

APPENDIX 1



Location Plan, No.1, The Green, Drayton, Oxon.

BOWER MAPSON LIMITED

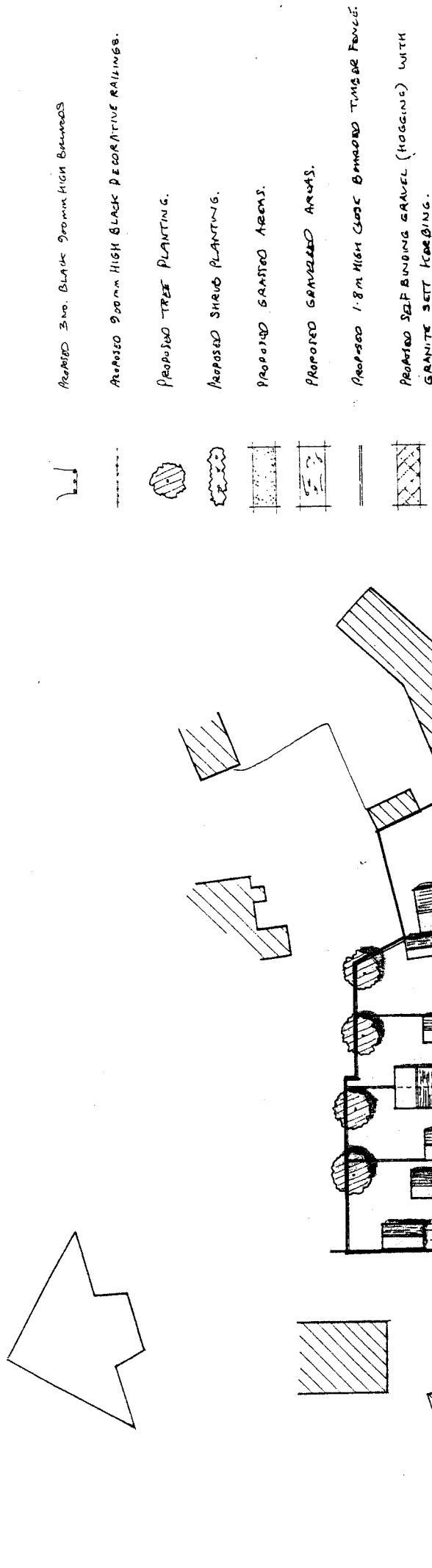
WILLOW HOUSE 7 THE AVENUE STANTON FITZWARREN SWINDON WILTS SN6 7SE

date June 2007

scale 1:1250

drg no 052 / 50

APPENDIX 1



PROPOSED 300. BLACK GRAMIN HIGH BURNWOODS

PROPOSED 900mm HIGH BLACK DECORATIVE RAILINGS.

PROPOSED TREE PLANTING.

PROPOSED SHRUB PLANTING.

PROPOSED GRASSED AREAS.

PROPOSED GRAVELLED AREAS.

PROPOSED 1.8M HIGH CLOSE BARRIAD TANGOR FENCE.

PROPOSED SELF-BINDING GRAVEL (HOGGING) WITH GRANITE SET KERBING.

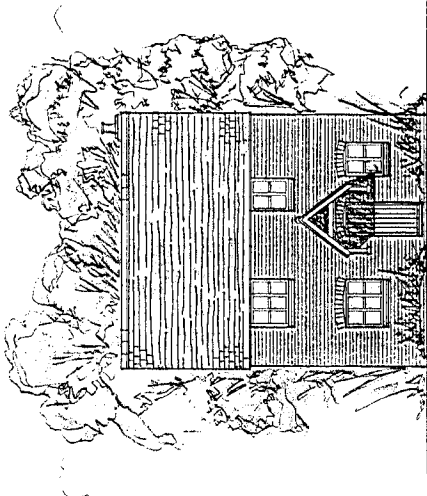
This drawing is protected by the Copyright, Designs and Patents Act 1988 (Section 47). You may only download and/or print a copy for consultation purposes, to compare a current application with previous schemes, and to check whether a development is being carried out or has been completed in accordance with the approved drawings. If you require a copy of the drawings or other material for any other purpose you will need to obtain the prior permission of the copyright owner.



