

# Minutes

of a meeting of the

## Planning Committee

held at the Council Chamber, The Abbey  
House, Abingdon

on Wednesday 24 July 2013 at 6.30pm



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

### Present:

Members: Councillors Sandy Lovatt (Vice-Chair), Eric Batts, Roger Cox, Anthony Hayward, Bill Jones, Bob Johnston, Sue Marchant, Jerry Patterson, Janet Shelley, Margaret Turner and John Woodford.

Substitute Members: Councillor Ron Mansfield (In place of Webber) and Gervase Duffield (In place of Robert Sharp).

Other Members: Councillor Dudley Hoddinott

Officers: Peter Brampton, Steve Culliford, Martin Deans and Mark Doodes.

Number of members of the public: 41

### **PI.336 CHAIRMAN'S ANNOUNCEMENTS**

The vice-chairman, in the chair, announced that there had been changes to the committee's membership. Councillor Aidan Melville had been replaced by Councillor Catherine Webber. The chairman asked that the committee's thanks were passed on to Councillor Melville for his work on the committee.

### **PI.337 URGENT BUSINESS**

None

### **PI.338 CUMULATIVE HOUSING FIGURES**

The committee noted the latest cumulative housing figures.

### **PI.339 NOTIFICATION OF SUBSTITUTES AND APOLOGIES FOR ABSENCE**

Councillors Robert Sharp (Chairman), Helen Pighills and Catherine Webber had all sent their apologies for absence. Councillors Gervase Duffield and Ron Mansfield attended as substitutes for Councillors Robert Sharp and Catherine Webber respectively.

## **PI.340 MINUTES**

The committee noted that the minutes of its meeting held on 19 June 2013 would be available at the next committee meeting.

## **PI.341 DECLARATIONS OF PECUNIARY INTERESTS AND OTHER DECLARATIONS**

There were no disclosable pecuniary interests.

Councillors declared the following interests:

<b>Councillors</b>	<b>Item</b>	<b>Interest</b>
Bob Johnston, Ron Mansfield, and Jerry Patterson	66 Cumnor Hill, Oxford	They knew the parish councillor who was addressing the committee.
Margaret Turner	Land south of Grove Road, Harwell	She knew the parish councillor who was addressing the committee.
Bob Johnston	Radley School House, Radley	He was a member of the parish council but had not taken part in the meeting when the parish council had discussed this matter.
Bob Johnston	35 Stonhouse Crescent, Radley	He was a member of the parish council but had not taken part in the meeting when the parish council had discussed this matter.

## **PI.342 STATEMENTS AND PETITIONS FROM THE PUBLIC ON PLANNING APPLICATIONS**

Tabled at the meeting was a list of public speakers wishing to speak to planning applications.

The chairman reported that the King's Avenue and Chancel Way Residents' Group wish to present a petition objecting to the application at King's Field, Marcham. They would do so when speaking to the application later in the meeting.

## **PI.343 STATEMENTS, PETITIONS AND QUESTIONS FROM THE PUBLIC ON OTHER MATTERS**

None

## **PI.344 MATERIALS**

None

## **PI.345 KING'S FIELD, SHEEPSTEAD ROAD, MARCHAM P13/V0575/O**

The officer presented the report on an outline application for 43 dwellings on King's Field to the north of the built-up area of Marcham village. The report set out the proposal, representations received following consultation, the policy position and planning guidance, and the site's planning history.

### **Updates to the report**

The planning officer reported that since the publication of the report, the council had received a further six letters objecting to the application. He also corrected his report by advising that Marcham only had one public house and that there had been two previous planning applications in 1978 to develop the site, both of which the planning inspector had rejected on appeal against the council's decisions. However, the planning officer still recommended the committee delegated authority to approve the application subject to conditions and a section 106 agreement but if the agreement was not completed by 24 September 2013, then the application should be refused.

### **Public speaking**

The chairman invited the public who had registered to speak to this application to address the committee.

