

CUMNOR PARISH COUNCIL
Minutes of the Meeting of the Planning Committee
held on Monday 22 April 2024 at 7.30pm
in Fogwell Road Pavilion, Fogwell Road, Dean Court.

In attendance.

Committee members. Laurence Waters, Chair (Council Vice-chair), Judy Roberts, Chris Westcott and Tina Brock, Clerk.

District Councillors. DC Judy Roberts.

30/24 Apologies for Absence.

Tom Christophers (Council Chair) (prior commitment) and Gary Mason (prior commitment). These apologies were received.

31/24 Variation of Business. None.

32/24 Declarations of Interest. None.

33/24 Minutes of the Meeting of the Planning Committee held on Monday 18 March 2024.

The Committee RESOLVED to approve the minutes which were signed by the Chair.

34/24 Matters arising from these minutes. None.

35/24 Public Participation. None

PLANNING.

36/24 Submitted planning application.

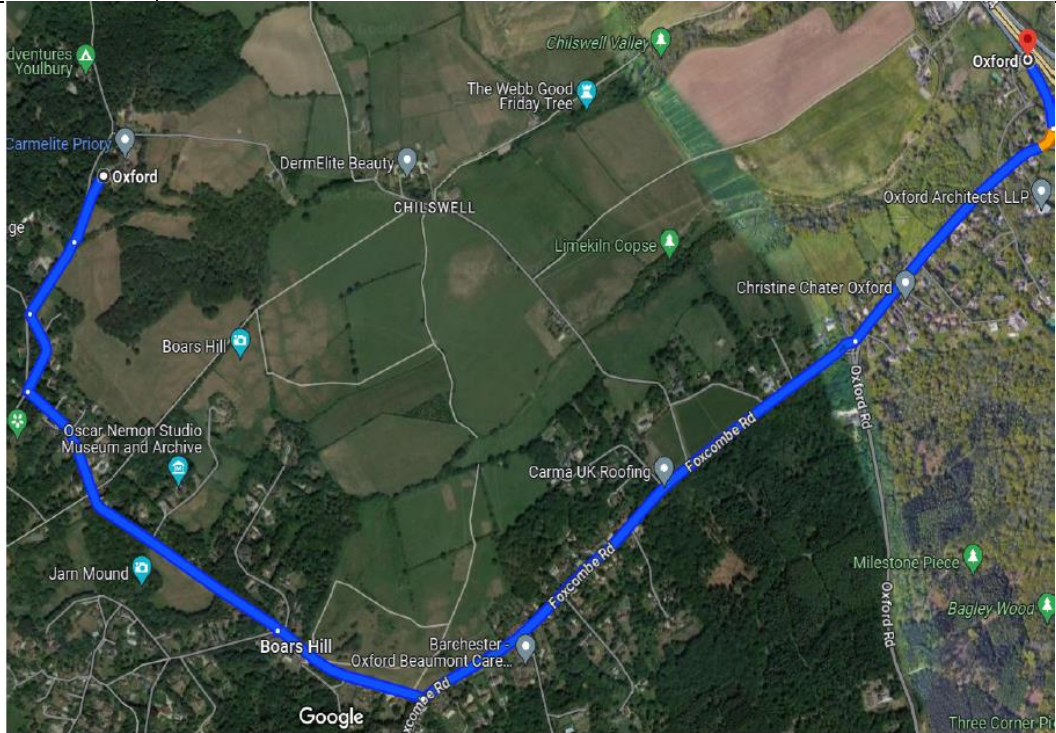
The Committee would submit the following observations:

Table 1 List of planning application(s).