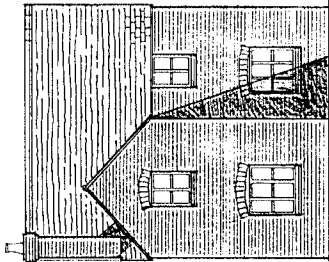
REV B :- EXTENT OF VEHICULAR AREA REDUCED, TREE PLANTING INCREASED

REV A :- NUMBERS REDUCED JULY '07

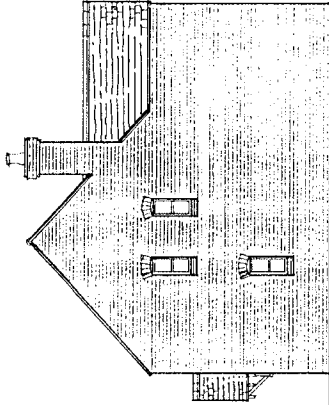
Site Layout	05/01/07
No.1 The Green, Drayton, Oxon.	00/01/07
BOWER MAPSON LIMITED	
Willow House 7, The Avenue, Stanton Fitzwarren, Swindon, Wilts.	
date May '07	scale 1:500
	drg.no. 0



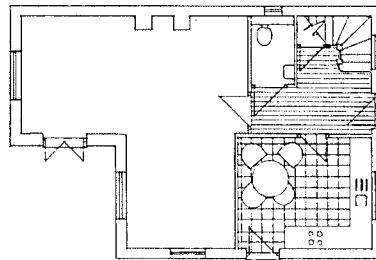
FRONT



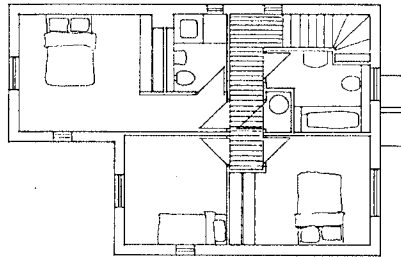
REAR



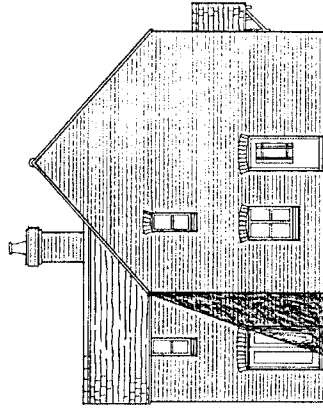
SIDE



GROUND FLOOR
(PLOT 2 HANDED)




FIRST FLOOR

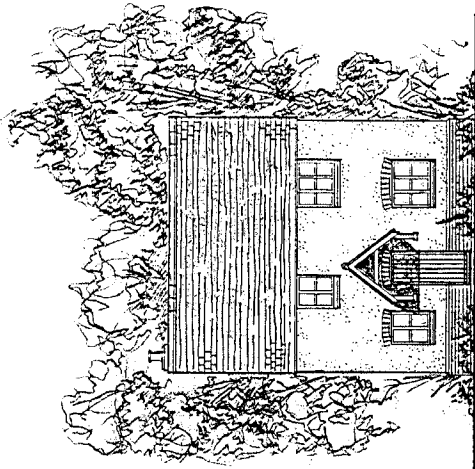


SIDE

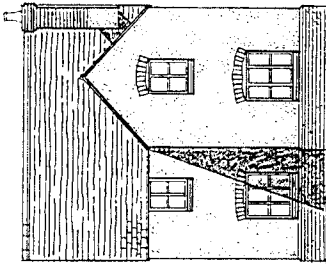
This drawing is protected by the Copyright Designs and Patents Act 1988 (Section 47). You may only download, reproduce, copy, or disseminate this drawing for your personal use, or use it in connection with private exchange and to correct errors. No other use, including copying, reproduction, or distribution, is being granted, and the drawings or other materials for any purpose are not to be used to obtain the prior consent of the copyright owner.

Shoreden
Oxfordshire

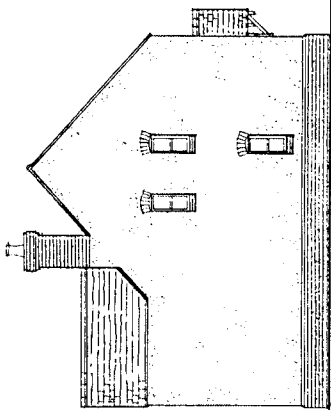
	Willow House 7 The Avenue Stanton Fitzwarren Wiltshire SN6 7SE Tel: 01793 763587 Fax: 01793 764437	Use Written discussions in preference to sealed Plots 1 - 3, No. 1 The Green, Drayton, Abingdon, Oxford, OX14 4JA. Email: info@bovermapson.co.uk Web: www.bovermapson.co.uk	Date: July 2007 Scale: 1:100 Dwg. No. 052/112
	AR.		



