**.
- 1.2 The site, which lies within the North Wessex Downs Area of Outstanding Natural Beauty, comprises 14.8 hectares (36.8 acres) of partially undulating green field land. The land falls within the boundary of the Harwell complex and was formerly used in the main as a storage area (used by the RAF to dump waste materials and known as the Southern Storage Area (SSA)), with some housing along the northern and eastern boundaries (see plan attached at **Appendix 3**). Although the application site and allocation extend to 14.8 hectares, not all of this area will be developed for housing. The site accommodates a number of TPO'd trees. It is separated from the main village of Chilton by the A34, although an underpass and footbridge exist across the dual carriageway linking the two.
- 1.3 A new access road to the site is to be provided onto the A4185, which involves the improvement of the junction currently giving access to the garden centre and primary school, close to the slip road exit from the A34.
- 1.4 The application has been submitted with an Environment Impact Assessment (EIA) which seeks to address the impact of the development on the Area of Outstanding Natural Beauty. A copy of the EIA is available on the planning file should Members wish to read it. A summary of this document's summary and conclusions is attached at **Appendix 4**.

**2.0 Planning History**

- 2.1 In 1999, a 14.5 hectare site in the south east corner of the Harwell complex was allocated in the previous Local Plan for the provision of 275 dwellings. This number comprised 200 prefabricated dwellings which had been cleared from the site and adjoining land and an additional 75 dwellings which had been allocated for this part of the District.
- 2.2 In June 2000, outline planning permission was granted for the redevelopment of the then allocated site (an area of land to the north that slightly overlaps the current application site) for the erection of 275 dwellings (ref: CHI/1541/1-X). A plan showing the site is attached at **Appendix 5**. An application to extend this permission was made in 2002 (ref: CHI/1541/2) and Committee resolved to grant this subject to a Deed of Variation to the original Section 106, signed in 2000. However, this Deed was never completed because by this time the Diamond Synchrotron building had been granted planning permission and this encroached into part of the site.
- 2.3 In May 2001, a further outline application for residential development was made on an amended site in May 2001 (ref: CHI/1541/X). This amended site area took account of the location of the Synchrotron building and moved the housing in a southerly direction. This amended siting reflected that proposed in the First Deposit Draft Local Plan. Once again, the application was considered favourably by Committee but the required Section 106 agreement was never completed and thus no formal planning permission was ever issued.

2.4 However, due to the need to plan for the potential future expansion of Synchrotron, the location of the proposed area for the 275 houses was further amended during by the Second Deposit Draft of the now adopted Local Plan. This amended area was accepted by the Local Plan Inspector and now forms part of the newly adopted Local Plan and is the basis of the current application.

### 3.0 Planning Policies

3.1 The application site is allocated for 275 dwellings in the newly adopted Local Plan (Policy H8). The other relevant Local Plan policies are Policy NE6 (The North Wessex Downs Area of Outstanding Natural Beauty), which seeks to conserve and enhance the natural beauty of the landscape and Policy H17 that seeks to secure 40% of the development as affordable housing.

3.2 Policy EN1 of the Oxfordshire Structure Plan requires development in the County to protect, maintain and where possible enhance the landscape character, particularly the natural beauty of the landscape.

### 4.0 Consultations

4.1 Chilton Parish Council objects – see various letters attached at **Appendix 6**.

4.2 County Highways Engineer has no objections subject to conditions and highway contributions– letters attached at **Appendix 7**.

4.3 County Development Funding Officer – requires financial contributions for primary and secondary school education, library service, waste management, museum, social and health care, local transport infrastructure and public transport.

4.4 Environment Agency – no objections subject to conditions

4.5 Highways Agency - no objection but recommends no more than 300 houses on the site and that none of the development is brought into use until the A34 slip road alterations have been constructed and brought into use.

4.6 South East Regional Assembly – comments attached at **Appendix 8**.

4.7 Thames Water – no objection but requests that impact studies and drainage details be conditioned.

4.8 Countryside Agency – see letter attached at **Appendix 9**

4.9 North Wessex Downs AONB – see letter and email attached at **Appendix 10**.

4.10 English Nature – no comments on application.

4.11 Health and Safety Executive – no objections on health and safety grounds.

4.12 County Ecologist – no objection from an ecological point of view but layout of development at reserved matters stage will be very important to reduce the impact of the development.

4.13 County Archaeologist – recommends PPG16 condition.

4.14 Friends of The Ridgeway – would favour an alternative site for this development because the proposed development will be visible from The Ridgeway and will cause light pollution.