Ref	Planning application number	Address and proposal.
i	P24/V0759/S73	<p>Chilswell, Carmelite Priory Chilswell Boars Hill Oxford OX1 5HB <i>Variation of condition 6 (Construction traffic management (implementation) on application P23/V0508/FUL (Demolition of structures; erection of newbuild structures including central water feature and extensions to existing buildings; external alterations to existing buildings including new and replacement glazing / doors, thermal improvements, roof alterations installation of roof-mounted PV panels and new timber gates; introduction of external store; installation of PV solar array in south meadow; informal overflow parking area with new walkway; new guest parking area; drop-off & disabled parking area with driveway access; new service access to bin store and service area; and hard and soft landscaping works, including new pond, ground alterations associated tree works and boundary treatment)</i></p> <p>Objects.</p> <p>Description of Proposal:</p> <ul style="list-style-type: none"> • Condition 6 of approved P23/V0508/FUL states <i>'The development shall only proceed in conjunction with the measures contained within the approved Construction Traffic Management Plan (CTMP) by Woolridge & Simpson Rev A dated 03 02 22. The approved CTMP shall be implemented prior to any works being carried out on site, and shall be maintained throughout the course of the development.</i> • A S.96 Non-Material Amendment (NMA) application was submitted by the applicant on 20 February 2024 to allow the wording of Condition 6 to be slightly adjusted. As amended, the NMA proposed to add the words '<i>unless otherwise agreed in writing</i>' to condition 6 so as to allow the new contractor to submit a revised version of the Construction Traffic Management Plan (CTMP). • VWHDC replied that this was a material change and so a section 73 application was required to amend the wording of the Traffic Plan to <i>'The development shall only proceed in conjunction with the measures contained within the approved Construction Traffic Management Plan (CTMP) by Beards dated February 2024 rev 01, unless otherwise agreed in writing by the Local Planning Authority. The approved</i>

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		<p><i>CTMP shall be implemented prior to any works being carried out on site, and shall be maintained throughout the course of the development.'</i></p> <ul style="list-style-type: none"> • This s73 application includes a full proposed Construction Traffic Management Plan <p>Comments</p> <ul style="list-style-type: none"> • Council objected to P23/V0508/FUL twice – in March 2023 and to amended plans in August 2023 • Amongst Council's objections were inadequate traffic management proposals for this site located 400m along a single track bridleway (The Ramblers Jubilee Circular Walk and Bridleway – see picture below) which passes – and gives access to – the Youlbury Scout Camp, and which then joins a single track private road (The Ridgeway at its junction with Sandy Lane) some 860m in length from the nearest adopted road (see map below). • Council described the inadequacy both in terms of the operation of the site and for the construction period. • The applicant now proposes in a new Construction Traffic management Plan (CTMP) to limit construction traffic to 12m/15.5 tonne rigid axle trucks (no articulated lorries are proposed – which wouldn't be able to traverse the Ridgeway / bridleway junction in any case) operating before 0730 and between 0900-1600 M-F. • The new proposed CTMP states <ul style="list-style-type: none"> <i>To minimise the potential impact of personal car use, we will require site personnel to vehicle share or utilise public transport, cycle or walk to the site</i> • As Council noted in its objection to P23/V0508/FUL the nearest bus stop is 1.8 miles away at the bottom of a steep hill in Wootton on the B4044. The approach to the site (Sandy Lane) from Wootton is a single lane private road with speed bumps and no pavement. • It therefore seems unlikely – at best – that contractors will walk/bus/cycle to the site • The new proposed CTMP states (pp8) <ul style="list-style-type: none"> <i>Deliveries to the Priory will be escorted on to site by our banks-person, turned around within our compound area and escorted out again.</i> <p>But no details are provided on how far the escort will operate – if at all – along the 400m of bridleway that passes the Youlbury Scout Camp to the junction with Sandy Lane and The Ridgeway</p>

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Access from the A34
From pp10 of the proposed CTMP



Sign at junction of Sandy lane and The Ridgeway 400m from the site



View along bridleway 415/17/20 to the site

- The new proposed CTMP in [P24/V0759/S73](#) makes no reference to a number of key commitments set out in the CTMP in the prior approved [P23/V0508/FUL](#) application.