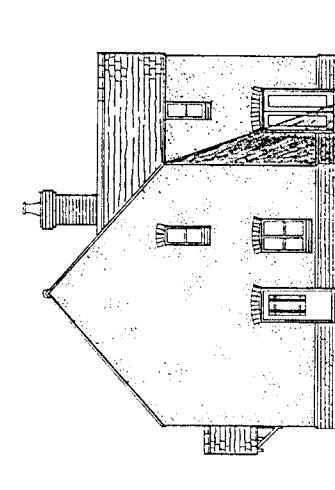
FRONT



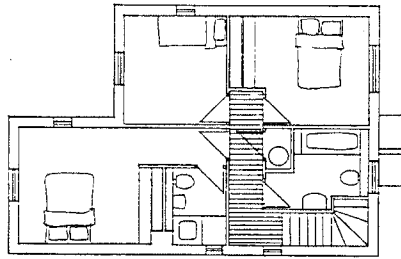
REAR



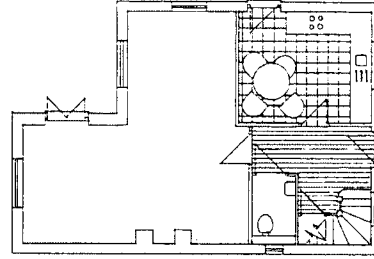
SIDE



SIDE




FIRST FLOOR

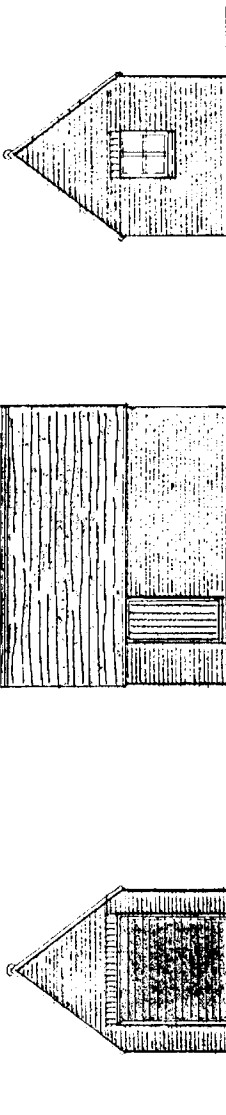


GROUND FLOOR

This drawing is protected by the Copyright Designs and Patents Act 1988 (Section 47). You are prohibited from printing a copy for reproduction or distribution without the prior written consent of the copyright owner. It is intended for use in connection with the application of the design for which it was prepared. It is not to be used for any other purpose without the prior written consent of the copyright owner. You will need to obtain the prior permission of the copyright owner.

original
copy

 <p>BOWER HOMES IN HARMONY MAPSON</p>	<p>Use Written dimensions in preference to scaled.</p>	<p>Plot 4, No. 1 The Green, Drayton, Abingdon, Oxford, OX14 4JA.</p>	<p>AR</p>
	<p>Willow House 7 The Avenue Stanton Fitzwarren Wiltshire SN6 7SE Tel: 01793 763587 Fax: 01793 764437</p>	<p>Email: info@bowertapson.co.uk Web: www.bowertapson.co.uk</p>	<p>Date: July 2007 Scale: 1:100</p>

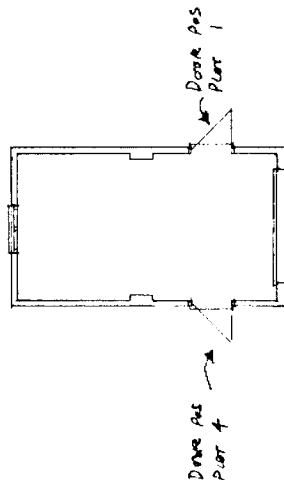


FRONT
PLANS 1 & 4

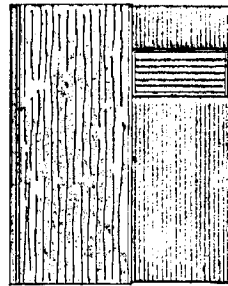
SIDE
PLANT 1

REAR
PLANS 1 & 4

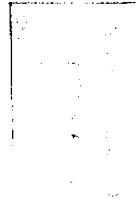
This drawing is protected by the Copyright, Designs and Patents Act 1988 (Section 47). You may only download and/or print a copy for consultation purposes, to compare a current application with previous schemes, and to check whether a development is being carried out or has been completed in accordance with the approved drawings. If you require a copy of the drawings or other material for any other purpose you will need to obtain the prior permission of the copyright owner.



PLAN



SIDE
PLANT 4



05/02/2004
02/11/2011

REV A - ADJUSTED TO COMPLY WITH REG. NO. 052/500A

Garages at No. 1 The Green, Drayton, Oxon.

