

Minutes

of a meeting of the

Planning Committee

held at the Council Chamber, The Abbey House, Abingdon on Thursday, 31st January, 2013 at 6.30pm



Open to the public, including the press

Present:

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

Substitute Members: Councillor Tony de Vere.

Other Members: Councillors Simon Howells, Angela Lawrence, Judy Roberts, Elaine Ware.

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

Number of members of the public: 85

PI.162 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 speaker's list.

There would be additional meetings of the committee on 18 February 2013, and also in March and May.

PI.163 URGENT BUSINESS

None.

PI.164 NOTIFICATION OF SUBSTITUTES AND APOLOGIES FOR ABSENCE

Councillor Sue Marchant sent her apologies and Councillor Tony de Vere attended as her substitute.

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PI.1

PI.165 MINUTES

RESOLVED: to approve the minutes of the meeting held on 9 January 2013 as a correct record and to agree that the chairman sign them as such.

PI.166 DECLARATIONS OF PECUNIARY INTERESTS AND OTHER DECLARATIONS

Declarations of pecuniary interest

None

Other declarations by councillors

Agenda Item	Councillors	Declaration
10	Roger Cox, Bob Johnston, Jerry Patterson, John Woodford, Robert Sharp	Know Harry Dickenson from Cumnor Parish Council
11	John Morgan Roger Cox, Anthony Hayward, Margaret Turner, Jerry Patterson, John Morgan, Bob Johnston Anthony Hayward	Knows Chris Strang, the applicant's agent Know Terry Gashe from Letcombe Regis Parish Council Has previously done work for the applicants, Mr & Mrs Samuel, and will withdraw from the meeting for this item
14	Robert Sharp	Is a governor of the almshouses next to the application site and will withdraw from the meeting for this item.
15	Roger Cox, Bob Johnston, Jerry Patterson, John Woodford, Robert Sharp, Margaret Turner, Tony de Vere, John Morgan, Eric Batts, Bill Jones, Anthony Hayward, Sandy Lovatt Sandy Lovatt, Aidan Melville, Helen Pighills	Know Terry Stock, supporter of the application. Members of Abingdon Town Council, but have not taken part in discussions on this item

PI.167 STATEMENTS AND PETITIONS FROM THE PUBLIC ON PLANNING APPLICATIONS

The speakers' list was tabled at the meeting.

PI.168 STATEMENTS, PETITIONS AND QUESTIONS FROM THE PUBLIC ON OTHER MATTERS

None.

PI.169 MATERIALS

None.

PI.170 LAND ON THE SOUTH WEST SIDE OF HIGHWORTH ROAD, WATCHFIELD. P12/V1901/FUL

The officer presented the report on an application to change the use of the land for the stationing of caravans for residential purposes for eight gypsy pitches, together with the formation of additional hard standing and utility/dayrooms ancillary to that use. 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

- Further letter from Watchfield Parish Council, summarising their previous concerns.
- Two further letters from objectors, raising concerns already summarised in the report.
- Letter from Thames Valley Police, neither in support of, or objection to, the application.
- Further letters directly to members.

Dr Sue Nodder from Watchfield Parish Council, spoke objecting to the application: they objected on highways safety grounds, and that there were inadequate facilities in the village.

Phil Young, from Longcot Parish Council and Kenton Bush, a local resident, spoke objecting to the application: they objected on highways safety grounds and that local residents had not been properly consulted.

Michael Rudd, the applicant's barrister, spoke in favour of the application. He stated that the only upheld objection on the previous appeal on this site had been the highways safety issues and that these had now been resolved to the satisfaction of the County Highways Engineer.

Councillors Elaine Ware and Simon Howell, the ward councillors, spoke objecting to the application: they objected to the "element of risk" admitted by the County Highways engineer and felt that location was not sustainable.

The committee considered this application; the officer and the County Highways Engineer answered questions and provided clarification where appropriate.

- Full statutory consultation had been carried out.
- Highways were a balance of risk – risk cannot be totally eliminated, but the proposed refuge would make it acceptably easier for people to cross the road.

