

# Minutes

of a meeting of the

## Planning Committee

held at the Council Chamber, The Abbey House, Abingdon on Wednesday 5 June 2013 at 6.30pm



### Open to the public, including the press

#### Present:

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

Substitute Members: Councillor Gervase Duffield (In place of Janet Shelley) and Concillor Ron Mansfield (In place of Bob Johnston).

Other Members: Councillor Jim Halliday.

Officers: Martin Deans, Adrian Duffield, Sandra Fryer and Susan Harbour.

Number of members of the public: 70

### PI.291 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. (The minutes reflect the order in which business was heard to provide a continuous narrative of the meeting, rather than the agenda order.)

Item 11: Land off Beggars Lane, Southmoor, P13/V0788/FUL had been deferred to the next meeting due to an administrative error.

### PI.292 URGENT BUSINESS

None notified.

### PI.293 CUMULATIVE HOUSING FIGURES

The latest figures were attached to the agenda and noted by the committee.

The final status column requires further updating, and all members were asked to contact the planning department with any updates of which they were aware.

## **PI.294 NOTIFICATION OF SUBSTITUTES AND APOLOGIES FOR ABSENCE**

Apologies were received from councillors Bob Johnston, Sue Marchant and Janet Shelley.

Councillor Gervase Duffield substituted for Janet Shelley and Councillor Ron Mansfield substituted for Bob Johnston.

## **PI.295 MINUTES**

There were no minutes available at this meeting.

## **PI.296 DECLARATIONS OF PECUNIARY INTERESTS AND OTHER DECLARATIONS**

### **Disclosable pecuniary interests**

None declared.

### **Other declarations**

<b>Agenda item</b>	<b>Councillors</b>	<b>Declaration</b>
12	Sandy Lovatt, Aidan Melville, Helen Pighills	On Abingdon Town Council, but not on its planning committee and have not taken part in decisions about this item.
13	Robert Sharp	Knows the applicant, Mr Weaving

## **PI.297 STATEMENTS AND PETITIONS FROM THE PUBLIC ON PLANNING APPLICATIONS**

The speakers list was tabled at the meeting.

## **PI.298 STATEMENTS, PETITIONS AND QUESTIONS FROM THE PUBLIC ON OTHER MATTERS**

None.

## **PI.299 MATERIALS**

None.

## **PI.300 MILTON ROAD, SUTTON COURTENAY. P13/V0401/O**

The officer presented his report on an application to demolish no. 44 Milton Road to create access, residential development of site for up to 70 dwellings, including vehicular access, pedestrian and cycle links, public open space, landscaping and drainage. Consultations, representations, policy and guidance and this site's planning history are detailed in the officer's report which forms part of the agenda pack for this meeting.

## Updates from the report

- Further letters of objection have been received, reiterating points already covered in the report.
- Councillors have received direct representation from Pye Homes who are applying to develop the neighbouring site.

The following contributions have been requested:

### Vale

- Waste bin provision – £11,900
- Art – £17,000
- Street naming – £332
- Recreation – £133,509
- Abingdon shop mobility – 2,315

### County

- Transport (Science Vale UK) – £191,590
- Education (towards expansion of the village primary school) – £244,486
- Education (secondary) – £213,768
- Education (sixth form) – £42,754
- Education (Special Educational Needs Schools) – £13,351
- Property (Libraries, waste management, museum resource centre, social / health care) – £46,849

### Other contributions

- Police (bicycles) – £1,600
- Police (APNR) – £11,000
- Primary Care Trust – £11,779

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

- This is not a sustainable location for development.
- Infrastructure is inadequate.
- Foul and surface water drainage is inadequate.
- Overloaded minor road network.
- In combination with previous planning permissions in the village, this represents a cumulative development of 27 percent growth.

Pauline Wilson, a local resident, spoke objecting to the application. Her concerns included the following:

- The draft local plan should be used to make decision, development should not be developer led.
- Effect of cumulative development.

Chris Doel, from Keep Sutton Courtenay Rural, spoke objecting to the application. His concerns included the following:

- The village will increase by 27 percent as a result of all development.
- Highways not sustainable.
- Primary schools already full.

David Burbridge (Bidwells), the applicant's agent, spoke in favour of the application. His speech included the following:

- Local consultation had taken place.
- The plan was for deliverable, sustainable development.
- The applicant intended to build sustainable homes.

Councillor Gervase Duffield, the ward councillor, spoke objecting to the application. The points he raised included the following:

- Traffic issues.
- Sutton Courtenay losing its greenfield sites.
- Potentially becoming a suburb of Didcot.
- The Boundary Commission report that by 2018 Sutton Courtenay and Appleford will have 28 percent more electors (plus children and others not eligible to vote).

The committee considered this application. During the discussion, clarification was sought from officers, and the following points were raised and responded to:

- Affordable housing is spread throughout the sites.
- It is for the County Council to meet the need for school places.
- Little weight can be given to the local plan as it is in the early stages of development.
- The s106 monies for schools would go to expand primary places in Sutton Courtenay and secondary places in Abingdon and Didcot. The cumulative affect on the size of the village from non policy compliant applications will be between 6.9 and 10.3 percent.
- Large number of conditions as this is an outline application.
- In response to Dr Wilson's email, the officer clarified that the context of this application was not the same as that of the strategic housing applications to the south of Banbury in Cherwell District Council, which had been called in by the secretary of state, as Cherwell District is significantly more advanced with its emerging local plan and has a five year housing land supply.

