

# Minutes

of a meeting of the

## Planning Committee

held at the Council Chamber, The Abbey House, Abingdon on Wednesday, 27 November 2013 at 6.30pm



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

### **Present:**

Members: Councillors Robert Sharp (Chairman), Sandy Lovatt (Vice-Chairman), Eric Batts, Roger Cox, Anthony Hayward, Bob Johnston, Bill Jones, Sue Marchant, Jerry Patterson, Helen Pighills, Margaret Turner, Catherine Webber, John Woodford and Mike Badcock.

Substitute Members: Councillor Mike Badcock (in place of Councillor Janet Shelley).

Other Members: Councillor Alison Thomson.

Officers: Peter Brampton, Mark Doodles, Sandra Fryer and Jennifer Thompson.

Number of members of the public: 120

### **PI.445 Chairman's announcements**

The chairman outlined the procedure for the meeting, asked attendees to switch off any mobile phones, and highlighted the emergency exit procedure.

### **PI.446 Urgent business**

The planning officer updated the committee on recent significant decisions by the Planning Inspectorate including a site at Milton Road, Sutton Courtenay, where costs have been awarded against the Council following an overturn of an officer recommendation for 33 new homes.

### **PI.447 Cumulative housing figures**

The committee noted the latest cumulative housing figures.

### **PI.448 Notification of substitutes and apologies for absence**

The committee received apologies for absence from Councillor Janet Shelley; Councillor Mike Badcock attended as her substitute.

## **PI.449 Minutes**

**RESOLVED:** to adopt as a correct record the minutes of the committee meetings held on 2 October 2013 and 30 October 2013 and agree that the chairman signs them.

## **PI.450 Declarations of pecuniary interests and other declarations**

No councillor declared any disclosable pecuniary interests. However, other interests were declared as follows:

<b>Councillor</b>	<b>Planning application</b>	<b>Interest</b>
Mike Badcock	17 Caldecott Chase, Abingdon	He was a member of the town council and had been present when it considered this planning application; he would withdraw to the public gallery.
Antony Hayward	Fernham Fields, Faringdon	The county councillor speaking was known to him.
Bob Johnston	50 Sugworth Lane, Radley	He was a member of the parish council but had not been present when it considered this planning application

## **PI.451 Statements and petitions from the public on planning applications**

The speakers' list was tabled at the meeting.

## **PI.452 Statements, petitions and questions from the public on other matters**

None.

## **PI.453 Materials**

Materials samples were noted and approved.

## **PI.454 Fernham Fields, Land to the East of Coxwell Road, Faringdon. P13/V0139/O**

The officer presented the report on an application for residential development, public open space, associate infrastructure and new access on land to the east of Coxwell Road, Faringdon. The representations, policy and guidance and this site's planning history were detailed in the officer's report which formed part of the agenda pack for this meeting. The planning officer had no updates to his report but addressed the points raised by the speakers.

## Public speakers

Richard Anstis, representing Great Coxwell Parish Council, spoke objecting to the application. His concerns included the following:

- The drawbacks of this scheme outweighed the benefits and there were still outstanding concerns to be overcome before a decision was taken.
- There would be a detrimental impact on the parish (dramatic increase in population) and the settlement (increasing creep towards coalescence) of Great Coxwell.
- Similar applications had been refused for reasons which would apply to this application.
- The proposed improvements to water supplies and road junctions relied on pooling contributions from several applications and so may not take place.
- The S106 contributions were not resolved to the satisfaction of either the parish or town council.

Mike Wise, representing Faringdon Town Council, spoke objecting to the application. His concerns included the following:

- Increased housing put increased pressure on roads, water, schools, and other services all of which were already under strain. Permissions were in place for a 38 per cent increase in house numbers with no new infrastructure to cope.
- There was no economic benefit to Faringdon as employment centres were all located outside the town.

Judith Heathcoat, County Councillor representing the objectors, spoke objecting to the application. Her concerns included the following:

- The application would increase traffic; pressure on already inadequate parking in the town; and pressure on over-capacity schools and medical services, and be detrimental to the landscape and the setting of the settlements.
- There was no economic benefit to the town.
- This application was contrary to policy and the cumulative impact of applications was detrimental to the town.

Stephen Tillman, representing the applicant, spoke in support of the application. His points included the following:

- The developer was committed to improving the sewer and water problems before first occupation, and the road improvements would take place.
- Over £3 million was offered in S106 contributions.
- Houses would be constructed to Level 4 of the Code for Sustainable Homes.
- All elements of the scheme were satisfactory and addressed in the conditions.
- This would be a part of Faringdon and would not result in coalescence with smaller communities.

