

Minutes of a meeting of the Planning Committee

held at the Council Chamber, The
Abbey House, Abingdon on
Wednesday, 18 December 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, Jerry Patterson, Helen Pighills, Janet Shelley, Catherine Webber and John Woodford.

Substitute Members: Councillor Gervase Duffield.

Other Members: Councillors Tony de Vere, Judy Roberts, Alison Thomson.

Officers: Peter Brampton, Martin Deans, Mark Doodles, Sandra Fryer, Sarah Green and Susan Harbour.

Number of members of the public: 50

PI.472 CHAIRMAN'S ANNOUNCEMENTS

The item: Stockham Farm, Wantage P13/V1271/FUL had been withdrawn and would not be discussed.

The chairman gave housekeeping information and explained the procedure for the committee.

PI.473 URGENT BUSINESS

Application P13/V1271/FUL, Stockham Farm Wantage, had been withdrawn.

PI.474 CUMULATIVE HOUSING FIGURES

Noted.

PI.475 NOTIFICATION OF SUBSTITUTES AND APOLOGIES FOR ABSENCE

Apologies were received from Councillor Margaret Turner: Councillor Gervase Duffield attended as her substitute. Apologies were also received from Councillor Sue Marchant.

PI.476 MINUTES

The minutes of the meetings held on 11 November and 27 November 2013 were approved and it was agreed that the chairman sign them as an accurate record.

PI.477 DECLARATIONS OF PECUNIARY INTERESTS AND OTHER DECLARATIONS

No declarations were made by councillors.

PI.478 STATEMENTS AND PETITIONS FROM THE PUBLIC ON PLANNING APPLICATIONS

The speakers who had registered were on the speakers' list. These would be heard with the relevant application.

PI.479 STATEMENTS, PETITIONS AND QUESTIONS FROM THE PUBLIC ON OTHER MATTERS

None.

PI.480 MATERIALS

None.

PI.481 LAND SOUTH OF PARK ROAD, FARINGDON. P13/V0709/O

The officer presented the report on an outline application for residential development (up to 380 units including up to 64 extra care units), employment development, primary school, allotments, public open space and associated infrastructure with new access from Park Road: all matters were reserved except for access. 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

- Paragraph 2.5 of the report should read: "The contributions currently proposed **to** the applicant can be summarised thus" *not*: the contributions currently proposed **by** the applicant can be summarised thus.
- The recommendation is revised from the original report

Chris Astles, a local resident, spoke on behalf of the people who had signed the petition from Town End Road objecting to the application. His concerns included the following:

- Properties in Town End Road sit lower than the development site;
- The objectors would like less dense housing near this side of the development and/ or lower building heights.

Chris Shaw, the applicant's agent, spoke in favour of the application. He said that the applicant had been working with the local residents and the town council to minimise the impact of the development.

Councillor Alison Thomson, one of the ward councillors, spoke about the application. The points she raised included the following:

- Concern about the width of the garages
- Concern about screening from Town End Road
- Question about when the school will be built as there are not currently sufficient school places in the town.

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

- This site has been identified for development in the emerging local plan;
- 40 percent affordable housing on the site;
- houses built to sustainable homes code level 3;
- harm to landscape is outweighed by development benefits;
- gateway feature to Faringdon needs to be moved;
- Bloor Homes will have responsibility for the enforcement of the covenant on the buffer and the landscaping condition;
- The district council should be included in the covenant to ensure that it can be fully enforced: the planning officer will explore this possibility to the fullest extent;
- Section 106 agreement will need to include reference to maintaining access to the quarry faces for the studying of them;
- The orchard is covered by standard landscaping conditions to bring it back into good use;
- The landscaping officer requires additional information to ensure that issues of noise are addressed for new residents;
- The school will either be delivered by money paid directly to Oxfordshire County Council, or will be built by Bloor Homes. The school needs to be delivered in line with a phasing plan which is yet to be agreed, but a legal agreement will need to be put in place as early as possible.

