

# Minutes

of a meeting of the

## Planning Committee

held at the Council Chamber, Abbey House,  
Abingdon on Wednesday, 5th December,  
2012 at 6.30pm



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

### Present:

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

Officers: Susan Harbour, Martin Deans, Laura Hudson, Stuart Walker, Mike Gilbert and Mark Doodles.

Number of members of the public: 70

### **PI.120 CHAIRMAN'S ANNOUNCEMENTS**

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

The agenda would be heard in the order of the speakers' list.

### **PI.121 URGENT BUSINESS**

The following statement was made to the committee:

#### **Grove Airfield planning application**

The Grove Airfield planning application will **not** be considered by Planning Committee on 19 December. There are still unresolved questions about the viability assessment, and we still have not received the formal responses from two statutory consultees - Oxfordshire County Council and the Environment Agency – who will be advising us on the key issues of transport, drainage and education. It would be premature for Planning Committee to consider this major proposal without these key issues having been resolved. A revised committee date will be arranged as soon as the outstanding issues have been resolved.

## PI.122 NOTIFICATION OF SUBSTITUTES AND APOLOGIES FOR ABSENCE

None notified.

## PI.123 MINUTES

**RESOLVED:** to approve the minutes of the meeting held on 7 November 2012 as a correct record and to agree that the chairman sign these as such.

## PI.124 DECLARATIONS OF PECUNIARY INTERESTS AND OTHER DECLARATIONS

### Declarations of pecuniary interest

None

### Other declarations by councillors

Agenda Item	Councillors	Declaration
10	Sue Marchant	Knows Frank Parnell of Grove Parish Council.
11	Roger Cox, Eric Batts, John Morgan, Robert Sharp, Sue Marchant, John Woodford, Jerry Patterson, Bob Johnston, Bill Jones.  Margaret Turner, Bill Jones  Bill Jones	Know Ken Dijksman, the applicant's agent.  Know John Sharp from East Hendred Parish Council.  Wife is a member of East Hendred Parish Council.
12	Robert Sharp	Knows the owner of Goose Willow Farm.
14	Roger Cox  Roger Cox and Robert Sharp	Knows Tony White from Faringdon Town Council, Rob Stewart the applicant and David Reynolds, one of the objectors.  Acquainted with Dennis Cox, the architect.
15	Bob Johnston	Has provided general advice on planning matters, but has not sought to influence this application.
16	Eric Batts	Is a member of North Hinksey Parish Council but has taken no part in discussions on this item.
17	Eric Batts, Robert Sharp, John Woodford, Jerry Patterson, Bob Johnston  John Morgan	Know Harry Dickinson of Cumnor Parish Council.  Is a member of Sovereign Housing

		Association.
18	Roger Cox, Anthony Hayward, Bill Jones, Margaret Turner, Robert Sharp, John Morgan, Helen Pighills, Jerry Patterson, John Woodford.  Bob Johnston	Know Richard Farrell, the applicant.  Is friends with the applicant Richard Farrell and withdrew for this item.
20	Sandy Lovatt  Helen Pighills	Is on Abingdon Town Council, but not on its planning committee. Knows Terry Boswell, the applicant.  Is on Abingdon Town Council, but not on its planning committee.

## **PI.125 STATEMENTS AND PETITIONS FROM THE PUBLIC ON PLANNING APPLICATIONS**

The speakers' list for items on the agenda was tabled at the meeting.

## **PI.126 STATEMENTS, PETITIONS AND QUESTIONS FROM THE PUBLIC ON OTHER MATTERS**

None.

## **PI.127 MATERIALS**

None for consideration.

## **PI.128 LAND OFF WALNUT TREES HILL, ASHBURY. P12/V2048/FUL**

*The following applications have been recorded in the same order as the agenda, however, this is not the order they were heard in at the meeting. Every item is self contained.*

The officer presented his report on an application to erect 18 new dwellings including: 7 affordable houses, 10 private houses and new village shop with apartment over. Consultations, representations, policy and guidance and planning history are detailed in the officer's report which formed part of the agenda pack for this meeting.

### **Updates from the report**

A slightly revised layout plan including:

- Parking for shop increased to 3 spaces
- Moved pathway to within curtilage of site
- A speed reduction feature on the main road, which had been designed in agreement with the County Highways Engineer who will now remove his holding objection subject to this feature being a condition.

