

## Planning & Regulation Committee Monday, 2 March 2015

### ADDENDA

#### 1. Apologies for Absence and Temporary Appointments

<i>Apology</i>	<i>Temporary Appointment</i>
Councillor Neil Owen Councillor David Bartholomew	Councillor Charles Mathew Councillor Lawrie Stratford

#### 6. **Development of a single carriageway road between the B4493 (Didcot Road) and the A417 (London Road), including new roundabout junctions with the B4493 and A417, diversion of 'The Driftway' bridleway along the eastern edge of the new link road, provision of a Pegasus signalised crossing, combined footway/cycleway along the full length of the link road, surface water drainage balancing pond, site compound, street lighting, signage, landscaping and planting on land between the B4493 Didcot Road and A417 London Road, to the east of the A34 - Application No R3.0133/14**

Following the finalisation of the report, an appropriate sum was agreed between the rights of way team and the applicant for the maintenance of the bridleway. The applicant has agreed to provide a sum of £40 000 through Section 106 agreement towards the long term maintenance and/or improvement of public rights of way in the vicinity of the new road. Therefore, the recommendation has been amended to:

*It is RECOMMENDED that subject to:*

- i) conditions to be determined by the Deputy Director for Environment and Economy (Strategy and Infrastructure Planning) to include the matters set out in Annex 1 to this report;*
- ii) a Section 106 planning obligation to secure £40 000 for the long term maintenance and/or improvement of public rights of way in the vicinity of the new road;*

*that planning permission for application no. R3.0133/14 be granted.*

**7. Construction of Residential Children's Home - New Assessment Centre building and associated external recreation areas and car parking. Change of use from Farmland to Residential care provision on Litchfield Farm land, Merton Court, Eynsham. - Application No R3.0020/15**

*Additional Representations*

*Eynsham Parish Council* - has no objection subject to the following conditions:

- That the perimeter landscaping on the western and southern boundaries be increased.
- Restriction on the times of the external lighting.
- Traffic calming on the road between Merton Close and Merton Court.
- Site to not be occupied until the travellers on the adjoining field has been removed and the land secured against further trespass.
- A planning obligation in the vicinity of the proposed site for a new cemetery.

*Comments of the Deputy Director for Environment & Economy (Strategy & Infrastructure Planning)*

1. There is an existing hedgerow and trees along the western and southern borders and this would be bolstered by additional planting as shown on the planting plan submitted with the application. This is considered in the main report.
2. External lighting is considered in the main report and a condition requiring details of the lighting to be approved is recommended. This does not explicitly cover the hours of operation but could include that if the lighting was so intrusive as to be felt necessary.
3. No traffic calming has been requested by the County Highway Authority and the level of traffic generation is less than 10 cars per day. The traffic implications are considered in the main report, and it does not conclude that the development would result in the need for traffic calming.
4. The unauthorised use of the adjoining land by travellers would be a matter for the County as property owner and in its capacity dealing with gypsy and traveller services, but it is not a material consideration in respect of the planning application.
5. The proposed development would be for 6 children or fewer who would be in the assessment centre for short term care. A planning obligation for a new cemetery would not be necessary nor reasonable for the proposed development.
6. No amendment is required to the recommendation.

*Eynsham Parish Council, Local Residents and the County Council (as Applicants) held a meeting on the 28 January when the following issues were raised:*

***Construction Traffic and Access to site***

Details of proposed construction traffic routeing through the village was requested. Restricted delivery times, wheel washes, parking provision for construction vehicles, speed limits and tonnage limits were raised for future consideration.

It was noted that during the construction of Merton Court, construction vehicles regularly mounted pavements and damaged kerbs. Consider adding double yellow lines to access route throughout construction period.

Provision of a hard-core parking area around the site would help to limit mud transfer to the road and alleviate concerns around impact on parking.

***Concern of predatory, dangerous or disruptive people being attracted to the area as a result of the assessment centre***

***Boundary issues***

It was requested that significant pruning or pollarding be carried out on some of the trees bordering the assessment centre and residential dwellings. These trees are believed to be dangerous.

Planting of trees and shrubs be considered for improved screening of the assessment centre from Merton Court. These should be considered around larger field space as well as assessment centre site.

***What local facilities/amenities will the assessment centre require use of?***

***How could the assessment centre be of benefit to the immediate area and wider Eynsham community?***

***Road Safety***

Use of Section106 funding was suggested to establish safe crossing point on Acre End Street.

***Where are the children coming from and will their parents or family be aware of their location?***

***Will public use of footpaths (informal?) around the site be maintained?***

*Comments from the Deputy Director for Environment & Economy (Strategy & Infrastructure Planning)*

1. The relevant planning issues have been considered in the report, but the meeting note has not been referred to specifically as it was not a consultation response. Cllr Mathew did request that the issues raised be given serious consideration and so this addenda has been prepared to address the points specifically for reasons of transparency.
2. Construction access has been considered in the report and a condition requiring a Construction Transport Management Plan (CTMP) has been included in the recommendation. Double yellow lines would require policing and the CTMP would address contractor parking around the site. Also the road has yet to be adopted. Yellow lines have not been included in the recommendation. Provision of hard core parking has not been included in the application, but again this would be included in the CTMP if necessary.
3. The County Council as applicants have responded to the concern over the character attracted to the area. They say:

"The assessment centre will always have a minimum of two staff on site 24hrs a day, 7 days a week. These staff are qualified and highly trained to provide a safe and supportive environment for the young people. This includes protecting them from any disruptive external influences, as well as ensuring that the young people themselves don't cause disturbance for local residents. To this end every young person is assessed and monitored and the building will feature external CCTV.

Furthermore it is OCC's experience that a staffed council building acts as a deterrent to gatherings of young people and anti-social behaviour that is often associated with such gatherings. The staff at the assessment centre will have a close relationship with the immediate neighbours and the local police, which will enable them to respond quickly should any unacceptable behaviour occur."
4. The concern over the safety of the trees on the boundary is a property ownership matter. The proposed building would not immediately impact on the trees on the boundary of the site.
5. In terms of the use of local amenities the applicant has produced the following information:

"Where appropriate and based on a thorough assessment of the young person, the residents of the assessment centre will be encouraged to engage with the local community. This could include visiting local attractions and shops.

Young people staying at the assessment centre will continue to be supported at their current school. If for whatever reason this is not possible, OCC will work with local schools to ensure that appropriate arrangements to support the young person's education are in place. However, children at the assessment centre will not be automatically enrolled in Eynsham schools and will not take to priority over the any other children within the locality.

It may be necessary to register young people staying at the assessment centre with the local GP practice as a temporary patient. OCC will work with the GP practice to ensure that the small number of children supported at the assessment centre cause the minimum additional burden on this service."

6. In terms of road safety, the low number users of the site would not require the provision of a new crossing be secured by a Section 106 agreement.
7. The application says that the Children would be from Oxfordshire, but it is no more specific than that. There are no details as to whether the parents would know the location of the children. This does not however raise any planning issues.
8. Informal footpaths around the site would be a matter for the landowner and would not be a planning issue.

## **RECOMMENDATION**

The Recommendation remains as in the original report.