

Date: 8 July 2005

TO: All Members of the Development
Control Committee
FOR ATTENDANCE

TO: All Other Members of the Council
FOR INFORMATION

Dear Sir/Madam

Your attendance is requested at a meeting of the **DEVELOPMENT CONTROL COMMITTEE** to be held in the **GUILDHALL, ABINGDON** on **Monday, 18th July, 2005** at **6.30 pm**.

Yours faithfully

Terry Stock
Chief Executive

Members are reminded of the provisions contained in Part 2 of the Local Code of Conduct, and Standing Order 34 regarding the declaration of Personal and Prejudicial Interests.

A G E N D A

Open to the Public including the Press

A Large print version of this agenda and any background papers referred to may be inspected by prior arrangement with Carole Nicholl, Democratic Services Officer on telephone number (01235) 547631.

Map and Vision

(Page 7)

A map showing the location of the venue for this meeting, together with a copy the Council Vision are attached.

1. 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.

2. Minutes

(Pages 8 - 25)

To adopt and sign as a correct record the Minutes of the Meeting of the Development Control

Committee held on 20 June 2005.

3. Declarations of Interest

To receive any declarations of Personal or Personal and Prejudicial Interests in respect of items on the agenda for this meeting.

In accordance with Part 2 of the Local Code of Conduct and the provisions of Standing Order 34, any Member with a personal interest must disclose the existence and nature of that interest to the meeting prior to the matter being debated. Where that personal interest is also a prejudicial interest, then the Member must withdraw from the room in which the meeting is being held and not seek improperly to influence any decision about the matter unless he/she has obtained a dispensation from the Standards Committee.

4. Urgent Business and Chair's Announcements

To receive notification of any matters, which the Chair determines, should be considered as urgent business and the special circumstances, which have made the matters urgent, and to receive any announcements from the Chair.

5. Statements and Petitions from the Public Under Standing Order 32

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

6. Questions from the Public Under Standing Order 32

Any questions from members of the public under Standing Order 32 will be asked at the meeting.

7. Statements and Petitions from the Public under Standing Order 33

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.

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.

9. Appeals

(Wards Affected: Greendown; Hendreds; Longworth; Stanford; Sutton Courtenay and Appleford;)

Dismissed

The following appeals have been dismissed by the Planning Inspectorate: -

- (i) Appeal by Mr A Rogers against the Council's decision to refuse to permit one bungalow and garage, demolition of four garages, old green house and a concrete compost

container, at Lakeside, All Saints Lane, Sutton Courtenay. (SUT/5168/9-X). The decision to refuse planning permission was made by the Director under powers delegated to him.

The Inspector considered that the main issues in this case were whether the development proposed made adequate provision for access and the effect of the development proposed on the living conditions of adjoining occupiers.

The Inspector concluded that the proposal would result in a development with substandard access arrangements contrary to Local Plan Policy H16 in that the width of the access way would be insufficient to service the development in a safe manner and there would be the potential for vehicles being reversed across the footpath, representing a clear danger to pedestrian and highway safety.

The Inspector concluded that as the development would intensify both the vehicular and pedestrian use of the access drive, it would detract materially from the living conditions to which the occupiers of 14A and 16 Appleford Road might reasonably expect to be entitled to and would result in disturbance, overlooking and loss of privacy to those occupiers contrary to Local plan Policy H16.

The Inspector therefore dismissed the appeal. No reference to costs was made with the appeal decision.

- (ii) Appeal by Mr and Mrs Stoneham against the Council's decision to refuse to permit the partial demolition of the existing dairy and its conversion and change of use to form a single dwelling, Cold Harbour Farm, Hatford (HAT/15051/12). The decision to refuse planning permission was made by the Director under powers delegated to him.

The Inspector considered that there was little prospect of the proposed dwelling being occupied other than in a manner which rendered it dependent on access to a private car. The Inspector had considered that it was not possible to justify the proposed development in locational terms, but had nevertheless taken account of the intrinsic sustainability of the principle of the re-use of existing buildings. The Inspector concluded that within the complex of Coldharbour Farm there was no reason to suppose, in the event of the appeal being dismissed, the building would remain without a useful purpose. The Inspector therefore considered whether the appeal should succeed on the basis of limiting its occupation to guests or staff in association with the stable block. However in view of the accommodation which was clearly potentially available in the permitted conversion building, the Inspector could see no justification for a concession on these grounds.

The Inspector therefore dismissed the appeal. No reference to costs was made with the appeal decision.

- (iii) Appeal by the Trustees of FJ Gregory Discretionary settlement against the Council's decision to refuse to permit outline permission for residential development (nine dwelling) (demolition of farm buildings) at the Causeway Farm, the Causeway, Steventon (STE/107/15-X). The decision to refuse permission was made by the Development Control Committee.

The Inspector considered that the main issue in this case was whether the proposed development would accord with housing policies in respect of development within the village of Steventon.

The Inspector considered that the site was not visually contained by well established strong physical features that clearly formed an integral part of the settlement. As such the development proposed would not comprise a natural completion of the existing pattern of development. The Inspector therefore concluded that the development

proposed would represent a significant extension of the village boundary contrary to Local Plan Policy H5.

The Inspector therefore dismissed the appeal. No reference to costs was made with the appeal decision.