A change in the mix and spread of the affordable housing units to 4 x 2-bedroom and 3 x 3-bedroom units.

Tom Conway, a local resident, spoke objecting to the application.

The chairman read out a statement from Councillor Yvonne Constance the ward councillor, who was in favour of the development.

The committee considered this application.

During the discussion, the following points were raised:

- Oxfordshire County Council considering adoption of the road with no, or minimal, street lighting or leaving the road unadopted.
- Playing field will be adopted by the parish council
- Shop will remain a retail outlet only if commercially viable
- First allocation should be to applicants on the housing register, with a local connection and who are in housing need.

### **RESOLVED (for 14; against 0; abstentions 0)**

To authorise the head of planning, in consultation with the committee chairman and vice-chairman and the local member, to grant planning permission, subject to satisfactory progress being made on the outstanding issues mentioned in the report and subject to:

The completion of section 106 obligations with the Vale and with Oxfordshire County Council to secure affordable housing, commuted sums for the maintenance of the public open space (to be transferred to the parish council), and to offset the impact of the development on local social infrastructure; to be completed within 4 months.

Conditions as follows:

1. TL1 – time limit – one year from the date of committee resolution
2. MC2 – samples of materials
3. RE7 – boundary details
4. RE17 – slab levels
5. HY2 – access in accordance with plan
6. HY7 – car parking
7. HY17 – closure of existing access
8. LS1 – landscaping scheme submission
9. LS2 – landscaping scheme implementation
10. MC24 – drainage details – surface and foul water
11. MC29 – sustainable drainage scheme
12. Off-site highway works
13. Details of street lighting

### **PI.129 LAND WEST OF OLD STATION ROAD, GROVE. P12/V1545/O**

The officer presented the report on an outline application for residential development of up to 133 dwellings with associated access. Consultations, representations, policy and guidance and planning history are detailed in the officer's report which formed part of the agenda pack for this meeting.

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**PI.4**

### **Update from the report**

A representation from a solicitor had been received, challenging the methodology of the traffic survey. However, this does not prejudice the current application, as it is for outline permission only.

Councillor Frank Parnell from Grove Parish Council, spoke objecting to the application.

Andrew Raven from Savills, the applicant's agent, spoke in favour of the application.

Councillor Kate Precious, one of the ward councillors, spoke objecting to the application as it does not take the Grove airfield site into consideration.

Councillor Sue Marchant, one of the ward councillors, spoke objecting to the application.

The committee considered this application.

### **RESOLVED (for 8; against 2; abstentions 4)**

To authorise the head of planning, in consultation with the committee chairman, to grant planning permission subject to:

Completion, within a three month period, of a section 106 agreement for on-site affordable housing provision, contributions toward off-site facilities and services including highway works, education improvements, waste management and collection, street names signs, public art, library and museum service, social and health care, fire and rescue, police equipment, local and area hub recreational and community facility improvements.

The following conditions including: the requirements for receipt of a reserved matters application or a detailed scheme within six months, and that scheme to be available for implementation within 12 months from the date of the planning committee consideration in order to help address the immediate housing land shortfall:

- 1 : TL2 - time limit outline (12 months) RM within 6 months
- 2 : MC2 materials
- 3 : LS1 landscape
- 4 : LS4 trees
- 5 : boundaries
- 6 : plot curtilage boundaries
- 7 : plot restriction to southern boundary
- 8 : ecology
- 9 : MC24 water drainage
- 10 : water supply
- 11 : refuse bin storage
- 12 : CN11 Scheme of archaeological investigation
- 13 : MC22 - Contamination
- 14 : noise insulation
- 15 : travel info packs
- 16 : construction traffic
- 17 : sustainable routes and ransom strips
- 18 : access visibility
- 19 : parking
- 20 : fire hydrants

- 21 : satellite dishes and aerials
- 22 : build height parameters
- 23 : Letcombe Brook safeguarding
- 23 : approved drawings

## **PI.130 LAND WEST OF PORTWAY VILLAS, READING ROAD, EAST HENDRED. P12/V1878/FUL**

The officer presented her report on an application for the proposed residential development of 21 new houses (13 open market and 8 affordable). Consultations, representations, policy and guidance and planning history are detailed in the officer's report which formed part of the agenda pack for this meeting.

