

SUPPLEMENTARY INFORMATION

Planning Committee

27 November 2014

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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 17

CHERWELL DISTRICT COUNCIL PLANNING COMMITTEE

27 November 2014

WRITTEN UPDATES

Agenda Item 8 14/01141/REM Land north of Station Rd, Bletchington

- Amended plans received – to be displayed at Committee
- Condition 5, one recommended by the Conservation Officer, states that the doors and windows should be constructed out of timber. The applicants indicate that although the doors will be timber they are proposing to use steel windows. This matter needs to be resolved to the satisfaction of both sides before the issue of the permission.
- The applicants have also queried the number of highways conditions, This requires further discussion with OCC and I recommend that delegated authority be given so that officers can amend or remove conditions if necessary providing that the Chairman concurs
- With regards to the holding objection from the Environment Agency, an FRA. Submitted as is with OCC and the EA for comment. The recommendation therefore remains subject to the withdrawal of the EA objection.

Agenda Item 10 14/101482/OUT Banbury AAT, Ruskin Rd. Banbury

- The Property Development Manager of Housing 21 has commented as follows

Housing and Care 21 is one of the leading national providers of older persons housing in the country. We are a Registered Provider with the Homes and Communities Agency, delivering over 5 million hours of care to elderly people in their own homes, as well as managing over 17,000 homes. To become a resident of Stanbridge House you must be 55 plus, although in reality many people at Stanbridge are older, with a required care need. Ranging from very low levels of care needs to high levels of care, which may include mild to moderate dementia, but not in all cases. This care assessment is carried out in partnership with the County Council, Cherwell District Council and ourselves who form an assessment panel, residents are then carefully assessed regarding suitability for Stanbridge House. In addition to the homes there is a resources centre for older people, which is operated by the County Council, where non residents form around the community attend on a daily basis. The residents either rent or are owners under the shared equity scheme. The residents live independently in two bed roomed apartments, with the assistance of 24 hours, 7 days per week on site care and support. Within the extra care scheme there is a restaurant and a hair salon both open to the public. Considerable investment on our part, as well as public money from the Homes and Communities Agency have gone into make this project happen. In addition this development probably would not have happened if it were not for the support of Councillor Gibbard and officers from the Council, who backed the development all the way through our funding applications and planning approvals.

As an organisation we believe in partnership working. We have and continue to do so worked very hard with Oxfordshire County Council and Cherwell District Council to make the extra care scheme at Stanbridge House successful.

Everyone associated with the Stanbridge House I believe is very proud of what has been achieved to date. Stanbridge is an important community facility, Housing and Care 21 like to embed our schemes into the locality, allowing community use of the restaurant and hair salon. We also provide a range of activities which are open to the wider community to join in.

I believe a good relationship have been built up with the Academy school next door, with children regularly visiting the residents of Stanbridge House and taking part in activities to promote well being. It therefore disappoints me to have to write this letter to you, but there is a general feeling amongst residents at Stanbridge House that they are not being listened to by the Planning Department or the Academy.

Whilst I respect your reasons for not wishing to come and talk to the residents, it is regrettable on a major planning application you could not take the time to explain the proposal and address some of the issues they are raising, this surely would only assist you in gathering views for your consultation process. As I explained on the telephone sending standard planning letters, can be unhelpful and cause deep seated worries to vulnerable people, as in this case, if they are not backed up by the prospect of a meeting to reassure them their concerns are being taken seriously. Surely it must be better to address these issues now rather than when the scheme is built, which is much more difficult.

The main concerns to which we would like answers to are as follows:-

- Can you confirm the position of the astro turf pitch, in terms of it's distance to the extra care scheme? There seems to be some confusion amongst our residents that it may have been moved from it's original position closer to our building.
- We have considerable issue about the flood lighting being used on the astro turf pitch, which may disturb our residents right to quiet enjoyment of their homes. We would like you to consider carefully the location and type of lighting so that it does not shine directly into our building? .
- Can you advise me how this facility is going to be managed and the protocol for enforcing these arrangements? With particular reference to noise, opening hours, parking and traffic.
- What screening will be condition by the Planners as part of the application to prevent noise and disturbance between the two facilities?
- What plans are you going to condition in order to maintain the safety and security of our residents whilst the building works take place? During this time there will be heavy construction traffic and noise. Can you advise me how this will be managed? Keeping in mind our residents may be frail and could be vulnerable to getting knocked over by heavy construction lorries visiting the site, not to mention the children next door, who will also be susceptible to accidents involving site traffic. We would like you to condition the working times and days that construction can take place, as well as the cleaning up of the paths and roads on a daily basis to prevent slippage, as well as dampening down of noise and dust.
- We would also like Planners to have careful consideration of the siting of the housing when the application comes forward eventually. Many of residents currently have lovely views across the Academy playing fields and enjoy watching the children play, the last thing many residents want is to lose this view, which seems inevitable, but only to be made worse by being over looked by new houses.

- The current outline plan seems to include a strip of our land, which we would not wish to dispose of to the applicant. There has been no discussions about this with the applicant, which is disappointing as they are our neighbour, but I can assure you that in no circumstances would we want to sell or give this piece of land to them. The applicant will therefore have to amend their drawings accordingly. Please can you raise this point with the applicant.
- It also disappoints us to hear that any future planning application would be dealt with under delegated authority. As the original application I believe was only approved by one vote, which indicates a degree of opposition to the proposal I feel therefore it would be in everyone's best interest for future applications to be placed in front of the whole Planning Committee for consideration again.
- Are you able to advise me whether Sports England have approved the disposal of the playing field for development?