

# Minutes

of a meeting of the

## Planning Committee

held at the Council Chamber, Abbey House,  
Abingdon on Wednesday, 15 August, 2012  
at 6.30pm



**Open to the public, including the press**

### Present:

Members: Councillors Robert Sharp (Chairman), John Morgan (Vice-Chair), John Woodford, Anthony Hayward, Bob Johnston, Sue Marchant, John Morgan (Vice-Chair), Jerry Patterson, Margaret Turner, Robert Sharp (Chairman), Eric Batts, Bill Jones, Sandy Lovatt, Helen Pighills and Kate Precious.

Substitute Members: Councillor Mike Badcock.

Officers: Susan Harbour, Martin Deans, Laura Hudson, Stuart Walker, Mike Gilbert, David Burson and Ian Price.

Number of members of the public: 70

### **PI.53 CHAIRMAN'S ANNOUNCEMENTS**

The chairman gave housekeeping announcements, outlined the procedure and explained the remit of the committee.

He stated that the agenda would be heard in the order of the speakers' list.

### **PI.54 URGENT BUSINESS**

None.

### **PI.55 NOTIFICATION OF SUBSTITUTES AND APOLOGIES FOR ABSENCE**

Councillor Roger Cox sent his apologies and Councillor Mike Badcock attended as his substitute.

### **PI.56 MINUTES**

The minutes of the Planning Committee held on 19 July 2012 were approved as an accurate record and the chairman signed them.

## **PI.57 DECLARATIONS OF PECUNIARY INTEREST AND OTHER DECLARATIONS.**

### **Declarations of pecuniary interest**

Councillor Margaret Turner declared an interest in the item on Anson Field, Morland Road and Hyde Copse, Howard Cornish Road, Marcham P12/V0854 as her daughter owned a nearby property, the value of which may be affected by the application. She left the room during this item.

### **Other declarations by councillors**

<b>Agenda item</b>	<b>Councillor/s</b>	<b>Declaration</b>
11	Jerry Patterson	Knows the applicant's parents
12	Bob Johnston	Is on Radley Parish Council, but was not present when this item was discussed.
13	Eric Batts  Jerry Patterson, Bob Johnston & John Woodford	Knows next door neighbour to applicant  Know Rev Brian Stops, from the parish council who are objecting to this application.
14	Jerry Patterson, Bob Johnston & John Woodford	Know Rev Brian Stops, from the parish council who are objecting to this application.
15	Sandy Lovatt & Helen Pighills  Mike Badcock	Are members of Abingdon Town Council, but not present at the planning committee when this item was discussed.  Is chair of Abingdon Town Council's planning committee

## **PI.58 STATEMENTS AND PETITIONS FROM THE PUBLIC ON PLANNING APPLICATIONS**

None.

## **PI.59 STATEMENTS, PETITIONS AND QUESTIONS FROM THE PUBLIC ON OTHER MATTERS**

None.

## **PI.60 MATERIALS**

None.

## **PI.61 ANSON FIELD, MORLAND ROAD AND HYDE COPSE, HOWARD CORNISH ROAD, MARCHAM. P12/V0854**

*Councillor Margaret Turner left the meeting for the duration of this item.*

The officer introduced his report and gave updates which had been received since publication.

- There had been 6 further letters of objection received, which broadly reiterated the points made in earlier objections.
- The county engineer has confirmed the following: “no objection to the width of the access road being 4.2 metres for accessing the sports uses. However the first 15 metres for its junction with Howard Cornish Road must be a minimum of 4.8 metres to allow for two vehicles to pass each other safely at the access point and so as not to interfere with traffic on the Howard Cornish Road. There is no objection to the width being 4.2 metres for the remainder of the access road with the passing bays as shown. The sightlines as described on the layout are also satisfactory at 4.5 metres and 90 metres.
- The countryside officer has confirmed no objection subject to ensuring that the mitigation/compensation measures proposed in the ecology report can be implemented and a management plan for the existing woodland can be produced and implemented.
- English Heritage has confirmed that the matter regarding scheduling the site as an ancient monument was passed to the Department of Culture, media and Sport for decision on 9 August 2012. Unfortunately, there is no response from DCMS yet on their decision, but it is expected shortly.
- The applicant has provided further amended plans showing minor tweaks to the residential layout at the request of officers, and to the community hub layout to incorporate the county highway engineer’s comments on the access.

Councillor David Walton from Marcham Parish Council spoke against the application. He said that in a postal ballot 62 percent of villagers had responded. 47 percent were in favour of the application and 53 percent against it.

He also made the following points:

- Villagers want increased community facilities.
- The number of houses on the site should be reduced to 45 to lower the density.
- The height of the tallest house should be reduced to reduce the visual impact.
- Footpaths should be improved.
- The house nearest to Dove Cottage should be removed to increase the privacy enjoyed by Dove Cottage residents.
- To improve the proposed styles and materials.
- That two new classrooms should be added to the local school.

