

Planning Committee Agenda



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Date: 25 April 2012
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A meeting of the
Planning Committee
will be held on Wednesday, 25 April, 2012 at 6.30 pm
Council Chamber, Abbey House, Abingdon

Members of the Committee:

Councillors

Robert Sharp (Chairman)	Sandy Lovatt
John Morgan (Vice-Chairman)	Sue Marchant
Eric Batts	Jerry Patterson
Roger Cox	Helen Pighills
Jenny Hannaby	Kate Precious
Anthony Hayward	Margaret Turner
Bob Johnston	John Woodford
Bill Jones	

Substitute councillors

All other councillors trained in planning matters

A large print version of this agenda is available. In addition any background papers referred to may be inspected by prior arrangement.

Please note that this meeting will be held in a wheelchair accessible venue. If you would like to attend and have any special access requirements, please let the Democratic Services Officers know beforehand and they will do their very best to meet your requirements.

A handwritten signature in black ink, appearing to read 'M Reed'.

Margaret Reed
Head of Legal and Democratic Services

Members are reminded of the provisions contained in the code of conduct adopted on 30 September 2007 and standing order 34 regarding the declaration of personal and prejudicial interests.

Agenda

Open to the Public including the Press

Map and vision

(Page 6)

A map showing the location of the venue for this meeting is attached. A link to information about nearby car parking is http://www.whitehorsedc.gov.uk/transport/car_parking/default.asp

The council's vision is to take care of your interests across the Vale with enterprise, energy and efficiency.

1. Chairman's announcements

To receive any announcements from the chairman.

2. Urgent business

To receive notification of any matters which the chairman determines should be considered as urgent business and the special circumstances which have made the matters urgent.

3. Notification of substitutes and apologies for absence

To record the attendance of substitute members, if any, who have been authorised to attend in accordance with the provisions of standing order 17(1), with notification having been given to the proper officer before the start of the meeting and to receive apologies for absence.

4. Minutes

To adopt and sign as a correct record the minutes of the committee meeting held on 28 March 2012 (to follow).

5. Declarations of interest

To receive any declarations of personal or personal and prejudicial interests in respect of items on the agenda for this meeting.

6. Statements and petitions from the public on planning applications

Any statements and/or petitions from members of the public under standing order 33, relating to planning applications, will be made or presented at the meeting.

7. Statements, petitions and questions from the public on other matters

Any statements and/or petitions from the public under standing order 32 will be made or presented at the meeting.

8. Materials

To consider any materials submitted prior to the meeting of the Committee.

Any materials submitted will be on display prior to the meeting.

Planning applications

All the background papers, with the exception of those papers marked exempt/confidential (e.g. within enforcement files) used in the following reports within this agenda are held (normally electronically) in the application file (working file) and referenced by its application number. These are available to view at the council offices (Abbey House, Abingdon) during normal office hours.

Any additional information received following the publication of this agenda will be reported and summarised at the meeting.

9. Land east of A338, Garford. Construction of new crematorium with new access, parking, gardens of remembrance and provision of land for natural burials. P11/V2453

(Pages 7 - 78)

Recommended: to delegate authority to grant planning permission to the head of planning services, in consultation with the chairman and vice chairman and subject to both the completion of a planning obligation to secure a financial contribution to public transport and conditions.

10. Land south of Alfreds Place, East Hanney. Erection of 15 dwellings with associated access roads, garages and open space. P11/V2103

(Pages 79 - 110)

Recommended: to delegate authority to grant planning permission to the head of planning, in consultation with the committee chairman and vice chairman, subject to a s106 agreement with both the county council and district council in order to secure contributions towards local

infrastructure and to secure the affordable housing, and also subject to conditions.

11. Challow Park Studios, Challow Park, Challow Road, East Challow. Demolition of existing cottage. Erection of new three bedroom dwelling. P11/V2878

(Pages 111 - 124)

Recommended: to grant planning permission subject to conditions.

12. Thames View, Millway Lane, Appleton. Application to remove planning obligation attached to planning permission P80/V1401 which applied an agricultural occupancy restriction and a tie to the land. P11/V1730/DPO

(Pages 125 - 128)

Recommended: to delegate authority to remove the planning obligation to the head of planning in consultation with the chairman and vice-chairman.

13. 10 Harwell Road, Sutton Courtenay. Replacement of velux window with dormer (amendment to planning approval 06/01695/FUL). P12/V0252

(Pages 129 - 132)

Recommended: to grant planning permission subject to conditions

14. Chandlers Close, Abingdon. Confirmation of Tree Preservation Order 10-2011.

(Pages 133 - 153)

Recommended: To confirm Tree Preservation Order 10-2011.

15. Certificates of lawful development

Certificates of lawful development

At its meeting on 1 March 2012 the committee considered an application for a lawful development certificate for an existing use of the access and parking area at a property in Wantage. A number of councillors expressed concern that the committee was asked to consider such a legal matter without sight of all the evidence. Furthermore, some councillors expressed the view that officers had previously determined these applications.

This case highlighted that the delegated powers to the head of planning in the constitution require clarification to ensure that there is no doubt that they cover applications for certificates of lawful development. This matter will be addressed as part of the next constitution review. However, to avoid applications coming to committee prior to this review the committee is

invited to delegate authority to the head of planning to deal with applications.

Recommended: to authorise the head of planning to determine applications for certificates of lawful development.

Exempt information under Section 100A(4) of the Local Government Act 1972

None.