

**SUPPLEMENTARY INFORMATION**

**Planning Committee**

**28 March 2013**

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*If you need any further information about the meeting please contact Aaron Hetherington, Democratic and Elections aaron.hetherington@cherwellandsouthnorthants.gov.uk, 01295 227956*

# Agenda Item 21

## CHERWELL DISTRICT COUNCIL PLANNING COMMITTEE

28 March 2013

### WRITTEN UPDATES

#### Agenda Item 7

12/01752/F

19 Meadowsweet  
Way, Banbury

- Additional representations have been received from the neighbour concerned about the accuracy of the plans and whether, if approved, the extension can be built to not exceed the height shown.

#### Agenda Item 8

12/01772/F

The Mount, Green Lane, Swalcliffe

- Further representations from the closest neighbour expressing concerns over the reporting of the comments from the Anti Social Behaviour Officer and over the appropriateness of landscape planting (in the form of a hedge) to overcome objections relating to noise and disturbance. The contributor also reiterates her view that additional hedging is insufficient to mitigate any impact of the proposed development.
- With regard to the reporting of comments, the Anti Social Behaviour Officer did initially express the view that a "*separation distance of around 50m would be needed to achieve any real benefit*". However, following a meeting with the applicant's agent, and discussions over the likely impacts of the proposal and mitigation methods, it was concluded that additional screening would be sufficient.
- Taking those views into account, the Anti Social Behaviour Officer has suggested that the line of screening planting proposed be extended beyond that shown on the current amended plan and that the details of the hedge planting proposed should require the achievement of a final height of 3m, and the density of species mix should be agreed with the Anti Social Behaviour Officer prior to the commencement of the development.

It is considered that subject to the above, the proposal still be recommended for approval.

#### Agenda Items 10 and 11 13/00019/F and 13/00020/LB Manor House, South Green, Kirtlington

Further comments received

- Correspondence has been received from the applicant's agent with regard to the comments of the Conservation Officer which have been responded to.
- Despite Officer's being content with the windows proposed to the east of the garden store building, an amended plan has been received to reduce the size of the windows to respond to the Conservation Officer's comments. She has now confirmed she is happy with this arrangement.
- Structural drawings showing side pinning proposals have been received and the Conservation Officer has confirmed she is happy with this advising that the proposal is intervention but it does allow the building to have a justifiable use and it is deemed as reversible.
- With regard to the closet in the barn, the further justification has been submitted, which advises that the closet is not an original feature and that the overall development will provide a use for the barn to sustain its significance and that the proposals for the barn have been developed such that they provide a new use without undue alteration or loss of historic fabric. The proposal has been developed to retain and respect the original proportions and spatial hierarchy of the original barn. The

proposed cloak room and stair lobby are located in the vicinity of the existing closet and allow the remainder of the barn to be expressed as a single spatial volume. It is considered that the loss of the closet balanced against the benefits of the scheme and barn, is a just loss. The Conservation Officer advises that she does not have major concerns over the loss, and in Officer's view, whilst it is unfortunate, the building as a whole and its future will be secured as well as its overall significance and that the work to remove the closet is an acceptable alteration.

- Dwarf walls close to the garage building have been confirmed as being proposed to be 300-450-mm in height, with the stonework bedded and pointed in mortar and the walls topped with a coping of shallow, approximately 150mm high topper coping stones.

Condition 2 of both 13/00019/F and 13/00020/LB to be amended for that set out in the report to read:

2. 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, heritage statement, drawing numbers 12-16-15, 12-16-16, 12-16-17, 12-16-18, 12-16-19, 12-16-20, 12-16-21, 12-16-22, 12-16-23, 12-16-24C, 12-16-25B, amended drawing numbers 12/16//40, 12-16-26B, 12-16-27E, 12-16-28C, 12-16-29E, 12-16-30F, 12-16-31D, 12-16-32E, 12-16-33D, 12-16-34E, 12-16-35B, 12-16-36E, 12-16-38F and 12-16-39M received in the department on the 12/03/2013 with agent's email of the same date, structural side pinning proposals received in the department on the 12/03/2013 and drawing number 12-16-37F and dwarf wall identification sketch received in the department on the 22 March 2013.

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 Government guidance contained within the National Planning Policy Framework.

**Agenda Item 13      13/00054/F      Foresters Lodge, Springhill Road, Begbroke**

- Response from applicant's agent to Begbroke Parish Council's comments:

I will address the PC comments in the order they appear in their objection response.

