

# Minutes

of a meeting of the

## Planning Committee

held on Wednesday, 15 January 2014  
at 6.30pm in the Council Chamber, The  
Abbey House, Abingdon



**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, Helen Pighills, Janet Shelley, Catherine Webber and John Woodford.

Substitute Members: Councillor Richard Webber (In place of Jerry Patterson) and John Amys (In place of Margaret Turner).

Other Members: Councillors Simon Howell and Elaine Ware.

Officers: Robert Cramp, Martin Deans, Mark Doodles, Sandra Fryer, Susan Harbour, Laura Hudson and Stuart Walker.

Number of members of the public: 45

### **PI.490 CHAIRMAN'S ANNOUNCEMENTS**

The chairman gave housekeeping announcements, and explained the committee procedure.

There had been two recent planning appeal outcomes:

Land west of Portway Villas, East Hendred (P12/V1878/FUL) and Land west of the A417, Stanford in the Vale (P13/V0146/FUL). Both appeals had been allowed and both developments were therefore able to go ahead.

### **PI.491 URGENT BUSINESS**

None.

### **PI.492 CUMULATIVE HOUSING FIGURES**

Noted.

## **PI.493 NOTIFICATION OF SUBSTITUTES AND APOLOGIES FOR ABSENCE**

Councillor Margaret Turner gave her apologies and Councillor John Amys was her substitute.

Councillor Jerry Patterson gave his apologies and Councillor Richard Webber was his substitute.

## **PI.494 MINUTES**

N/A

## **PI.495 DECLARATIONS OF PECUNIARY INTERESTS AND OTHER DECLARATIONS**

Disclosable Pecuniary Interests

Councillor Anthony Hayward was the agent for item P13/V2304/HH. He would leave the committee for the discussion and vote on this item.

Other Interests

All members of the committee knew Mr Terry Gashe, one of the applicants.

## **PI.496 STATEMENTS AND PETITIONS FROM THE PUBLIC ON PLANNING APPLICATIONS**

The speakers' list was tabled at the meeting.

## **PI.497 STATEMENTS, PETITIONS AND QUESTIONS FROM THE PUBLIC ON OTHER MATTERS**

None.

## **PI.498 MATERIALS**

The materials for land adjoining north east and north west of Tilbury Lane, Botley (P13/V0871/RM) were considered and agreed.

## **PI.499 LAND OFF COLTON ROAD, SHRIVENHAM. P13/V0339/0**

The officer presented the report on an outline application for a residential development of up to 68 new homes, public open space and new site accesses. 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**

- One additional letter had been received;
- There would be a 14.4 percent increase to the size of Shrivenham (including existing permissions);
- Drainage concerns relate to pipe capacity not treatment works;

- The applicant is funding the drainage survey and the upgrade works;
- A Grampian style condition will be imposed (see condition 12);
- The time limit should be 18 months and not 12 as in the original report.

Sarah Day, from Shrivenham Parish Council, spoke objecting to the application. Her concerns included the following:

- Potential noise impact on the new development;
- Poor drainage on site – the proposed attenuation pond would be insufficient, there are existing run-off water problems;
- Existing facilities are in Faringdon, not Shrivenham;
- Secondary school provision;
- Cumulative effect of housing in Shrivenham.

Chris Nixon, a local resident, spoke objecting to the application. His concerns included the following:

- Waste water flooding;
- Low water pressure and waste back up are already issues;
- Traffic: the principle access to the site is on a bend on the former cul-de-sac, and the A420 is already at capacity.

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

- The site is sustainable and technical solutions can be found to the issues raised.

Councillors Simon Howell and Elaine Ware, the ward councillors, spoke on behalf of local residents, objecting to the application. The points they raised included the following:

- Insufficient consideration had been given to sewage treatment;
- Flooding, especially at the A420 railway bridge, caused by run off water;
- A420 already at capacity;
- Schooling should be kept local.

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

- The monies provided to improve public transport, would not bring the transport routes any closer to the application site;
- The width of the access roads was of concern, although the Highways Agency had raised no objections. More details were sought (see condition 17);
- The Thames Water survey works would take 24 weeks to complete;
- Need to confirm with the County Council where the money for primary school expansion would be spent (committee wished this to be in Shrivenham);
- This is a five year housing land supply site and is a greenfield site outside the built up area of the village;
- Some buildings on the illustrative plan have been shown to form a barrier to the rest of the site: the committee was concerned that these would be the social housing;
- The environmental health officers were content with the noise survey;
- The cumulative impact on the village of 14.4 percent was considered to be acceptable in the context of the five year housing land supply issue;
- The council's environmental health and urban design officers have approved the layout and design: there is no policy to resist mechanical ventilation in a village development;

- The drainage layout leaves little room for an attenuation pond due to the steep gradient;
- The traffic management plan needs to be in place prior to the commencement of construction.