Mr Bob Anderson spoke in objection to the application.

- He said that the “hub” of new community facilities would not be near enough to the centre of the village.
- There would be a net loss of tennis courts under the proposal

Jim Asher, from the Marcham Community Group spoke in favour of the application.

- Marcham Community Group has over 300 members who support a new community building appropriate to community needs and who see the benefit of the application by a majority of 2:1.
- Marcham Community Group is still concerned about the impact on the local school.

Andy Cattermole, the applicant, spoke in favour of the application.

The committee had an extensive discussion on this item.

- There were concerns as to whether the issues raised by Thames Water about the drainage would slow delivery of the project down. Officers stated that Thames Water say the issues can be resolved to allow delivery within the time frame.
- There is space available for additional expansion of the primary school.
- The remaining green area by the housing development will become an open play area, with children's play area. The cricket pitch will be moved to the new community hub site. The play area next to the housing development will be retained by the Anson trust as community open space.
- The committee requested that its concerns about the village school were recorded and that at least two extra classrooms were added in time to cater for families moving into the new housing.
- The loss of the village tennis courts could potentially be addressed by playing tennis on the multi-use games area of the school or by further negotiation with the school over its new play area.
- The house nearest to Dove Cottage has already been reduced by 0.8 metres and moved 0.5 metres to the west to reduce the impact and overlooking.

**RESOLVED: (For 11; Against 1; Abstentions 0)**

**To authorise the head of planning, in consultation with the committee chairman, vice chairman, local member and opposition spokesman to grant planning permission, and subject to:**

1. Confirmation from English Heritage that the site is not to be scheduled as an ancient monument.
2. Confirmation from county highways officer and countryside officer that revised access drive and ecological impacts at Hyde Copse are acceptable.
3. The completion of S106 obligations to secure affordable housing, the new school classrooms, the new community centre and financial contributions for local services with a deadline of 6 months in which to complete the S106 agreements.
4. Conditions to include implementation within 12 months, external materials, boundary treatments, landscaping, tree protection measures, ecology, construction details, slab levels, drainage, lighting, access and parking.
5. Communal satellite dishes on terraced blocks.
6. All street scene boundaries to be build in permanent materials such as brick or stone.
7. Condition from Thames Water that until foul drainage is resolved, work on site will not commence.

*Councillor Margaret Turner returned to the meeting after the conclusion of this item.*

**PI.62 LAND ADJACENT TO WEST WILDEN, BROOK STREET, SUTTON  
COURTENAY. P12/V0981**

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**PI.4**

The officer presented her report. She made the following corrections to her original report:

- Paragraph 3.1 should read: “parish council comments are attached at Appendix 2”.
- Paragraph 6.3 should refer to Chapel Lane, not Church Lane
- The plans have been amended to move the proposed property further away from the street.
- There have been six further letters of objection, reiterating the same issues as the original objectors.
- There has been a further letter of support, reiterating the same issues as the original supporters.
- Thames Water has no objection to the drainage capacity of the site
- There are ongoing discussions with the Environment Agency which have yet to be resolved, therefore the recommendation has been slightly changed from the original (see “resolved” below).

Councillor David Hignall from Sutton Courtenay Parish Council spoke in objection to the application.

Vincent Nijman spoke in objection to the application. He said that the site was subject to frequent flooding and that the application, if granted, would increase the flood risk and reduce access for emergency vehicles. He also said that no protected species survey had been undertaken on the site.

Richard Coutts, the applicant’s agent spoke in favour of the application. He believed that the architects’ expertise in flood management would mean that the site would be more flood resilient if the new application were approved than it currently is with the existing building in place.

The committee discussed this item.

- Paragraph 3.5 of the report addressed the ecological issues raised by objectors.
- The Environment Agency is the expert on flood risk and its views are reflected in the recommended conditions below.
- The proposed development would not affect the brook.
- Materials are to come back to committee.
- An informative to be added as per paragraph 3.5 of the original report, relating to the need for a licence, should bats be found.

## **RESOLVED (For 10; Against 2; Abstentions 2)**

The application is delegated for approval to the chair and vice chair subject to no objections from the Environment Agency and subject to conditions.

1. TL1 - time limit
2. Planning condition listing the approved drawings
3. MC2 - materials (samples)
4. MC9 - building details
5. LS1 - landscaping scheme (submission)
6. LS2 - landscaping scheme (implementation)
7. Works to be carried out in accordance with the submitted arboricultural report by Sylva Consultancy dated July 2012
8. HY6 - access, parking. and turning in accordance with plan

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9. MC24 - drainage details (surface and foul)
10. MC29 - sustainable drainage scheme
11. RE6 - boundary details (details not shown)
12. RE18 - slab levels (single dwellings)
13. RE3A – permitted development restriction single dwelling extensions/outbuildings

**Further RESOLVED (For 14; Against 0; Abstentions 0)**

To refuse planning permission on flooding grounds if the Environment Agency objections cannot be overcome.