4.15 Consultant Architect – appreciates that the proposed layout plan is illustrative only, but it does not “demonstrate a very promising likelihood of the detailed application being acceptable in due

course. It strongly implies a predominance of similar terraced or semi-detached houses with few focal points, gateways, or landmark buildings to give the development personality. Moreover, it seems surprising to me to locate a number of terraces with gable ends towards what I take to be communal landscaped open space. Clearly there is a long way to go and much will depend on the housing mix which your policies seek for this site. However, I strongly recommend that trying to persuade the applicants to provide a greater range of building types, perhaps including some blocks of flats, which are not an apparent element of the layout provided."

- 4.16 Architects Panel – "the site is very prominent and highly visible from the Ridgeway and AONB and great design care is needed at the detail staged."
- 4.17 Council's Arboricultural Officer – Illustrative design results in the loss and threatened loss of many TPO trees. (Note : since submitting the illustrative layout plan for the site, the applicants have confirmed that no TPO trees will be removed as part of the development).
- 4.18 Drainage Engineer – requests drainage strategy condition.
- 4.19 Environmental Health – request contamination standard condition MC34.
- 4.20 17 letters of objection summarised as follows:
- Proposed development will significantly damage the character and appearance of the Area of Outstanding Natural Beauty contrary to national and local policies;
  - Results in the loss of mature trees and bushes on the site some of which are TPO'd;
  - Development will result in significant light pollution;
  - Principle of development on this site completely wrong;
  - Increased traffic problems particularly in rush hour;
  - Have alternative less obtrusive sites been sought?
  - Application result in urban development in rural area;
  - Number of houses will almost double size of Chilton and will be difficult to assimilate into community;
  - There should be no housing beyond the existing line of Severn Road and the Southern Storage Area;
  - Question over suitability of building on remediated land;
  - New access road unacceptable so close to A34 slip road;
  - Development site is not all previously developed land;
  - Adjoining Upper Farm should be protected from noise impact;
  - Development will have wider impact on traffic along the already congested A4185;
  - Development is not linked with Harwell site or Chilton village making the development reliant on the private car;
  - The application involves stopping access near school;
  - Parking near school also needs to be retained;
  - Concern about the sustainability of a community room (for the new development) and the village hall. Village hall should be extended and community room should be a youth centre or not provided at all. Main service area of Didcot is 3½ miles away;
  - The site is on the edge of a nuclear licensed site and additional beam lines from the Diamond building may affect the development;
  - Development should there be refused on health risk grounds;
  - Development will put further pressure on already dwindling water supplies in the area;
  - Local wildlife and ecology needs to be considered. Transport assessment is insufficient;
  - Bus services described are not those available to Chilton Village residents;
  - Site lacks the necessary facilities for 275 houses.

Specific comments made regarding the Environmental Statement: EIA does not take into account major viewpoint. Visual impact comparisons with Synchrotron are not valid and there are some inaccuracies in the plans in relation to existing trees on the site.

## 5.0 Officer Comments

### Application History

- 5.1 This application was originally submitted in July 2005 but its determination has been held in abeyance due to the need for an Environmental Statement to be submitted to address the environmental impact of the development on the North Wessex Downs Area of Outstanding Natural Beauty. This Statement was initially submitted in November 2005 but was not considered to meet the requirements of the Environmental Impact Assessment Regulations. As a result, a revised Statement was requested which was submitted at the end of June of this year.
- 5.2 However, notwithstanding this delay, negotiations with your Officers regarding the proposed development, and the contributions required for it, were undertaken in the main in the autumn of 2005. This is of particular relevance in respect of the affordable housing contribution required for the site which is referred to in paragraph 5.4 below.

### Planning Policy

- 5.3 At the time the application was submitted in July 2005, the proposed allocation of the site for 275 houses had not been confirmed. However, the allocation has now been adopted in the new Local Plan and, therefore, the principle of the development of 275 houses on the site has been established. The site falls within the North Wessex Downs AONB and this will require that any development of the site is undertaken in a very sensitive manner in order to mitigate its impact. There have been a number of objections received to the principle of the development in this location on the basis that it conflicts with the AONB designation and relevant policies and because of its unsustainable location and scale in comparison with Chilton Village. However, all of these issues will have been taken into account by the Local Plan Inspector in recommending the site. Therefore, as this site is now included in the newly adopted Local Plan, your Officers consider that there are no overriding grounds to object to the development of the application site for 275 houses. This view also relates to the comments made by the South East England Regional Assembly.
- 5.4 The other important policy change relates to affordable housing. The new affordable housing policy requires developments of 15 houses or more to provide 40% of the dwellings as affordable. However, at the time this application was submitted, the Council's policy was for 25% and it was on this basis that the level of affordable housing was negotiated in 2005. The applicant's are aware of the policy change but argue that the figure of 25% is acceptable in this case because of the timing of the application and your Officers have some sympathy with this view given that other applications negotiated before the Inspector's report was received were not required to provide the higher level of affordable housing. For information, when planning permission in was granted on the alternative site in 2000 the amount of affordable housing secured was 14.5%.