BOWER MAPSON LIMITED

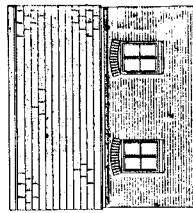
Willow House 7, The Avenue, Stanton Fitzwarren, Swindon, Wilts., SN67SE.

date June '07

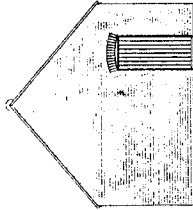
scale 1:100

drg. no. 052/175A

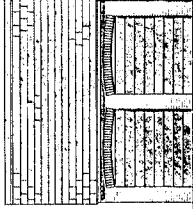
AB



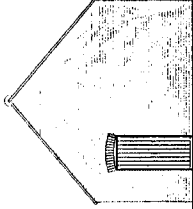
East Elevation



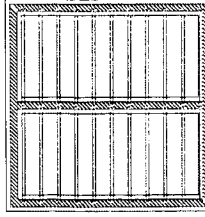
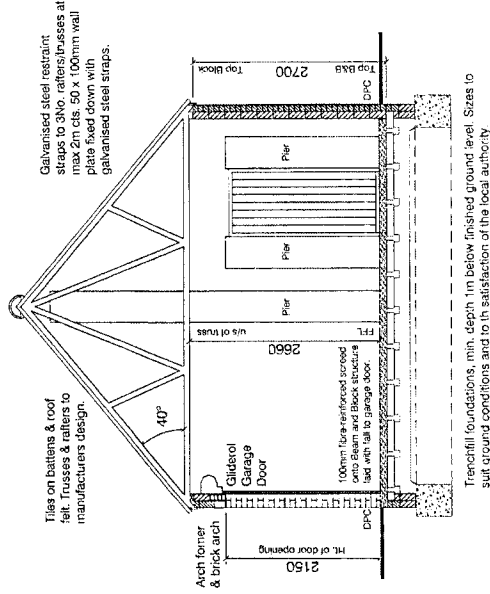
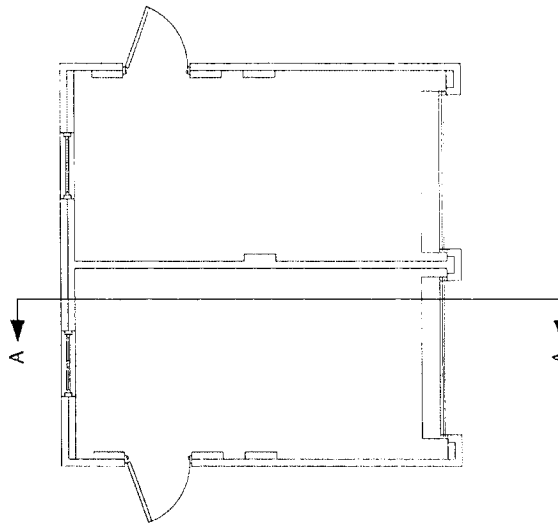
South Elevation



West Elevation



North Elevation



Foundation & Beam Details

This drawing is protected by the Copyright, Designs and Patents Act 1988 (Section 47). You may not copy, reproduce, store in a retrieval system, or transmit in any form or by any means, electronic, mechanical, photocopying, recording, or by any information storage or retrieval system, without the prior written permission of the copyright owner. Any application with a view to the reproduction or translation of this drawing, or the use of any part thereof, in any form or by any means, without the prior written permission of the copyright owner, is hereby prohibited. It is agreed that the copyright owner shall retain the right to use any part of this drawing for any purpose whatsoever. You will need to obtain the prior permission of the copyright owner.

Section A - A

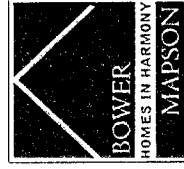
SHOVELDEN DRAWING

Use written dimensions in preference to scaled.

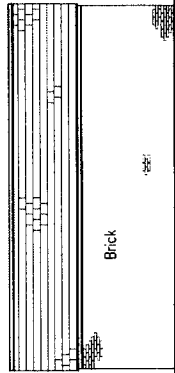
Garages to Plots 2 & 3,
No. 1 The Green, Drayton,
Abingdon, Oxford, OX14 4JA.