RESOLVED (for 13; against 0; abstentions 0)

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

1. A S106 agreement with both the county council and district council in order to secure 40% affordable housing, including extra care accommodation, and contributions to the following infrastructure:

- Education;
- Strategic highways and public transport;
- Outdoors sport and green infrastructure;
- Indoors sports and leisure;
- Other community infrastructure;
- Waste management;
- Local labour and training scheme;
- District and county council monitoring costs.

2. Conditions as follows

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. Phasing of development (full);
14. Drainage details (surface and foul) to be agreed;
15. No occupation until faringdon stw upgrade works complete;
16. Sustainable drainage scheme to be agreed;
17. Details of sewer connections to be agreed;
18. Water supply infrastructure study to be agreed;
19. Construction traffic management plan to be agreed
20. Works in accordance with flood risk assessment
21. Tree protection to be agreed
22. Wildlife surveys to be updated prior to each phase
23. Reptile translocation strategy to be agreed
24. Habitat management plan for quarry to be agreed
25. Refuse storage to be agreed;
26. Noise mitigation as per submitted statement;
27. Contamination assessment to be agreed;
28. Scheme of archaeological investigation to be agreed;
29. Programmge of archaeological investigation to be agreed;
30. Noise levels at boundary of school not to exceed 50 db;
31. Position of fire hydrants to be agreed;
32. Crossing facility between primary and secondary school to be agreed;
33. No one architectural firm to design more than 80 units.

3. If the required section 106 agreements are not completed, and planning permission cannot be granted by 18 March 2014, the head of planning, in consultation with the chairman and vice-chairman, is authorised to refuse planning permission.

PI.482 STOCKHAM FARM, WANTAGE P13/V1271/FUL

This application was withdrawn and therefore not discussed.

PI.483 57-59 STERT STREET, ABINGDON. P13/V0821/FUL & P13/V0822/CA

The officer presented the report on an application to demolish 55-59 Stert Street and Abbey Court and erect a new three storey building fronting Stert Street, comprising nine

flats, and also to erect a three storey terrace building fronting Old Station Yard comprising four dwelling houses and one maisonette. 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

Officers reported that attention had been drawn to the fact that the local notification of the application had referred to the wrong planning regulations. This was a technical error and could be corrected by re-notification, if committee supported the recommendation.

- Three additional letters have been received which raised issues including the potential for looking between windows of existing building and new building which could be dealt with by conditions; they also raised the issue of the consultation.
- Screening will be considered as part of the environmental impact assessment.
- Harm to the conservation area and historical setting of the buildings in Stert Street was also raised by letters received. English Heritage has not yet responded to the consultation.

Speakers

Lesley Legge, from Abingdon Town Council, spoke objecting to the application. Her concerns included the following:

- The proposed application would be detrimental to the street scape;
- The closed frontage would increase the funnelling effect of wind and pollution on Stert Street;
- The application site was in a conservation area;
- The design was unattractive and inappropriate for the setting.

George Lambric from the Friends of Abingdon and the Oxfordshire Architectural and Historical Society spoke; he objected to the application and queried its legality and the accuracy of the officer's report.

Patricia Newman spoke on behalf of Phil Kelley and the owners of 49-53 Stert Street who were objecting to the application. 49-53 Stert Street is a listed building and this application, if approved, would harm the setting of that building: it is too close and is incompatible.

Ben Adams, the applicant's architect, spoke in favour of the application. He said that the buildings to be demolished had been built in the 1980s and were of no historical value. They were also empty and "unlettable".

Michael Knolt, a town planning consultant for the applicant spoke saying that this was a sustainable site and that no environmental or other harm would be caused by the application.

Councillor Tony de Vere, one of the ward councillors, spoke objecting to the application. The points he raised included the following:

- Potential negative impact of the proposed development on the conservation area;
- Concerns over the consultation;
- The application would be detrimental to the character of Stert Street and Old Station Yard and to listed buildings in the area.

