

Minutes

of a meeting of the

Planning Committee

held at the Guildhall, Abingdon on
Wednesday 23 March 2011 at 6.30pm



Open to the public, including the press

Present:

Members: Councillors Bob Johnston (Chair), John Woodford (Vice-Chair), Paul Burton, Terry Cox, Richard Farrell, Richard Gibson, John Woodford (Vice-Chair), Paul Burton, Anthony Hayward, Bob Johnston (Chair), Sue Marchant, John Morgan, Jerry Patterson, Val Shaw, Margaret Turner, Richard Farrell and Terry Cox

Substitute Members: Councillor Matthew Barber (In place of Roger Cox), Mary de Vere (In place of Jenny Hannaby) and Tony de Vere (In place of Chris Wise).

Officers: Martin Deans, Laura Hudson and Claire Litchfield.

Number of members of the public: 34

PI.123 NOTIFICATION OF SUBSTITUTES AND APOLOGIES FOR ABSENCE

It was noted that Councillors Jenny Hannaby, Chris Wise and Roger Cox had given their apologies.

Councillors Tony de Vere, Mary de Vere and Matthew Barber were in attendance as substitute members.

PI.124 MINUTES

RESOLVED: To adopt as a correct record the minutes of the committee meeting held on 26 January 2011 and agree that the chair signs them.

PI.125 DECLARATIONS OF INTEREST

The following interests were declared:

Councillor	Item	Nature of interest	Reason
Paul Burton	KEN/20928/1	Personal and Prejudicial	His wife's employer was an immediate neighbour to the proposed development
Jerry Patterson	KEN/20928/1	Personal	He was a member of Kennington Parish Council

Vale of White Horse District Council – Development Control Committee Minutes

Wednesday, 23RD March, 2011

PI.1

			but had not taken part in any discussions on the matter
John Morgan	WAN/21474 & WAN/5508 & WAN/18388/2	Personal	He was a member of Wantage Town Council but had not taken part in any discussions on the matter

PI.126 URGENT BUSINESS AND CHAIR'S ANNOUNCEMENTS

None

PI.127 STATEMENTS AND PETITIONS FROM THE PUBLIC ON PLANNING APPLICATIONS

The chair referred to the list of members of the public that had expressed a wish to address the committee.

PI.128 STATEMENTS, PETITIONS AND QUESTIONS FROM THE PUBLIC ON OTHER MATTERS

None

PI.129 MATERIALS

None.

PI.130 GFA/670/1 – ERECTION OF 4-BED DWELLING TOGETHER WITH ASSOCIATED PARKING. ERECTION OF A REAR AND SIDE EXTENSION AND ALTERATIONS TO EXISTING DWELLING. LANDVIEW, CANADA LANE, FARINGDON

The committee considered an application for the erection of a rear and side extension and alterations to existing dwelling at Landview, Canada Lane, Faringdon.

David Reynolds made a statement to the committee objecting to the application. He advised that he lived at 1 Maple Cottages and was concerned with the proximity of the new build which would have an adverse impact on light into his property. He considered the design to be out of character and agreed with the points raised in the officers report, in particular the fact that the development was outside of the Faringdon development boundary.

Jeremy Flawn made a statement to the committee on behalf of the applicant. He advised that the site was in the development boundary in previous years and made the point that the site lay within 370 metres of the town centre which made it a sustainable location for development. He commented that the applicant was prepared to tarmac Canada Lane to improve its quality.

Councillor Barber advised that he considered the situation of the new build was not acceptable in terms of its impact on the neighbouring property and its location outside of the development boundary. He commented that he was in support of the officer's recommendation.

Other members agreed with this view.

