

SUPPLEMENTARY INFORMATION

Planning Committee

15 May 2014

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Agenda Item 22

CHERWELL DISTRICT COUNCIL PLANNING COMMITTEE

15 May 2014

WRITTEN UPDATES

Agenda Item 7 **13/01599/F** **Camp Road, Upper Heyford**

- Reference on page 29 to the draft local plan should be to the submission draft of January 2014
- Condition 2 on page 39, the policy should be C28 not H23

Agenda Item 10 **13/01811/OUT** **Land at Dow Street, Upper Heyford**

- Page 80. The applicant is Dorchester Group not Paragon
- Reference on page 85 to the draft local plan should be to the submission draft of January 2014
- Supplementary comments received from Oxfordshire County Council:

“It is the view of the County Council that the proposed 60 dwellings could be considered contrary to policy H2 which states that – “land at RAF Upper Heyford will provide for a new settlement of a maximum of about 1000 dwellings and necessary supporting infrastructure, including a primary school”. Although not specifically defined as a number, the County Council would typically consider a 10% above or below figure as a standard interpretation of ‘about 1000’, which in this case is 1100. This application raises that figure to 1135. In addition it is also contrary to previous appeal decision for this site, where the Inspector required a planning condition limiting the number of dwellings at Heyford to no more than 1,075.

The county council would view the ‘overage’ in this case, as not a significant breach of the standard rule of thumb warranting an objection. However, for any further increase in the number of dwellings on this site (to take the total above 1135), the Council will necessarily consider that in breach of the H2 policy.”

- In addition the contribution calculated for Transport Infrastructure is £107,921.05

Agenda Item 12 **14/00260/F** **Deerfields Farm, Canal Lane, Bodicote**

- Errors were found on the amended plan submitted and so a further amendment has been submitted to address this. As such, condition 2 is recommended to be as follows:
 2. Except where otherwise stipulated by condition, the application shall be carried out strictly in accordance with the following plans and documents: application forms, planning design and access statement, site location plan and amended block plan – drawing number 13:3571:4 and proposed floor plans/ elevations – drawing number 13:3571:3A.

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 **14/00349/F** **Chequers Tree Farm, Ells Lane, Bloxham**

- Additional letter of objection received commenting that “My objection to this application is on the inclusion of any retail usage of the site; specifically, on the grounds of traffic generation. From the application, I have noted the following statements:
 1. The planning, design and access statement says “Traffic generation will be fairly minimal...the road is lightly trafficked...”.
 2. The Local Highways Authority statement says “There is evidence of verge parking...”.My observations are as follows: Ells Lane is not, for its size, lightly trafficked. Agricultural vehicles and, in particular, buses and cars serving the Warriner School create hazards to other users of Ells Lane because
 - a. the carriageway is rutted on both sides along its length; the passing places are similarly poorly maintained and, in many cases, unsuitable for vehicles other than 4x4's
 - b. vehicles parked and turning at the Banbury Road end.The Highways Authority recommendations are restricted to access to and parking on the development site. To better understand the use of the verges for parking and to see the wider picture, the Highways Authority should carry out a traffic survey to verify the extent of such use, the traffic movements in and out of Ells Lane, Crabtree Close and Bloxham Grove Road and the use for parking of the deceleration lane on Banbury Road. In my view, a planning consent for this proposed development should prohibit any sales to the public unless the applicant enters into a s106 agreement to make an equitable contribution to the upgrading of the Ells Lane junction with Banbury Road, possibly by the provision of a mini roundabout to facilitate circulation between Banbury Road, Ells Lane and Bloxham Grove Road
- A letter has been received from the applicants providing details of a

proposed landscaping scheme, confirming their intention to re-instate the verge, and confirming that car parking will be provided on site

Agenda Item 15

14/00418/F

1 Hemingway Drive, Bicester

- In paragraph 2.1 of the committee report it was noted that 2 letters were received from 4 neighbours objecting to the application. This is incorrect and at the time of writing the report, 2 letters were received from 2 neighbours objecting to the application.
- Furthermore, a letter of objection has been received after the report for committee was written. The following issues were raised:
 - The proposal is not in keeping with the area;
 - The dwelling would be converted into a house in multiple occupation;
 - Adequate off street vehicular parking would not be retained as a result of the development;
 - The increase in nuisance and noise;
 - The number of traffic movements would increase and the property is located on the corner of a busy junction, which is also a bus route, therefore raising highway safety concerns.

These concerns are addressed in the committee report.