### **Updates from the report**

- To provide a bus stop in both directions.
- Removal of the roundabout following the concerns of the county highways engineer.
- A further letter of objection had been circulated to members.

Dr John Sharp, from East Hendred Parish Council, spoke objecting to the application.

Mr Martin Simmonds, a local resident, spoke objecting to the application; especially with regard to drainage, as the site is currently under water.

Ken Djiksman, the applicant's agent, spoke in favour of the application.

Councillor Bill Jones, one of the ward councillors, spoke in objection to the application, particularly with regards to the application site acting as a flood plain at present. He also raised concerns about diverting further traffic through the village.

The committee considered this application. Concerns were raised about the village being extended onto agricultural land and outside of its natural boundaries. Contrary to the officer's recommendation, the committee did not feel that special circumstances existed to justify a departure from the adopted Local Plan, given the harm which would be caused to the character of the area.

### **RESOLVED (for 11; against 2; abstentions 1)**

#### **To refuse planning permission for this development on the grounds that:**

- The application site, due to its location north of the A417, does not relate well to the built up area of the village which lies mainly to the south of this main road. The site forms part of a larger open swathe of agricultural land with no natural boundaries to visually contain the proposed development from the wider open countryside. As such, the proposal would have an urbanising effect on the rural character of the area and would create an undesirable extension of the village with no natural containment, to the detriment of the rural character of the area. Due to this harmful landscape impact and physical separation from the village, it is not considered a sustainable form of development. There is no overriding need or land supply which warrant any departure from the adopted Local Plan and which would outweigh the harm caused to the character of the area. The proposal is therefore contrary to the adopted Vale of White Horse Local Plan (in particular policies: GS1, GS2, H11, H13, DC1 and NE9 and the advice contained in the NPPF).

- The proposed development would generate a requirement for contributions both on site for affordable housing and off site for highway works, education, social services, and waste management which have not, to date, been entered into. Without such provision the proposal would be unacceptable and as such is contrary to the adopted Vale of White Horse Local Plan in particular Policy DC8 and the advice contained in the NPPF.

**PI.131 GOOSE WILLOW FARM, HANNEY ROAD, STEVENTON.  
P12/V2112/FUL**

The officer presented the report on an application for a Solar PV development consisting of mounted solar panels comprising of 39440 modules, power inverter systems, transformer stations, sub-stations, security fencing and associated access gates. Consultations, representations, policy and guidance and planning history are detailed in the officer's report which formed part of the agenda pack for this meeting.

**Update from the report:**

- The drainage engineer has withdrawn his holding objection.

David Dean, from Ikaros, the applicant, spoke in favour of the application.

Councillor Bill Jones, one of the ward councillors, spoke in favour of the application, but sought clarification of the "watching brief" on archaeology.

Mark Doodes, the presenting officer explained that the archaeologists would be given access to the site during construction for archaeological reasons. Excavation on the site would not be deep.

The committee considered this application.

**RESOLVED (for 13; against 0; abstentions 1)**

To grant planning permission, subject to the following conditions:

1. Time limit - full
2. Planning condition listing the approved drawings
3. Ecology mitigation
4. Landscaping scheme (trees and shrubs only)
5. Landscape management plan
6. Traffic management plan
7. Submission of detailed drawings
8. Landscaping scheme (implement)
9. Watching brief for archaeology
10. Retention of existing drainage ditches
11. Detailed drainage scheme
12. Road cleaning at entrance

**PI.132 BOW FARM, BOW ROAD, STANFORD IN THE VALE.  
P12/V1739/FUL**

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*Councillor Helen Pighills left the meeting. This was the last item heard at this meeting and so Councillor Pighills did not return.*

The officer presented the report on an application to convert two barns to provide 3 new dwellings, as amended by drawing number COM-001A and acknowledgement letter from agent dated 10 October 2012. Consultations, representations, policy and guidance and planning history are detailed in the officer's report which formed part of the agenda pack for this meeting.

**Updates from the report:**

- None.

Councillor Robert Sharp the ward councillor, spoke in favour of the application.

The committee considered this application.