Councillor Alison Thomson spoke about the application in her capacity as ward councillor, and on behalf of Councillor Kainth. Her concerns included the following:

- The development would overwhelm Great Coxwell parish, contrary to the assumptions in the report.
- There were problems with access, noise pollution, flooding, increased traffic through the town and villages and on the A420 as people travelled to work, and infrastructure.
- Schooling was a major concern as no new school would be provided until 2016 at the earliest.
- The development was not sustainable.

Councillor Roger Cox spoke about the application in his capacity as ward councillor. His points included the following:

- This would overload Great Coxwell parish but not Faringdon.
- Developments were proposed piecemeal and the timing could not be controlled, and there was consequently a lack of integration between them.
- The pressures on schools were acknowledged but needed to be resolved by the County Council.
- The site was within walking distance of the college and the town centre.
- There were reasons for refusal but also for approval.

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

- Members acknowledged that the development was not popular and the high level of representations received.
- The proposal created a small separate high-density centre away from the town which may not integrate well with Faringdon and which had an impact on the character of Great Coxwell parish.
- There were concerns that the traffic assessments were carried out in respect of only this application and did not take account of other potential developments; over the impact of piecemeal developments round the town; and over the availability of local employment.
- There were concerns over the footpath on Coxwell Road, the capacity of the A420 junction, drainage, water supply and sewerage, and schooling which were answered by the officer.
- S106 contributions were those offered by the developer and further negotiations with the parish councils were needed before the agreement was signed.
- There were however no material grounds for refusal.

### **RESOLVED (by 10 votes to one)**

#### **To grant outline planning permission subject to:**

A. A S106 agreement with both the County Council and District Council in order to secure contributions towards local infrastructure and to secure the affordable housing.

B. The following conditions:

1. Commencement - six months after reserved matters approval, or six months after completion of sewage treatment work upgrade, whichever is later.
2. Reserved matters submitted within one year of outline consent.
3. Approved plans.
4. Sample materials to be agreed.
5. Visibility splays to be agreed.
6. Access, parking and turning to be agreed.
7. New estate roads to county council standard.
8. No drainage to highway.
9. Green travel plans to be agreed.
10. Submission of landscaping scheme.
11. Implementation of landscaping scheme.
12. Boundary details to be agreed.
13. Drainage details (surface and foul) to be agreed.
14. No dwelling to be occupied until sewage treatment work upgrade completed.

15. Sustainable drainage scheme to be agreed.
16. Details of sewer connections to be agreed.
17. Construction traffic management plan to be agreed.
18. Works in accordance with flood risk assessment.
19. Tree protection to be agreed.
20. Wildlife protection as per submitted statements.
21. Refuse storage to be agreed.
22. Contamination - nickel survey to be agreed.
23. Contamination - further surveys to be agreed.
24. Noise mitigation as per submitted statement.
25. Housing to be built to code 4 of Code for Sustainable Homes.

C. If the required section 106 agreements are not completed and planning permission cannot be granted by the determination deadline of 27 February 2014, the head of planning is authorised to refuse planning permission in consultation with the chairman and vice-chairman.

### **PI.455 Land West of Witney Road and South of A420 Kingston Bagpuize With Southmoor. P13/V2165/FUL**

The officer presented the report on an application for the variation of condition 1 of planning permission P12/V1836/O to state "The development to which this permission relates shall be begun within **18** months from the date of the approval of the outline permission. Within a period of 9 months from the date of this permission, details of the layout, the scale, the appearance and the landscape of the site (the reserved matters) shall be submitted to the local authority." Consultations, representations, policy and guidance and this site's planning history were detailed in the officer's report which formed part of the agenda pack for this meeting. The planning officer reported that the reserved matters application had been submitted.

#### **Public speakers**

Jonathon Headland, representing the applicant, spoke in support of the application. His points included that an the increase in the time limit would allow a higher quality development and allow enough time to ensure all outstanding matters were correctly dealt with.

The committee considered this application, with advice from officers where appropriate, and agreed to include fuller wording of the condition in the minutes for clarity.

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

To grant planning permission to vary the condition to allow 18 months from planning approval to start on site, and accordingly issue a new decision notice, with the original approval date, subject to the following conditions:

1. The development to which this permission relates shall be begun within **18** months from the date of the approval of the outline permission. Within a period of 9 months from the date of this permission, details of the layout, the scale, the appearance and the landscape of the site (the reserved matters) shall be submitted to the local authority.

