

[REDACTED]

From: Edward Wilkinson [REDACTED]
Sent: 06 July 2020 21:00
To: Planning Business Enquiries
Subject: FW: Planning Committee Meeting - P18/V1498/FUL: Input from WHPC
Attachments: scletter_2906202017250942959.pdf

Dear sir/madam,

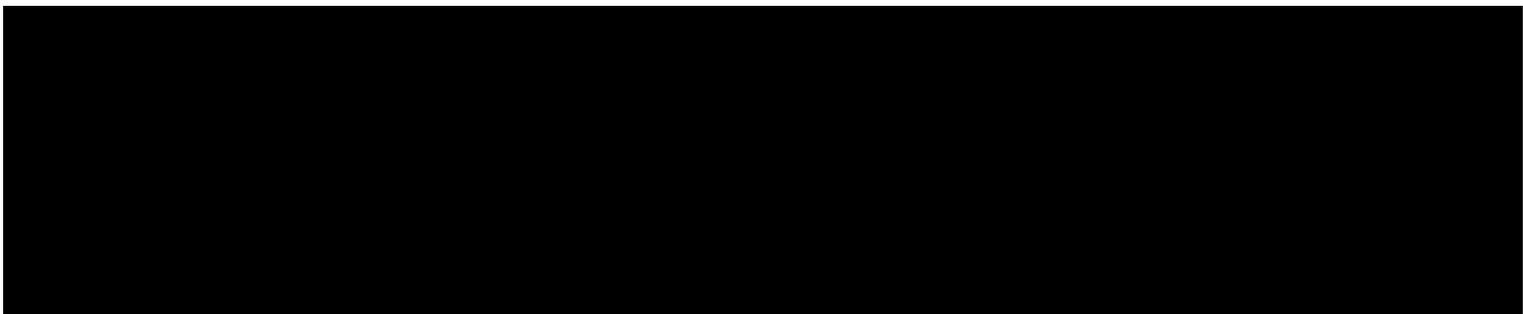
With reference to Application reference P18/V1498/FUL and the erection of 15 dwellings and associated works. In advance of the planning committee meeting which will consider this application on 8 July 2020, West Hanney Parish Council would like to re-state our concerns about the safety of pedestrians who will cross School Road at the south end of footpath 5. This stretch of School Road can be quite busy and certain times of the day and with the recent development of Church Farm the situation on this road is even more dangerous. Church Farm was used for parking however, now, some of the residents on the south side of School Road park their vehicles on the road and there is a lot of unusual car movement close to the south end of Footpath 5.

Furthermore, and as a reminder if the development progresses, the footpath diagram shows an extension to the west at the south end of Footpath 5, which should not be there as there is no plan to extend the footpath west in front of Coralea. The gradient of Footpath 5 at the south end also needs reducing to be in line with building regulations and we would like the kissing gate to be moved to the northern end of Footpath 5 at the northwest corner of the proposed development.

Edward Wilkinson
Councillor, West Hanney Parish Council

[REDACTED]

[REDACTED]



Christopher Spindloe
Coralea
School Road
West Hanney
Wantage
Oxon
OX12 0LA

Location : Land off School Road West Hanney Wantage OX12 0LA

Proposal: Variation of Condition 3 - Highway works to be agreed to application ref P15/V2887/FUL to swap the provision of a pedestrian crossing for a new footpath, to enable the provision of a safer pedestrian route to the nearby primary school that will not require children cross and recross school road (as amended on 17 January 2020).

Erection of 15 dwellings and associated works.
Application reference: P18/V1498/FUL

OBJECTION

Firstly, I would like to thank the planning committee for consideration of my letter.

I would like to object to the planning application, my previous objections have highlighted in detail the areas of my objections and I trust that these have been considered, to summarise them

This development has again and again been subject to repeated submissions that are misleading and do not address the objections that have been raised by the community. The drawings provided do not reflect the physical dimensions of certain pathways and the claims to meet planning. In addition, the development was not meant to start before the conditions were met and there has been work carried out in the field in violation of that condition.