**RESOLVED (for 13; against 0 ; abstentions 0)**

To grant planning permission, subject to the following conditions and informatives:

1. Time limit
2. Planning condition listing the approved drawings
3. Sample materials
4. Withdrawal of permitted development (Part 1 Class A) - no extension/alteration
5. Withdrawal of permitted development (Part 1 Class E) - no buildings/enclosures
6. Withdrawal of permitted development (Part 2 Class A) - no walls, fences etc
7. Estate accesses, driveways and turning areas
8. Boundary treatment
9. Contamination (investigation)
10. Contamination (remediation and validation)
11. Surface water drainage works (details required)
12. LS1 - Landscaping scheme (submission)
13. LS2 - Landscaping scheme (implement)
14. LS4 – Tree protection
15. Foul drainage works (details required)
16. Details of development miscellaneous
17. No drainage to highway
18. Refuse storage

Informatives:

- INF – Bats
- INF – Works within the highway

**PI.133 LAND VIEW, CANADA LANE, FARINGDON. P12/V1948/FUL**

The officer presented her report on an application to construct a single dwelling. Consultations, representations, policy and guidance and planning history are detailed in the officer's report which formed part of the agenda pack for this meeting.

**Updates from the report**

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- None.

Tony White, from Faringdon Town Council, spoke in favour of the application.

David Reynolds, the next door neighbour, spoke objecting to the application.

Rob Stewart, the applicant, spoke in favour of the application.

Councillor Alison Thomson a ward councillor, spoke in favour of the application.

Councillor Roger Cox, a ward councillor, spoke against the application, whilst acknowledging the points made by the applicant.

The committee considered this application.

### **RESOLVED (for 11; against 2; abstentions 1)**

To refuse planning permission for the following reasons:

1. In the opinion of the Local Planning Authority, the proposed dwelling, by reason of its 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 and the advice contained in the NPPF.
2. In the opinion of the Local Planning Authority, the proposed dwelling by reason of its size and proximity to the boundary, would have harmful impact on the residential amenity of the immediate neighbouring property in terms of over dominance. As such the proposal is contrary to the adopted Vale of White Horse Local Plan, in particular policy DC9.

### **PI.134 HALF ACRE, THE RIDGEWAY, BOARS HILL, OXFORD. P12/V1488/FUL**

The officer presented his report on an application to replace a dwelling and garage, including demolition of the existing dwelling and garages. Consultations, representations, policy and guidance and planning history are detailed in the officer's report which formed part of the agenda pack for this meeting.

#### **Updates from the report**

- None

Professor John Simons, a local resident, spoke objecting to the application.

Finlay Geekie of Graham Frecknall architects, the applicant's agent, spoke in favour of the application.

The committee considered this application.

**RESOLVED (for 13; against 0; abstentions 0)**

To grant planning permission, subject to the following conditions:

1. TL1 - Time limit
2. Planning condition listing the approved drawings
3. MC3 - Materials in accordance with application
4. HY6 - Access, parking and turning in accordance with plan
5. LS4 - Tree protection
6. RE4A – Permitted development restriction on extensions
7. RE11 - Garage accommodation
8. Slab level, in accordance with the drawings
9. Landscaping

**PI.135 MANOR FARM, NORTH HINKSEY VILLAGE, OXFORD.  
P12/V1975/FUL**

The officer presented his report on an application to convert the existing barn into a single dwelling (Manor Farm Barn) (amendment to planning permission P12/V0350). Consultations, representations, policy and guidance and planning history are detailed in the officer's report which formed part of the agenda pack for this meeting.

**Updates from the report**

- None.

Andrew McNeile Jones, the applicant, spoke in favour of the application.

Councillor Eric Batts, a ward councillor, spoke in favour of the application.

The committee considered this application.

**RESOLVED (for 14; against 0; abstentions 0)**

To grant planning permission, subject to the following conditions:

- 1 : TL1 - Time limit
- 2 : Planning condition listing the approved drawings
- 3 : MC2 – Sample materials (including details of implementation)
- 4 : RE4A - PD restriction on extensions only
- 5 : RE7 - Boundary details in accordance with specified plan
- 6 : HY6 - Access, parking and turning in accordance with plan
- 7 : MC24 - Drainage details (surface and foul)
- 8 : CN8 - Submission of gutter / flue / vent details
- 9 : CN9 - Joinery details
- 10 : The development hereby approved shall be carried out in full accordance with the recommendations set out in the Phase 1 Habitat Scoping Survey and Protected Species Assessment by CP Ecology dated October 2011. Should any alternative mitigation measures be proposed, details shall first be submitted to and approved in writing by the local planning authority.

