

GFA/19649/2-D – Cotswold Gate Ltd Reserved matters application for residential development with a new access Land adjoining Coxwell House and Winslow House, Coxwell Road, Faringdon

1.0 The Proposal

- 1.1 This application was presented to the Meeting on 31 March 2008, when it was resolved to delegate the authority to grant planning permission to the Deputy Director (Planning & Community Strategy) in consultation with the Chair, Vice-Chair and Local Members. A draft of the minute of the Meeting is in **Appendix 1**.
- 1.2 The application was considered at the Meeting of the Deputy Director, Chair and Vice-Chair on 10 April, where Councillor Matthew Barber, representing the Local Members, requested that the application be brought back to Committee due to remaining concerns over the proposal and its impact on neighbours and the wider area.
- 1.3 A copy of the report presented to the Meeting on 31 March is attached as **Appendix 2**. The three-dimensional massing plans presented to the Meeting are in **Appendix 3**.

2.0 Planning History

- 2.1 See report in **Appendix 2**

3.0 Planning Policies

- 3.1 See report in **Appendix 2**

4.0 Consultations

- 4.1 See report in **Appendix 2**
- 4.2 In addition, Faringdon Town Council has objected to the amended plans (see **Appendix 4**)
- 4.3 Crime Prevention Design Advisor – “Having visited the site and viewed the plans I am pleased to say that I do not have any adverse comments. There is good natural surveillance on all public areas and, although I do not normally like rear access to terraced dwellings, this location is so far from the rest of Faringdon that any unknown person should be carefully monitored by the community.”

5.0 Officer Comments

- 5.1 In light of the Local Members concerns, further discussions were taking place between Officers and the applicants at the time of writing the report. An oral update will be given at the Meeting. Officers’ recommendation is for permission.

6.0 Recommendation

- 6.1 *Permission subject to the following conditions:-*

1. *TL1 Time limit*
2. *MC2 Samples of materials*
3. *CN8 Submission of architectural details and gable end wall details*

4. *HY18 Details of estate road*
5. *CN8 Submission of hard surface details*
6. *HY24 Car park layout and turning areas*
7. *RE14 Retention of garages*
8. *RE7 Submission of boundary treatment*
9. *LS4 Submission of landscaping scheme*
10. *RE2 Removal of permitted development rights for new windows in selected elevations*
11. *RE8 Submission of surface and foul water drainage details*
12. *RE22 Slab levels*
13. *CN8 Details of bin stores and cycle stores for flats*