Specifically, I would like to highlight the response of the Development Control Consultant (Transport) of the 15th April stating the pathway as detailed in drawing 816153/6300 Rev A8 is not of sufficient standard.

In the words of the planning officer

'The proposed improvements to the existing Public Right of Way (PRoW - No. 402/5/10) and section of footway along School Road, are not sufficient to provide an appropriate and safe means of pedestrian access to the site, from the west.

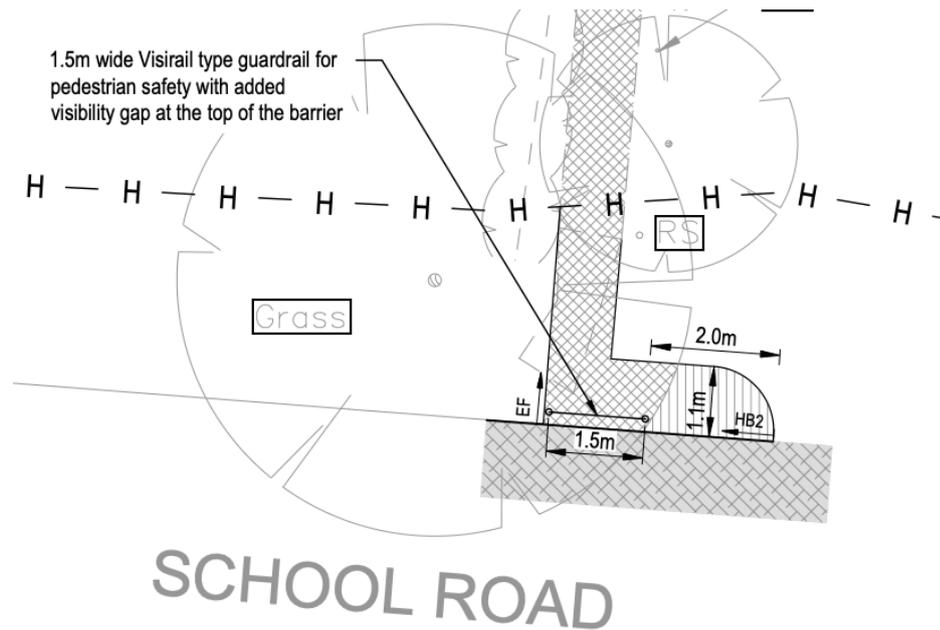
Specifically, the proposals do not show all of the required improvements to the PRoW, including the removal of overhanging vegetation and an increase in width, as previously requested. Furthermore, where the PRoW connects to School Road, it appears that pedestrians will be required to walk within the verge and/or carriageway, in order to reach the existing footway network.

In addition, when taking into account the location of pedestrian guardrail, the effective width of the proposed footway will be provided at approximately 0.8m, which is below the council's minimum requirement (1.5m) and is therefore not acceptable.

It should be noted that this response is the same as the one from the 15th Jan 2020 showing that the developers have not addressed this issue on at least 2 occasions. I find it hard to believe that this objection can be effectively ignored, and planning granted. Does this not set a precedent for other developments? The developers are not able, within the physical landscape of the site, to provide suitable access to the site and therefore it should not be granted leave to start work.

In addition, as the owner of the land next to the pathway, I do not see how the developer can implement this pathway as in the drawing without encroaching on my land.

The proposed amendments to the pathway are not possible to implement and the passing of this application would leave either the developers implementing a solution that is not possible without encroachment onto private land. Any pathway would be below the 1.5m width and would be in direct contravention of the policy of the council. In fact, the developers own drawing shows this.



The drawing notes also state

‘Footway construction works to be undertaken between existing timber edging strips that are to be retained or replaced on the existing alignment should the need arise’

I reference my earlier objection and those of others who have measured the gap between the edging to be <1.5m. It is not possible to create a 1.5m path between the edging. Therefore, the path cannot comply with council requirements as stated in their objection of the 15th Jan and 15th April 2020

I fail to see how this application can be passed with drawings that are not possible to achieve for this pathway. Also, I find it hard to believe that this can be passed leaving no suitable pathway for homeowners to be able to walk to the West of the village to access facilities such as the Church and Public house.