RESOLVED (by 15 votes to nil)

to refuse planning permission in respect of application GFA/670/1 for the following reasons:

- 1. In the opinion of the Local Planning Authority, the proposed dwelling by reason of its location outside the Faringdon Development Boundary as defined on the local plan proposals map, would result in development in the open countryside contrary to the adopted Vale of White Horse Local Plan in particular Policies H10, H13, GS1, GS2.*
- 2. In the opinion of the Local Planning Authority the proposed dwelling and extensions to the existing dwelling, by reason of their size and bulky design particularly when viewed from the rear of the site would appear prominent and out of keeping with the surrounding area and would have a harmful impact on the prevailing rural character and appearance of the North Vale Corallian Ridge. As such the proposals are contrary to the adopted Vale of White Horse Local Plan in particular Policies DC1 and NE7.*
- 3. In the opinion of the Local Planning Authority the proposed dwelling by reason of its size and proximity to the boundary, and the balcony to the rear, would have a harmful impact on the residential amenity of the immediate neighbouring property in terms of over dominance and over looking. As such the proposal is contrary to the adopted Vale of White Horse Local Plan in particular Policy DC9.*

**PI.131 WAT/1611/16 - CHANGE OF USE FROM
AGRICULTURAL LAND TO MIXED USE FOR AGRICULTURE
AND ENERGY PRODUCTION, INSTALLATION OF PLANT
EQUIPMENT & MACHINERY FOR ENERGY PRODUCTION
(PHOTOVOLTAIC ARRAYS, CABLE TRENCHES,
INVERTERS AND TRANSFORMER). WESTMILL FARM
(ADJACENT EXISTING WIND TURBINES), HIGHWORTH
ROAD, WATCHFIELD**

The committee considered and application for the change of use of agricultural land to mixed use for agriculture and energy production, involving the installation of photovoltaic arrays at Watchfield, Shrivenham.

Adam Twine made a statement to the committee supporting the application. He advised that the energy produced would be enough to supply power to 1000 homes. He confirmed that the land would continue to be used by livestock in addition to hosting the panels. He stated that this would be the first community owned solar park in the UK and would be of significant local benefit.

Members commented that they welcomed the project in terms of its provision of energy however some members were concerned about glare from the panels and how they would look in the landscape.

Several members commented that having visited the site they were satisfied that the site could accommodate the solar panels with minimal visual impact. Officers referred members to the technical report from AARDVaRC limited which contained details of the likely effects of glare.

One member commented that good landscaping was important, as the solar panels could look alien in the site.

RESOLVED (15 votes in favour to nil against)

to grant planning permission in respect of WAT/1611/16 subject to the following conditions:

1. *TL1 Time Limit – Full application*
2. *MC3 Development in accordance with approved plans*
3. *removal of installation if no longer in use*
4. *LS1 Landscape details to be submitted for approval*
5. *LS2 Landscape details approved to be implemented*
6. *Highway crossover to be restored/repared*
7. *Watching brief- archaeologist present to appraise finds*

PI.132 SHR/2573-4 - DEMOLITION OF EXISTING GARAGE AND ERECTION OF THREE DWELLINGS. 33 HIGH STREET, SHRIVENHAM

The committee considered an application to demolish an existing garage and to erect three dwellings at High Street, Shrivenham.

Martin Trwhella made a statement to the committee in support of the application. He endorsed the officer's report.

One member commented that the proposed application was well designed and would improve the rear of the site enormously. Other members agreed that the application would improve the street scene and were satisfied that the conditions addressed any concerns.

The Chairman suggested that the local members should be consulted and other members agreed with this proposal.

RESOLVED (by 15 votes to nil)

to delegate the decision to grant planning permission to the Chair and Vice Chair, in consultation with local members, subject to the completion of a S106 agreement with the County Council in order to secure the necessary financial contributions and subject to the following conditions:

1. TL1 – Time limit
2. MC2 –Materials samples
3. MC9 – Building details
4. MC24 – Drainage details
5. MC22 – Contaminated land
6. Submission of a construction traffic management plan
7. HY7 - no drainage to highway
8. RE2 – PD restriction

**PI.133 WAN/5508/ PROPOSED CHANGE OF USE OF OFFICES
TO 2 RESIDENTIAL UNITS AND 1 RETAIL UNIT. 15 MARKET
PLACE, WANTAGE, OX12 8BQ**

The committee considered an application for the change of use of offices to residential and a retail unit at Market Place, Wantage.