David Walton spoke on behalf of Marcham Parish Council objecting to the application. His concerns included:

- the application was on a site on the edge of the village and the proposal was disproportionate to the size of the village
- the village had the equal lowest number of amenities of all the 'large villages' in the Vale of White Horse district and therefore this development was not in a sustainable location. New residents were likely to drive to Abingdon to access facilities
- the site was on higher ground, presenting a greater risk of flooding to other areas in the village as the drainage system and sewerage system was already overloaded
- there were likely to be more children from the development than estimated in the report and the applicant should pay for an additional classroom at the local primary school

Lorraine Young of the King's Avenue and Chancel Way Residents' Group objected to the application and presented a petition containing 89 signatures on behalf of the group. Her concerns included:

- the development was on greenfield land and would result in the loss of agricultural land and trees
- the location of the site would mean new residents were likely to use their cars adding traffic to the village
- the village could not sustain any more development
- the cumulative effect of housing developments at Marcham was having a detrimental impact on the village's services and facilities, including the school
- there were poor sight lines from the access road
- the development was contrary to many local plan policies
- it would cause drainage problems in the village
- the development would not benefit the village

Mike Robinson, the applicant's agent, spoke in favour of the application. He believed:  
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- Marcham was a sustainable location for housing development with good facilities
- the land was of poor agricultural quality and therefore was suitable for development
- the design fitted in with the character of the area
- the site was in single ownership and could be delivered quickly

Councillor Ron Mansfield read a statement submitted by the local ward councillor Catherine Webber, raising concerns about the application. Her points included:

- there was an adverse cumulative impact on Marcham from this and other applications. The cumulative impact on villages should be referred to in all officer reports
- although Marcham was a thriving sustainable village, this had only been achieved through the hard work of villagers. The development would make the village less sustainable. It seemed that the village was being penalised for its efforts
- granting planning permission would set a precedent for more development outside the village envelope
- concern at whether an additional classroom would be provided at the primary school
- concern that the views of local residents and the parish council were not being taken into account in compiling the list of section 106 developer contributions
- there were many objections on flooding grounds and ecological grounds

### **Committee debate**

The committee considered this application, with advice from officers where appropriate, the discussion covered the following points:

- the application had to be considered on its merits, as would every planning application, and forthcoming applications could not be taken into account
- before the detailed application stage, the applicants would have to produce a detailed drainage scheme to overcome the flooding risk
- there would be a contribution towards services needed in the village such as primary education
- the application brought the benefit of 17 units of affordable housing to the village
- the committee could find no material planning grounds on which to refuse the application
- the local member should also be consulted before granting planning permission

**RESOLVED** (11 votes for, 1 against and 1 abstention)

- (a) to authorise the head of planning, in consultation with the committee chairman and vice-chairman and the local member, to grant outline planning permission for application P13/V0575/O subject to:
1. a section 106 agreement with both the County Council and District Council to secure contributions towards local infrastructure and to secure the affordable housing;
  2. conditions as follows:
    - 1 : Time limit - 1 year
    - 2 : Time limit - Reserved Matters application – 6 months
    - 3 : Approved plans
    - 4 : Sample materials to be agreed
    - 5 : Visibility Splays to be agreed
    - 6 : Access, parking and turning to be agreed

- 7 : No Drainage to Highway
- 8 : Submission of Landscaping Scheme
- 9 : Implementation of Landscaping Scheme
- 10 : Boundary Details to be agreed
- 11 : Drainage Details (Surface and Foul) to be agreed
- 12 : Sustainable Drainage Scheme to be agreed
- 13 : Details of sewer connections to be agreed
- 14 : Construction traffic management plan to be agreed
- 15 : Works in accordance with Flood Risk Assessment
- 16 : Tree Protection to be agreed
- 17 : Wildlife Protection as per submitted statements

- (b) If the required section 106 agreements are not completed, and planning permission cannot be granted by the determination deadline of 24 September 2013, to authorise the head of planning in consultation with the chairman and vice-chairman and the local member to refuse planning permission.

### **PI.346 66 CUMNOR HILL, OXFORD P13/V0626/FUL**

The officer presented the report on an application for the demolition of one dwelling and its replacement with 12 flats in three buildings at 66 Cumnor Hill, Oxford. The report set out the proposal, representations received following consultation, the policy position and planning guidance, and the site's planning history.

#### **Updates to the report**

The planning officer reported that since the publication of the report, the council had received a further three letters objecting to the application. Following one of the late submissions, the planning officer removed reference in his report to the planning inspector's decision in 2010 having regard to the residential design guide. He also reported that the developer had agreed to contribute a further £10,000 to the county council for transport measures.

However, the planning officer still recommended the committee to delegate authority to approve the application subject to conditions and a section 106 agreement, but if the agreement was not completed by the target set in the planning performance agreement, then the application should be refused.

#### **Public speaking**

The chairman invited the public who had registered to speak to this application to address the committee.