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

- The application site is in a sustainable location;
- The current buildings are not wanted as offices, so the space needs to be used for new purposes;
- Abingdon-on-Thames is a visitor, leisure and tourism area; this application is in a gateway area and does not reflect Abingdon's character;
- The scale of the windows on Stert Street have been amended by increasing the vertical emphasis;
- There are potential problems with privacy given the full length windows at ground floor level directly on the street;
- There are questions over the adequacy of the parking;
- The drainage culvert should not be damaged subject to detailing in the conditions;
- The conservation officer's original objections had been addressed by the amended drawings, although this officer had subsequently retired and it had not, therefore, been possible to elicit a formal response from him on the amended drawings.

RESOLVED (for 13; against 0; abstentions 0)

To defer the application due to the unresolved consultation issues.

During this time to undertake further discussions with the applicant to attempt to resolve the issues of concern raised by this committee.

PI.484 136 CUMNOR HILL, CUMNOR. P13/V1476/FUL

The officer presented the report on an application to demolish existing flats; erect 5 x 1 bed and 4 x 2 bed flats; provide 14 car parking spaces, refuse and recycling storage and cycle storage. 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

- This is a revision to a previously agreed scheme, which was for seven flats: it is now for nine flats with 14 parking spaces;
- The vehicular access was to be moved as part of the proposal
- There have been five additional letters from neighbours, these include concerns about the high density and the design quality of the scheme; over-looking of 8 Chorley Lane will be compounded by the drop in levels; loss of light to 134 next door (officers are content on all these points);
- Additional condition for privacy from balconies;
- The county engineer is content with the amount of car parking.

Speakers

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

- Over dominance;
- Negative affect on neighbours;
- Impact on open areas;
- Mass and bulk would dominate immediate neighbours;
- Loss of privacy.

Anne Jefferson, the neighbour at 8 Chawley Lane, spoke objecting to the application. Her concerns included the following:

- This was a 40 percent increase in bulk over the original application;
- Every room in number 8 would be over-looked;
- Noise nuisance from balconies;
- Out of keeping with the local surroundings;
- Loss of amenity to neighbours.

Mike Orr from Anderson Orr Architects, the applicant's agent, spoke in favour of the application.

Councillor Judy Roberts, one of the ward councillors, spoke objecting to the application, she made the following points:

- This was an increase of 43 percent mass over the approved plans;
- It would be out of character, over-dominant and would lead to a loss of privacy and light.

Councillor John Woodford, one of the ward councillors, spoke regarding the application. He would like the two balconies removed from the application.

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

- The county engineer was content with the moved access.

RESOLVED (for 12; against 1; abstentions 0)

To grant planning permission, subject to the end of the consultation period and also subject to the following conditions:

1. Commencement three years – full planning permission;
2. Approved plans ;
3. HY6[I] - Access, parking and turning in accordance with plans
4. HY7[I] - Car parking (full);
5. LS4 – Tree protection (full);
6. MC2 - Materials (samples) (full);
7. MC29 - Sustainable drainage scheme (full);
8. RE7[I] – Boundary details in accordance with specification plan;
9. RE17 - Slab levels (dwellings) (full);
10. Privacy from balconies.

PI.485 87 HIGH STREET, MILTON. P13/V1627/FUL

The officer presented the report on an application to erect two semi-detached dwellings with parking and access (as amended by drawing No 12069-P02A and revised arboricultural report received 31 July 2013.) (as amplified by ecology survey report received 9 October 2013.) 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

Two further representations had been received relating to the "Milton Wonder" apple tree, which will now be retained.

Speakers

Andrew Gould spoke in favour of the application.

Councillor Reg Waite, one of the ward councillors, spoke objecting to the application. The points he raised included the following:

- This appears to be the pre-cursor to greater development;
- The proposal is for too much development in a small space;
- Too close to 95 High Street;
- The orchard was visited by the officer in winter – all of the trees are valuable fruited.

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

- Siting and alignment following discussions with the conservation officer;
- The Milton Wonder apple tree – conditions include management plan of the orchard in which is located;
- Access, parking and turning will be constructed prior to occupation;
- The Milton Wonder should be in the national Collection. Officers are requested to pursue an informative with Kew Gardens or the East Malling Research station for horticulture.

