

Minutes

of a meeting of the

Planning Committee

held at the Council Chamber, The Abbey House, Abingdon on Tuesday, 12th March, 2013 at 6.30pm



Open to the public, including the press

Present:

Members: Councillors Robert Sharp (Chairman), Roger Cox, Anthony Hayward, Bob Johnston, Sue Marchant, Jerry Patterson, Margaret Turner and John Woodford.

Substitute Members: Councillor Janet Shelley, Jenny Hannaby, Fiona Roper and Gervase Duffield.

Other Members: Councillors Mike Badcock.

Officers: Martin Deans, Mike Gilbert, Susan Harbour and Laura Hudson.

Number of members of the public: 40

PI.211 CHAIRMAN'S ANNOUNCEMENTS

The chairman gave housekeeping announcements, outlined the procedure and explained the remit of the committee. The business would be heard in the order presented on the speakers' list.

Agenda item 11: Sutton Courtenay Landfill Site, Didcot, P12/V1807/FUL had been withdrawn earlier in the day, by the applicant.

PI.212 URGENT BUSINESS

An item of urgent business was brought to the committee under Standing Order 21 (4) of the council's constitution.

The report deals with a procedural matter which potentially affects other recent major housing applications, including an application under consideration later in the meeting. The matter relates to the implementation time period for the commencement of development. The report deals with legal agreements linked to the application for land at Stockham Farm (P12/V1240/FUL) which have been finalised, with the decision prepared for issue, subject to the clarification which the urgent business had raised.

The chairman was satisfied as to the special circumstances which made the matter urgent.

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PI.1

PI.213 URGENT ITEM LAND AT STOCKHAM FARM P12/V1240/FUL UPDATE

The officer presented the report.

The committee considered this application and sought clarification from the officers on the implications of agreeing this item.

RESOLVED (for 11; against 0; abstentions 0)

That the resolution, as made, is altered in respect of the implementation condition so that the decision to grant planning permission be delegated to head of planning in consultation with the committee chairman subject to:

1. The prior completion of a section 106 agreement as previously detailed
2. Conditions, including the requirement to commence development within 12 months of the date of grant of permission to help address the immediate housing land shortfall.

And that a similar approach is taken on implementation conditions for resolutions issued by the planning committee for major housing application submitted to address the housing allocation shortfall where a 12 month period for implementation has been worded in terms of the date of the committee consideration rather than on the grant of permission.

PI.214 CUMULATIVE HOUSING FIGURES

These were attached to the agenda and received by the committee.

PI.215 NOTIFICATION OF SUBSTITUTES AND APOLOGIES FOR ABSENCE

Apologies were received by councillors: Eric Batts, Bill Jones, Sandy Lovatt, Aidan Melville, John Morgan and Helen Pighills.

The following councillors attended as substitutes: Gervase Duffield (for John Morgan); Jenny Hannaby (for Helen Pighills); Fiona Roper (for Eric Batts), and Janet Shelley (for Sandy Lovatt).

PI.216 MINUTES

The minutes of the meeting on 28 February 2013 were approved, and it was agreed that the chairman sign them.

PI.217 DECLARATIONS OF PECUNIARY INTERESTS AND OTHER DECLARATIONS

Councillor Jenny Hannaby is on Wantage Town Council planning committee and had voted against item 10: Land at Chain Hill Wantage (P12/V2316/O). She would make a statement on this item, but not take part in the debate or the vote.

PI.218 STATEMENTS AND PETITIONS FROM THE PUBLIC ON PLANNING APPLICATIONS

The speakers' list was tabled at the meeting.

PI.219 STATEMENTS, PETITIONS AND QUESTIONS FROM THE PUBLIC ON OTHER MATTERS

None.

PI.220 MATERIALS

None.

PI.221 LAND EAST OF CHAIN HILL, WANTAGE. P12/V2316/O

Councillor Gervase Duffield entered the meeting.

The officer presented her report on outline application for residential development (up to 85 dwellings), access onto Chain Hill, internal estate roads, parking, landscaping and open space. 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

- Two further letters of objection had been received, which raised similar concerns as previous letters;
- The resolution and conditions had been amended to take account of the time limits for permission, as agreed under urgent business, earlier in the meeting.

Councillor D Jackson from Wantage Town Council, spoke, objecting to the application. His concerns included the following:

- Increase of traffic on Chain Hill;
- Suitability of pedestrian access by widening the pavement which will, in turn, narrow the road and reduce traffic access. There is already a significant amount of affordable housing in Wantage;
- The open landscaped area of the application site is in the Area of Outstanding Natural Beauty (AONB) and could be used as a dumping site.

Ben Rendell and Julie Maberley, local residents, spoke objecting to the application. Their concerns included the following:

- Impact on the landscape as the application site is partially in the AONB;
- The application is not sustainable as there are insufficient community facilities, schools, jobs, carp spaces, bus stops etc.

Tony Charles of Porchester Planning Consultancy, the applicant's agent, spoke in favour of the application. He raised the following points:

- All of the housing would be outside of the AONB;
- The open space would be informal meadowland and would either be conveyed to the town or district council or managed by a management company;
- Section 106 agreements would provide infrastructure money, including schooling.