Brian Stopps spoke on behalf of Cumnor Parish Council objecting to the application. His concerns included:

- the proposed density was excessive for such a small site and the development would be out of character with the surrounding area
- the developers had not dealt with surface water drainage
- there needed to be a hydro-geological survey of the whole Cumnor Hill area
- too much ground disturbance would cause problems for others

Jerry Avery spoke in objection to the application. His concerns included:

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- the proposed density was high for this area
- there was a danger that the construction would disturb ground conditions and the developers must guarantee to repair any damage to neighbouring properties
- the cumulative effect of this and other developments adversely affected the area
- there would be a loss of amenity and loss of light suffered by the neighbouring property

Simon Sharp, the applicant's agent, spoke in favour of the application. He believed:

- the proposed density of the development was appropriate for the site
- there was a need for two-bedroom accommodation in the area
- the site was in a sustainable location
- permeable surfaces would be used to prevent excessive water run-off
- the foundations would be carefully designed to stop disturbance to other properties
- the majority of the planting would be retained to provide good screening
- the design fitted in with the area
- no habitable windows faced the neighbouring property at no 64 Cumnor Hill

Councillor Dudley Hoddinott, one of the local ward councillors, raised concerns about the application. His points included:

- there would be overshadowing of the neighbouring property no 64 Cumnor Hill
- block A should be moved further away from no 64
- the proposed development would have an adverse impact on flooding locally and would likely affect the underground water flow
- the car parking areas should be screened

### **Committee debate**

The committee considered this application, with advice from officers where appropriate, the discussion covered the following points:

- there might be a history of drainage problems in the area but the committee had to accept the drainage engineer's professional opinion that there was no objection to the application subject to conditions
- the design, albeit different from surrounding properties, was acceptable
- potentially harmful overlooking from proposed balconies would be resolved through the use of screens controlled by condition 3.
- the impact on the surrounding area and in particular no 64 was not sufficiently harmful to refuse the application
- the committee could find no material planning grounds on which to refuse the application
- the officers must check the slab levels on the three buildings before construction proceeded above those levels

**RESOLVED** (9 votes for, 1 against and 3 abstentions)

- (a) to authorise the head of planning, in consultation with the committee chairman and vice-chairman, to grant planning permission for application P13/V0626/FUL subject to:
1. the completion of section 106 agreements to secure financial contributions;
  2. conditions, including:

- 1 : Commencement 3 years - Full Planning Permission
- 2 : Approved plans
- 3 : CN8[I] - Submission of Details (Full)
- 4 : HY2[I] - Access in accordance with Specified Plan (F)
- 5 : HY7[I] - Car Parking (Full)
- 6 : LS1 - Landscaping Scheme (Submission) (Full)
- 7 : LS2[I] - Landscaping Scheme (Implement) (Full)
- 8 : LS4 - Tree Protection (Full)
- 9 : MC2 - Materials (Samples) (Full)
- 10 : MC24 - Drainage Details (Surface and Foul(Full)
- 11 : MC29 - Sustainable Drainage Scheme (Full)
- 12 : MC32 - Construction of Method Statement(Full)
- 13 : RE17 - Slab Levels (Dwellings) (Full) (slab levels to be checked and approved by the local planning authority before construction above those levels)

- (b) should timely progress not be made and a decision on the application is not possible within the target time set in the planning performance agreement, to authorise the head of planning, in consultation with the chairman, to refuse planning permission.

### **PI.347 ALDER VIEW, LAND SOUTH OF GROVE ROAD, HARWELL. P13/V1040/O**

The officer presented the report on an outline application for 65 dwellings on land south of Grove Road, Harwell. The report set out the proposal, representations received following consultation, the policy position and planning guidance, and the site's planning history.

#### **Updates to the report**

The planning officer reported that since the publication of the report, the drainage engineer had removed his holding objection to the application, subject to conditions. He also reported that the developer had agreed to contributions towards public transport, the Police, and upgrading facilities for the village.

The planning officer recommended the committee to delegate authority to approve the application subject to conditions and a section 106 agreement. He also recommended consulting the local members before approving the application.

#### **Public speaking**

The chairman invited the public who had registered to speak to this application to address the committee.