## **PI.136 SONGERS CLOSE, BOTLEY, OXFORD. P11/V2515**

The officer presented his report on an application to provide car parking spaces for 14 vehicles. Consultations, representations, policy and guidance and planning history are detailed in the officer's report which formed part of the agenda pack for this meeting.

### **Updates from the report**

- None.

Harry Dickinson, from Cumnor Parish Council, spoke objecting to the application.

Councillor Judy Roberts, one of the ward councillors, spoke objecting to the application.

Councillor John Woodford, one of the ward councillors, spoke about the application.

The committee considered this application.

### **RESOLVED (for 13; against 0; abstentions 1)**

To grant planning permission, subject to the following conditions:

- 1 : TL1 - Time limit
- 2 : Planning condition listing the approved drawings
- 3 : HY6 - Access, parking and turning in accordance with plan
- 4 : LS4 - Tree protection
- 5 : Barrier details to be submitted

## **PI.137 HALL BARN CLOSE, CHAPEL LANE, BLEWBURY. P12/V1582/HH**

*Councillor Bob Johnston withdrew from the committee for this item, due to a declaration made earlier in the meeting.*

The officer presented his report on an application to erect a brick wall on south boundary of site and erect a 1.83m high close boarded fence on east boundary of site (amended plans). Consultations, representations, policy and guidance and planning history are detailed in the officer's report which formed part of the agenda pack for this meeting.

### **Updates from the report**

- None.

Peter Cockrell, Sarah Salter and Norma Bird, local residents, spoke objecting to the application.

Richard Farrell, the applicant, spoke in favour of the application.

The committee considered this application.

### **RESOLVED (for 13; against 0; abstentions 0)**

To grant planning permission, subject to the following conditions:

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- 1 : TL1 - Time limit - Full application
- 2 : MC3 - Materials in accordance with application
- 3 : CN8 - Submission of details in relation to the finish of the fence
- 4 : Planning condition listing the approved drawings

*Councillor Bob Johnston, rejoined the meeting.*

### **PI.138 RIMES HOUSE, KINGSTON BAGUIZE. P12/V2114/FUL & P12/V2115/LB**

The officer presented the report on an application to erect a glazed aluminium external platform lift for the needs of an occupant with disabilities. Consultations, representations, policy and guidance and planning history are detailed in the officer's report which formed part of the agenda pack for this meeting.

#### **Updates from the report**

- None.

Roger Wild, the applicant, spoke in favour of the application.

The committee considered this application.

#### **RESOLVED (for 14; against 0; abstentions 0)**

To grant planning permission, subject to the following conditions:

1. TL1 - Time limit - full application
2. Planning condition listing the approved drawings
3. Prior to the commencement of the works, full details of how the new doorway openings in the north elevation are to be created shall be submitted to and approved in writing by the Local Planning Authority. The works shall only be undertaken in accordance with the approved details.

#### **RESOLVED (for 14; against 0; abstentions 0)**

To grant listed building consent, subject to the following conditions:

1. TL4 – Time limit – listed building/conservation area consent
2. Planning condition listing the approved drawings

### **PI.139 136 OXFORD ROAD, ABINGDON. P12/V2084/RET**

The officer presented the report on a retrospective application to erect a garden shed; as amended by 060A and acknowledgement letter from agent/applicant dated 26 October 2012. Consultations, representations, policy and guidance and planning history are detailed in the officer's report which formed part of the agenda pack for this meeting.

#### **Updates from the report**

- None.

Terry Boswell, the applicant, spoke in favour of the application.

The chairman read a statement from Councillor Julia Bricknell, one of the ward councillors, in favour of the application.

Councillor Sandy Lovatt, one of the ward councillors, spoke in favour of the application.

The committee considered this application.

**RESOLVED (for 14 ; against 0 ; abstentions 0)**

To grant planning permission, subject to the following conditions:

- 1: Restriction of use
- 2: Planning condition listing approved drawings

The meeting closed at 10.20 pm