### Environmental Impact Assessment and Illustrative Layout

- 5.5 Due to the scale of the proposed development and the sensitivity of its location in the AONB, the Council determined that the application required an Environmental Impact Assessment which was satisfactorily submitted in June this year. The submitted Statement attempts to quantify the impact of the development on the AONB and makes recommendations as to how the impact of the development could be mitigated.
- 5.6 The Environmental Statement has had to make certain assumptions about the nature of the development because the application is in outline and it may well be the case that any future reserved matters or full application on the site will require a further EIA. Whilst rejecting the first

Environmental Statement, your Officers consider the second submission to be acceptable, although this document has been the subject of comments and concerns from the Planning Advisor to the North Wessex Downs AONB, the Countryside Agency, the Parish Council and a number of third parties. The applicant's consultants have attempted to address some of these concerns in the letter from SLR Consulting attached at **Appendix 11**. However, as this is an outline application, it is understandably difficult for the applicants to address some of the detailed queries raised. Nevertheless, it is considered that the size of the site allows for sufficient flexibility to ensure that the impact of the form and location of development can be minimised.

- 5.7 Although the application has been submitted with an illustrative layout plan (**Appendix 2**) the form of development indicated is not considered acceptable. The layout is very suburban in character and is dominated by semis and short terraces of housing. Apart from issues of design, it is difficult to see how this type of layout is capable of achieving a good housing mix on the site. Your Officers are of the view that the layout of this site needs to be rethought and this view is supported by the Architects Panel and the Consultant Architect. It is recommended that an informative to this effect be attached to any planning permission.

#### Highway Issues

- 5.8 The application proposes a new access road leading from the development (to the north of the primary school) to the A4185 at its junction with the former A34 (the lane that now serves the primary school and garden centre). This junction would be improved, as would the nearby slip road off the A34. The County Engineer does not object to the proposal subject to highway financial contributions and conditions. As a result of concerns expressed by the Parish Council, who undertook two traffic studies in the area, the County Engineer met Parish representatives in January 2006 but this did not affect his overall view of the development.
- 5.9 This meeting also highlighted the importance of strengthening pedestrian and cycle links between the site and Chilton village. There is currently a bridge and an underpass crossing the A34. The underpass presents more of an opportunity to provide access for all, and Officers support the Parish's view that this underpass should be improved as part of any planning permission for the site. This would involve resurfacing and improvements to lighting, and the applicant is happy to agree to this subject to it being a reasonable cost. As the proposed works are mainly cosmetic, it is unlikely that these works would be prohibitively expensive. Clarification of the cost is awaited from the County Council.

#### Section 106 Contributions

- 5.10 Attached at **Appendix 12** is a list of contributions proposed by the applicant. This list reflects the contributions agreed as part of the Section 106 signed in 2000 and subsequent planning applications (although these legal agreements were never completed). You will see that the list includes a new community room for the new development. The Parish Council is very keen that money should also be made available to extend and improve Chilton village hall. Whilst this request is understandable, it would be difficult to justify both contributions and as the distance from the application site to the village hall is quite considerable it is considered that there is more likelihood of a site-based community building being used by the new residents. As such, Officers are not recommending a change to this part of the agreement. However, the Parish Council has raised a valid point regarding the need for the future maintenance of the community room and other facilities. This does need to be addressed and one method would be to require a management company to be set up to maintain all the proposed communal facilities. This could be included either in the Section 106 agreement or be dealt with by condition.
- 5.11 In addition to the above, the following financial contributions are required by the County Council:

Primary School - £500,614  
Secondary School – between £507,150 and £1,115,730  
Special Education Needs - £18,050

**APPENDIX 1**

Library service - £66,654  
Waste management - £24,185  
Social and Health care - £20,525  
Highways - £199,013.87

Total £1,336,191.87 (or £1,944,771.87)

- 5.12 Members will note that the secondary school figure has not yet been finalised. The County Council is still negotiating this with the applicants and an update will be given at the Meeting. The County Council is also seeking a further £71,500 towards public transport. This has not been agreed by the applicants, who are investigating the cost of a minor re-routing of an existing local bus service with the operator. An update on this issue will also be given at the Meeting.
- 5.13 As mentioned above, the Council will also be seeking contributions to improve and upgrade the underpass under the A34 and the maintenance of the proposed community facilities, if this is not dealt with by condition.