Chris Spindloe

4th July 2020.

**Mr P J J Haines
Bregor
Winter Lane
West Hanney
Wantage
Oxfordshire
OX12 0LF**



Chairman Planning Committee
Vale of White Horse District Council

7 July 2020

**WRITTEN STATEMENT – P18/V1498/FUL – PLANNING COMMITTEE
MEETING 8 JUL 20**

The Planning Officer's Report, to the Committee, fails to include that the handling of P18/V1498/FUL was subject to my Formal Complaint (COM706). At my insistence, Head of Planning has only just delivered a Stage 2 response, on 6 Jul 20, to inform this written statement. Whilst the consideration of this application, at this Meeting, partially meets my complaint over the delay in bringing this matter to a determination, he has only now addressed my contention that there was an improper discharge of Condition 3, on 22 Aug 17, in the first place.

The Planning Officer notes (Para 1.3 of his Report) that details pursuant to this condition were approved under application P17/V2004/DIS on 22 Aug 17. The basis of the approval was a crossing of School Rd including works to the embankment on the south side to provide access to the pavement on the south side of School Rd. The approval was granted in the knowledge that it was not deliverable; West Hanney Parish Council (WHPC) informed planning officers, on 31 Jul 17, that they owned the southern bank and would not allow access for the new path across the bank. Had the discharge not been granted, then the applicant would not have been able to fulfil the original approval for P15/V2887/FUL, commencing an initial excavation on 24/25 Aug 17. The original planning approval would have lapsed on 26 Aug 17 and the applicant should have been required to re-submit the whole application from scratch. It is a moot point whether any resubmission in late 2017 would have been successful given the changed circumstances following the adoption of Local Plan 2031 Part 1. Head of Planning refutes my contention on the grounds that land ownership is not a material planning consideration for refusing planning permission – which I find hard to believe - but accepts “in hindsight that it would have been appropriate for the case officer to have raised the matter directly with the applicant and seek reassurance that the works could be implemented”. The issue is only now being presented belatedly to the Planning Committee through my written statement, and not through your own officers.

I turn now to the footpath accesses. Whilst the deliverable footpath (based on a revised proposal) to the east, towards the school and village hall, is important so is the pedestrian access to the west towards West Hanney. Indeed, the proposed development is an immediate adjunct to the village of West Hanney and fit for purpose pedestrian access should be provided to the amenities (pub, church, Hanney Spice restaurant, school bus stop etc) therein. The extended staffing of this application has shown that Footpath 5 provides the only deliverable connection between the development and West Hanney, yet in no way can this be considered fit for purpose. The original approved details for P17/V004/DIS (see Report Para1.3) that suggested widening to over 3m in parts, was a myth from the start. The path is at no point wider than 1.2m and falls to 0.8m (limited in part by the proposed guardrail), at the all-important point where it exits directly onto School Rd, at its southern end. OCC Highways still objects that the footpath fails to meet the recommended 1.5m width and that pedestrians will be forced to walk, dangerously, in the highway on exiting the footpath. The southern exit debouches directly onto the busy highway and does not further connect to any footpath. Pedestrians, including those with wheelchairs and pushchairs, would be required to cross School Rd, which is extremely hazardous at this point, at a diagonal to join the footpath on the southern side of School Rd, or walk along the highway (some 25m) to the frontage of Hanney Spice. The Committee should take note that the impression given in Para 1.5 of the Report, and the colour plate in Appendix 1, that there is a footpath across the frontage of Coralea (ie between the exit of the footpath and Hanney Spice) is incorrect. As noted by WHPC, and residents, the proposed footpath across the frontage of Coralea has been withdrawn, as undeliverable.

As a final note, I fully understand the need to reach a decision within current rules and guidelines. Nevertheless, it does remain true that the District Council has in excess of its 5-year housing supply requirement and a surplus of house numbers in total allocated to the Part 1 and Part 2 Local Plans. I fail to see, any overriding requirement for the 15 houses within this application, particularly if they cannot be provided without fully meeting all the Conditions of the original approval.

I strongly urge the Committee to reject this application.

Yours sincerely

Paul Haines