

SUPPLEMENTARY INFORMATION

Planning Committee

26 October 2017

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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

CHERWELL DISTRICT COUNCIL PLANNING COMMITTEE

26 October 2017

WRITTEN UPDATES

Agenda Item 7 17/01034/LB West wing of Williamscot House

- Further to paragraphs 6.5 and 6.6 of the Committee Report, Members are advised that the Conservation Officer provided a detailed formal consultation response on 25th October 2017 raising concerns with certain aspects of the historic works. Furthermore, the concerns raised by the Conservation Officer conflict with the advice provided from Historic England. It is necessary to discuss these matters in detail with first the Conservation Officer and then the applicant.

Therefore, Members are **recommended to defer** the application to the next meeting of the Planning Committee

Agenda Item 8 17/02025/LB East wing of Williamscot House

- Members are advised that following the publication of the agenda, it has been brought to the Council's attention (by way of a letter from the neighbouring occupier's solicitor) that the ownership certificate submitted in the application form requires the applicant to serve notice on any person(s) that have an interest in the land or buildings. A copy of their letter is attached as **Appendix 1**.
Whilst notice was served for the previous listed building consent application (reference 17/01033/LB), a new notice had not been served as part of this application. This was due to a misunderstanding on behalf of the applicants, who were unaware that they required to do so.
- Following this matter being brought to the Officer's attention, the applicants have been advised accordingly and they have served the requisite notice to all the necessary persons on 24/10/2017. The application was subsequently made valid from 24/10/2017. The Act gives 21 days for the recipient of such notices to comment.
Additionally the further comments of the Conservation Officers referred in 17/01034/LB need similar assessment and discussions
- Accordingly, Members are **recommended to defer** this application to the next meeting of the Planning Committee to allow the required consultation period to expire before.

Agenda Item 10 17/01680/F Land S of Building 296/297 Heyford Park

- Further comments from same third party referred to in para 5.2
 - *If the proposal is a departure from development plan policy Villages 5 (inc. lack of a comprehensive integrated approach and heritage assessment) it should be advertised before permission is issued and DCLG are notified.*

Heritage delayed is heritage denied. The arrangement of public access to the site has already been delayed for about 7 years. This is a site of acknowledge international heritage importance (i.e. the best preserved Cold War remains in the country). Adding a totally inappropriate building to the Cold War landscape for a further 10 years would fly in the face of international heritage practice/conventions and the considered advice of the Council's Design and Conservation Officer.

(In response the Manager Major Projects comments that the application has been advertised as a departure from Policy Villages 5 and if approved will be referred to the National Planning Casework Unit for their consideration of possible call-in prior to the decision being issued)

Recommend that a further caveat be added to the recommendation on page 68 as follows:

c) Confirmation from the National Planning Casework Unit that planning permission can be granted.

- Mid-Cherwell Neighbourhood Plan Forum comment that,

The Forum welcomes the development of amenities for local residents, and supports this much-needed facility in the temporary location proposed. The Forum is still keenly looking forward to the submission by Dorchester and its consultants of an overarching outline planning application covering the remaining development that is planned at Heyford Park. We have previously expressed our opposition to a piecemeal approach to planning applications at Heyford Park, but as this is an application for temporary permission we are happy to support the proposal, on the basis that a day-care nursery will be included in the long-term proposals which we understand will now be submitted early next year.

- Condition number 5 has also been revised following the agreement of a suitable colour scheme:

Notwithstanding the submitted details, the elevations of the development hereby approved shall be painted cream (RAL1013).

Reason - To ensure the satisfactory appearance of the completed development and to comply with Policy ESD 15 of the Cherwell Local Plan 2011-2031, saved Policy C28 of the Cherwell Local Plan 1996 and Government guidance contained within the National Planning Policy Framework.

Agenda Item 13 16/00511/DISC Land N of Broken Furrow, Warwick Road, Banbury

Additional consultee responses:

CDC Landscape Officer – Clarified that his comments related to an earlier iteration of the proposals. Has subsequently been in discussion with the applicant's agent / project manager and has since confirmed he has no objections to the proposals, except for some very minor amendments.

Therefore, Members are **recommended to delegate authority to officers** to determine this application once an amended landscaping plan is received and considered acceptable.

Agenda Item 14 17/01879/CDC Land N of Broken Furrow, Warwick Road, Banbury

Additional consultee responses:

OCC Highways – No objections to the proposal

Banbury Town Council – No objections to the proposal

3 x Neighbour objections received:

- The land should have been levelled with neighbouring properties before building work commenced but to save money the developer built the land up without permission.
- The building should be knocked down and the developer should start again properly, building at the ground floor level of the surrounding houses.
- No additional land should be built up and no additional trees should be planted, as once fully grown these will block light to neighbours, and cause maintenance issues with tree roots spreading to neighbouring properties.
- Instead, a hedge or fence should be placed within the application site near to the bungalow windows so that neighbours cannot see those windows. Happy with a fence or hedge as a solution but placed back within the application site rather than on the boundary, as it would then block light.
- Neighbouring residents should be given financial compensation for the development being built at the wrong level.
- The representations also refer to the impact on the value of their properties, which is noted but is not a material consideration.

Officer comment:

The tree planting was not proposed by the applicant, but sought by the local planning authority in an attempt to address neighbours' concerns regarding the

building itself and the perceived overlooking.

Officers consider the current proposals to be acceptable in addressing these concerns, but note the neighbours' concerns in relation to the proposed trees.

Officers consider that the impact of the building itself is not so harmful as to warrant refusal of the application, and so Members may wish to delegate authority to officers to seek amended plans that replace the trees with an alternative solution, e.g. hedge, or no soft landscaping at all i.e. rely on a fence for screening.

It is not considered reasonable or necessary to require this fence to be set back into the site, although it would be set away from the neighbours' boundaries in any event because of the intervening land which remains in the ownership of Persimmon (developer of the neighbours' properties).

Agenda Item 15 Franklins House, Manorsfield Rd, Bicester

- 2 additional third party responses have been received. These letters raise similar concerns about hotel guest parking. The committee report addresses the issues raised in the letter.

FARRER&Co

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19 October 2017

By Special Delivery

Dear Sirs

Listed Building Application 17/02025/LB Regularising historic internal and external works to the East Wing

We write in respect of the above application and note that it has been submitted in the name of the Williamscoth Estate (the Estate). My client previously raised this matter with the Parish Council (in respect of application 17/01424/CLUE). The name of the applicant is misleading, it gives the impression that the application has been submitted by the freehold owner of the Estate when it has not. The freehold of the Estate is jointly owned by Dr Harris, Dr Grimaldi and Sir Henry Boyd-Carpenter who own the freehold on trust for the lessees of the individual properties which comprise the Estate (namely the Georgian Wing, East Wing, West Wing and Stone House). There is no legal entity called "Williamscoth Estate" and so the name of the applicant is in any event nonsensical.

The application form indicates that a notice of the application was served on Dr Grimaldi and Sir Henry in May 2017, but this relates to an earlier application and not the current one. Section 65(5) of the Town and Country Planning Act 1990 directs the Council not to consider the application until the error has been rectified and notice of the application properly served.

We look forward to hearing from you and request that our letter to be added to the planning register.

Yours faithfully


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