1. We agree that the plans are a great improvement on the present situation.
2. The fact that the area is Green Belt was the key issue in the debate at the last committee. The proposal is for a very large house which requires substantial grounds as its setting and the landscape treatment is an important part of the design which makes this an outstanding example of contemporary architecture. A proposal to build another house would have to meet the same stringent tests as this scheme in order to be acceptable and that would not be possible without harming the setting and character of the proposed new house. PD rights are proposed to be removed by condition.(para. 5.29)
3. See answer to 2 above
4. See para 1.1 of the Officer's report.
5. The debate about the Certificate of Lawfulness is part of the planning history of the site. There is now no issue about the lawfulness of the occupation of Foresters Lodge and this is not relevant to this application.
6. This may be regarded as an unusual design, but it has been prepared by making

clear references to the locality both in terms of its form, use of materials and position on the site. In appropriate circumstances it is entirely right to have unusual designs in the Green Belt.

7. We are not aware of any such covenant, but it is not a planning matter in any event.

8. The design is entirely appropriate for the site and its location. It has been prepared by internationally renowned architects and has been the subject of a lengthy design process which has sought to understand the locality and be respectful to it. It has been the subject of a peer review process by other well-known architects as part of the South East Regional Design Panel who have commended it and regard it as an outstanding example of contemporary architecture which is ground-breaking and will act as an exemplar of good design for the locality

9. The roof design allows the building to be highly energy efficient. Modern techniques have eliminated some of the problems associated with flat roofs from the 60s and 70s.

10. The outbuildings have been used as part of the accommodation of the house (studio, playroom and store) for many years and are not necessary for the management of the wood.

11. See para. 5.31 of the Officer's report

12. The proposed development will have no impact on Dalton Lane. It may be visible from a public right of way, but in the context of the proposal being an exemplar of good contemporary design, its visibility from a publicly accessible route is beneficial.

13. The proposed development will not add to run-off from the site as it proposes to use sustainable urban drainage systems (SUDS) to deal with surface water from the site.

14. My client has no knowledge of the incident that is reported and states that neither he nor any member of his family was involved. He has not erected any signs either on Dalton Lane or anywhere else.

15. The comments of the Oxford Green Belt Network were reported and addressed in the Officer's report . (paragraph 5.47)

The comments linked to the CPRE guide appear to repeat many of the points raised already, in addition consideration has been given to the proximity of the proposed development to heritage assets and it has been concluded that the development would not have an adverse impact on any heritage asset. It is not in the Begbroke Conservation area and there are no listed buildings nearby. (para. 1.1 Officer's report)

The management of the woodland is an important part of the strategy to increase biodiversity and improve the local environment generally, the views of BBOWT will be sought.

The proposal falls within the definition of Schedule 2 of the EIA Regulations, but is very well below the threshold which would require EIA. It is not within an area where it is mandatory to seek or give a screening opinion.

**Agenda Item 14**                      **13/00097/F**                      **Rosemary, Main St. Fringford**

• **Recommend DEFER**

At the request of the applicants as they consider that the contact with the Council has been inadequate and that the current report is unfair. They are keen to present further information justifying the location of the building and querying the independent survey work upon which the Council relies.

- Further Comments received from OCC Highways

The revised plan from the agents dealing with the above appears to address all of the issues earlier. As I have mentioned to you there remain some issues as regards the potential status of the road serving the units proposed.

I would recommend the following conditions;

*Prior to the occupation of the dwellings hereby approved, the proposed means of access between the land and the highway shall be improved in accordance with the approved plan formed, laid out and constructed strictly in accordance with Oxfordshire County Council's guidance available on their website.*

*Prior to the commencement of the development hereby approved, full specification details of the road and turning head including construction, surfacing, layout, drainage and road markings, shall be submitted to and approved in writing by the Local Planning Authority. Thereafter and prior to the first occupation of the dwellings the development shall be constructed in accordance with the approved details.*

*Prior to the commencement of the development hereby approved, full specification details (including construction, layout, surfacing and drainage) of the parking and manoeuvring areas shall be submitted to and approved in writing by the Local Planning Authority. Thereafter, and prior to the first occupation of the development, the parking and manoeuvring areas shall be provided on the site in accordance with the approved details and shall be retained unobstructed except for the parking and manoeuvring of vehicles at all times thereafter.*

These will replace conditions 6 and 7 in the agenda