#### **RESOLVED (for 10; against 3; abstentions 0)**

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

1. Completion within the agreed PPA period of section 106 agreements for on-site affordable housing provision, on site open space provision, contributions towards off-site facilities and services including highways 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 requirement for the commencement of development within 12 months from the date of the issue of planning permission to help address the immediate housing land shortfall:

- i) Time limit (12 months).
- ii) Reserved matters to be submitted (within 6 months).
- iii) Approved plans.
- iv) Maximum number of dwellings (70).
- v) MC2 sample materials.
- vi) LS1 landscape.
- vii) LS4 trees.
- viii) LS5 retain existing hedgerow / trees on north boundary.
- ix) LS6 – maintenance of open space / play areas.

- x) Boundary details to public areas to be walls.
- xi) Plot curtilages to exclude existing landscaping / landscaped areas.
- xii) Grampian drainage detail condition.
- xiii) HY2[I] - access in accordance with plan.
- xiv) Parking to accord with adopted standards.
- xv) RE11 - garage accommodation.
- xvi) Development in accordance with travel framework plan.
- xvii) Construction traffic management plan.
- xviii) Scheme of archaeological investigation.
- xix) Contamination.
- xx) Ecology mitigation in accordance with submitted report.

#### Informatives

- i) Affordable housing to be spread across the site.
- ii) S278 agreement required for highway works.
- iii) Planning obligations.

### **PI.301 LAND OFF BEGGARS LANE, SOUTHMOOR. P13/V0788/FUL**

This item was deferred to the next meeting for technical reasons.

### **PI.302 ST HELEN & ST KATHARINE SCHOOL, FARINGDON ROAD, ABINGDON. P13/V0669/FUL**

The officer presented his report on an application to construct new hard tennis/netball courts complete with fencing and lighting. Removal of existing hard courts and fencing: to be returned to grass. Consultations, representations, policy and guidance and this site's planning history are detailed in the officer's report which forms part of the agenda pack for this meeting.

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

- None.

John Turnbull, a neighbour, spoke objecting to the application. His concerns included the following:

- Intensity of flood lights.
- Lights pointing towards neighbouring houses.
- Lux levels and lighting columns same as the previous withdrawn application.
- Potential impact of noise from the courts.
- Lateness of hours of operation and 365 days per year.

David Ely, the bursar from the applicant school, spoke in favour of the application. His speech included the following:

- Moving the courts will improve the noise levels for neighbours.
- The plans are environmentally friendly.
- Proposed site so far away from local residencies that lighting should not impact on them.
- The hours of operation refer to potential opening times, to cover all eventualities.
- There are no other local facilities for netball hire.

Councillor Jim Halliday, the ward councillors spoke objecting to the application. The points he raised included the following:

- The school should prepare a long term plan, rather than making successive applications which the local residents find distressing.
- The lights facing the houses are not shielded.
- Late use to 22.00 and potential commercial use could increase noise and lighting impact.

The committee considered this application.

- The school has made concessions to its neighbours.
- The technical information showed that the light pool is confined to the playing courts.
- The relocation of the courts should reduce noise levels over those currently experienced.
- Any noise nuisance would be dealt with by the environmental health department.
- The committee hoped that this application would provide wider community benefit.

**RESOLVED (for 12; against 0; abstentions 1)**

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

1. TL1 - time limit - full application (full).
2. Approved plans.
3. MC3 - materials in accordance with application (full).
4. MC30 - floodlights installation (full).
5. The floodlights hereby approved shall be switched off between the hours of 10pm and 9am Mondays to Saturdays, and between 9.30pm and 9am Sundays and Bank Holidays, unless otherwise agreed in writing by the local planning authority.
6. LS4 - tree protection (full).

### **PI.303 LAND AT TOWN POND LANE, KINGSTON BAGPUIZE WITH SOUTHMOOR. P13/V0606/FUL**

The officer presented the report on an application to erect 2 x 3 bed chalet bungalows with detached garages and vehicular access (re-submission of withdrawn application P12/V2649/FUL). Consultations, representations, policy and guidance and this site's planning history are detailed in the officer's report which forms part of the agenda pack for this meeting.

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

The officer confirmed that suggested condition 9 would include the removal of permitted development rights for boundary fencing to protect the rural character and appearance of the area.

Brian Forster, from Kingston Bagpuize with Southmoor Parish Council, spoke objecting to the application. His concerns included the following:

- Contrary to the village plan according to which, there should be no development on this side of the village.
- Traffic issues: combined with existing problems and other agreed developments.
- The parish council want some positive s106 contributions for the village.
- The parish council supports the views of the villagers' who object.

Christopher Belk, a local resident, spoke objecting to the application. His concerns included the following:

- This application had been refused previously and is not significantly changed.
- Road safety issues.
- The public view of the adjacent listed cottage would be harmed.

Peter Uzzell, the applicant's agent, spoke in favour of the application. His speech included the following:

- This was a modest housing scheme and the villagers objections had been addressed.

The committee considered this application, with further advice from officers, where requested.

- The parish plan is not in accordance with our draft local plan and so cannot be afforded any weight.
- The scheme is different from that previously rejected because the conservation officer had changed her advice since the proposed buildings had been resited closer to the front of the plot.

### **RESOLVED (for 11; against 2; abstentions 0)**

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

1. TL1 - time limit - full application (full).
2. Approved plans.
3. MC2 - materials (samples) (full).
4. HY6[I] - access, parking and turning in accordance with plan.
5. LS1 - landscaping scheme (submission) (full).
6. LS2[I] - landscaping scheme (implement) (full).
7. LS5[I] - retain existing hedgerow/trees bound(full).
8. MC24 - drainage details (surface and foul(full)).
9. RE2 - PD restriction on dwellings extensions/outbuildings.(full).
10. RE6 - boundary details (detsild not shown)(full).
11. RE17 - slab levels (dwellings) (full).

The meeting closed at 8.00 pm