

**SUPPLEMENTARY INFORMATION**

**Planning Committee**

**11 July 2013**

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# Agenda Item 19

## CHERWELL DISTRICT COUNCIL PLANNING COMMITTEE

11 July 2013

### WRITTEN UPDATES

#### Agenda Item 6

13/00291/F

**The Malthouse,  
Blacksmiths Lane,  
Charlton on Otmoor**

Two letters have been received from:

#### **Blacksmiths Cottage**

- Disputes that parking exists for The Malthouse along Blacksmiths Lane, only a right of way, as blocking the lane would prevent vehicular access to other properties.
- All parking for The Malthouse and the barn conversion should be via The Tchure.
- Parking along the High Street is already a problem and should not be added to.
- Large window in front of barn conversion will still result in loss of privacy, overlooking front of the cottage and bedrooms, playroom and bathroom windows
- It is understood that as part of the building work, some of the barn wall will have to be demolished and rebuilt. Access may also be required to the services under Blacksmiths Lane requiring the lane to be dug up. This may restrict access to our property by car and foot. Our only access to Blacksmith's Cottage lies along Blacksmiths Lane in front of the Malt House and The Barn. We understand that if planning permission is granted then this work will be required.
- If permission were to be granted, a building works notice should be given well in advance with a specified start and end date and the work is undertaken as quickly as possible and access be restored on a daily basis. We would also expect that the lane be returned to its original state once the work has been completed.

#### **Japonica Cottage**

- The revised plans have made a number of changes to the building referred to as 'dilapidated cottage', which are welcome but still object in principle.
- Never used as a dwelling and therefore the principle use a dwelling is a concern, despite being suggested that it is an annexe to the barn.
- The number of vehicle movements associated with the annexe will be the same as one dwelling ie. two cars and in all but name, would be used as a self contained dwelling with a kitchen, bathroom, bedroom and living area.
- The close proximity of the dilapidated cottage as an independent dwelling will have an impact on amenity through:
  - increase in height causing overshadowing
  - rooflight in north elevation would cause overlooking and should be obscurely glazed if approved
  - rooflight in single storey will cause light pollution
  - noise generation by occupants
- Overall the application is seeking too much on the site and the use of the

dilapidated cottage as an annexe does not overcome previous concerns.

It has been discovered that the re-consultation was incomplete and therefore has been repeated. Therefore any decision should be made **subject to the receipt of no further contrary comments by 20<sup>th</sup> July 2013**

**Agenda Item 8      13/00444/OUT      Land N of Withycombe Farm, Banbury**

- Letter received from resident of 463 Bretch Hill concerned about indicative siting of a pedestrian connection which is apparently in private ownership.
- Plan received showing revised road layout at junction of Bretch Hill and Stratford Rd, - showing ghosted right turn facility rather than roundabout
- Discussion plan received showing potential off-street parking and traffic calming arrangements along Edinburgh Way
- Conditions proposed will be circulated at the meeting
- Section 106 agreement headings are set out below ( these will be the subject of discussions with the applicant and consultees. If significant alterations are made this will be the subject of a further report to Committee

**Requested Financial Contributions**

Public Transport: **£400,000.00**

General Highway Improvements: **£364,804**

Primary Education: **£1,308,766**

Special Educational Needs School: **£61,312**

General County Council Contributions: **£331,835**

- |                                     |          |
|-------------------------------------|----------|
| - Libraries                         | £84,830  |
| - Strategic Waste Management        | £63,872  |
| - Museum Resource Centre            | £4,990   |
| - Integrated Youth Support Services | £13,883  |
| - Adult Learning                    | £11,360  |
| - Adult Care                        | £152,900 |

Upgrade of Public Right of Way: **£xxx**

Public Art: **£xxx**

Refuse Bins and Recycling Banks: **£27,000**

Health: **£xxx**

Open space, formal open space and play areas: **£xxx**

- 8 x LAPs
- 3 x LEAPs
- public open space
- maintenance of above and hedgerows, trees, ditch/watercourse and attenuation pond

Offsite Outdoor Sports: **£289,009**

Offsite Indoor Sports: **£143,644**

Offsite Community Facilities - the Sunshine Centre: **£xxx**

OCC and CDC Admin and Monitoring fee: **£15,000**

Thames Valley Police: **£33,600**

- |  |         |
|--|---------|
| - Automatic Number Plate Recognition (ANPR) Camera | £11,000 |
| - Patrol Car                                       | £21,000 |
| - Bicycles x 2 (inc necessary kit)                 | £1,600  |

The S106 will also provide a legal requirement for the developer to provide the affordable housing, employment facilities, possible tie-in to the Brighter Futures programme, and upgrades to the highways network including works to Edinburgh Way and the junctions of Bretch Hill/Stratford Road, Warwick Road/Ruscote Avenue and Queensway/Bloxham Road

**Agenda Item 10      13/00484/OUT      Former Winners site, Victoria Rd. Bicester**

- It is **further recommended** that should the Section 106 not be completed by the 31<sup>st</sup> July the application be delegated to officers to proceed to a refusal of the application on the following grounds:
  1. In the absence of a satisfactory planning obligation, the Local Planning Authority is not convinced that the infrastructure directly required to service or serve the proposed development will be provided. This would be contrary to Policies OA1 and TR4, of the Non-Statutory Cherwell Local Plan 2011, Policy INF 1 of the Proposed Cherwell Local Plan Proposed Submission Draft March 2013 and government guidance contained within the National Planning Policy Framework.
- In **condition 13** reference has wrongly been made to the Code for Sustainable Homes, whereas it should refer to the BREEAM standards and 'very good' should be the level to be achieved

**Agenda Item 13      13/00621/OUT      Ambrosden Court, Merton Rd. Ambrosden**

- The planning department has been copied in on 7 No. letters to the Environment Agency remarking on their lack of objection to the scheme on grounds of flooding. One letter also reiterates comments to the Council objecting to the scheme on grounds that (i) Ambrosden is already oversubscribed for housing allocation and (ii) road dangers/highway safety.

**Agenda Item 14      13/00709/F      33 St.Anne's Rd. Banbury**

- We have received a petition with 49 signatures objecting to the proposal and three letters of objection. All the comments refer to the loss of an open space and the impact the drive has on the character and appearance of the area.