2. Materials to be agreed.
3. Landscaping to be implemented as per approved reserved matters application.
4. Tree protection to be agreed.
5. Ecology mitigation as per survey.
6. Boundary treatments to be agreed.
7. Plot curtilage boundaries as specified.
8. Plot restriction to southern boundary.
9. Footpath routes to be provided.
10. Construction traffic management plan to be agreed.
11. Travel info packs to be agreed.
12. Access visibility to be agreed.
13. Estate roads as per plans.
14. Parking layout to be agreed.
15. Fire hydrants to be agreed.
16. Drainage scheme (surface water) to be agreed.
17. Drainage strategy (foul water) to be agreed.
18. Aerials, dishes, antenna restriction.
19. Refuse bin storage.
20. Slab levels build heights to be agreed.
21. Build heights.

## **PI.456 20 Church Street, Wantage. P13/V2024/FUL and P13/V2025/CA**

The officer presented the report on applications for planning permission and conservation area consent for the demolition of the existing building and erection of a pair of semi-detached one-bedroom dwellings at 20 Church Street Wantage. Consultations, representations, policy and guidance and this site's planning history were detailed in the officer's report which formed part of the agenda pack for this meeting. The planning officer had no updates to his report.

### **Public speakers**

Don Fisher, representing the applicant, spoke in support of the application. His points included the following:

- The town council had not objected to the demolition but were in favour of a direct replacement.
- The scheme would regenerate this semi-derelict area and be in keeping with the rest of the new development.
- The applicant was content to produce a photographic record of the building.

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

- As far as possible the brickwork and joinery used should be in keeping with those of the buildings to the front of the site in the conservation area to ensure that the development, which is clearly visible from the road, did not have an adverse impact.
- Conditions requiring Flemish bond brickwork with blue glazed headers and wooden joinery, with details and detailed drawings to be submitted and agreed, were to be added.

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

**To grant planning permission and conservation area consent, subject to the following conditions:**

### **Planning permission:**

1. Commencement three years.
2. Approved plans.
3. Slab and ridge levels, relative to fixed datum point.
4. Details of materials to be agreed: Flemish bond brickwork with blue glazed headers.
5. Joinery details for wooden windows and doors to be agreed
6. All new flues, vents and external pipes to be agreed.
7. Access, parking & turning in accordance with plan.
8. Boundary details to be agreed.
9. Permitted development restriction extensions and outbuildings.
10. Scheme of archaeological investigation to be agreed.
11. Archaeological watching brief.
12. Detailed drawings to be submitted to show Flemish bond and glazed headers

### **Conservation Area consent:**

1. Commencement three years.
2. Approved plans.
3. Planning permission and contract for demolition works to be secured prior to commencement.
4. Detailed historic survey of existing building to be agreed prior to commencement.

### **PI.457 57-59 Stert Street, Abingdon. P13/V0821/FUL and P13V0822/CA**

Consideration of this application was deferred to a future meeting to allow recently received information to be presented to the committee.

### **PI.458 Redesdale, Lincombe Lane, Boars Hill, Oxford. P13/V1957/FUL**

The officer presented the report on an application for the replacement of a three bedroom detached dwelling with separate garage with a four bedroom detached dwelling with a separate garage at Redesdale, Lincombe Lane, Boars Hill. Consultations, representations, policy and guidance and this site's planning history were detailed in the officer's report which formed part of the agenda pack for this meeting. The planning officer recommended an additional condition requiring a landscaping scheme.

### **Public speakers**

Mr Khory and Mrs Alden, the architect and the applicant, spoke in support of the application. Their points included the following:

- The replacement house was designed within the constraints of the council's policies and to make best use of the site.
- Long-standing access and drainage problems on the site would be resolved.
- The single storey energy efficient house aimed to be zero-carbon and to enhance the amenity of the neighbours.

The committee considered this application, with advice from officers where appropriate, and agreed to add the recommended additional condition.

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

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

1. Approved plans.
2. Retention of existing hedge.
3. MC2 - materials (samples) (full).
4. MC24 - drainage details (surface and foul).
5. RE2 – permitted development restriction on dwellings: extensions and outbuildings.
6. RE18 - slab levels (single dwellings).
7. TL - time limit three years - full application.
8. HY – access, park, turning.

**PI.459 17C and 17E London Street, Faringdon. P13/V2086/FUL and P13/V2087/LB**

The officer presented the report on an application for the conversion of the existing office (17C) into a one-bedroom residential unit and subdivision of the existing flat (17E) into two one-bedroom residential units at 17C and 17E London Street, Faringdon.