- Other suggestions for crossings were made by members of the committee, but problem resolution (such as crossing) need to be proportionate and in scale with the risk and the size of the development
- The refuge would be large enough and fit for purpose: it would be at least of the standard design (large enough for a family unit) and then enlarged as far as the given space would allow.
- Visibility was acceptable.
- Traffic figures were declining at the present time rather than increasing.

RESOLVED (for 11; against 3; abstentions 0)

To grant planning permission subject to the following conditions:

1. TL1 – Time limit.
2. List of approved plan numbers.
3. Day room material details.
4. Notwithstanding the current boundary treatment on the site and that shown on the submitted plans, full details of appropriate boundary treatment around each pitch and around the site perimeter of the site shall be submitted to and approved in writing by the local planning authority. The approved boundary treatment shall be in place prior to the occupation of the development.
5. The development hereby permitted shall be lit by low level bollard lighting only, full details of which shall first be submitted to and approved in writing by the local planning authority.
6. LS1 – Landscaping scheme (submission).
7. LS2 – Landscaping scheme (implementation).
8. The site shall not be occupied by any persons other than gypsies and travellers as defined in paragraph 1 of Annex 1 of Planning Policy for Traveller Sites.
9. No more than 16 caravans, as defined in the Caravan Sites and Control of Development Act 1960 and the Caravan Sites Act 1968 (of which no more than 8 shall be a static caravan) shall be stationed on the site at any time. There shall be no more than 8 pitches on the site and on each of the 8 pitches hereby approved no more than two caravans shall be stationed at any time, of which only one caravans shall be a static caravan.
10. Access in accordance with the approved plan.
11. Submission of visibility splays at new access.
12. Existing access to be permanently stopped up other than for pedestrian use – details to be submitted.
13. Submission of drainage details (foul and surface)
14. Full details of the proposed pedestrian crossing – to be provided prior to occupation.
15. The site shall not be occupied until the installation of street lighting in accordance with details to be submitted and approved by the local planning authority.
16. Submission of bin storage details.
17. Contaminated land survey.
18. The site shall not be used for business purposes or for the storage of material in relation to any business use.

**PI.171 LAND TO THE REAR OF NOS. 82-88 CUMNOR HILL.
P12/V1819/O**

The officer presented his report on an application to erect a 72 bed residential care home and 4 units for staff accommodation with associated parking, landscaping and access.

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PI.4

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 further letters of objection had been received reiterating points previously raised and mentioning a recent accident.
- A letter had been received from Nicola Blackwood MP raising issues over drainage, consultations and traffic.
- Further letters had been sent directly to members of the committee.

Harry Dickenson from Cumnor Parish Council, spoke objecting to the application. His concerns included the following:

- Light pollution, over-dominance, unneighbourly;
- Unsuitable for elderly care: topography and distance from local amenities;
- Inadequate parking, steep roads.

Simon Haigh, representing local residents, spoke objecting to the application. His concerns echoed those of the parish council and included local ecology and topography.

Nik Lyzba, the applicant's agent, spoke in favour of the application.

Councillor Judy Roberts, one of the ward councillors, spoke objecting to the application. As well as raising the above concerns, she requested a full hydro-geological survey of the entire area as she was concerned about surface water flooding.

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

The committee considered this application. Officers were asked for clarification where necessary. The debate included the following issues:

- Hydro-geological issues - reliance was placed on the expert advice provided such as the drainage engineer and the Environment Agency.
- An independent traffic assessment produced by local residents.
- Use classes C2 and C3 in the context of local plan policy H19.
- Car parking provision.

RESOLVED (for 8; against 5; abstentions 1)

To delegate the authority to grant outline planning permission to the head of planning, in consultation with the committee chairman and/or vice-chairman, subject to the completion of a S106 agreement for financial contributions and public art and also subject to the following conditions:

1. TL2 - Time limit - Outline application.
2. OL2 - Standard outline condition (excluding access).
3. Planning condition listing the approved drawings.
4. HY2 - Access in accordance with specified plan.
5. HY17 – Closure of existing accesses.
6. MC24 - Drainage details (surface and foul), including an assessment of the proposed retaining wall on the hydrology of the site.
7. MC29 - Sustainable drainage scheme.
8. ID9 - Restriction of use – nursing care home.
9. Condition specifying scale form and layout as shown.

