

**Minutes of a meeting of STANFORD IN THE VALE PLANNING AND FINANCE SUB-COMMITTEE held
remotely on**

Thursday 24th March 2022

Present: Cllr. Middleton (Chair) Cllr. Williams-Cuss Cllr. Dixon
Cllr. Isaacs Cllr. Lewis (@20:00)

PF/01/03/22 P21/V2334/FUL – Land at former Seven Acres Nursery, Faringdon Rd – Amendment :

No. 2 - dated 8th March 2022

ON THE RESOLUTION OF Cllr. ISAACS

SECONDED BY Cllr. DIXON

IT WAS RESOLVED that:

Stanford in the Vale Parish Council OBJECTS to the application as amended on the following grounds:

Housing mix

Regarding the type R home office/bedroom, which has been reduced in size by the addition of a store cupboard, we feel it is unacceptable to arbitrarily change the room layout simply to bring the floorspace within NDSS limits. Quite frankly, this smacks of gaming the system and would appear to be an admission that 'home offices' are in fact bedrooms in disguise. A stud wall can easily be removed, restoring the room to its original floor area.

Similarly, for house types A and C, despite the fact that their floorspace is within NDSS limits, given the house layout, we contend they are still extremely likely to be used as a bedroom. We remain concerned about the adverse socio-economic effects of artificially suppressing the number of effective bedrooms, which may lead to a lack of appropriate infrastructure for the actual occupancy in practice, the wider development and the community as a whole. This could lead to an artificial reduction in council tax band and consequent loss of revenue to the local authorities.

Play areas

Without the detailed plans in relation to the play area, the applicant cannot demonstrate that the play areas can be safely used without the risk of children running into the highway. Note that the A417 runs adjacent to the play area.

The applicant has again failed to provide the detailed plans we requested in relation to the kick-about area boundaries. This is a material safety issue for our community as previously highlighted. There is a real risk of a child fatality if this issue is not addressed, something that we are sure the committee members would not want on their consciences.

Sustainability

In light of Vale of White Horse's declaration of a climate emergency, and the current energy crisis it is madness to be building an entire development solely reliant on gas heating, all of which will only need to be retrofitted with heat pumps. The developer has also failed to take advantage of any other eco-friendly technologies, such as solar-PV, greywater harvesting, or meeting the Passive House standard. The NPPF requires sustainable development and this council claims to mandate it through its declaration of a climate emergency.