

**CHERWELL DISTRICT COUNCIL  
PLANNING COMMITTEE**

**14 February 2019**

**WRITTEN UPDATES**

**Agenda Item 7**

**18/02056/OUT – Land North Of Merton Road, Ambrosden**

**Additional information received**

No additional information has been received.

**Additional Representations received**

**OCC Drainage**

Oxfordshire County Council Drainage continues to have no objections to the development, subject to conditions. OCC Drainage's comments can be viewed in full on the Council's website, via the online Planning Register.

**Thames Water**

Thames Water (TW) has raised no objections subject to a condition.

TW raises no objection with regard to the impact upon the foul water sewage network infrastructure capacity.

TW has identified an inability of the existing water network infrastructure to accommodate the needs of this development proposal. Given this, it requests a condition that no properties shall be occupied until confirmation has been provided that either:- all water network upgrades required to accommodate the additional flows from the development have been completed; or - a housing and infrastructure phasing plan has been agreed with Thames Water to allow additional properties to be occupied. This is to ensure that the development does not lead to no or low water pressure and network reinforcement works are anticipated to be necessary to ensure that sufficient capacity is made available to accommodate additional demand anticipated from the new development.

Thames Water's comments can be viewed in full on the Council's website, via the online Planning Register.

**Merton Parish Council**

Objects to the proposal on the grounds that it would adversely impact on the volume of traffic through Merton

**Officer comment**

**Comment on the Officer Report**

Paragraph 9.4 of the 'Planning Balance and Conclusion' section of the Officer Report includes a typographical error and should conclude:

*“To permit a further 84 dwellings at a settlement which has already received 129 of those 750 dwellings and a total of 218 within the plan period of 2011-2031 would undermine the Council’s Housing Strategy”*

In addition, Members will have noted a paragraph numbering error from page 42 onwards / after para 9.140.

#### Drainage Matters

Whilst officers have concerns with the lack of information submitted prior to the determination of the application, and therefore concerns over the acceptability of the proposals in terms of flood risk, given that Oxfordshire County Council Drainage has not formally objected to the application, Officers do not consider that this should constitute a reason for refusal. Should Members resolve to grant permission, a drainage scheme could be secured by condition.

#### Thames Water Comments

In addition, the condition recommended by Thames Water could be attached should Members be minded to approve the application.

#### Merton Parish Council

In relation to the comments from Merton Parish Council, the officer report addresses the matter of highway safety.

#### **Change to recommendation**

None.

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#### **Agenda Item 8**

**18/01113/F – Motor Fuel Ltd, Bloxham Service Station, South Newington Road, Bloxham, OX15 4QF**

#### **Additional information received**

No additional information has been received.

#### **Additional Representations received**

Bloxham Parish Council has objected to the proposal raising concerns regarding the impact on neighbouring properties. Two further letters of objection have been received from residents, raising concerns regarding the impact that the lighting has on neighbours and on the setting of the adjacent listed building.

#### **Officer comment**

No comment. These matters are addressed in the report.

#### **Change to recommendation**

None.

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**Agenda Item 9**

**18/02150/F - Evelyns Farm, Brill Road, Horton Cum Studley, OX33 1BZ**

**Additional information received**

The applicant's agent has submitted an additional statement in response to the comments of the Council's Conservation Officer who had queried whether the proposal would constitute a conversion. The agent states that the proposal does constitute a conversion. The applicant's conservation consultant has also submitted an additional statement in reply to the comments of the Conservation Officer. A plan has been submitted which shows the extent of the structure which would be retained and that which would be a new structure.

**Additional Representations received**

No further comments received.

**Officer comment**

Officers still consider that the amount of works required to change the use of the building are more significant than what could constitute a conversion. The proposals require (i) underpinning of the foundations, (ii) lowering of the floor levels of the building up to 1 metre and the external ground levels, (iii) new glass frames, and (iv) new blockwork walls due to the lowering of the floor levels and new structural elements to support the extra load.

The reduction to floor levels would make the structure too unstable to convert. Even without this lowering of levels, the existing glass structure could not be used as a dwelling without major works which go beyond those constituting a conversion, evidenced by the need for new walls, a new frame and new structural elements to support the extra load. In summary, Officers' view remains that the proposals would constitute a new building.

**Change to recommendation**

None.

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**Agenda Item 10.**

**18/00472/DISC – Park Farm, Agricultural Barn, New Street, Deddington**

No update

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**Agenda Item 11.**

**18/00475/DISC – Park Farm, Agricultural Barn, New Street, Deddington**

No update

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**Agenda item 12**

**18/02193/F – Unit 1, Plot 1, Thorpe Way, Banbury, OX16 4SP**

**Additional information received**

No additional information has been received.

**Additional Representations received**

Banbury Town Council have raised no objections to the proposal.

**Officer comment**

No comment.

**Change to recommendation**

None.

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**Agenda item 13**

**19/00026/DISC - Land Adjacent To The Oxford Canal, Spiceball Park Road, Banbury**

**Additional Information received**

No additional information received

**Additional Representations received**

**OCC HIGHWAYS:**

The Local Highway Authority has provided comments on the revised Construction Environmental Management Plan (CEMP). These comments have sought further information in relation to the highway matters contained within the Traffic Management Method Statement at Appendix A of the CEMP. The further information required needs to demonstrate a commitment to avoiding peak time deliveries and further details are required of the temporary parking arrangements and signage to these temporary areas.

**Officer Comment**

The applicants agent has been made aware of the further information required and discussion is ongoing between the agent, the Local Planning Authority and Local highway Authority to ensure an acceptable CEMP can be agreed.

**Change to recommendation**

None