10. Work is carried out in accordance with submitted flood risk assessment
11. Travel plan to be submitted and approved.
12. Cycling parking to be provided prior to occupation
13. Updated badger survey and detailed mitigation strategy.
14. Bat survey of all trees affected by the proposals and a mitigation strategy where appropriate.
15. Details of proposals for habitat creation in compensation for those lost.
16. No pile driven foundations.

PI.172 ANTWICK STUD, LETCOMBE REGIS. P07/V1205/O

Councillor Anthony Hayward left the meeting for the duration of this item.

The officer presented his report on an outline application to for the erection of additional stables (30), store and tack rooms to create three commercial equestrian yards and one private equestrian yard, new indoor riding school, manège and lunge ring. Conversion of existing bungalow into two dwellings. (Amended plans and additional highway information received April 2010 and further highway information and business plan information received September 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

- The report should read “manège and lunge ring”, not “mange and gallops”.
- Letters had been sent directly to members of the committee from the public.
- An email had been received, objecting to the application, and raising issues already addressed in the report.

Terry Gashe, from Letcombe Regis Parish Council, spoke objecting to the application. His concerns included: traffic, the application site was in an Area of Outstanding Natural Beauty (AONB); visual impact; the viability of the proposed business.

Adam Fox-Edwards, a local resident, spoke objecting to the application. His concerns included: traffic; impact on AONB; flood risk; business viability.

Chris Strang, the applicant's agent, spoke in favour of the application.

Councillor Andrew Crawford, the ward councillor, spoke raising concerns about the detail of the application; his concerns were as follows:

- Onsite accommodation would not be adequate
- Highways issues: 60 mph speed limit through the village
- Viability of business plan.

The committee considered this application.

RESOLVED (for 11; against 2; abstentions 0)

To authorise the head of planning, in consultation with the committee chairman and/or vice-chairman, to grant planning permission subject to the completion of a section 106 agreement as set out in paragraph 6.11 of the committee report, and subject to the following conditions:

- 1 TL2 Time limit – Outline application.
- 2 OL1 – Standard outline ‘details’ of landscaping and appearance.
- 3 Slab level of riding school to be submitted and agreed.
- 4 A maximum of ten commercial DIY livery stables shall be operated from the site, details of which shall be submitted to and approved in writing by the local planning authority.
- 5 Submission of details of two passing bays and a rumble strip.
- 6 Submission of a parking and turning plan.
- 7 No events (one which is advertised externally) shall take place on the site to which persons arrive by vehicle and do not use/occupy the stables on site.
- 8 The facilities on the site (including the new indoor riding school) shall be used only by horses which are stabled on the site.
- 9 RE8 – Submission of drainage details (incorporating sustainable drainage principles and an assessment of the hydrological and hydrogeological context of the development).
- 10 No spoil/materials to be deposited or stored on that part of the site liable to flooding.
- 11 No raising of ground levels on that part of the site liable to flooding.
- 12 A detailed plan of the storage and disposal of manure and stable waste shall be submitted, approved and implemented.
- 13 Details of any soakaways to be submitted, approved and implemented.

Informatives

- 1 Issues of materials, landscaping and the provision of blinds in the indoor school will be addressed as part of any future detailed application which would be required to assess the appearance and landscaping of the proposal.
- 2 The applicant is requested to take due consideration of the amenity of neighbours when disposing of the manure from the site.

Councillor Hayward re-entered the room.

Councillor Roger Cox left the meeting

PI.173 PINE LODGE, MAIN STREET, EAST CHALLOW. P12/V2367/FUL

The officer presented the report on an application to erect a two storey side extension to detached garage and garage loft conversion to provide living accommodation. (Amendment to refused application P12/V0913). 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.

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. RE12 - Ancillary accommodation.

PI.174 LAND TO REAR OF 17, 18, 19 & 20 MILLBROOK SQUARE, GROVE. P12/V0958

The officer presented the report on an application to erect 10 x 2 bed and 1 x 1 bed flat. Provision of dedicated bicycle and bin storage and 11 car parking spaces. (Land to rear of 17, 18, 19 & 20 Millbrook Square). 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.