Consultations, representations, policy and guidance and this site's planning history were detailed in the officer's report which formed part of the agenda pack for this meeting. The planning officer reported that as a result of recent changes to the permitted development scheme the change of use could be made without planning permission.

**Public speakers**

Mike Wise, representing Faringdon Town Council, spoke objecting to the application. His concerns included the loss of the office space which was contrary to the town council's aim of maximising employment opportunities in the town.

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

- There were no policy grounds to refuse this application.
- Agreement on a condition to require repair of the rendering on the exterior of the building to be added to the listed building consent.

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

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

**Planning permission:**

1. Commencement three years - full planning permission.
2. Approved plans.
3. Materials as on plan.
4. Cycle parking facilities.



**Listed building consent:**

1. Commencement three years - listed building consent.
2. Approved plans.
3. Materials as on plan.
4. Repair of the rendering on the exterior of the building.

**PI.460 50 Sugworth Lane Radley. P13/V2130/HH**

The officer presented the report on an application for a double garage at 50 Sugworth Road, Radley. Consultations, representations, policy and guidance and this site's planning history were detailed in the officer's report which formed part of the agenda pack for this meeting. The planning officer had no updates to her report.

Councillor Bob Johnston, spoke in support of the application in his capacity as ward councillor.

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

**RESOLVED (by 13 votes to nil)**

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

1. T11 - time limit three years - full application.
2. List of approved plans.
3. The development shall be built using only the external materials specified on the forms and/or shown on the approved drawings the subject of this planning permission, unless otherwise agreed in writing by the local planning authority.

**PI.461 17 Caldecott Chase, Abingdon. P13/V2057/HH**

Councillor Mike Badcock withdrew to the public gallery and took no part in the debate for this item.

The officer presented the report on an application for the insertion of rooflights at 17 Caldecott Chase, Abingdon. Consultations, representations, policy and guidance and this site's planning history were detailed in the officer's report which formed part of the agenda pack for this meeting. The planning officer had no updates to his report.

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

**RESOLVED (by 13 votes to nil)**

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

1. TL1 - Time limit three years – full application.
2. List of approved plans.
3. The development shall be built using only the external materials specified on the forms and/or shown on the approved drawings the subject of this planning permission, unless otherwise agreed in writing by the local planning authority.

## **PI.462 Chadwicks Farm, Garford. P10/V2119**

The officer presented the report on a retrospective application for a change of use from agricultural use to Class B8 (storage and distribution) at Chadwicks Farm, Garford. Consultations, representations, policy and guidance and this site's planning history were detailed in the officer's report which formed part of the agenda pack for this meeting. The planning officer reported that the parish meeting's concerns had been addressed by the removal of the access road from the application.

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

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

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

1. Approved plans
2. MC12 – personal permission

## **PI.463 Frilford Farm, Hinton Road, Longworth. P13/V2212/FUL**

The officer presented the report on an application for the erection of two semi-detached houses with revised parking and front landscaping scheme at Frilford Farm, Hinton Road, Longworth. Consultations, representations, policy and guidance and this site's planning history were detailed in the officer's report which formed part of the agenda pack for this meeting. The planning officer had no updates to his report.

### **Public speakers**

Councillor Antony Hayward spoke about the application in his capacity as ward councillor.

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

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

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

1. Commencement three years – full planning permission.
2. Approved plans.
3. Parking and manoeuvring areas retained.
4. No surface water drainage to highway.
5. Bonded surface materials only – no loose gravel.
6. Precise materials for the front area to be submitted and approved.
7. All other materials – samples.
8. Removal of permitted development rights.
9. Drainage details.
10. All other conditions from the previously scheme.

**PI.464 The White Horse Leisure and Tennis Centre, Audlett Drive, Abingdon. P13/V2253/DC**

The officer presented the report on an application for a new car parking area for 99 vehicles and revised access arrangements at the White Horse Leisure and Tennis Centre, Audlett Drive, Abingdon. Consultations, representations, policy and guidance and this site's planning history were detailed in the officer's report which formed part of the agenda pack for this meeting. The planning officer reported that Abingdon Town Council had raised no objection.

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

- Adding an informative that as the site lay close to a potential site for gravel extraction, any further proposals for the site should be discussed with the County Council minerals officer.
- The scheme could be designed to be more sympathetic to the design of the centre and to the landscape and surroundings, in terms of the design, location, layout and materials.

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

**To defer the decision to allow planning officers to discuss revisions to the scheme with the applicant and allow any amendments to be submitted to the committee before reaching a decision.**

The meeting closed at 9.20 pm