Web: www.bovermapson.co.uk
Email: info@bovermapson.co.uk

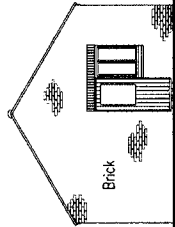
Date: July 2007 Scale: 1:50 1:100 Drg. No. 052/176



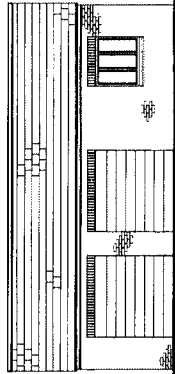
Willow House
7 The Avenue
Slanton Fitzwarren
Wiltshire SN6 7SE
Tel: 01793 763587
Fax: 01793 764437



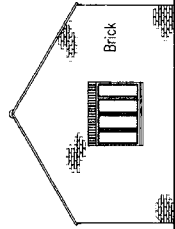
Rear Elevation



Side Elevation

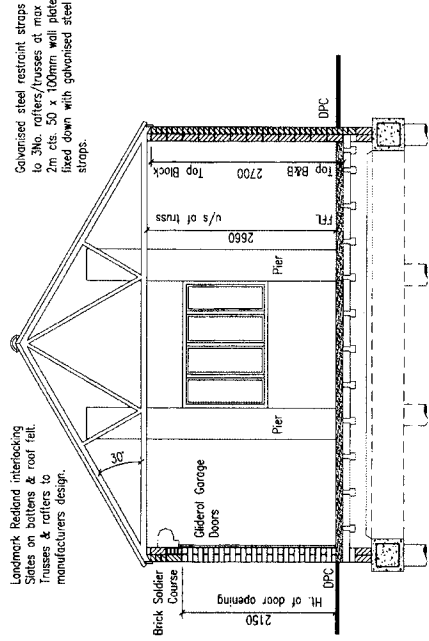
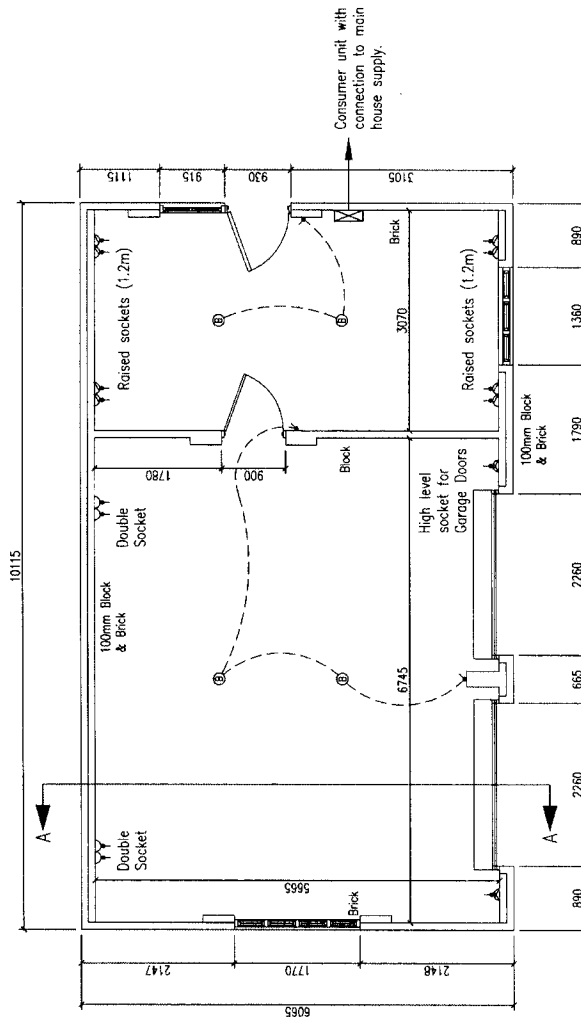


Front Elevation



Side Elevation

Landmark Redland Interlocking Slates



Section A - A

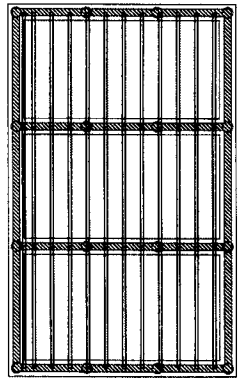
This drawing is protected by the Copyright, Designs and Patents Act 1988 (Section 41). Any person who copies or reproduces this drawing for any purpose, to compare a copy for application with other drawings, or to check whether a development has been carried out or approved drawings, if you require a copy of the drawing for any other matter for any other purpose you will need to obtain the prior permission of the copyright owner.