Ron Potter spoke as the applicant in support of his application. He agreed with the officer's report and requested the support of the committee for the application.

One member commented that he was concerned with the provision for the storage of bins, however was satisfied that the conditions addressed this.

RESOLVED (by 15 votes by nil)

that planning permission be granted subject to the following conditions:

1. TL1 – time limit
2. *Prior to the commencement of the development hereby permitted full details of the proposed shop front including external materials shall be submitted to and approved in writing by the Local Planning Authority. The development shall only be carried out in accordance with the approved details.*
3. *Prior to the commencement of development hereby approved full details of the proposed bin storage for the development shall be submitted to and approved in writing by the local planning authority. The development shall only be carried out in accordance with the approved details.*

**PI.134 WAN18388/2 - ERECTION OF FIRST FLOOR SIDE &
TWO STOREY REAR EXTENSIONS WITH ATTIC**

CONVERSION. ERECTION OF FRONT PORCH EXTENSION. 2 FOLIAT CLOSE, WANTAGE, OX12 7AP

The committee received and considered an application for the erection of a first floor side and two storey extension with attic conversion. It was noted that the Parish Council had objected to the application.

Paul Udrey made a statement to the committee in support of the application. He commented that the design was typical of adjoining properties in the area.

Members considered that the application was acceptable.

RESOLVED (by 15 votes to nil)

to grant planning permission in respect of application WAN/18388(2) subject to the following conditions:

- 1 *TL1 – Time limit*
- 2 *RE1 – Matching materials*
- 3 *In accordance with the details shown on the approved drawings the new first and second floor windows in the south-west elevation shall be glazed with obscured glass and shall be fixed shut, apart from a top-hung opening vent only. Thereafter the windows shall remain obscure glazed with top-hung opening vents only. Notwithstanding the provisions of Class A of Part 1 Schedule 2 of the Town and Country Planning (General Permitted Development) Order 1995 (or the equivalent provisions of any order revoking and re-enacting that Order), no additional first floor windows shall be inserted in the south-west or north-east elevations of the dwelling without the prior grant of planning permission.*

PI.135 KEN/20928/1 - ERECTION OF 16 DWELLINGS (INCLUDING 6 AFFORDABLE HOMES) WITH PARKING, LANDSCAPING AND ACCESS. LAND ADJOINING 31 AND 34 SIMPSONS WAY, KENNINGTON

Councillor Paul Burton left the meeting room, having declared a personal and prejudicial interest in this item.

The committee received and considered an application for the erection of 16 dwellings at land adjoining 31 and 34 Simpson's Way, Kennington.

The committee was reminded that it had resolved to refuse a previous scheme for the site as did not contain the requisite provision of affordable housing. The committee was asked to consider a revised application.

It was reported that that there had been 58 letters of objection received in respect of the application and a petition against the application with 198 signatures had been received by the Council. It was reported that the position of number 29 Vale of White Horse District Council – Development Control Committee Minutes

Simpsons Way had been incorrectly positioned on the block plan, it was actually 5 metres from the boundary. Officers advised that the affordable housing provision was found to be adequate and recommended that the decision to grant planning permission be delegated to the head of planning subject to conditions.

Reverend Ben Whitaker made a statement to the committee objecting to the application. He raised concerns regarding the relationship between 29 Simpsons Way and the proposed plot 2, in that plot 2 would be dominated and overlooked by 29 Simpsons way. He raised concerns regarding the provision of parking, the size of the proposed garages and lack of storage for bicycles, leading to overspill parking into Simpsons Way. He commented that the amended plans were not available until 10 days prior to the meeting and therefore there had not been proper consultation. He referred to the strength of local feeling against this application and urged the committee to refuse the application.