6.0 **Recommendation**

6.1 *That authority be delegated to the Chief Executive in consultation with the Chair and/or Vice Chair of the Development Control Committee: (i) to permit the applications subject to a Section 106 agreement to secure the contribution referred to above and subject to the necessary conditions.*

*(ii) That in the event that the Section 106 agreement is not signed and completed by 26<sup>th</sup> October 2006, the application be refused because the necessary contributions required to mitigate the impact of the development have not been secured.*

Furthermore, the Committee was advised that the turbine was now to be set back in line with the end of the garage and therefore the Officers considered that there would be no visual impact.

The Environmental Health Officer who was present at the meeting explained that there was limited noise data available in respect of these wind turbines. He reported that the Council had to rely on information from other local authorities. He commented that it had not been possible to identify this type of turbine in an urban setting anywhere, although there were other models where advice could be given based on actual noise data. He reported that he had been contacted by the manufacturer of the proposed turbines and had been informed that they would be carrying out an assessment of noise for this model but that this would take some time and that in his opinion it was unreasonable to defer consideration of this application pending that research.

Mr C Colliass the applicant made a statement in support of the application commenting that the Committee should grant planning permission without a temporary condition attached. He commented that the Council had had significant time to obtain evidence that the proposed turbine would cause a nuisance in terms of noise. He commented that the Council had been informed where this type of turbine was sited but relevant information had not been obtained and there was no proof that harm would be caused. He suggested that permission should be granted particularly having regard to a precedent established through the granting of permission for a similar application in Abingdon. Finally, he referred to no objections being raised in terms of visual impact and advised that this type of turbine was being sold in local DIY stores and that there would be many applications for their siting.

In response to a question raised, the Environmental Health Officer advised that if permission was granted for a temporary period he would plan with applicant and local residents some regular monitoring and measurements having regard to different winds and directions.

One Member questioned why the turbine in Abingdon had been considered acceptable. The Environmental Health Officer explained that every model produced a different noise signature and consequently not all turbines were the same. It was reiterated that noise data for this type was scarce and therefore the Council had to rely on data from other authorities. However, it had been possible to identify where some types of turbines had been successfully installed without complaints.

Some Members spoke against the application considering that the turbine would be unsightly and there was uncertainty regarding noise. However, other Members spoke in support of the application but agreed that permission should be granted for a temporary period to allow monitoring.

By 14 votes to 1 it was

**RESOLVED**

*that application GRO/16525/1 be approved subject to the conditions set out in the report.*

DC.156 CHI/16952/1-X – RESIDENTIAL DEVELOPMENT WITH ASSOCIATED COMMUNITY FACILITIES AND ACCESS. LAND TO THE SOUTH OF CHILTON FIELD, AVON ROAD, CHILTON

Councillor Jim Moley advised that he had ceased to be the Council's representative on the North Wessex Downs AONB Council of Partners and therefore no longer had a declarable interest in this regard.

Councillor Bob Johnston had declared a personal interest in this item and in accordance withstanding Order 34 he remained in the meeting during its consideration.

Further to the report, the following was reported: -

- The Committee was reminded that all matters of details were reserved except access.
- 9.1 hectares of the allocated 14.8 hectares of land were to be developed which equated to 30 dwellings per hectare.
- The applicant had clarified that no trees protected by Tree Preservation Orders would be lost.
- The history of the site going back over many years was explained – this included details of the planning permission for 275 houses subject to a section 106 obligation on the neighbouring area; allocations in the former and current adopted Local Plan and the nearby Synchrotron development).
- The Officers considered that the new site had a feel of being in the open countryside and that it was a sensitive site and therefore a high quality design was needed.
- The County Council had accepted an offer of £750,000 towards secondary school education.
- Contributions required by the County Council totalled approximately £1,600,000.
- The applicant had agreed a further contribution of £71,500 for transport.
- A firm costing for upgrading the surfacing and lighting of the underpass to be carried out prior to the occupation of any of the units on the site had yet to be agreed and therefore a Grampian condition was proposed to address this.

The Committee was specifically asked to consider the following points: -

- (1) Affordable Housing - In the report reference was made to a 25% provision for affordable housing. However, the new Local Plan specified a provision of up to 40% affordable housing and the Committee was asked to consider this.
- (2) Art - Reference was made to a percentage for art in the application file. However, this matter had not been included in the application discussions as it had not been taken up as part of the previous proposal.
- (3) Open space and community buildings – Options being discussed included one cricket pitch and one football pitch; changing rooms in a pavilion; a community room; a play area for under 10's; and a shop shell which would be marketed and if it was not taken up, it would become residential. Maintenance of these facilities needed to be discussed. It was commented that either the District Council or the Parish Council could take on maintenance although the willingness to do so was unclear. It was explained that there would be a commuted sum for maintenance for an agreed period (most likely 10 years). However, there was also the option of a management company.

