

**URGENT BUSINESS AND SUPPLEMENTARY INFORMATION**

**Planning Committee**

**10 September 2009**

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*If you need any further information about the meeting please contact Alexa Coates, Legal and Democratic Services alexa.coates@cherwell-dc.gov.uk (01295) 221591*

## CHERWELL DISTRICT COUNCIL PLANNING COMMITTEE

10 SEPTEMBER 2009

WRITTEN UP-DATES

### **Agenda Item 6 - 08/02493/F The Garage High Street Charlton on Otmoor**

Summary of objections received 26 August 2009 from the occupiers of Watergrass Hill.

#### Extent of proposed development

Maintain their objections

Development would not respect linear settlement pattern or boundary of Conservation Area

Would extend the existing built up limits of the village further to the south encroaching on land that the Green Belt seeks to maintain open

Effects of external lighting will reinforce the change in character of the area

#### Noise and Disturbance

Property currently shielded from noise and disturbance by workshop building

The current use of the site is not considered intrusive however development will bring passing traffic closer to boundary

Buffer strip and screen is welcomed, however a stone wall would be more effective in amelioration the effects of noise and disturbance from passing traffic than a close boarded fence and would also be more in keeping with the Conservation Area.

#### Impact of dwelling at Plot 6

Proposed means of enclosure on the south western boundary of plot 6 remains unclear.

Difference in levels is not mentioned in the context of the new dwelling

No information confirming final ground level of this plot

### **Agenda Item 7 – 09/00478/F OS Parcel 3873 North East of Hillside House Street from Cropredy to Great Broughton**

Further to the concluding paragraph of the report Members are advised that formal instructions have not been issued to The Head of Legal and Democratic Services as the Council is first required to give the site occupier/owner written notice of the need to remove unauthorised development and a reasonable time period in which to comply. Therefore the applicant and his agent have been advised, in writing, of this requirement in relation to the blue metal storage container, caravans and piles of builders material not required in relation to agriculture. Failure to comply with this notice period may then lead to formal instructions to the Head of Legal and Democratic Services to begin enforcement proceedings.

**Agenda Item 8 - 09/00718/F Tennis Court with enclosure at The Old Turnstile, Barford St Michael**

**Amended Description**

**Tennis Court with enclosure (as amplified by letter dated 1 September 2009 with accompanying plan number SBA080/2 prepared by Sacha Barnes Associates and letter dated 27 August 2009 and email dated 1 September 2009 from JWPC)**

The Arboricultural Officer is happy with the information contained within drawing number SBA080/2 showing an Arboricultural assessment of the trees, their root protection areas, the positioning and details of the protective fencing, site levels and a section showing the court with the fencing surrounding it.

The Arboricultural Officer has asked that a condition is recommended requiring the erection of the protective fencing before construction starts. Given the information received within the letter dated 1 September 2009 and the plan SBA080/2 it is recommended to change condition 3 within the report to:

No works or development shall take place until the scheme for the protection of the retained trees is carried out in accordance with the details contained within the letter from Sacha Barnes Associates dated 1 September 2009 received in the department on the 3 September 2009 and the accompanying plan SBA080/2 dated September 2009. The tree protection barriers shall remain in place and undamaged for the duration of the works. (RC72A)

Given the slope of the land and the landscaping which can be provided, it is considered that the appearance of the fencing surrounding the court can be acceptably mitigated and the ground works for the court can be appropriately carried out that the proposal will not have a significant impact on the character and appearance of the conservation area.

Advice still to be sought from Rob Lowther

**Agenda Items 10 & 11 – The Otmoor Lodge Hotel Horton Hill Horton Cum Studley**

**Amended recommendation that the applications be deferred.**

**Agenda Item 13 - Horsehay Quarry Middle Barton Road Duns Tew**

A Carbon Report has been received from the County Council in order to support the applications at Horsehay Quarry. One recommendation is that by improving the basing of trucks around the various company sites, fewer trucks will be based at Head Office, resulting in fewer empty journeys at the start of the day thus helping to reduce carbon emissions.

**Agenda Item 14 - Horsehay Quarry Middle Barton Road Duns Tew**

The Council's Ecologist has no objections