David Marsh spoke on behalf of Harwell Parish Council speaking in support of the application. He believed that:

- the developer had carried out a good consultation, taking into account local people's suggestions
- the parish council supported new housing in the village
- the developer had agreed to contribute to the renovation works at the village hall

Julia Dionian spoke in objection to the application. Her concerns included:

- the traffic speeding along Grove Road presented a danger to new residents at this site
- traffic calming was needed at the village entrance on Grove Road, together with a footpath to the village shops

Steven Neal, the applicant's agent, spoke in favour of the application. He believed:

- local people supported the application as they had been engaged through to the outline application stage
- the proposal included bungalows, it was a high quality design, and would result in a significant contribution to the village hall renovation works

Philip Wrigley spoke in favour of the application. He believed:

- the village needed new housing
- the village hall needed renovating and he welcomed the developer's contribution towards the renovation works

Councillor Margaret Turner, one of the local ward councillors, supported the application and the comments of the parish council. Although she had highway safety concerns about Grove Road there was an alternative pedestrian access through Westfield. Affordable housing would also benefit the village.

### **Committee debate**

The committee considered this application, with advice from officers where appropriate, the discussion covered the following points:

- the developer and parish council were praised for working together to get the best out of the proposed development
- new housing and affordable housing were welcome in the village
- the officers should discuss with the applicants and the county council the need for additional traffic calming measures at the entrance to the village on Grove Road before the detailed application stage
- there was an alternative pedestrian access to the village centre, the primary school and other facilities through Westfield
- there should be an informative attached to the permission stating that affordable housing should be distributed through the site
- the head of planning should also consult local members before determining the application

### **RESOLVED** (14 votes to nil)

to authorise the head of planning, in consultation with the committee chairman, vice-chairman and local members, to grant outline planning permission to application P13/V1040/0 subject to:

1. the prior completion of a section 106 agreement within a deadline of three months to complete for on-site affordable housing provision, contributions towards off-site facilities and services including highway works, education improvements, waste management and collection, street naming and numbering, public art, library and museum services, social and health care, sports and recreation improvements, public transport provision and commuted sum for the maintenance of the public open space;



2. the officers discussing with the applicants and the county council to agree additional traffic calming measures at the entrance to the village on Grove Road before the detailed application stage to be funded through the section 106 agreement;
3. an informative attached to the permission stating that affordable housing should be distributed through the site; and
4. the following conditions, including the requirement to commence development within one year of the date of the committee resolution to help address the immediate housing land shortfall:
  - 1 : TL2 - Time limit Outline (12 months) Reserved Matters within 6 months
  - 2 : Approved plans and documents.
  - 3 : Submission of Reserved Matters - General
  - 4 : UNI landscape
  - 5 : LS4 trees
  - 6 : Boundary Treatments
  - 7 : Ecology – Works carried out in accordance with report from AAE.
  - 8 : Drainage
  - 9 : Construction traffic
  - 10 : Travel info packs
  - 11 : Access visibility
  - 12 : Parking
  - 13 : Materials
  - 14 : Refuse bin storage
  - 15 : Thames Water plc surface water condition
  - 16 : Drainage - Thames Water
  - 17 : Public Rights of Way – All works submitted in advance and agreed in writing.

**PI.348 RADLEY SCHOOL HOUSE, RADLEY. P13/V1007/FUL**

The officer presented the report on an application for a summer house building on land at Radley School House, Church Road, Radley. The report set out the proposal, representations received following consultation, the policy position and planning guidance, and the site's planning history.

**Updates from the report**

- There was sufficient information regarding potential noise disturbance to determine the application

Councillor Bob Johnston, the local ward councillor, supported the application.

The committee considered this application.

**RESOLVED** (unanimous by vote)

to approve application P13/V1007/FUL subject to the following conditions:

- 1 : Approved plans
- 2 : MC3 - Materials in accordance with the application (Full)
- 3 : TL1 - Time limit - Full Application (Full)

**PI.349 35 STONHOUSE CRESCENT, RADLEY. P13/V1057/HH**

The officer presented the report on an application for a single storey rear extension at 35 Stonhouse Crescent, Radley. The report set out the proposal, representations received following consultation, the policy position and planning guidance, and the site's planning history.

John Williams, the applicant, spoke in favour of the application. He reported that he had designed the extension to minimise the impact on neighbouring properties.

Councillor Bob Johnston, the local ward councillor, supported the application.

The committee considered this application.

**RESOLVED** (unanimous by vote)

to approve application P13/V1057/HH subject to the following conditions:

- 1 : TL1 - Time limit - Full Application (Full)
- 2 : RE1 - Matching Materials (Full)
- 3 : Approved plans

**Exempt information under section 100A(4) of the Local Government Act 1972**

None

The meeting closed at 9.10 pm