

# Minutes

of a meeting of the

## Planning Committee

held at the Council Chamber, Abbey House,  
Abingdon on Wednesday, 9th January,  
2013 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 and Helen Pighills.

Other Councillors: Melinda Tilley, Richard Webber.

Officers: Susan Harbour, Adrian Duffield, Martin Deans, Laura Hudson and Mark Doodles.

Number of members of the public: 70

### **PI.140 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, except that item 11 would be heard before item 10.

The Chairman noted the following change in membership: Councillor Kate Precious had stepped down from the committee and Councillor Aidan Melville had joined the committee. Councillor Precious was thanked for her contributions and Councillor Melville was welcomed in his absence.

### **PI.141 URGENT BUSINESS**

None.

### **PI.142 NOTIFICATION OF SUBSTITUTES AND APOLOGIES FOR ABSENCE**

Councillor Aidan Melville sent his apologies.

## **PI.143 MINUTES**

**RESOLVED:** to approve the minutes of the meeting held on 5 December 2012 as a correct record and to agree that the chairman sign these as such, subject to some minor textual amendments, agreed at the meeting.

## **PI.144 DECLARATIONS OF PECUNIARY INTERESTS AND OTHER DECLARATIONS**

### **Declarations of pecuniary interest**

None

### **Other declarations by councillors**

<b>Agenda Item</b>	<b>Councillors</b>	<b>Declaration</b>
9	All members of planning committee  Jerry Patterson	Know Mr Gashe, an objector, and Melinda Tilley, the ward councillor.  Knows Brian Foster of Kingston Bagpuize Parish Council
10	Sandy Lovatt and Helen Pighills	Members of Abingdon Town Council, but not on its planning committee and have not taken part in discussions on this item.
11	All members of planning committee	Know Richard Webber, one of the ward councillors.
15	Sandy Lovatt and Helen Pighills	Members of Abingdon Town Council, but not on its planning committee and have not taken part in discussions on this item.
16	Sandy Lovatt and Helen Pighills	Members of Abingdon Town Council, but not on its planning committee and have not taken part in discussions on this item.
20	Sandy Lovatt and Helen Pighills	Members of Abingdon Town Council, but not on its planning committee and have not taken part in discussions on this item.

## **PI.145 STATEMENTS AND PETITIONS FROM THE PUBLIC ON PLANNING APPLICATIONS**

None.

## **PI.146 STATEMENTS, PETITIONS AND QUESTIONS FROM THE PUBLIC ON OTHER MATTERS**

None.

## **PI.147 MATERIALS**

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None.

## **PI.148 LAND WEST OF WITNEY ROAD AND SOUTH OF A420, KINGSTON BAGPUIZE. P12/V1836/O**

The officer presented his report on an application for outline permission for a residential development, comprising of up to 63 dwellings, up to 45 extra care units (use class C3), public open space, land for scout group and new site 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.

### **Updates from the report**

- At the time of the committee 91 representations had been made, of which 90 objected to the proposals and one was in support. The objections are those outlined in the report.
- A petition of 511 signatures had been submitted to the developers requesting that they rethink the proposals.
- The holding objection had been withdrawn by the drainage engineer subject to conditions relating to the drainage of the scheme.
- DEFRA, referred to in the report, was the Department for Food and Rural Affairs, not the Department of Farming Fisheries and Food.
- The completion of the s106 agreement and the issue of planning permission should take place by 9 April 2013, not 9 March as stated in the report.

Brian Forster from Kingston Bagpuize with Southmoor Parish Council, spoke objecting to the application.

Terry Gashe, a local resident, spoke objecting to the application.

David Jackson, the applicant's agent, spoke in favour of the application.

Councillor Melinda Tilley, one of the ward councillors, spoke objecting to the application.

The committee considered this application. During the debate it was confirmed that the affordable housing mix would be 40% across the site and would include all types of unit. This had been agreed in principle with the developer but would be dealt with under reserved matters.

### **RESOLVED (for 8; against 4; abstentions 1)**

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

1. 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.