Further to the despatch of the agenda the Committee had regard to additional papers which had been circulated prior to the meeting setting out amendments to Head of Terms requested by Chilton Parish Council. The following comments were made in response by the Officers: -

Affordable housing – the Officers recommended that the percentages mentioned in the Section 106 obligation should remain unaltered.

Play area - there would be a payment of £40,000 to cover play equipment. This would be included in the Section 106 obligation.

Housing provision - 275 houses would be specified in the Section 106 obligation because of the possibility of additional residential units which could be achieved instead of the shop unit.



Design and layout – the Officers considered it inappropriate to include a clause regarding design and layout in the Section 106 obligation. Instead an informative should be added to any permission to address this.

Provision of safe access to the village – this was covered by the underpass.

Preservation of community facilities level in Chilton Village – the Officers drew the Committee's attention to the report in this regard. It was explained that in the Officers' view on balance a community room on the site rather than an extension to the existing village hall was preferable because of the distances involved. It was commented that the application site was isolated from the village.

Further to the report, the Committee noted that pages from a letter from the North Wessex Downs AONB Council of Partners had inadvertently been omitted from the agenda. The Officers advised that the Partners had raised concerns regarding the development in terms of detrimental impact and lack of supporting information. The partners had suggested an environmental impact assessment. The Partners had also set out that whilst appreciating the history of the site, they were not convinced that this was an appropriate site for development. Finally, the Partners had raised concerns regarding the remoteness of the site; the need for conservation of the open countryside; the need for sustainable travel and impact on the AONB. The Partners had also offered their guidance and assistance.

Maura Launchbury made a statement on behalf of the Parish Council raising concerns relating to matters already covered in the Parish Council's letter circulated prior to the meeting. She particularly commented that this would be the largest development outside the main towns in the Vale in recent years; it would double the size of the village; proposed payments were inadequate when compared with other developments; the application should address the needs of the community which had changed; the community room was welcomed but there was also a need for a Parish Clerk's office; the shop shell was welcomed but adequate marketing of it was essential; provision should be made for adolescents such as a youth shelter, skate park, or BMX track; the pitch and pavilion was no longer a priority for the village; the village hall was too small; the village would struggle to maintain a community room and a pavilion; two pitch spaces should be allocated as a free public amenity with money saved being spent on extending the village hall and adolescent facilities; maintenance of the new amenities should be for at least 10 years; the possibility of a management company was being considered; safe access within the village was crucial; the pedestrian route from the underpass to the development should be upgraded to include pavements on Upper Farm Road; and bus contributions should increase with hourly bus services needed.

Mr Marriott made a statement objecting to the application commenting that he represented the views of 60 to 70 residents in Chilton. He commented that whilst he appreciated the need for new housing this application was flawed. He emphasised that UKAEA was a licensed nuclear site and that a residential development so close to it was inappropriate. He referred to the possibility of an emergency evacuation of the site commenting that there had been significant difficulties with a previous evacuation which had involved only 12 houses. He asked Members to consider such an event with significantly more houses. He raised concerns regarding the proposal in terms of visual impact; size; density; development of green field land; the proposal being out of keeping; and visually harm for a long time until new trees were mature. He commented that there should be no development in the Area of Outstanding Natural Beauty unless natural beauty was conserved or enhanced. He stated that the traffic survey was useless. He commented that it could take some time for one vehicle to exit from the access let alone many vehicles as would be the case with this development. He commented that this was the situation before the new ISIS development and before the Synchrotron was fully operational. He commented that the local school would soon reach full capacity. He stated that binding conditions should be added to any permission but he considered that the site should be reduced in size and that trees should be protected.

Nicky Green, the applicant's agent made a statement in support of the application commenting that the site was allocated in the Local Plan and therefore the principle was accepted for a development of 275 dwellings. She advised that the scheme was in outline with the playing fields and houses being illustratively laid out. She reported that the Environmental impact assessment was to address concerns regarding visual impact. She reported that she was aware of concerns regarding layout which she stated could be addressed at the reserved matters stage. She referred to a previous planning permission on the adjacent site for 275 dwelling, explaining that the legal agreement for that had formed the basis for this application with extra financial contributions. She reported that affordable housing had been discussed at 25% under the previous Local Plan requirement. She stated that it was reasonable to continue on that basis now. She explained that a contribution toward art had not been discussed. She reported that there was no objection to a contribution towards improvements to the existing village hall instead of towards a new community hall. She stated that there was to be a significant contribution of £1.7mil as well as the affordable housing element. Finally, she advised that there was a risk that approval of the application might be delayed pending matters to be negotiated.