0161256150 ARZ

Use Written dimensions in preference to scale.
Double Garage & Workshop,
Mr & Mrs Alder, Drayton,
Abingdon, Oxon, OX14 4 JA.
 Email: info@bowernapson.co.uk
 Date: Apr 2007 Scale: 1:50 1:100 Drg. No. 052/170

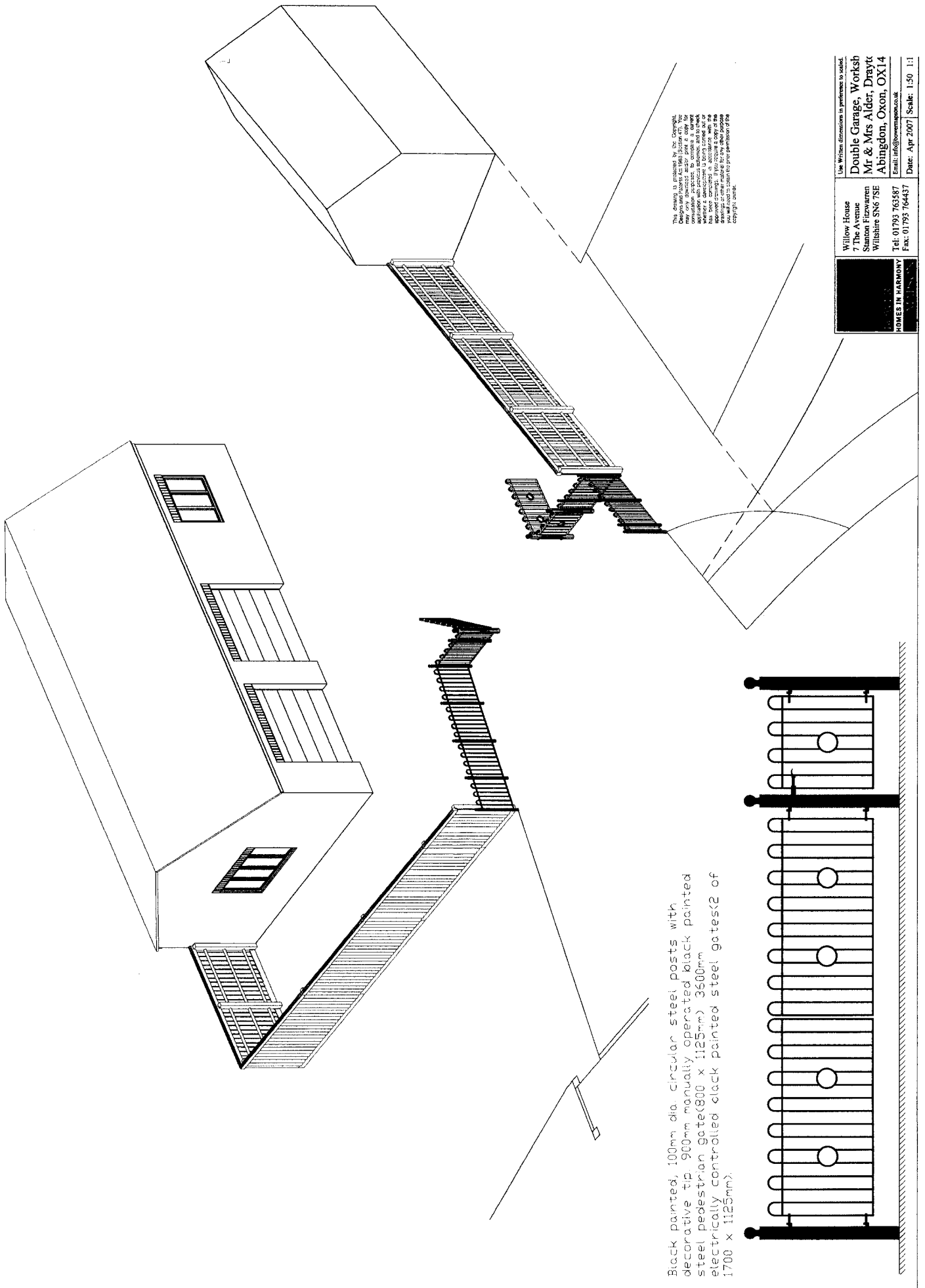
Willow House
 7 The Avenue
 Stanton Fitzwarren
 Wiltshire SN6 7SE
 Tel: 01793 763587
 Fax: 01793 764437

HOMES IN HARMONY
 BOWERNAPSON



Ring Beam & Pile locations, Beam & Block Details.
 (to Specialist design)

APPENDIX 1



Black painted, 100mm dia. circular steel posts with decorative tip. 900mm manually operated black painted steel pedestrian gate(800 x 1125mm) 3600mm electrically controlled black painted steel gates(2 of 1700 x 1125mm).

This drawing is produced by the copyright holder and is intended for the use of the client only. It is not to be used for any other purpose without the written permission of the copyright holder. It is not to be used for any other purpose without the written permission of the copyright holder. It is not to be used for any other purpose without the written permission of the copyright holder.