Nick Lysba made a statement on behalf of the applicant. He stated that the concerns of committee regarding affordable housing had been addressed.

Councillor Gareth Jennings made a statement to the committee objecting to the application. He raised concerns regarding parking, the impact on the open space in Kennington and the impact of the high fence which he considered would dominate and attract graffiti.

One member commented that he was concerned with the relationship between 29 Simpsons Way and the proposed plot 2, he expressed his view that the garden of plot 2 should be protected as if it were an existing property. He commented that he found the other elements of the application acceptable.

Other members agreed with this view. One member commented that although there was some impact on plot 2, the potential purchaser of this plot would be able to view this impact on purchase and so did not consider it reason enough for refusal. He added that the County Engineer's view was clear and argued that the committee had to take his advice. He commented that he would like to see the boundaries of plots 6 and 8 treated with close boarded fences, and that the walls adjoining plots 4 through to 7 should be brick or stone and similarly plots 15 and 16. He also suggested that the applicant be asked to stake out the plots so that the slab levels and the size of the plots could be visually ascertained. He suggested that plots 1 and 2 should have top hung obscure glazed windows on the landing to prevent overlooking at number 34. Finally he suggested that construction should not take place on plots 9 to 16 until the slab levels had been inspected by a planning officer.

One member commented that the committee should still be concerned with the impact on plot 2 regardless of the fact that it had yet to be built.

The Chairman moved the officer's recommendation together with the additional conditions suggested above.

RESOLVED (by 10 votes in favour, 3 votes against and 1 abstention)

That authority to permit application KEN/20928/1 be delegated to the head of planning, in consultation with the committee's chair and/or vice-chair, subject to:

- (i) *completion of section 106 obligations to control the affordable housing and secure financial considerations to social infrastructure; and*
- (ii) *conditions as follows:*
 - 1. *TL1 (time limit – full permission)*
 - 2. *MC2 (materials – samples)*
 - 3. *RE17 (slab levels dwellings)*
 - 4. *RE6 (boundary details)*
 - 5. *RE11 (garage accommodation)*
 - 6. *HY2 (access in accordance with specified plan)*
 - 7. *HY7 (car parking)*
 - 8. *HY12 (estate roads)*
 - 9. *HY13 (estate roads prior to occupation)*
 - 10. *MC32 (construction method statement)*
 - 11. *LS1 (landscaping scheme submission)*
 - 12. *Landscaping scheme implementation*
 - 13. *Submission of biodiversity measures*
 - 14. *MC24 (drainage details – surface water and foul water)*
- (iii) *the boundaries of plots 6 and 8 shall be treated with close boarded fences;*
- (iv) *the walls adjoining plots 4 to 7 and plots 15 and 16 shall be brick or stone;*
- (v) *the applicant shall stake out the plots so that the slab levels and the size of the plots can be visually ascertained;*
- (vi) *plots 1 and 2 shall have top-hung, obscure-glazed windows on the landing to prevent overlooking to number 34; and*
- (vii) *construction shall not take place on plots 9 to 16 until the slab levels have been inspected by a planning officer.*

PI.136 NHI/21045/2 - PROPOSED TWO STOREY SIDE EXTENSION AND SINGLE STOREY REAR EXTENSION. 170 WESTMINSTER WAY, NORTH HINKSEY, OXFORD, OX2 0LR

The committee considered an application for a two storey side extension and single storey rear extension at Westminster Way, North Hinksey.

Councillor Philip Stevens of North Hinksey Parish Council made a statement to the committee objecting to the application. He raised concerns regarding the proximity of the proposed developments to the boundary of the neighbouring property.

Members considered the application to be acceptable and that the conditions proposed addressed any concerns.

RESOLVED (by 15 votes to nil)

to grant planning permission in respect of application NHI/21045/2 subject to the following conditions:

- 1 TL1 Time Limit
- 2 RE1 – Matching materials
- 3 RE20 – Restriction on use of roof as a balcony.