One of the local Members commented that the section 106 obligation had never been completed in respect of a planning permission which was to be issued on an adjoining site. She commented that the Parish Council had been in negotiation with developers and planners in this regard for many years. She commented that she was not opposed to the principle of development but expressed concern regarding the financial contributions. She referred to the main concern of the Parish Council that the head of terms had been based on those some years ago and that circumstances had now changed and requirements had also changed. She suggested that an extension to the village hall would be preferable to a new community room especially having regard to new disabled access rules and a good management arrangement for the hall already being in place. She commented that design was important and that soft and hard landscaping was essential. She commented that whatever percentage of affordable housing was provided, preference should be given to local people. She advised that footpaths and upgrading of existing footpaths was needed and that bus services to the new development and village should be provided. Finally, she commented that consideration of the application should be deferred if it was likely that acceptable heads of terms could be negotiated.

In considering the application, Members made the following comments: -

#### Principle of Development

- The principle of development had been firmly established as part of the planning process.

#### Affordable Housing

- The percentage of affordable housing sought should remain at 25% as most of the application negotiations had taken place when a 25% policy had been in place.
- If there was the possibility the percentage of affordable housing could be increased this should be sought, it being suggested that the Council had a duty to get the highest amount possible.
- Further negotiations to increase the percentage of affordable housing might detract from the other benefits arising from this development.
- The applicants had negotiated 25% affordable housing in good faith.
- The chances of securing more than 25% affordable housing were negligible and the development might become unviable. Therefore there would be less money for other community benefits.

## Village Hall Extension/Community Room

- An extension to the existing village hall was preferred particularly as its management was already in place. It was commented that establishing a management regime for a new facility might be difficult.
- It was further commented that a separate community room might divide the community.
- An extension to the village hall in preference to a community room was supported.
- A scheme for an extension to the village hall needed to be costed up it being noted that the applicant would provide the community room as part of the development.
- By way of a straw poll there voted 14 for, nil against with 1 abstention in favour of an extension to the village rather than the provision of a new community room.

## Facilities for Adolescents

- Consideration should be given to providing facilities for adolescents as suggested by the Parish Council.
- There should be some provision made for the youth. By way of a straw poll this was supported nem con.

## Play Equipment

- A financial contribution of around £155,000 mentioned by the Parish Council should be provided for all play equipment.
- If £155,000 was requested for play equipment a costed acceptable proposal needed to be drawn up.

## Maintenance

- The District Council should not bear the cost of future maintenance of the open space or play area.
- Any maintenance should be in perpetuity. A costed figure need to be agreed for this.

## Shop Shell

- There were concerns regarding the shop shell, it being noted that a similar facility in Radley had had little interest in it.
- Concerns were expressed that the chance of the shop shell being successful was remote.
- If the Committee was not convinced that a shop shell would be successful then this might be offset for better facilities for youths.
- The one shop in Chilton had closed a few years ago and it was considered that there was little chance of a shop being successful in this area. By way of a straw poll there voted 11 for, nil against with 4 abstentions in support of not having a shell shop as part of this proposal.

## Layout/Design

- The illustrative layout was not supported.
- An informative should be added to advise that the Council would be seeking design and construction to be of a very high standard. An excellent marker should be sought.
- In terms of design and layout there was a lack of detached housing and terracing.
- It was agreed that the layout of the site needed to be reconsidered as set out in paragraph 5.7 of the report and that an informative to this affect should be added to any permission.

## Financial Contributions

- Financial contributions sought by the County Council and the Parish Council were clearly set out. It was suggested that the Officer should have thought about financial

contributions which this authority might want as part of this proposal and to bear this point in mind for future applications.

Minibus

- A minibus to transport youngsters to the village hall from the application site should be considered.

Percentage for Art

- A percentage for art was a requirement under the previous and current Local Plan and a calculation to determine this was available.
- Adding a percentage for art did not necessarily mean that another benefit would be compromised. By way of a straw poll it was agreed that a percentage for art should be sought.

It was noted that the application was due to expire of 26 October and that the Officers had tried to ensure that this major application was determined within the statutory period. However, it was important that the heads of terms for the section 106 obligation covered all matters satisfactorily.

It was explained that it was not unreasonable to have the initial head of terms as a basis for discussions as part of this application.

It was noted that the Committee could refuse the application. The applicant might then appeal to the Planning Inspector against refusal. The matter would then be in the hands of the Inspector who would be able to determine the appeal and either set out that there should be financial contributions made or not. As such there was the possibility that there might be fewer benefits achieved for the community.

It was suggested that consideration of the application should be deferred to enable negotiations with the applicant. It was commented that the time to allow for this should be three months, but the Officers asked that the time be left to their discretion as three months was insufficient.

