

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 15

13/00718/F

**Former Rosemary
Main Street
Fringford**

Late representations – full copies can be obtained from the Council's website

Twenty eight further letters of objection, in summary, raising the following points:

- Set a precedent for others to do the same
- If planning is to continue to play a meaningful part in the business of local government, it must be properly enforced
- Fail to see how the Planning Officer can support this application as it does not conform to the original footprint
- Only single dwelling should have been approved
- Overdevelopment
- The developers do not intend to use the garage for parking
- The site frontage is incongruous due to the large expanse of car parking and removal of hedge
- Contrary to what the original planning officer agreed
- The set back at first floor level does nothing to lessen the overbearing affect on Kohanka
- Detrimental impact on listed building
- Amended plans are still inaccurate
- Removal of the conifers at the rear is causing detriment by way of overlooking
- Failure of applicants to comply with the conditions attached to the original application
- Concerns over delays in taking action
- Failure to take enforcement action will lead to a complaint to the ombudsman
- Many tourists visit Fringford and this development ruins the view
- Any changes to its current condition would have great implications to local residents
- It is vital that the historic heritage of Fringford is preserved

One further letter of support (from The Gables), in summary, raises the following points:

- Materials blend in well
- Vast improvement on what was there previously
- Houses are no further forward than the 'old' Rosemary
- Had no problem getting permission for a large garage extension to the front of our property, which extends further forward than the original old house

The applicants have provided a letter and accompanying photographs (which will be shown on screen at the meeting) following their meeting with the Parish Council on Monday 8th July. In summary, the letter makes the following points:

- A landscaping scheme will be submitted to deal with the front driveway area (it is not the finished article)

- Plot 2 is just behind the original front wall and Plot 1 is just in front as per our original planning drawing
- The buildings are not bigger than originally approved
- Reference to a letter of support from the Gables adjacent to the site

Fringford Parish Council: Further objects to the amended plans, stating the following:

Following the confirmation by the designer of the plans at the Parish Council meeting that these were not the most up-to-date plans, (the position of the boundary walls are incorrect and the placement of the original cottage is still not in the correct position) the Council requested by email on 9 July that this item be removed from the Planning Committee Agenda on Thursday 11 July pending review and discussion of final accurate plans.

However, the Parish Council objects to the above Planning Application on the same points as previously stated:

Amendments

Correction to paragraph 5.8 of the Officer report, which should now read as follows (strikethrough is deleted, underlined is additional):

It is acknowledged that the approved siting of the dwellings did allow the dwellings to project by 3.5m of Kohanka and 3m forward of The Gables. The current proposal seeks to set the first floor element of plot 1 (adjacent to Kohanka) back by 1.1 metres from the existing front elevation. This will bring the existing first floor ~~WC~~ and bathroom windows back behind the existing front elevation of Kohanka (the first floor WC would be sited just forward of the existing front elevation of Kohanka). It also reduces the first floor projection beyond the existing front elevation of Kohanka from 4.5 metres to 3.4 metres, which is 100 mm less than was originally approved.