**PI.63 CHURCH FARM BARN, SUNNINGWELL. P12/V1188/FUL**

The officer introduced his report.

Henry Venners, the applicant's agent, and Thomas Alden, the applicant, spoke in favour of the application.

The committee discussed the application.

**RESOLVED (For 14; Against 0; Abstentions 0)**

**To grant planning permission, subject to the following conditions:**

1. TL1 - time limit - full application (full)
2. Planning condition listing the approved drawings
3. HY3 - visibility splays (access) (full)
4. HY9[I] - car parking area (det. not shown) (full)
5. HY10 - turning space (details not shown) (full)
6. HY20[I] - bicycle parking (full)
7. Acoustic insulation in accordance with submitted details

**PI.64 WARDENS BUNGALOW, PEBBLE HILL RADLEY. P12/V1145/FUL**

The officer introduced his report.

Councillor Bob Johnston, the ward councillor, spoke about the application. He said that he would not vote against the application but considered it to be a disgrace that there is no longer a resident warden at this site.

The committee discussed the application.

**RESOLVED (For 13; Against 0; Abstentions 1)**

**To grant planning permission subject to the following conditions:**

1. TL1 – time limit – full application (full)
2. Planning condition listing the approved drawings

**PI.65 14 POTTLE CLOSE, BOTLEY. P11/V1498**

The officer introduced his report.

Councillor, the Rev'd Brian Stops, Chair of Cumnor Parish Council spoke in objection to this application.

- The parish council was concerned that this property is being used as a House in Multiple Occupation.
- They consider that the proposal would result in over development of the site.
- There would be insufficient parking for a House in Multiple Occupation.

Councillor John Woodford, the ward councillor, spoke to the application. He was particularly concerned that materials used should match those of the existing property.

**RESOLVED (For 14; Against 0; Abstentions 0)**

**To grant planning permission, subject to the following conditions:**

1. TL1 - time limit
2. RE1 – materials to match
3. Condition listing plan numbers
4. Remove permitted development for fencing in front area
5. Require garage to be retained for parking and not to be converted at any time in the future.

## **PI.66 10 ROBSART HOUSE, ABINGDON ROAD, CUMNOR. P12/V0843**

The officer presented his report.

This was a retrospective application.

Councillor, the Rev'd Brian Stops, Chair of Cumnor Parish Council spoke in objection to this application.

Mandira Khaitan, the applicant, spoke in favour of the application.

John Woodford, the ward councillor, spoke against the application: he considered it to be unneighbourly.

The committee discussed this application. Many of the committee members had visited the application site and had viewed the fence in question from the neighbours' gardens. Having done so, and contrary to the officer's recommendation of approval, a number of councillors considered that the height and design of the brushwood fence was unneighbourly, unsightly and detrimental to the amenity of the neighbours at numbers 8 and 9 The Park. The fence gave an uneven "stepped" appearance to the neighbours as it did not continue the entire length of their rear boundaries; it was also too tall and at the rear the boundary consisted of different materials with the back of the fence facing the neighbours.

**RESOLVED (For 2; Against 8; Abstentions 4)**

To approve the officer's recommendation to grant planning permission.

Therefore, the officer's recommendation was **rejected** and a new proposal voted on below:

**RESOLVED (For 9; Against 0; Abstentions 5)**

**To refuse planning permission as the height and design of the brushwood fence is detrimental to the amenities of the occupiers of properties 8 and 9 The Park.**

(Proposed Councillor Jerry Patterson and seconded by Councillor John Woodford).

**PI.67 GARFORD CREMATORIUM SITE, GARFORD, ABINGDON, OXON  
P11/V2453**

*Councillor Mike Badcock left the meeting as he had not been present at the committee in April which had first discussed the following item.*

The officer introduced the report and explained the reasons why it was returning to committee.

The committee discussed the report.

**RESOLVED (For 13; Against 0; Abstentions 0)**

1. To confirm the summary reasons for the grant of planning permission, as set out in the conclusion of the officers report and decided upon at the meeting of 25 April 2012. The summary reasons given were;

“A need for the proposed crematorium is considered to exist. The location of the proposal is not in accordance with local plan policy, but other material considerations are considered to outweigh policy CF2 and the proposed location, although not adjacent to a settlement, is considered to be acceptable. The proposed landscaping strategy is of high quality and, within a relatively short time, the proposal is likely to be integrated into the surrounding landscape to an acceptable degree. The proposed access is considered to be safe, the level of parking to be acceptable, and there should be no harm to local ecology, archaeology or neighbours. As the proposal is not considered to have any significant adverse effects, there is no requirement to examine potential alternative sites”.

2. To confirm that a summary of the policies and proposals in the development plan which the committee considered relevant to the decision to grant planning permission was as contained in paragraph 5.2 of the 25 April committee report, being policies CF2, DC1, DC5, DC9 and NE9 from the adopted Vale of White Horse Local Plan 2011.

The meeting closed at 8.50 pm