- (iv) Appeal by Mr A Buchanan against the Council's decision to refuse to permit a change of use of land from agriculture to residential curtilage on land adjacent to Manor Farmhouse, The Green, Charney Bassett (CHA/13735/3). The decision to refuse planning permission was made by the Strategic Director under powers delegated to him.

The Inspector considered that the main issue in this case was the effect of the proposed change of use of the land on the character and appearance of the Charney Bassett Conservation Area. The Inspector considered that the large open field which formed part of the appeal site was an important extension of the countryside into the heart of the Conservation Area and that it enhanced the open aspect of this part of the village. The Inspector concluded that the proposed development would neither preserve nor enhance the character and appearance of the area and as such was contrary to Local Plan Policies H19 and HE1.

The Inspector therefore dismissed the appeal. No reference was made to costs was made with the appeal decision.

- (v) Appeal by Mr and Mrs Males against the Council's decision to refuse to permit the conversion of attic into bedroom and dormers, access (onto unclassified road) and off street parking at Roselea, High Street, Childrey (CHD/18756/1). The decision to refuse permission was made by the Strategic Director under powers delegated to him.

The Inspector considered that the main issues in this case were the effect of the proposal on the character and appearance of the Childrey Conservation Area and on highway safety on the adjoining footpath and unclassified drive.

The Inspector considered that the existing front boundary wall and raised flowerbed contributed materially to the character and appearance of the Conservation Area. The loss of the wall and part of the flowerbed and their replacement by solid scalloped shaped gates would appear as a discordant element in the street scene and would detract from the character of the village. The loss of a small part of the village green to accommodate the proposed driveway compounded the unacceptable nature of the proposal. The Inspector therefore concluded that the proposed vehicular access would neither preserve nor enhance the character and appearance of the Conservation Area and would be contrary to Local Plan Policy HE1 and National Guidance in PPG15.

Furthermore, the Inspector considered that in the absence of any vehicular turning space on the appeal site, vehicles would need to reverse into or from the site. The emerging visibility at the proposed access would be severely limited by the appeal dwelling and the boundary wall to the south. The Inspector was satisfied that these reversing manoeuvres would constitute a substantial risk to highway safety given the nature of the use of the immediately adjoining access to the commercial enterprise.

The Inspector concluded that the proposed development would fail to provide a safe and satisfactory access with adequate visibility onto the adjoining footpath and unclassified drive, contrary to Local Plan Policy D3. The Inspector therefore dismissed the appeal. No reference to cost was made with the appeal decision.

Recommendation

that the agenda report be received.

10. Forthcoming Public Inquiries and Hearings

(Pages 26 - 28)

A list of forthcoming public inquiries and hearings is presented.

Recommendation

that the report be received.

PLANNING APPLICATIONS

Local Government (Access to Information) Act 1995 - The background papers for the applications on this agenda are available for inspection at the Council Offices at the Abbey House in Abingdon during normal office hours. They include the Oxfordshire Structure Plan, the Adopted Vale of White Horse Local Plan (November 1999) and the emerging Local Plan and all representations received as a result of consultation.

Report 53/05 of the Assistant Director (Planning) refers.

Please note that any additional information received following the publication of this agenda will be reported at the meeting. Furthermore, the order in which applications are considered may alter to take account of the Council's public speaking arrangements. Applications where members of the public have given notice that they wish to speak will be considered first.

11. MIL/59/43 (e) – Erection of B1 office units, 115 Milton Park, Milton

(Wards Affected: Harwell; Hendreds;)

(Pages 29 - 33)

12. WAN/420/8 - Demolition of single storey store room and WCs. Erection of a single storey rear extension for car wash and valet unit and extend showroom into disused shop store unit.

(Wards Affected: Wantage Charlton; Wantage Segsbury;)

(Pages 34 - 41)

13. BAU/7616/15 – Variation of Condition 8 of Planning Permission BAU/7616/11 to allow occupation by Putra Modern and Oxford Exhibition Services without the need for highway improvements. Uffington Industrial Estate, Uffington Station, Baulking

(Wards Affected: Craven)

(Pages 42 - 55)

14. STA/7904/32 – Erection of four single storey industrial units Plot B, White Horse Business Park, Stanford-in-the-Vale

(Wards Affected: Stanford)

(Pages 56 - 60)

15. CHD/13083/9 - Siting of a Mobile Home, Meadow View Equine Centre, Ickleton Road, Childrey, Wantage

(Wards Affected: Greendown)

(Pages 61 - 72)

16. **GRO/13203/4 - Installation of a 20m high monopole, three antennas, three dish antenna, radio equipment housing and development ancillary thereto. Elms Farm, Grove Road, Grove**
(Wards Affected: Grove)
(Pages 73 - 81)
17. **GRO/19029 - Two storey and single storey extensions with internal alterations, 12 Blenheim Gardens, Grove**
(Wards Affected: Grove)
(Pages 82 - 86)
18. **WAN/19036 - Single storey extension and conversion to two flats with access and parking, 21 Harcourt Green, Wantage**
(Wards Affected: Wantage Charlton; Wantage Segsbury;)
(Pages 87 - 91)
19. **SHR/19080-X - Residential Development, land to the Rear of 6 Stainswick Lane, Shrivenham**
(Wards Affected: Shrivenham)
(Pages 92 - 96)

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

None.