

URGENT BUSINESS AND SUPPLEMENTARY INFORMATION

Planning Committee

26 January 2012

Page	Title	Officer Responsible
(Pages 1 - 4)	Written Update	Development Control Team Leader

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CHERWELL DISTRICT COUNCIL PLANNING COMMITTEE

26 January 2012

WRITTEN UPDATES

Agenda Item 6 09/00952/F Oxbay Farm, Cropredy

- APPLICATION WITHDRAWN.

Agenda Item 7 11/00096/F Land south of Paddington Cottage. Milton Road, Bloxham

- Confirmation has been received that the advertising of this application is adequate
- Condition 1 considered unnecessary- **recommend delete**

Agenda Item 12 11/01765/F Grange Farm, Godington

Additional information

Members will be aware that the applicants have circulated a note in support of their application. The Planning Officer's response to the points raised is as follows:

- The proposed, alternative locations were suggested due to the natural screening already in place, better relationship with the built form of the farm and lack of prominence from public vantage points.
- Positioning the court to the south west of the farm house keeps the development within a tight 'built envelope', rather than encroaching onto open agricultural land. It would not run immediately alongside the lane, rather it would be ~130 metres from it and would be screened from any views from the highway by the hedge running alongside.
- The proposal to landscape the land around the tennis court in a similar fashion to the landscaped garden to the front of the dwelling confirms the LPA's concern that the siting is highly likely to lead to the incremental erosion of the open countryside around the court, by introducing a more domestic, 'manicured' appearance which is not akin to the rural character of the area.

Agenda Item 13 11/01808/F Stable Block Corner , Mollington

- **Mollington Parish Council comments**

Principle

1. The Planning Officer does not address the issue of whether the two sites Stable Block Corner and Corner Meadow are in fact two freehold sites. Have they contacted the land Registry? If they are not two sites there is already a building to provide a day room. What if further subdivisions are planned?

Would that mean another application for a day room?

2. The Designing Gypsy & Traveller Sites, Good Guide 2008 provides recommendation it is not policy. It should therefore be regarded with the same weight as CLG Planning for Traveller Sites consultation document April 2011. Why does the Planning Office give more weight to the older document?
3. In The Designing Gypsy & Traveller Sites, Good Guide Case Study 6 *“encourages consultees to consider the area as a whole and how the different elements of their environment impact on another”* Other case studies provide examples where the LPA has been involved in the whole design and layout of pitches ensuring there are areas for parking, vehicle turning, access for emergency vehicles, spacing between units to meet fire regulations, play areas, landscaping etc. To date we have seen a pick and mix approach on policy and recommendations with no overall strategy. When is our Planning Department going to take a proactive approach? Planning Committee Members and other Planning Officers have referred to the problems caused by this creeping incremental development.

Visual Amenity/Area of High Landscape Value

1. This is the 10th application for development of the area in under four years. At each application both the applicant's agent and planning officer have claimed there has been little or no change in visual impact. How can this claim continue to be made with each application? The continued development and the removal of hedgerow is obviously having an increasingly adverse impact on the local environment.
2. This, and none of the previous applications have provided any photographic evidence to support the claim of little or no impact on the landscape. Why is this when other applications for house extensions etc do provide this evidence?
3. There are two other sites containing caravans between Stable Block Corner and Banbury along the Southam road. These other sites are well screened compared to the applicant's site. Does that mean the owners of these sites could remove hedging/cover to the same extent without concern from the planning department?

Enforcement of Conditions

Although conditions set from previous applications are, from a planning perspective, not relevant to further applications, it is difficult to ignore the fact that most of the previous conditions have not been met or enforced. What is the point of setting conditions if we know the applicant will ignore them and the Planning Department is not able to enforce them!

Agenda Item 14 11/01809/CDC Kidlington and Gosford Sports Centre

- Gosford and Water Eaton Parish Council: No Objections
- Kidlington Parish Council: No Objections

Agenda Item 16 11/01856/F **Thorpe Lane Depot, Banbury**

- Banbury Town Council raise no objections

Agenda Item 17 11/01869/F **Woodgreen Leisure Centre, Banbury**

- Banbury Town Council raise no objections

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