

**URGENT BUSINESS AND SUPPLEMENTARY INFORMATION**

**Planning Committee**

**7 October 2010**

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# Agenda Item 17

## CHERWELL DISTRICT COUNCIL PLANNING COMMITTEE

7th October 2010

### WRITTEN UPDATES

#### **Agenda Item 6**      10/01021/F      Otmoor Lodge, Horton-cum-Studley

- Additional drawing submitted showing elevational treatment of the first phase in the event of a cessation of building between phases 1 and 2

#### **Agenda Item 7**

The applicants have submitted two amended drawings which addressed the Conservation Officer's concerns over the arrangement of the windows. As a result, Condition 2 needs to be amended to read

"Except where otherwise stipulated by condition, the application shall be carried out strictly in accordance with the following plans and documents: Application forms, Design and Access Statement dated July 2010, RSK Carter Ecological letter dated 14 September 2010, and drawings numbered 001A, 004D, 005D, 006C, 059A, 060G, 063F, 068B, 070J, 072C, 073A, 074B, 075A, 076A, 077A, 078C, 082A, 083C, 084B and 086A. Reason - For the avoidance of doubt, to ensure that the development is carried out only as approved by the Local Planning Authority and to comply with PPS1 - Delivering Sustainable Development."

#### **Agenda Item 8**

The formal consultation period expired on 4 October 2010, letters received since drafting the Committee report are summarised below.

One further letter of support has been received, the main reason for supporting the scheme are as follows;

- Improvement to the football facilities and parking would be welcomed
- Children have grown up and had to move away from village due to lack of affordable housing
- The development will help current village youngsters remain in village

A further 10 letters/emails have been received in objection to the proposal. One email included the names of four other residents who supported the objection of the application. The reasons for objecting are summarised below;

- Application should be refused regardless of perceived planning gain as it contravenes planning policies and emerging Development Framework
- Only credible grounds for approval is need for 5 year housing land supply
- No firm housing numbers in place and that allocation for villages will need to be reviewed in next stage of Core Strategy formulation
- Believes previously imposed housing target has been lifted by government and Local Councils can be discretionary
- Application is premature and housing need has not been sufficiently proven to justify breach in planning policy
- Parish Council (PC) supports application and adds a certain sympathetic

weight to the proposal. However the claim to have substantial support is not sufficient for it to be assumed that they have a mandate from the village to promote the development

- PC have refused to initiate method for determining the view of the majority of the residents resulting in representative duty being unclear, no village meeting has taken place
- Forms supplied by developers agent showed that more people disapproved of further development than approved
- Ambiguous situation and development is very contentious
- The decision to increase the village by 23% should not rest with 5 Parish Councillors but should have support of majority of village in a fair and democratic manner
- Question the need for 2 pitches and object to restriction it places on its use
- Other options such as tennis courts or basket ball area may be more beneficial for girls and families
- Any existing shortfall for open space and formal sporting provision in Bicester will largely be rectified through the urban extension at Whitelands Farm
- Relocation of football teams back into Bicester will solve the parking issue, along with proper management of parking in the meantime
- Majority of players currently come from outside Chesterton
- The new pavilion currently being built will provide changing rooms, showers, toilets , kitchen and club room – adequate for village needs
- Relocating the play area will result in further noise nuisance for existing residents
- Village hall has recently undergone refurbishment and has consent for an extension. Plans to use as a shop may not prove to be economically viable. Most custom would come from Post Office but unlikely to open one in Chesterton. Attempts 20 years ago to make success of shop and post office proved unviable.
- Why is pavilion being rebuilt if application is going to be approved?
- New pavilion and refurbished hall mean new facility is not as necessary
- Other villages manage to provide new community hall without the compromise of a large scale development which has previously been opposed
- Only one proposed entrance to development resulting in considerable increase in traffic
- Already busy and used as rat-run where speed limits is frequently ignored, further traffic will result in further problems
- Parking provision for playing fields and hall will be inadequate
- Not a suitable location for key village facilities – will it lead to further development?
- Agents report contains misleading statements. The statement regarding there being a good degree of support for the development contradicts the results of the Agents consultation process which revealed that the majority of respondents did not support further development.
- Oxfordshire County Council's Strategic Planning views are against the development – the development is not small scale and inconsistent with policy
- Horrified that approval has been recommended prior to end of consultation period
- The rural community should be preserved
- Development of the site will set a precedent for further development on the village boundary, it will become impossible to control development

- The village playing village should not have incorporated into the developers plan without proper consultation
- The developments financial implications are not known
- The village is under threat from the development at Whitelands Farm and this proposed development will add to the urbanisation of the village
- Private views from the Green and Green lane will be affected
- The benefits to village are minimal and are more than outweighed by the disadvantages
- The development will reduce the space between Chesterton and Little Chesterton increasing prospect of village and hamlet merging

### **Agenda Item 9**

Three further letters of objection have been received since the report was written; raising further the issues of increased disturbance as a result of the extended hours. As these objections, like those already received and reported, relate to the originally submitted hours which have since been reduced following negotiation on the application, the recommendation remains unaffected

### **Agenda Item 10      10/01340/F      Whitmore Arms PH, Hethe**

- 73 neighbour letters of objection – no new issues raised.
- Hethe Parish Council – **Object**. The following comments are made:
  1. There are plenty of small village pubs which work well given good investment and run with enthusiasm.
  2. The viability report recognises that the price is too high.
  3. The pub was once busy and popular and its loss would be yet another blow for the community. Once lost it is gone for good.
  4. The business is failing because of its present owner who has not put in the necessary time energy or commitment to make it a success.
  5. A change of use is not necessary as the pub could be rejuvenated and once again become the thriving heart of the village.
  6. The pub is not making losses as in 2008 it is shown to be making a 20% net profit when other similar businesses are making a loss.
  7. The investment of £60K could easily be funded by a loan with profits of £14K.
  8. It would appear that the current owner has not made a single capital investment since he took the business over.
  9. The report mentions the flat above and the PC query why this could not be rented out to provide additional income.
  10. The change of use would give the applicant profitability at the villages long term expense.
- Letter from Humberstones (the applicant's valuer) – additional evidence in support of the sale price.  
 The revised £395,000 took into account the quite severe down turn in the licensed property market throughout 2009 and due to the almost non existent goodwill at the Whitmore Arms the price was based upon the bricks and mortar value of the freehold property and land attached to the pub.  
 Throughout 2008/9 the property market in general took a fairly downward trend however comparables of property prices within the local vicinity suggested that a value of between £350,000 and £400,000 maybe appropriate for the bricks and

mortar comprised in the Whitmore Arms.

Taking this into account it was agreed that we would market the business at £395,000. There has only been one viewing and the prospective purchaser was only interested in the pub as a private residence.