Specifically, the CTMP (Rev A-03.02.22) in [P23/V0508/FUL](#) states:

- *To keep the A 4183 junction, Foxcombe Road, Berkely Road, The Ridgeway and Sandy Lane, unobstructed and to minimise potential risks of collision and damage, injury, or death, with the public and other road users, no construction traffic, site management or workforce vehicles will be allowed to stop or park on the main roads or grass verges leading to the site. (Section 5a page4)*

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		<p>○ <i>Signage will be placed, as agreed and to the approval of OCC Licensing & Street works Team from whom permission will be sort., along the verges of all the approach roads form the interchange indicating directions to the site and no parking restrictions to construction traffic. In addition, standard order documentation to subcontractors and suppliers will contain a clause prohibiting parking along any of the approach roads form the interchange. This will be reinforced at pre contract meetings with various suppliers and subcontractors.</i></p> <p>○ <i>In addition to the above the Principal Contractor, The Design team and Priory staff, will robustly enforce parking along the approach roads to the site via the Principal Contractors site management and project manager carrying out regular patrols of the roads to request removal of any offenders immediately. The police will be called out in the unlikely event of anyone refusing to cooperate. (Section 5a page 5)</i></p> <p>○ <i>Large, loaded vehicle such as big cranes or steel or truss carrying lorries would be meet where Berkley Road changes to the Ridgeway and escorted into site. (Section 5a page 5)</i></p> <ul style="list-style-type: none"> ● No such detailed commitments can be found in the new proposed CTMP in P24/V0759/S73 ● Application P22/V2189/FUL (approved 16th February 2023) for construction work on the immediately adjacent Youlbury Scout Camp proposed to use the same access along the bridleway as this application. <p>However the approved Construction Management Plan for that application is considerably more prescriptive than that now proposed in P24/V0759/S73.</p> <p>For example, it requires (section 5 pp5-6):</p> <ul style="list-style-type: none"> ○ <i>'All cars and light goods vehicles associated with the site/work areas will be allowed to park in the Car Park area' viz not on the Bridleway</i> ○ <i>All delivery vehicles will contact the site manager on arrival at the Sandy Lane/Ridgeway junction (Gate 1 in the application) who will provide a banksman for movements from this position to the site</i> ○ <i>a traffic management system (2-way traffic lights) will be installed along the lane between Gates 1 & 4 to ensure that no vehicles meet when these larger delivery vehicles are accessing or exiting the site</i> <ul style="list-style-type: none"> ● The Planning permission decision letter for P22/V2189/FUL requires in Condition 10 that the submitted Construction Traffic Management Plan <p><i>'shall be implemented strictly in accordance with the submitted details throughout the course of the development hereby approved and all requirements shall be complied with fully.</i></p> <p><i>Reason: in the interests of visual and residential amenity and highway safety (Policies CP33 and CP37 of adopted Local Plan)</i></p> <p>Reasons / Response</p> <ul style="list-style-type: none"> ● Council objects to the new proposed CTMP in in P24/V0759/S73 as presented because:

