

3.0 THE DIFFERENCES BETWEEN THE WITHDRAWN SCHEME AND THE CURRENT PROPOSAL

- 3.1 The most recent planning application on the site was P09/W0440 which Members gave a resolution to grant consent earlier this year. In all other respects this is an identical scheme to that agreed at Planning Committee in August this year. The differences between that scheme and the current proposal are set down below:

Access

- 3.2 In this current planning application, the red site area has been extended to include Marsh Bridge Lane which gives access to the site from the B4016. Ownership of the lane is unknown but the applicant has undertaken the correct procedure regarding notices and advertisements in such situations.

Hedge

- 3.3 There is an existing hedge which runs along the southern and eastern boundaries of the site. The red site area has been amended to run along the centre of this hedge and the applicant has confirmed that it is his intention to retain the hedge. A condition to this effect is recommended.

Ownership certificates

- 3.4 The applicant's agent has confirmed that all owners of the application site have been correctly identified and the appropriate notices served.

4.0 CONSULTATIONS & REPRESENTATIONS

- 4.1 OCC Highways - Have confirmed that the details submitted are acceptable in highway terms.
- County Archaeological Services - Archaeological investigation to be carried out prior to the commencement of development.
- Police - Crime Prevention Design Service - No strong views.
- Thames Water Development - A 3m easement shall be retained between the edge of the sewer and the proposed buildings. No objection with regards to the water infrastructure.
- Sustrans South East - Wish to see the integrity of this walking and cycling route between Didcot and South Moreton maintained both in terms of its continuation as a right of way, and with priority given to pedestrians and cyclists. Concerned about the impact of the increase in motor traffic along this route that would result from the new development (as proposed). If the development were to go ahead we would favour it being "car free" with any parking being strictly limited and remote from the development.

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| Health & Housing - Env. Protection Team | - Standard condition to be added to any planning permission regarding contaminated land and control of noise. |
| Forestry Officer | - No strong views |
| Public Amenities | - No strong views |
| Countryside Officer | - No strong views |
| Didcot Town Council | - Object - concerns with highway safety at the junction with Broadway; cycle path provision with the impact the new road would have on the bridleway; the potential loss of drainage capacity for surface water run off; and the width of the remaining road if formal parking spaces were brought in outside 1 – 3 Marsh Bridge Cottages. |
| Neighbour letter of support (1) | - Already approved by Planning Committee once – fully support the application and recommend that it is approved again by the Council. |
| Neighbour letters of objection (7) | - Access to the proposed properties is via a narrow, unsafe road, insufficient parking for proposed occupiers and existing residents, additional cars using an unsafe junction. Members should see the site prior to making a decision on the planning application and a member of the Highway Authority attends the Committee meeting. |
| CPRE | - As the vehicular access to the proposed development is via a public footpath, this part of what is currently a fairly narrow lane without a footway and only one section of it appears to be provided with a footway, much of it is crosses by a series of driveways, we consider that the proposed development would make the affected section of Didcot FP 12 much more hazardous for pedestrians and cyclists than it already is. We therefore urge your Council to reject the proposed development unless or until safer provision is made for pedestrians and cyclists along the section of the footpath affected. |
| OCC Footpaths | - Response awaited. |

5.0 RELEVANT PLANNING HISTORY

- 5.1 See attached Committee report for full planning history.
P09/W0440 – Erection of 14 residential units with associated parking, landscaping, refuse and cycle storage – Resolution to grant planning permission given by Council's planning committee on 5 August, 2009.

6.0 POLICY & GUIDANCE

- 6.1 See attached report – same policies are relevant.

7.0 PLANNING CONSIDERATIONS

- 7.1 Given that an identical scheme, subject to the differences referred to in 3.0 above, was considered by Planning Committee in August this year, the main determining issue to consider with this scheme is whether there are any material differences which warrant a contrary view being taken on this application. Your officers have concluded that there are none.
- 7.2 The only material difference is that the site area has now been extended to include Marsh Bridge Lane in order to secure the access to the site and simplify the consideration of the application. Plans showing a comparison between the site area for planning ref P09/W0440 and that for P09/W0956 are **attached**. No alterations to the junction with Lower Broadway or the access to the new development off Marsh Bridge Lane are proposed.

8.0 CONCLUSION

- 8.1 It is recommended that planning permission is granted because the principle of residential development on this site is acceptable and an identical scheme has been accepted by the Planning Committee on 5 August. The number and types of dwellings, access and parking arrangements are the same as the withdrawn scheme. There have been no change in site or material circumstances since the consideration of this previous scheme. There are no technical reasons to refuse this application on highway grounds.

9.0 RECOMMENDATION

- 9.1 **It is recommended that the grant of planning permission is delegated to the Head of Planning subject to the prior completion of an appropriated planning obligation with the County Council to ensure infrastructure payments are made towards education, libraries, waste management, a museum resource centre, social and health care, fire and rescue and public transport and with the District Council to ensure infrastructure payments are made towards sport and recreation , play areas, community hall facilities, safety and security, recycling, street naming, green infrastructure and biodiversity and the following conditions:**
1. **Commencement 3 yrs - Full Planning Permission.**
 2. **No development shall commence on site until the applicant has secured a staged programme of archaeological investigation.**
 3. **No development shall commence until a phased contamination land risk assessment including formulation of any necessary remediation proposals has been completed to the Local Planning Authority's (LPA) satisfaction.**
 4. **Sample materials required (walls and roof).**

5. Landscaping (incl access road and hard standings).
6. Sustainable Homes - Code Level 3.
7. The development shall be constructed in accordance with the noise control measures specified in the noise report titled ' Noise and Vibration Assessment, Land at Marsh Bridge Cottages, off Broadway, Didcot, Oxon, OX11 8DL.
8. Notwithstanding the above condition, the development shall be designed, constructed and maintained so as to ensure the internal ambient noise levels shall be in line with BS 8233:1999 'Sound insulation and noise reduction for buildings - Code of Practice.'
9. Hours of operation - construction/demolition sites
10. No surface water drainage to highway.
11. A 3m easement shall be retained between the edge of the sewer and the proposed buildings. The development hereby permitted shall not commence until foul drainage works have been carried out in accordance with details that have been submitted to and approved in writing by the Local Planning Authority.
12. Surface water drainage works (details required).
13. New vehicular access.
14. Estate accesses, driveways & turning areas.
15. Parking & manoeuvring areas retained.
16. Prior to the commencement of development a travel plan showing the routing for construction traffic shall be submitted to and approved in writing by the Local Planning Authority.
17. The cycle provision as shown on the submitted plans shall be provided prior to the occupation of the dwellings.
18. That if required by the fire service, fire hydrants shall be provided on site in accordance with details which shall first have been submitted to and approved in writing by the Local Planning Authority. The approved hydrants shall be provided and connected to water mains prior to the first occupation of the units which they serve.
19. The hedge along the eastern and southern boundaries of the site shall be retained and protected during development

Informative. The proposed junction improvement works will require the applicant to enter into a Section 278 agreement with the Local Highway Authority.

Informative. The developer and the County Council should enter into a Private Road Agreement to allow waste collection vehicles to gain access to the site off Marsh Bridge Lane.

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