RESOLVED (for 12; against 1; abstentions 0)

To grant planning permission, subject to the following conditions:

1. Commencement three years - full planning permission;
2. In accordance with approved plans;
3. Access, parking and turning area in accordance with approved plan;
4. Samples of materials to be submitted;
5. Joinery details to be submitted;
6. Submission of landscaping scheme for dwellings;
7. Implementation of landscaping scheme for dwellings;
8. Submission and implementation of management plan for orchard;
9. Implement in accordance with recommendations of ecology survey report;
10. Implement in accordance with approved tree protection details;
11. Submission of surface water and foul drainage;
12. No first floor side windows in dwellings.

PI.486 9 MASEFIELD CRESCENT, ABINGDON. P13/V2280/FUL

The officer presented the report on an application to erect two one-bed flats adjacent to 9 Masefield Crescent. 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.

Speakers

Alice Badcock, from Abingdon-on-Thames Town Council, spoke objecting to the application. Her concerns included the following:

- The proposed flats are overly small;
- There is inadequate amenity space planned;
- A terrace would be the only one on the estate and would, therefore, change the character of the estate.

Andrew Brown, the applicant's agent, spoke in favour of the application.

Councillor Roger Cox, read out a statement on behalf of the ward councillors: Marilyn Badcock and Mike Badcock, the ward councillors which supported the objections of the town council and the neighbours.

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

RESOLVED (for 11; against 2; abstentions 0)

To grant planning permission, subject to the following conditions:

1. Commencement three years;
2. Approved plans;
3. Matching materials;
4. Access in accordance with plans;
5. Visibility plays in accordance with plans;
6. Car parking in accordance with plans;
7. Permitted development restriction – no porches.

PI.487 11 WELFORD GARDENS, ABINGDON. P13/V2193/FUL

The officer presented the report on an application to erect a new dwelling with access. 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

Surround trees – no concerns from the arboricultural officer.

Speakers

Noeleen Farrell the resident of number 9 and representing other local residents, spoke objecting to the application. Her concerns included the following:

- concerned about access and safety of pedestrians;
- light reduction;
- parking;
- over bearing and over dominant;
- spoil character of local area.

Cameron Simms, the agent, spoke in favour of the application.

Councillor Helen Pighills, one of the ward councillors, spoke raising concerns about the effect of this application on the surrounding development and on parking, road safety and the amenity of the local area.

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

RESOLVED (for 9; against 2; abstentions 2)

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. RE21[I] - Window sill height (dwelling) (full);
5. RE27[I] - Obscured glazing (non-opening) (full);
6. RE27[I] - Obscured glazing (non-opening) (full);
7. MC24 - Drainage details (surface and foul) (full);
8. HY2[I] - Access in accordance with specified plan (full);
9. HY7[I] - Car parking (full);
10. HY19 - No drainage to highway (full).

**PI.488 THE COTTAGE & BEECH TREE COTTAGE, CHURCH LANE,
WOOLSTONE. P13/V2190/HH**

The officer presented the report on an application to erect a detached garage. 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.

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

RESOLVED (for 13; against 0; abstentions 0)

To grant planning permission, subject to the following conditions:

1. TL1 - Time limit - full application (full);
2. MC2 - Materials (samples) (full);
3. Existing storage container to be removed from the site ;
4. Approved plans.

**PI.489 PEEWIT FARM, DRAYTON ROAD, SUTTON COURTENAY.
P13/V2137/HH**

The officer presented the report on an application to retain barn for purposes incidental to the dwelling house. 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.

Speakers

David Hignell, from Sutton Courtenay Parish Council, spoke objecting to the application. He was concerned about a potential change to residential use in the future.

Councillor Gervase Duffield, the ward councillor, spoke saying that he shared the parish council's concerns.

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

RESOLVED (for 13; against 0; abstentions 0)

To grant planning permission, subject to the following conditions:

1. Commencement three years – full planning permission;
2. Approved plans;
3. Ancillary development;
4. Permitted development restriction on extensions to the outbuilding and further outbuildings;
5. No overnight accommodation.

The meeting closed at 10.20 pm