

**URGENT BUSINESS AND SUPPLEMENTARY INFORMATION**

**Planning Committee**

**11 December 2008**

Page	Title	Officer Responsible	Reason Not Included with Original Agenda
Pages (1 - 3)	<b>Update Sheet</b>	Head of Development Control and Major Developments	Written updates not available at time of agenda dispatch

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## CHERWELL DISTRICT COUNCIL PLANNING COMMITTEE

11 December 2008

### WRITTEN UP-DATES

#### Agenda Item 6

##### **08/02066/F – Formerly Neithrop County Primary School, Prescott Close**

**Oxfordshire County Council's Rights of Way Field Officer** has no objections to the proposal as the footpath will not be adversely affected. However, if planning permission is granted I would wish to see further details of the point where footpath 12 joins the proposed carriageway. For example, a dropped kerb would be required here but this is not currently shown on the plan. If the proposed carriageway is to be adopted highway then a small section of the public footpath may need to be extinguished.

This information can be added as an informative to the planning permission.

#### Agenda Item 8

##### **08/02236/F – Land North of Willowbank Farm, Fewcott Road, Fritwell**

##### **Ardley with Fewcott Parish Council**

- Councillors comments -
1. No comment
  2. Objections
  3. With regard to barn owls in this areas – bird diverters must be used (para 3.3/3/5) if this is carried out
  0. No objections

A full response has now been received from the **Defence Estates**. Whilst there are no safeguarding objections to this application, the height of the development will necessitate that the aeronautical charts and mapping records are amended. It is recommended that the installation to be lit in the interest of air safety. The light should be steady and have a setting of 25 candelas. It should be placed at the highest practicable point and be visible from any angle.

The MOD recognises that a meteorological monitoring mast is frequently deployed prior to the development of a windfarm. The applicant should note that the erection of wind turbines in this area may affect military aviation radar. Defence Estates safeguarding can complete a technical assessment of windfarm development proposals prior to the submission of formal planning applications. To confirm the suitability of a windfarm with respect to MOD operational interests a standard form can be completed.

It is intended that this information from the Defence Estates is added as a planning informative.

One further letter has been received from a **neighbouring resident**. The

main points of comment largely relate to the windfarm rather than the test mast but are as follows:

- Already know that the site is windy. This is a slow drip attempt to the developers to achieve full planning permission for a windfarm.
- If the District Council do not intend to support windfarm proposals then planning permission should not be granted for the test mast.
- Proximity of dwellings in villages with Conservation Area status.
- Excessive visual impact on area significantly greater than where consultation has been carried out.
- Interference with communication links – the windfarm would be visually distracting for users of the M40, resulting in accidents and subsequently the surrounding area becoming a rat run.
- Scale – off-shore windfarms would not result in any of the above objections.
- Rural economy – industrial scale windfarm would have serious ramifications on many parts of resident's lives.
- Strobe lighting – the sun will strobe across the surrounding villages which can have serious health impacts.
- Bridlepath and footpath – the turbines will be sited close to these which provide one of the only safe routes across the M40. Many horses would not be safe riding beneath the blades of these turbines.
- The site contains a pair of nesting buzzards and any development will surely displace these animals.
- Property blight – the site may have been proposed not for environmental reasons but for profit at the expense of the local community. Local residents have to suffer the blight on their property values and ability to sell while the issue remains unresolved. Suggest that the proposals are nipped in the bud and that the test mast does not achieve consent. Homeowners who live in listed buildings and in conservation areas will not accept an industrial scale windfarm. There will be a drop in the value of houses. This can result in long running disputes and court time to resolve the compensation that should properly be paid to homeowners, if consent is given.

#### **Agenda Item 9**

**Oxfordshire County Council** (as Local Highway Authority) raise no objections subject to the imposition of the following additional condition:

5. That prior to the first use of the development the proposed means of access between the land and the highway shall be formed, laid out and constructed strictly in accordance with the specification of the means of access attached hereto, and that all ancillary works therein specified shall be undertaken in accordance with that specification.

Reason - In the interests of highway safety and to comply with Government advice contained in PPG13: Transport and Policy T8 of the Oxfordshire Structure Plan 2016.

#### **Agenda Item 10**

Letter received from applicant's agent complaining that their letter of 12 September 2008 not referred to within the Officer's report. That letter makes the following points:

- Considers that original decision was sound.
- Replacement dwellings have been allowed elsewhere incorporating farm buildings.
- Surprised outside consultants used.

- Existing building is worn out and considerable monies already spent. It would continue to be high maintenance and never come up to modern standards of insulation comfort.
- This is a one for one replacement.
- Good sized modern agricultural building will serve agricultural needs and viability of farming will not be affected by the proposal.
- Suggest Committee Members carry out a site visit.

The most recent letter makes few new points other than:

- Replacement dwelling (incorporating 2 small attractive barns into the new structure complies with Policy H19 as these buildings are a feature of the landscape.
- The existing dwelling is not a farm house in the accepted sense. The farm unit is not viable and it is possible for it to be farmed without anyone living on the holding should the present tenants vacate the dwelling.
- Recent similar approvals in Epwell and Godington.