

<b>APPLICATION NO.</b>	<a href="#">P12/V1545/O</a>
<b>APPLICATION TYPE</b>	OUTLINE
<b>REGISTERED</b>	30.7.2012
<b>PARISH</b>	GROVE
<b>WARD MEMBER(S)</b>	John Amys Sue Marchant Kate Precious
<b>APPLICANT</b>	Gallagher Estates and Gleeson Homes
<b>SITE</b>	Land West of Old Station Road Grove Oxon
<b>PROPOSAL</b>	Outline application for residential development of up to 133 dwellings with associated access.
<b>AMENDMENTS</b>	None
<b>GRID REFERENCE</b>	440548/190702
<b>OFFICER</b>	Sandra Fryer

---

**1.0 INTRODUCTION**

1.1 Committee will recall that this application was presented to the committee meeting in 5 December 2012. Committee resolved to delegate authority to grant planning permission. This report is an urgent item to update committee on subsequent progress.

**2.0 PROPOSAL**

2.1 This application seeks outline planning permission for the erection of up to 133 dwellings on the site, together with the means of vehicular access. All other aspects, including the appearance, layout, scale and landscaping are reserved matters that will be assessed subsequently should this application be approved.

2.2 On 5 December 2012, the planning committee resolved to delegate the grant of planning permission to the head of planning, in consultation with the committee chairman, subject to the completion within three months of a section 106 agreement and 22 conditions.

2.3 The Section 106 would secure on-site affordable housing provision, contributions towards off-site facilities and services including highway works, education improvements, waste management and collection, street names signs, public art, library and museum service, social and health care, fire and rescue, police equipment, local and area hub recreational and community facility improvements.

2.4 Due to unforeseen circumstances, the section 106 agreements for this application have not been agreed within the specified time period. Thus, the application is referred back to committee as an urgent item, with a motion to request additional time to complete the agreements

**6.0 UPDATED INFORMATION**

6.1 Since the committee agreed to delegate the grant of planning permission to the head of planning and the committee chairman, council officers have been in negotiation with the applicant to secure the necessary on-site affordable housing and financial contributions to off-site work.

6.2 Unfortunately, due to a number of unforeseen complications and circumstances, it has not been possible to complete the agreements within the specified time frame of three

months. It is important to highlight the application itself has not changed in any way since the grant of planning permission.

6.3 Negotiations with the applicant have progressed in a positive manner, and there are only a few minor issues that need resolving before the agreements are ready to be signed. Council officers are confident that the grant of a further two months to finalise these agreements would ensure a successful outcome.

6.4 Thus, it is recommended the committee approve this motion to grant the head of planning two additional months to grant planning permissions subject to the completion of the requisite section 106 agreements and the conditions outlined in Section 7.

7.0 **RECOMMENDATION**

**It is recommended that the decision to grant planning permission be delegated to head of planning in consultation with the committee chairman subject to:**

**1. Completion within a further two month period of a section 106 agreement for onsite affordable housing provision, contributions toward off-site facilities and services including highway works, education improvements, waste management and collection, street names signs, public art, library and museum service, social and health care, fire and rescue, police equipment, local and area hub recreational and community facility improvements;**

**2. The following conditions including, the requirements for receipt of a reserved matters application or a detailed scheme within six months and that scheme to be available for implementation within 12 months from the date of the planning committee consideration in order to help address the immediate housing land shortfall:**

- 1 : Time limit Outline (12 months), Reserved matters submitted within 6 months
- 2 : Sample materials to be agreed
- 3 : Landscape scheme to be agreed
- 4 : Tree protection details to be agreed
- 5 : Protect and maintain hedges during development operations
- 6 : Boundary walls and fences – including walls to open frontages – to be agreed
- 7 : Plot curtilage boundaries to be agreed
- 8 : Plot restriction to southern boundary – minimum garden lengths
- 9 : Ecology methodology to be implemented as approved
- 10 : Drainage strategy to be agreed
- 11 : Impact on water supply infrastructure to be assessed and agreed
- 12 : Construction traffic management plan to be agreed
- 13 : Travel information packs to be agreed and provided to each house
- 14 : Access visibility to be agreed
- 15 : Car parking to be agreed
- 16 : Build height parameters
- 17 : Refuse bin storage to be agreed
- 18 : Roof top aerials as specified
- 19 : Route linkages (no ransom strips) as on approved plans
- 20 : Maintenance of open space areas
- 21 : Fire hydrant provision
- 22 : Approved drawings