**PI.137 SUN/21078/5 - REMOVAL OF EXISTING GARAGE.
ERECTION OF A REPLACEMENT SINGLE STOREY GARAGE
AND SEPARATE SINGLE STOREY SUMMER HOUSE
(RETROSPECTIVE.) WOODCROFT, FOXCOMBE LANE,
BOARS HILL, OXFORD OX1 5DH**

The committee considered an application to erect a single storey garage and separate summer house at Foxcombe Lane, Boars Hill.

Professor Geza Vermes made a statement to the committee objecting to the application. He raised concern regarding the loss of privacy to his garden following the removal of vegetation that had previously screened it. He was further concerned that the summer house was very close to the boundary and openly overlooked his rear garden.

Stefano Cantarelli made a statement to the committee supporting his application. He advised that the shed was for the storage of tools and was 10 metres away from the boundary. He advised that some of the vegetation had been removed prior to his taking ownership of the property.

One member commented that she did not have any problem with the garage, however she considered that the location of the summer house was unsympathetic and the windows overlooked the garden of the neighbouring property.

Other members considered that the distance to the boundary was acceptable, although felt that it was a shame that the vegetation had been removed.

RESOLVED (by 11 votes in favour to 3 against with 1 abstention)

to grant planning permission in respect of application SUN/21078/5

**PI.138 CUM/21441 - PROPOSED DEMOLITION OF EXISTING
CLOAKROOM AND ERECTION OF SINGLE STOREY REAR
EXTENSION INCLUDING NEW TILED ROOF TO EXISTING
CONSERVATORY AND PROPOSED ADDITION OF TWO
DORMER WINDOWS TO THE FRONT ELEVATION AND 1
FLAT ROOF DORMER TO THE REAR ELEVATION 137
CUMNOR HILL, OXFORD, OX2 9JA**

The committee considered an application to demolish an existing cloakroom and erect a single storey rear extension.

It was noted that the Parish Council had objected to the application. Members considered that there were no grounds on which to refuse the application.

RESOLVED (13 in favour with 2 abstentions)

Vale of White Horse District Council – Development Control Committee Minutes

that planning permission be granted subject to the following conditions:

1. *TL1 Time Limit*
2. *RE1 Matching materials.*

PI.139 CUM/21452 - PROPOSED FRONT AND SIDE EXTENSION INCLUDING NEW PORCH AND INTERNAL ALTERATIONS. 1 APPLETON ROAD, CUMNOR, OX2 9QH

The committee considered an application for an extension to the front and side of a property at 1 Appleton Road, Cumnor.

Mr Noble made a statement to the committee in support of the application. He commented that the proposed development would improve the conservation area and the design was sympathetic and retained important features.

Members considered that the application would be an enhancement to the conservation area and there were no grounds on which to refuse.

RESOLVED (15 votes to nil against)

that planning permission be granted subject to the following conditions:

1. *TL1 – Time limit*
2. *mc2 – Sample Materials*
3. *HY6 – Access, turning and parking in accordance with specified plan*
4. *HY17 Closure of existing access.*

PI.140 WAN/21474 - RETROSPECTIVE APPLICATION FOR SATELLITE DISH LOCATED TO THE FRONT OF THE PROPERTY.89 ST MARY'S, WANTAGE OX12 8FF

The committee received a retrospective application for the installation of a satellite dish at St Mary's Wantage.

One Member commented that care had been taken in the design of the St Mary's development, and that it was a shame that the installation of the satellite dish on a pole was visually unattractive. Other members commented that it would be preferable on new developments to have centralised television services, such as cable or satellite delivered in blocks, rather than having individual dishes for each property.

RESOLVED (7 votes in favour, to 7 votes against with 1 abstention – the Chair had the casting vote and voted in favour)

to grant planning permission in respect of application WAN/21474.

The meeting rose at 9.35 pm