WILLOW HOUSE
7 The Ash
Stanton Fitzwarren
Wiltshire SN6 7SE
Tel: 01793 765387
Fax: 01793 764437

Use written dimensions in preference to labels.

Double Garage, Worksh
Mr & Mrs Alder, Drayc
Abingdon, Oxon, OX14

EMAIL: info@willowhouse.co.uk
Date: Apr 2007 Scale: 1:50 1:1

HOMES IN HARMONY

**DRA/477/9-X – Mr and Mrs Alder
Demolition of existing buildings. Erection of 3 Dwellings and Garages.
Land adjoining 1 The Green, Drayton.**

1.0 **The Proposal**

- 1.1 This application seeks outline planning permission for the erection of 3 detached dwellings on land adjacent to 1 The Green, Drayton. The site forms part of the former Barton Garage site in the centre of the village, but lies outside the Conservation Area. The site currently contains a series of dilapidated buildings which formed part of the previous commercial use.
- 1.2 The outline application includes access, which would be taken from an existing track which formerly served the garage, and siting, in the form of 3 detached dwellings fronting onto this access track.
- 1.3 The access track adjacent to the site is a public bridleway which links Steventon Road with Lockway.
- 1.4 Extracts from the application plans are at **Appendix 1**.
- 1.5 The application comes to Committee as the Parish Council objects to the proposal.

2.0 **Planning History**

- 2.1 The site has a long standing use as a commercial garage which has been the subject of various applications for alterations since the late 1960's in relation to that use.
- 2.2 A planning application for the erection of a single dwelling on most western part of this current site was resolved to be approved by Committee in June 2000 subject to a legal agreement preventing the continued use of the garage adjacent to the site. The legal agreement was never signed, therefore the planning permission was not issued.
- 2.3 Planning permission has been granted for 11 dwellings on the adjacent site which was also occupied by Barton Garage. That development is currently under construction.

3.0 **Planning Policies**

- 3.1 The key planning policy in relation to this proposal is Policy H11 of the adopted Vale of White Horse Local Plan (2011) which refers to the larger villages in the District and permits development of up to 15 dwellings on sites within the main built up area of the village, providing it does not harm the character of the settlement.
- 3.2 Policies DC5 and DC9 are also relevant, referring to access and impact on neighbouring properties, although the latter can only be truly assessed when considering the reserved matters application.

4.0 **Consultations**

- 4.1 Drayton Parish Council objects to the application for the following reasons:
- "Large and striking Poplar trees on this key site in the centre of the village must be preserved. Query ownership of land shown on site plan – shows ownership of part of highway"*
- 4.2 The County Engineer has raised no objections subject to conditions relating to visibility and improvements to the bridleway.
- 4.3 The Council's Arboricultural Officer does not object to the loss of the Poplar trees stating that, although they are significant, they are in too poor a condition to warrant a tree preservation

order. He does, however, refer to a mature Oak tree on the opposite side of the track which should be retained.

4.4 The County Rights of Way Officer has objected on the basis that the applicants may not have a legal right of access over the bridleway. However, the existing garage access is located towards the western end of the site and has been used for many years to give access to the site. Further discussions are taking place with the Rights of Way Officer and an update will be reported at the Meeting.

4.5 2 letters of objection have been received from neighbouring properties raising the following concerns:

- The access has limited visibility
- The access track is a bridleway and its use for vehicles would be unlawful and would result in conflict between vehicles and other users
- Vehicles would park on the bridleway
- The removal of the Poplar trees would result in loss of privacy
- Concern over drainage and flooding
- The development would have a harmful impact on the area

4.6 1 letter of comment has been received stating that "in principle I have no objection to this application, however it must be noted I retain an interest across the western boundary."

5.0 **Officer Comments**

5.1 The application is in outline, with only siting and access forming part of this submission.

5.2 The main issues to consider therefore in determining the application are; i) The principle of residential development in this location; ii) The impact that developing the site would have on the character of the area and the amenities of neighbouring properties; and iii) access and highway safety considerations.

5.3 The site lies within the heart of Drayton on a previously developed commercial garage site. The principle of re-development of the site is therefore considered acceptable and has been established on the adjacent site which is currently being developed for 11 houses.

5.4 The site currently contains a number of dilapidated outbuildings including a large rendered workshop building, which is currently screened from public view by a row of mature Poplar trees which line the edge of the bridleway. These are proposed to be removed as part of the development. Officers accept that these trees are very prominent, however they are in such poor condition that their preservation could not be justified. Although the trees will be removed, Officers consider that the demolition of the existing buildings and the tidying up of the site would make a positive contribution to the character of the area. A condition is recommended requiring replacement planting and details of the proposed surface treatment of the access road to ensure that the scheme is sympathetic to the surrounding area.

