

**SUPPLEMENTARY INFORMATION**

**Planning Committee**

**3 April 2014**

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# Agenda Item 15

## CHERWELL DISTRICT COUNCIL PLANNING COMMITTEE

3 April 2014

### WRITTEN UPDATES

#### Agenda Item 9    13/01947/F    4 The Rookery, Kidlington

- **Comments of Conservation Officer** - I cannot support this application due to its lack of sympathy with the surrounding area. There are both conservation and design issues which must be addressed for this structure to better integrate with its surroundings: The height and massing of the building is too tall for the location. By using over-large dormers, it is trying to give the appearance of a 2.5 storey building, but unfortunately, the sheer mass of the structure means that it can only ever be seen as a large 3 storey structure instead. It does not address its surroundings, being shielded from other properties by vegetation, and not interacting with the highway. A 2-storey building at the front (east) of the site with access through to a car park behind would ensure interaction with the wider area while not sacrificing any space or creating a large and inactive frontage as is proposed (a car park). There is relatively little amenity space due to the swathe of car parking. This could be better dealt with by reducing the massing, bringing the building more into play with the front of the site, thereby connecting the people inside to the wider community and keeping the bulk of the building away from the conservation area. The collection of different roof angles, pitches, dormers and gables makes every elevation look cluttered. Keeping the elevations more simple, and the activity level high with fenestration and rainwater goods would give a cleaner and more attractive appearance. It is appreciated that it is likely to have been designed this way to make it appear as if it has organically grown over time, but the many different proposed materials and bulk will counteract this effect, as they have done in other such developments. Due to the overlarge bulk and angled northern end, the building looks as if it has been 'shoehorned' into the site, with an over-dominance of car parking. Simplification of design is required to ensure that this building does not become a detrimental factor within the historic and residential environment.
- **Response from case officer** These comments have arrived very late in the process and consequently there has been no opportunity to consider possible amendments. However, based on the principle objection from the Conservation Officer with regards to the bulk and scale of the building, it is difficult to see an alternative solution that incorporates the quantum of housing proposed and the positioning of the building within the site. It is considered that with respect to certain

design elements, these are not all easily seen from the public domain, for example the dormers – the Nurseries Road frontage has 3 which are not overly large at 800mm and 1400mm wide and positioned appropriately within the roof slope; the Southern elevation contains 4 no. dormers two of which will not be visible at all the other two which are 1800mm wide will be obscured by the proposed planting along the northern boundary and this applies also to the dormers on the western elevation. In terms of roof design and use of materials, the building is large and this variety is considered to add to the character and interest to the building, there are only certain elements which appear as 2.5/3 storey in height. The immediate locality is suburban in nature and therefore in your officer's opinion it would be difficult to form a case on the proposal being unsympathetic to the surrounding area. The proposed development will be seen within a residential context of a variety of house types along Nurseries Road and The Phelps. Only glimpses of the building will be seen from The Rookery Conservation Area, which has its own character, but the proposed building will not be seen within the context of this historical area. The layout of the building is clearly one that accords with McCarthy and Stone's requirements and is likely based on previous schemes and therefore to change this tried and tested format would be considered inappropriate. It is considered that the external design respects the street scene and its layout provides for sufficient distance from neighbouring properties along with appropriately sited car parking, so as not to compromise the amenity of these neighbours.

The comments made by the Conservation Officer are duly noted however, it is considered that a reason to refuse the application on design grounds could not be sustained at appeal. The scheme addresses an unmet need in housing for the elderly and is an acceptable form of residential development appropriate for its location.

- **Five year land supply position** Members attention is drawn to the new position (post 1st April 2014) that it is calculated that the Council now has a 4.9 year supply
- Recommendation: Approval subject to:
  - a) The applicant entering into an appropriate legal agreement to the satisfaction of the District Council to secure the obligations and financial contributions as outlined in paragraph 5.43 of the report
  - b) The conditions listed in the report and the following:

**Revised condition no. 2**

Except where otherwise stipulated by conditions attached to this permission, the development shall be carried out strictly in accordance with the following plans and documents: application forms, design, access and sustainability statement, site location plan and drawing numbers 10-1937-101A and 105B received 14.03.14 and 10-1937-102,

103, 104A, 106A, 107A, 108 and MCCA 259/4-001B submitted with the application.

**Condition no. 9**

Notwithstanding the submitted Drainage Survey and Strategy received 14.03.14 , development shall not commence until a further drainage strategy detailing any on and/or off site drainage works, has been submitted to and approved by, the local planning authority. No discharge of foul or surface water from the site shall be accepted into the public system until the drainage works referred to in the strategy have been completed. Thereafter, the drainage works shall be carried out and completed in accordance with the approved strategy.

Reason - To ensure that the development/site is served by proper arrangements for the disposal of surface water/foul sewage, to comply with Policy ENV1 of the adopted Cherwell Local Plan and Government guidance contained within the National Planning Policy Framework.

**Revised condition no. 10**

Development shall not commence until elevation details of the building have been submitted to and approved in writing by the local planning authority which illustrates the positioning of the bat mitigation measures as detailed in the mitigation plan received on 14.03.14. The development hereby permitted shall then be carried out in accordance with the recommendations set out in Extended Phase 1 Habitat Survey Report by Marishal Thompson Group dated 6th December 2013 and the agreed proposed mitigation measures, unless otherwise agreed in writing by the Local Planning Authority.

**Agenda Item 12    13/00191/OUT    Yarnton Nurseries**

- Private Sector Housing Inspector: No objections
- One further letter of objection has been received raising the same points as are set out within third party comments within the report.
- No additional comments from the Arboricultural Officer therefore Officers rely on those set out within the report and the assessment made.
- No comments have been made in relation to the fact that the land is potentially contaminated, however it is considered that the Environmental Protection Officer would most likely recommend conditions to ensure that surveys are carried out to ensure that contamination risks do not pose a constraint to the development.

- **Five year land supply position** Members attention is drawn to the new position (post 1st April 2014) that it is calculated that the Council now has a 4.9 year supply