By 15 votes to nil, it was

**RESOLVED**

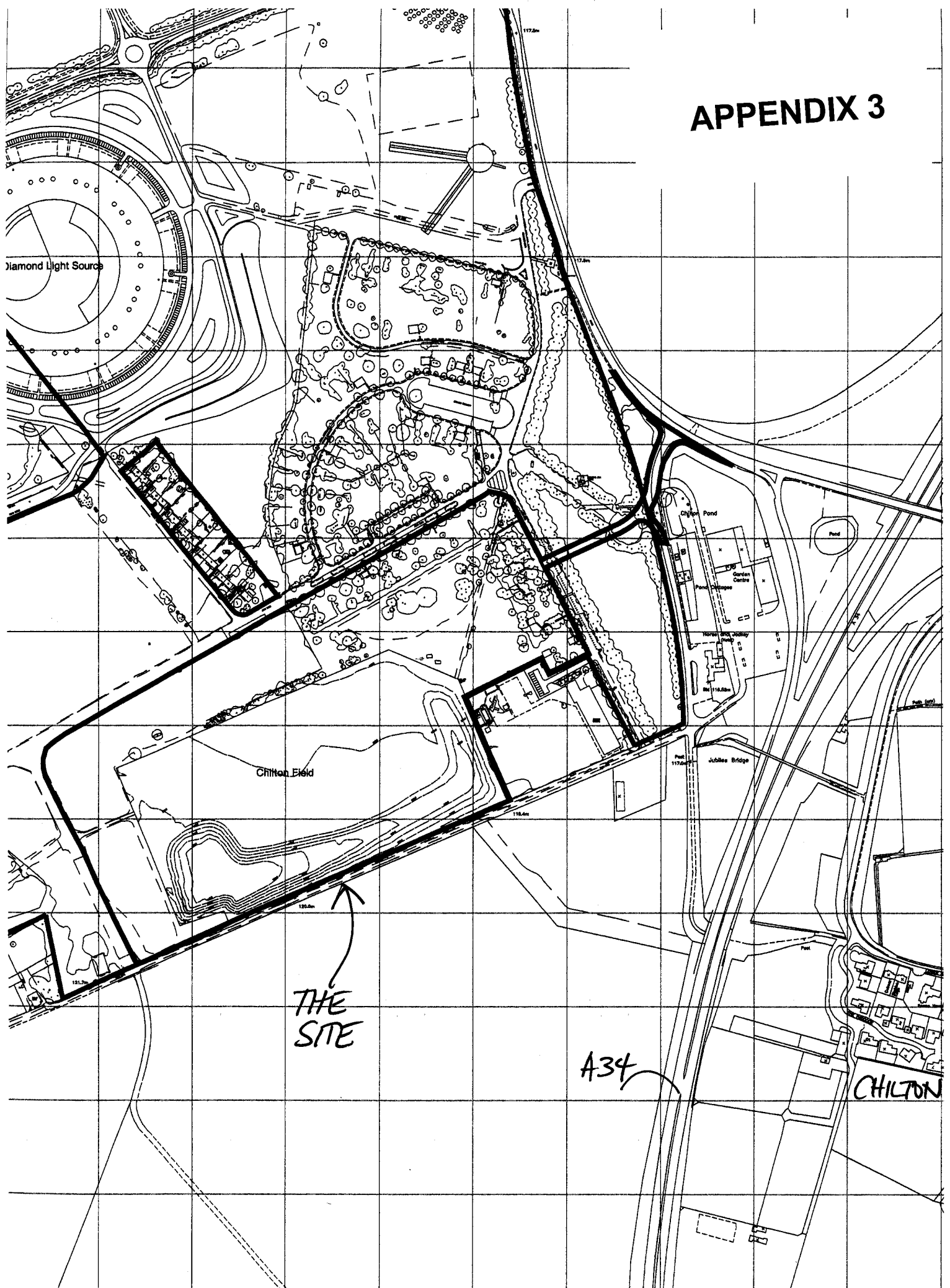
- that consideration of application CHI/16952/1-X be deferred to enable the Officers to conclude negotiations concerning the Section 106 heads of terms having regard to the comments set out above;*
- that local Members be kept informed of the progress of negotiations; and*
- that a report be presented back to Committee seeking final approval of the head of terms.*

DC.157 ABG/19609/1 – ERECTION OF SINGLE STOREY FRONT AND TWO STOREY SIDE EXTENSIONS TO FORM A BATHROOM AND LARGER LOUNGE SPACE. 34 AUSTIN PLACE, ABINGDON

One of the local Members raised no objection to the proposal.

Members had regard to the Officer's comments and considered that it would be reasonable in this case to omit the rear window and provide a roof light to prevent overlooking.