5.5 The outline application includes siting of the proposed dwellings within the plot. Officers consider that the proposed layout shown on the submitted plan can be accommodated within the site without having a harmful impact on the amenities of neighbouring properties. Although the impact can only be fully assessed during consideration of the reserved matters, there is considered to be sufficient distance between the new units and the nearest neighbours so as not to cause harmful overlooking or overshadowing.

5.6 The proposed access is a public bridleway rather than an adopted road, however it has been used for many years to access this site and a gateway exists towards the western end of the site. The access can be brought up to standard and made safe through the use of conditions and upgrading of the surface to meet the needs of vehicles, pedestrians and horses. An

update on this issue, and the requirements of the Rights of Way Officer will be reported at the Meeting.

6.0 **Recommendation**

6.1 *It is recommended that, subject to the further views of the Rights of Way Officer, the application be approved subject to the following conditions:*

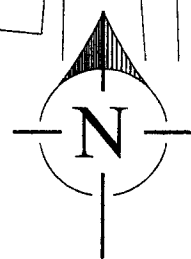
1. *TL2 – Time Limit – Outline Application*
2. *OL3 – Standard Outline Condition (Excluding siting and access)*
3. *RE7 – Submission of Boundary Details*
4. *RE8 – Submission of Drainage Details*
5. *LS2 – Implementation of Landscaping Scheme to be submitted*
6. *MC34 – Contaminated Land*
7. *Prior to the commencement of the development hereby permitted, full details of the proposed surface treatment of the access road, shall be submitted to and approved in writing by the District Planning Authority. The development shall only be carried out in accordance with the approved details.*
8. *HY10 – Visibility (access)*
9. *Prior to the commencement of the development hereby permitted, a scheme for the protection of the root system of the adjacent Oak Tree, should the roots project into the site, shall be submitted to, and approved in writing by, the District Planning Authority. The development shall only be carried out in accordance with the approved details.*

06/00943/OUT
 DRA/477/9-X

APPENDIX 2



VALE OF WHITE HORSE DISTRICT COUNCIL
 PLANNING SERVICES DIRECTORATE
APPROVAL
 DATE OF DECISION 02 NOV 2006



1:50 = 3 m
 1:100 = 6 m
 1:200 = 12 m
 1:500 = 30 m
 1:1250 = 75 m
 1:2500 = 150 m

This drawing is protected by the Copyright, Designs and Patents Act 1988 (Section 47). You may only download and/or print a copy of this drawing for use in connection with a current application with previous schemes, and to check whether a development is being carried out or has been completed in accordance with the approved drawings. If you require a copy of the drawings or other material for any other purpose you will need to obtain the prior permission of the copyright owner.

REV A - REVISED SITE DIMS AND PLOT LAYOUTS

PROJECT TITLE	No.1 THE GREEN, DRAYTON, OXON FORMER GARAGE SITE
DRAWING TITLE	PROPOSED SITE LOCATION PLAN
CLIENT	
drawn R	scale 1:1250
date OCT'05	dwg no. 553 SLO2A

PCA
 LONDON
 ARCHITECTS & DESIGNERS

9 High Street, Eynsham, Oxford OX29 4HA
 Telephone: 01865 882646 Fax: 01865 883219
 email: PCA@PCA-Architects.com

From: Richard Webber
Sent: Monday, August 27, 2007 12:44 PM
To: planning.dc
Subject: Old Barton Garage Site Drayton

FAO: Laura Hudson

Dear Laura

As I explained over the phone, I would like the planning application for 4 houses on the Old Garage Site at the Green Drayton, to go to the Development Control Committee for full consideration. I have spent many hours trying to facilitate the development of this site. Everyone involved accepts that Outline Planning permission has been granted for this site. Indeed most accept that the site will be considerably improved for the development. There are, however issues where the law is not giving clear guidance. The developers solicitors would have it that the site is bordered by a bridleway which is also an unmetalled road. They would also have it that the access rites by which they obtained planning permission allow them vehicular access all down the bridleway. If that is the case, then the use of the road/bridleway at so many points by the property owners and their visitors will mean that all the characteristics of the bridleway will be lost forever. Drayton is not a village blessed with a host of attractive features. Its bridleways and paths represent the majority of those it has. The development could so easily be turned around to give access at the rear using the access points that already exist thus allowing preservation of the staus quo. I want the Committee to be aware of all these issues, even if in the end Highway and Planning Law eventually allow the development.

I shall be returning from holiday on September 7th.

Thank you for your help

Richard Webber

Email sent from www.virginmedia.com/email
Virus-checked using McAfee(R) Software and scanned for spam