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		<ul style="list-style-type: none"> ○ It does not contain a number of the key commitments made in the CTMP approved in P23/V0508/FUL ○ It does not contain a number of key health and safety commitments made in the approved CTMP in application P22/V2189/FUL for the adjacent Youlbury Scout Camp, this approved application using the same single lane bridleway access to that site, which is immediately adjacent to the Carmelite priory site. ○ It makes no reference to cooperation/co-working with the applicant for approved P22/V2189/FUL, with both approved applications planning to use the same single lane bridleway access to the adjacent sites. <p>Should construction periods overlap there would be obvious concerns about safety of horse riders, cyclists pedestrians etc from the operation of two incompatible CTMPs on the same stretch of bridleway</p> <ul style="list-style-type: none"> ● Council will withdraw its objection if VWHDC grants permission conditioned on five mandatory additions being included in the approved CTMP. <p>These five mandatory additions would make the CTMP compliant with Neighbourhood Plan Policy TI3 (footpaths and bridleways) and policies DBC1 and DBC4 (development in the parish and development in the Green Belt) and, as with permitted application P22/V2189/FUL, compliant with Local Plan Policies CP33 and CP 37, given that both applications require site access along the same bridleway from the junction of Sandy Lane and The Ridgeway and along the Ridgeway from its junction with Berkeley Road.</p> <ol style="list-style-type: none"> 1. Given the site location and that site personnel will neither walk (no footpaths), cycle or be able to take a public bus to site (nearest is 1.8 miles away), that the prime contractor establishes on-site parking sufficient for <u>all</u> site personnel and that <u>no vehicles may be parked on the 400m of the Ramblers Jubilee Circular Walk and Bridleway from the site to its junction with Sandy Lane/ The Ridgeway nor on Sandy Lane or along the 860m of the Ridgeway to its junction with the adopted Berkeley Road, with all vehicles accommodated at a secure on site vehicle park within the boundary of the Carmelite priory</u> (see CTMP approved in P23/V0508/FUL) <p>This is to ensure safe and unobstructed use of the bridleway - a private single-track lane with no passing spaces - by riders, cyclists, pedestrians and users/staff of the Youlbury Scout Camp and adjoining private properties.</p> <ol style="list-style-type: none"> 2. As for Condition 10 in P22/V2189/FUL, <u>all deliveries will be escorted to and from the site by banks persons along the full 400m of the Ramblers Jubilee Circular Walk and Bridleway from the site entrance to the junction with Sandy Lane / The Ridgeway.</u> <p>This is to ensure safe and unobstructed use of the bridleway by riders, cyclists, pedestrians and users/staff of the Youlbury Scout Camp and adjoining private properties.</p> <ol style="list-style-type: none"> 3. <u>A traffic management system (2-way traffic lights) will be installed along the bridleway between the junction of Sandy Lane/The Ridgeway and the entrance to Carmelite Priory to ensure that no vehicles meet when delivery vehicles are accessing or exiting the site.</u> (see CTMP for P22/V2189/FUL)

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		<p>4. <u>Large, loaded vehicle such as big cranes or steel or truss carrying lorries would be meet where Berkley Road changes to the Ridgeway and escorted into site (see CTMP approved in P23/V0508/FUL)</u></p> <p>5. <u>Should construction periods for P23/V0508/FUL/P24/V0759/S73 and P22/V2189/FUL overlap, cooperation/co-working with the applicant for approved P22/V2189/FUL will be required by VWHDC, as both approved applications propose to use the same single lane road (The Ridgeway) and single lane bridleway to access their respective adjacent sites.</u></p> <p>Relevant Neighbourhood Plan Policies.</p> <p>Policies DBC1 and DBC4 (development in the Parish and development in the Green Belt) and Policy TI3 (Footpaths and Bridleways).</p>
ii	P24/V0775/LB	<p>Red House Farm, Eynsham Road, Farmoor, Oxford OX2 9NH</p> <p><i>Replacing the existing timber casement windows with new, double-glazed timber casement windows. Internal alterations and demolition of 2 internal partitions to create 2 new bathrooms and extend 1 existing bathroom into an en-suite. Installation of new kitchen fittings, including new extract vent.</i></p> <p>Supports.</p>

37/24 Permitted planning application(s). Noted

Table 2 List of permitted planning applications.

Ref	Planning application number	Address and proposal
i	P24/V0222/HH	<p>Ash Tree Farm, Faringdon Road, Cumnor, Oxford OX2 9QX</p> <p><i>Single storey rear extension.</i></p>

DATE OF THE NEXT MEETING

38/24 Next meeting.

Monday 20 May 2024 (provisionally) at 7.30pm in Fogwell Road Pavilion, Fogwell Road, Dean Court.

The meeting closed at 7.45pm.

SignedDated2024.