Councillor Jenny Hannaby made a statement before withdrawing to the public gallery. She did not take part in the discussion or vote on this item. The concerns she raised were as follows:

- The application site was good agricultural land;
- The application site was partially in, and bordered on, the AONB;
- Road safety, congestion and access;
- Lack of school places.

Councillor Fiona Roper, one of the ward councillors, spoke objecting to the application.

The committee considered this application in detail. In particular, it was considered in the context of:

- The size of the application site;
- The need for a 5 year housing land supply;
- The National Planning Policy Framework;
- The need for additional school places which the chairman would raise under delegated powers when discussing the Section 106 agreements;
- The need to re-consult the county highways engineer on the adequacy of the footpath width.

RESOLVED (for 7; against 3; abstentions 1)

To authorise the head of planning in consultation with the committee chairman, vice-chairman and local ward members, to grant planning permission, subject to the completion a section 106 agreement with both the county council and the district council within 4 months of resolution, to secure contributions towards strategic highway improvements, local infrastructure, and the affordable housing, and also subject to the following conditions:

1. Time limit – Outline application (implementation within 12 months of the date of the decision).
2. Standard outline condition (excluding access) – Reserved matters to be submitted in a timely fashion, within 12 months.
3. Approved plans.
4. MC24 - Drainage details (surface and foul).
5. MC29 - Sustainable drainage scheme.
6. Submission of biodiversity management plan.
7. HY3 – Submission of visibility splays.
8. Provision of footpath and crossing prior to commencement on site in accordance with details to be submitted.
9. LS1 – Landscaping scheme (submission).
10. LS2 – Landscaping scheme (implementation and management).
11. Construction traffic management plan.
12. Full details of the proposed new access including regrading the bank both along the roadside and within the site.
13. Submission of residential travel plan.
14. Submission of waste water drainage strategy including time frame for implementation.
15. Submission of traffic calming measures along Chain Hill.
16. LS4 – Tree protection scheme.
17. Provision of a Local Area of Play within the site.
18. Boundary treatment details.

19. No development shall commence until Thames Water survey works have been undertaken.

PI.222 SUTTON COURTENAY LANDFILL SITE, CORRIDOR ROAD, DIDCOT. P12/V1807/FUL

This item was withdrawn by the applicant.

PI.223 6 ABINGDON ROAD, SUTTON COURTENAY. P13/V0118/HH

The officer presented her report on an application for a proposed extension – (amended design from application P12/V2043/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.

David Hignell from Sutton Courtenay Parish Council, spoke, objecting to the application. His concerns included the following:

- Potential flood risk;
- The possibility of the extension being used as a separate dwelling.

Councillor Gervase Duffield, the ward councillor, said that he was concerned about the possibility of the extension being used as a separate dwelling.

The committee considered this application. The majority of members of the committee (8 in favour, 4 against) were in favour of adding an ancillary accommodation condition.

RESOLVED (for 12; against 0; abstentions 0)

To grant planning permission, subject to the following conditions:

1. TL1 – Time limit.
2. Approved plans.
3. RE1 – Matching materials.
4. Slab Levels.
5. Ancillary accommodation.

PI.224 THE WHITE HORSE, 189 OCK STREET, ABINGDON. P12/V2476/A & P12/V2477/LB

The officer presented the report on an application for replacement advertisements comprising 1 fascia sign, 1 freestanding hanging sign, 2 hoarding signs, 1 plaque sign, 2 car park disclaimers and 1 poster frame. 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.

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Councillor Mike Badcock, one of the ward councillors, spoke objecting to the lack of traditional pictorial content on the freestanding hanging sign.

The committee considered this application. It concluded that the proposed freestanding hanging sign was poorly designed and not in keeping with the local culture and history of Abingdon and that it had a negative impact on the setting of the listed building to which it related.

RESOLVED (for 6; against 6; abstentions 0: decided on chairman's casting vote)

To delegate the decision to refuse advertisement consent to the head of planning, in consultation with the committee chairman. The reason for refusal to relate to the poor design of the freestanding hanging sign and its harmful impact on amenity, in particular the character and setting of the grade II listed building, the White Horse Pub.

RESOLVED (For 12; against 0; abstentions 0)

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

- TL4.
- Listing approved plans.

PI.225 LAND AT THAMES VIEW, ABINGDON. P13/V0009/A

The officer presented the report on an application for 1 x non-illuminated wall mounted sign and 2 x illuminated signs (re-submission of application P12/V2291/A). 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 12; against 0; abstentions 0)

To grant advertisement consent, subject to the following conditions:

Standard advertisements conditions 1 – 5

6. Development to be carried out in accordance with the approved plans.

7. The intensity levels of the new illumination shall not exceed 20 lux.

PI.226 THE MAGIC MIDGET, MIDGET CLOSE, ABINGDON. P13/V0084/A

The officer presented the report on an application on the replacement of a free standing totem sign. 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.

The committee considered this application.

RESOLVED (for 12; against 0; abstentions 0)

Grant advertisement consent subject to

- standard conditions 1 – 6, and
- 7 : Approved plans

The meeting closed at 8.15 pm