# APPENDIX 3



SITE LOCATION PLAN

REC'D - 9 JUN 2006

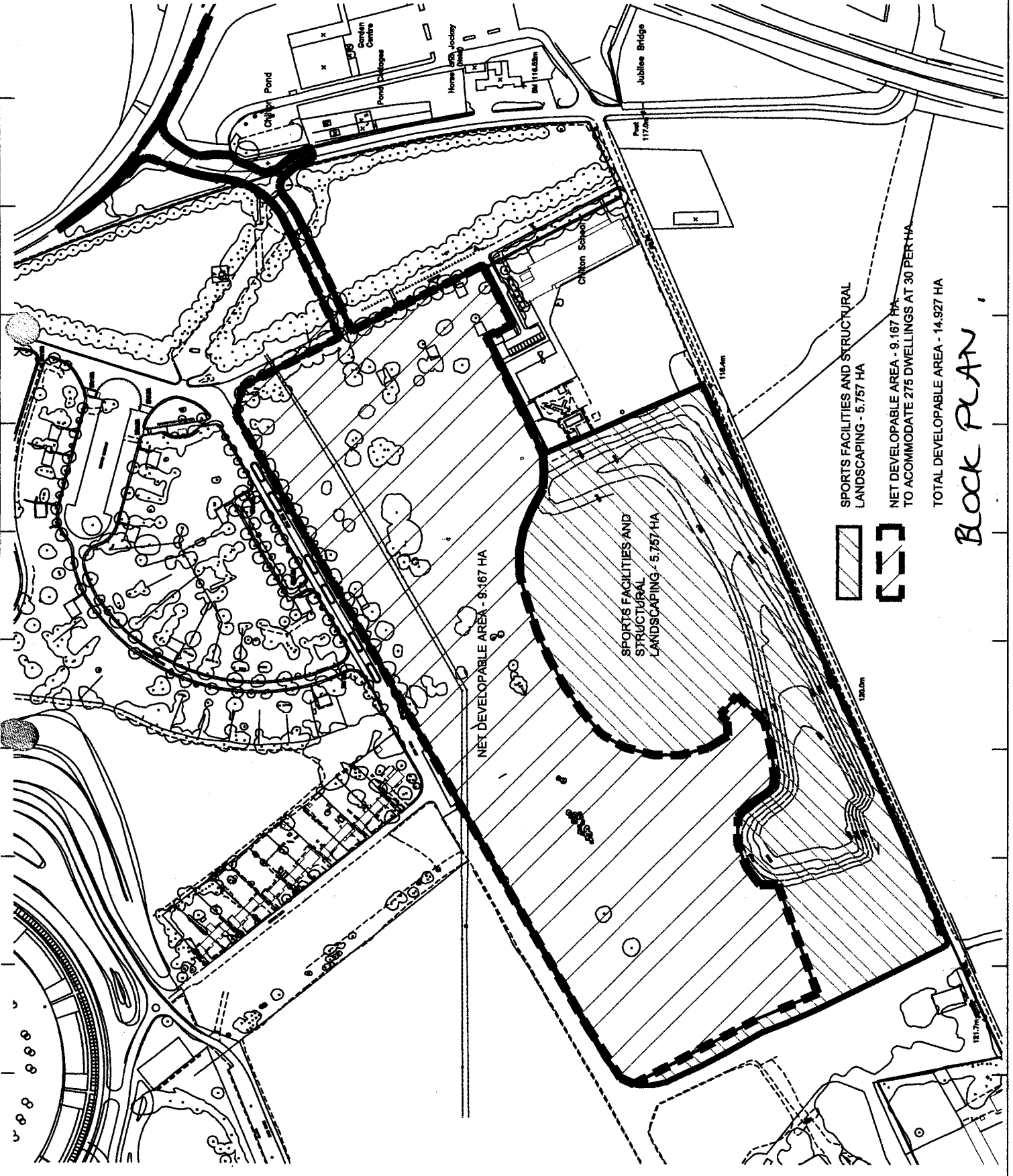
CORPORATE POSTAL  
SERVICES - 8

FOR OFFICIAL USE  
ONLY FOR CONSTRUCTION

NO.	DATE	BY	REVISIONS
1			
2			
3			
4			
5			
6			
7			
8			
9			
10			

CARLTON FIELD  
RESIDENTIAL DEVELOPMENT  
AREA PLAN

HAR 107



SPORTS FACILITIES AND STRUCTURAL  
LANDSCAPING - 5.757 HA



NET DEVELOPABLE AREA - 9.167 HA  
TO ACCOMMODATE 275 DWELLINGS AT 30 PER HA



TOTAL DEVELOPABLE AREA - 14.927 HA

Block PLAN