2. 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 current housing land shortfall:
  1. TL2 - Time limit outline (implementation within 12 months, reserved matters submitted within 6 months)
  2. MC2 materials
  3. Landscaping
  4. LS4 - tree protection details
  5. RE6 boundary walls and fences – including walls to open frontages
  6. Plot curtilage boundaries
  7. Plot restriction to southern boundary
  8. Ecology
  9. MC24 - drainage
  10. Drainage – surface water and foul water
  11. Drainage timetable to be implemented
  12. Construction traffic management plan
  13. Travel information packs
  14. Access visibility
  15. Car parking
  16. Slab levels
  17. Refuse bin storage
  18. Roof top aerials
  19. Footpath route
  20. Maintenance of open space areas
  21. Protect and maintain hedges during development operations
  22. Approved drawings

Informative regarding the scale and massing of illustrative extra care housing block.

## **PI.149      33 WEST SAINT HELEN STREET, ABINGDON. P12/V2196/FUL**

The officer presented her report on an application for a change of use of a building from Class B1 (offices) to Class C3 (residential) to form 10 flats (9 x 1 bed and 1 x 2 bed flat). 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**

- A unilateral undertaking to secure the required contributions had been agreed, so the recommendation is now for approval and not for delegation.

Hector Mackenzie, a local resident, spoke objecting to the application.

David Hignell, 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:**

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1. TL1 - Time limit
2. Planning condition listing the approved drawings
3. RE28 - Obscured glazing (opening)
4. CN8 - Submission of details
5. HY20 - Bicycle parking
6. MC24 - Drainage details (surface and foul)
7. RE31 – Car-free housing – To prevent residents joining the permit scheme.
8. Full details of bin storage enclosure and implementation before occupation

## **PI.150 CHEERS FARM, HIGH STREET, DRAYTON. P12/V2093/FUL**

The officer presented the report on an application to demolish an existing 3-bedroomed house and erect 3 terraced 3-bedroomed houses and adjoining carport (re-submission). 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**

- Concerns about waste disposal are subject to a condition
- There has been a further objection since the report was published.

Daniel Scharf, from Drayton Parish Council, spoke objecting to the application. His concerns included that the development was not sustainable; did not comply with the NPPF, and that the draft neighbourhood plan should be taken into consideration.

Craig Dewar, a neighbour, spoke objecting to the application. His concerns included access to and from the site which could become dangerous with a potentially increased number of cars; that there was no safe pedestrian access and the poor visibility to the site.

Pedro Honwana, the applicant's agent, spoke in favour of the application.

Councillor Richard Webber, one of the ward councillors, spoke raising concerns about the application. He considered that the application was not sustainable, particularly as it came ahead of the emerging neighbourhood plan.

The committee considered this application and sought further advice from officers on points raised; these included the following:

- The County Highways Engineer had made a site visit and was content with the safety of the access to the site.
- The development proposed was considered to be sustainable in the context of the National Planning Policy Framework and the council's existing sustainable general strategy which seeks to allocate housing across the district in a balanced and sustainable way.
- The emerging neighbourhood plan in Drayton is at a very early stage in the process of being brought into force and the attachment of any material weight to it would be premature.

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

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

1. Time limit
2. Withdrawal of permitted development (Part 1 Class A) - no extension/alteration

3. MC1 - Materials (details)
4. MC24 - Drainage details (surface and foul)
5. HY6 - Access, parking & turning in accordance with plan
6. Boundary walls and fences
7. List of approved plans
8. Landscape scheme
9. Landscape management plan
10. Waste collection area
11. No Garage conversion into accommodation

INF17 – Works within highway

### **PI.151 LAND REAR OF 127 SPRINGFIELD ROAD, WANTAGE. P12/V2120/FUL**

The officer presented the report on an application to erect a new dwelling, with associated car parking and landscaping (amendment to planning permission P11/V1519). 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.

Alan Pusey, a local resident, spoke objecting to the application.

Councillor John Morgan, one of the ward councillors, spoke in support 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. Time limit
  2. MC2 – Materials (samples)
  3. MC9 – Building details
  4. Vision splay protection
  5. Landscaping scheme (trees and shrubs only)
  6. Boundary walls and fences
  7. Withdrawal of permitted development (Part 1 Class A) – no extension/ alteration
  8. Parking areas retained
  9. Obscure glaze windows
- INF 17 – Works within the highway

### **PI.152 FRILFORD FARM, HINTON ROAD, LONGWORTH. P12/V1788/FUL**

The officer presented the report on an application to erect two semi-detached 3 bedroom dwellings with designated parking. 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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### **Updates from the report**

- None.

Jane Randle, the applicant's agent, spoke in favour of the application.