June Stock, from Grove Parish Council, spoke objecting to the application. The parish council were concerned about: over development, out of keeping with the local area, inadequate parking and reducing parking for shops and businesses.

Julian Philcox, the applicant's agent, spoke in favour of the application.

The committee considered this application.

RESOLVED (for 13; against 0; abstentions 0)

To authorise the head of planning, in consultation with the committee chairman and vice chairman, to grant planning permission, subject to a unilateral undertaking to secure the required contributions and also subject to the following conditions:

1. TL1 – Time limit.
2. Planning condition listing the approved drawings.
3. MC2 – Submission of material samples.
4. RE6 – Boundary treatment.
5. Development in accordance with flood risk assessment.
6. LS1 – Landscaping scheme (submission).
7. LS2 – Landscaping scheme (implementation).
8. HY7 – Parking in accordance with plan.
9. HY11 – Turning in accordance with plan.
10. Footpath provision details.
11. MC24 – Drainage details (surface and foul).
12. MC29 – Sustainable drainage scheme.
13. RE28 – Obscured glazing (opening).
14. Details of balcony screen.

PI.175 LAND AT POST OFFICE LANE, WANTAGE. P12/V2261/FUL

Councillor Robert Sharp left the room for the duration of this item.

The officer presented the report on an application to erect four dwellings with associated garaging, parking and landscaping. 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.

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

The committee considered this application.

RESOLVED (for 12; against 0; abstentions 0)

To grant planning permission, subject to the following conditions:

1. TL1 – time limit.
2. MC24 – drainage details (surface and foul).
3. Planning condition listing the approved drawings.
4. Boundary walls and fences.
5. Sample materials.
6. Withdrawal of permitted development (part 1 class A) – no extensions/ alterations.
7. CN14 Archeological watching brief.
8. RE11 Garage accommodation.
9. New roads.
10. HY3 Visibility splays (access).
11. HY6 – access, parking & turning in accordance with plan.

Councillor Robert Sharp re-entered the room.

**PI.176 ABINGDON AND WITNEY COLLEGE, WOOTTON ROAD,
ABINGDON. P12/V2091**

The officer presented the report on an application to construct a single storey building for the teaching of advanced engineering and associated landscaping. As amended by letter from agent. 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.

Gareth Davis, a local resident, spoke objecting to the application.

Terry Stock, on behalf of the applicant, spoke in favour of the application.

Councillor Angela Lawrence, one of the ward councillors, spoke objecting to the application.

Councillor Helen Pighills, one of the ward councillors, spoke objecting to the application.

The committee considered this application.

RESOLVED (for 12; against 1; 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. MC3 - Materials in accordance with application.
4. HY7 - Car parking.
5. Mitigation measures of noise assessment.

**PI.177 44A APPLEFORD ROAD, SUTTON COURTENAY.
P12/V2244/HH**

The officer presented the report on an application to erect a two bay garage extension to the existing single bay. 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

Change of recommendation: this was now recommended for delegation to the head of planning, in consultation with the chairman to address discrepancies in the drawings.

David Hignell from Sutton Courtenay Parish Council, spoke objecting to the application.

Danielle Beekon, on behalf of the applicant, spoke in favour of the application. She said that the roof will now be capped.

The committee considered this application. To protect the amenities of neighbours, it was felt that the proposed first floor window in the east elevation should be omitted and the external staircase should be moved to the other side of the building.

RESOLVED (for 13; against 0; abstentions 0)

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

- i. The receipt of amended plans to address discrepancies, omit the first floor window in the east elevation, and move the external staircase to the other side of the building:**
- ii. The following conditions:**
 5. TL1 - Time limit.
 6. Planning condition listing the approved drawings.
 7. MC3 – Materials in accordance with application.
 8. RE11 - Garage accommodation.
 9. RE12 - Ancillary accommodation.
 10. RE28 - Obscured glazing (opening).
 11. Removal of window on east elevation.
 12. Re-siting of staircase.

The meeting closed at 10.45 pm