Councillor Anthony Hayward, 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:

1. Time limit
2. Landscape scheme
3. MC1 – Materials (details)
4. MC24 – Drainage details (surface and foul)
5. List of approved plans
6. Access
7. Visibility splays
8. Car parking
9. No drainage to highway
10. Refuse and recycling storage (details required)
11. Landscaping scheme (implement)
12. Boundary treatment

### **PI.153      PADDOCK AT WOOLSTONE ROAD, WOOLSTONE. P12/V2126/FUL**

The officer presented the report on an application for a barn and five stables with new road 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.

### **Updates from the report**

- None.

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 - full application
2. Planning condition listing the approved drawings
3. MC2 – Materials (samples)
4. Prior to the commencement of the development thereby approved, full details of the surface material to be used on the access, parking and turning area 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.
5. HY7 - Car parking
6. HY11 – Turning space in accordance with plan
7. HY19 - No drainage to highway

8. Prior to the commencement of the development hereby approved, full details of any external lighting to be used on or around the building 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 lighting details.
9. MC20 - Stables and manure
10. MC21 - Domestic stables
11. LS1 - Landscaping scheme (submission)
12. LS2 - Landscaping scheme (implement)

**PI.154      TESCO STORES, 15 OXFORD ROAD, ABINGDON.  
P12/V2243/FUL**

The officer presented his report on an application to install an ATM unit. 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**

- Three letters of objection had now been received.

Councillor Helen Pighills, one of the ward councillors, spoke objecting to 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 approved drawings
3. Hours of operation linked to the shop opening hours
4. Provision of litter bins to the ATM

**PI.155      1 LUMBERD ROAD, ABINGDON P12/V1781/HH**

The officer presented the report on an application to erect an outbuilding within the rear garden. 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.

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

**PI.156      12 TATLINGS ROAD, STEVENTON. P12/V2056/HH**

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The officer presented the report on an application to demolish a utility room, construct a new utility room and construct a rear extension to the lounge. 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.

The committee considered this application.

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

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

13. TL1 - Time limit - full application
14. Planning condition listing the approved drawings
15. MC3 – Materials in accordance with application
16. Notwithstanding any details shown on the approved drawings, the new first floor dormer windows in the south elevation shall be glazed with obscure 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 elevation of the dwelling without the prior grant of planning permission

#### **PI.157      23 ROOKERY CLOSE, SHIPPON. P12/V2143/HH**

The officer presented the report on an application for a two storey side, single storey rear extension (re-submission of P12/V1812/HH). 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.

Paul Turner, a local resident, spoke objecting to the application.

Robert Pope, the applicant's agent, spoke in favour of the application.

The committee considered this application.

#### **RESOLVED (for 9; against 2; abstentions 2)**

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

1. TL1 - Time limit
2. Planning condition listing the approved drawings
3. RE1 - Matching materials

**PI.158 29 WESTFIELD WAY, CHARLTON HEIGHTS, WANTAGE  
P12/V2141/HH**

The officer presented the report on an application to erect a timber shed at the bottom of the garden. 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.

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. MC3 - Materials in accordance with application
3. Planning condition listing the approved drawings

**PI.159 14 OCK STREET, ABINGDON. P12/V2153/HH & P12/V2154/LB**

The officer presented the report on an application to erect a single storey rear extension. 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.

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. CN9 - Submission of joinery details
4. CN14 - Archaeological watching brief
5. Archaeology watching brief completion
6. MC2 - Materials (samples)

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

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

1. TL4 – Time limit
2. Planning condition listing the approved drawings
3. CN9 - Submission of joinery details
4. MC2 - Materials (samples)

**PI.160 12 HAZELLS LANE, SHRIVENHAM. P12/V2177/HH**

The officer presented the report on an application to demolish a single storey rear extension and replace with a single storey extension. 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.

Alistair Godfrey, 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. MC3 – materials in accordance with application
3. Planning condition listing the approved drawings

#### **PI.161      3 MARLEY CLOSE, BOTLEY P12/V2142/HH**

The officer presented the report on an application for a proposed side extension and alterations to the existing 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**

The letters of objection have come from residents in Marley Close, not Westminster Way as the report states.

Councillor John Woodford, one of the ward councillors, spoke in objecting to the application.

The committee considered this application.

#### **RESOLVED (for 10; against 2; abstentions 1)**

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

1. TL1 - Time limit
2. Planning condition listing the approved drawings
3. RE1 - Matching materials
4. RE12 - Ancillary accommodation

The meeting closed at 10.00 pm