**RESOLVED (for 8; against 3; abstentions 3)**

To grant planning permission, subject to:

A S106 Agreement to secure the affordable housing and contributions towards the following:

- Public transport
- Education
- Library
- Waste management
- Museums
- Social and healthcare
- Leisure facilities
- Waste bin provision
- Street naming and numbering
- Public art
- Parish council facilities.

And also subject to the following conditions:

1. Time limit – outline application (implementation within 18 months of the date of the decision);
2. Standard outline condition (excluding access) ;
3. Approved plans;
4. MC24 - drainage details (surface and foul);
5. MC29 - sustainable drainage scheme;
6. LS1 – landscaping scheme (submission);
7. LS2 – landscaping scheme (implementation and management plan);
8. LS4 – tree protection;
9. Construction traffic management plan;
10. Provision of a local equipped area of play within the site;
11. Boundary treatment details;
12. No development shall commence until Thames Water survey works have been undertaken and recommended improvements carried out;
13. Details of bin storage;
14. Development in accordance with recommendations of noise report;
15. Provision of fire hydrants on site;
16. Written scheme of archaeological investigation;
17. Full details of the proposed site accesses.

**PI.500 LAND SOUTH OF DOWNSVIEW ROAD, WANTAGE.  
P13/V1826/FUL**

The officer presented the report on an application for a proposed redevelopment of land to allow 90 new homes including private and affordable housing alongside public open space and protection of land for the future re-alignment of the Wiltshire and Berkshire Canal.

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**

- One further letter of objection had been received;
- Further comments from the landscape officer and the forestry officer still had concerns relating to the SUDS basin and these should be addressed under conditions;
- Amended plans for protected species: the proposed habitat works will take longer than 12 months, therefore the commencement date is two years.

June Stock, from Grove Parish Council, spoke objecting to the application. Her concerns included the following:

- Potential increase in traffic, especially going past schools;
- Entrance to the development is on an unapproved road which is not adequate;
- Inadequate parking on site for visitors;
- Inadequate infrastructure, especially given the cumulative development in the area.

Julie Maberly, from the Wantage and Grove Action Group, spoke objecting to the application. Her concerns included the following:

- Cumulative impact on Grove;
- The development will not enhance the local environment;
- The supporting infrastructure will not be in place until at least 2017 with the Grove Airfield site.

Paul Dunwoody, a local resident, spoke in objection, his concerns were:

- Traffic and highway issues;
- The site is a countryside buffer.

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

- This would be an appropriate and sustainable development;
- There will be protection from the canal corridor;
- Children's play facilities will be provided by the applicant;
- There will be protected species habitats provided by the applicant;
- There will be communal areas;
- The applicant will provide a minimum of £1.25 million in s106 contributions.

Councillor Sue Marchant, one of the ward councillors, spoke to the application. The points she raised included the following:

- Importance of the gap between Wantage and Grove;
- Education of children and a safe route to school;
- It will not be sustainable until the Grove Airfield development has started.

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

- Flammable storage needs to be checked, but environmental health officers have not raised this as part of their due diligence;
- A contribution will be made to the Wantage Eastern Link Road;
- The most recent published housing supply is 4.4 years, a 6 year supply is required by this council (five years and a 20 percent buffer);

- There is still a buffer between Wantage and Grove;
- Affordable housing should be distributed through the site;
- The s106 negotiations have not been completed: the scheme is not yet fully mitigated and discussion are still being had between the developer and planning officers;
- Committee wanted affordable housing to be added to the conditions;
- The Wiltshire and Berkshire Canal protection should go into the legal agreement;
- The management of ecology park to the south of the site will be dealt with as part of the legal agreement: it will either be given to Grove Parish Council or other appropriate body to manage;
- Oxfordshire County Council has plans to meet school capacity in the short term: primary school places can be delivered now with secondary school places being delivered from 2016.

## **RESOLVED (for 10; against 3; abstentions 1)**

To grant planning permission, subject to the following:

### **1. Completion of section 106 agreements for:**

#### **Vale**

- Waste bin provision;
- Art;
- Street naming;
- Recreation;
- Police;
- NHS property services.

#### **County**

- Transport (Science Vale UK);
- Transport (towards bus services);
- Transport (rights of way);
- Education (primary school);
- Education (secondary schools + sixth form);
- Education (special educational needs schools);
- Property (libraries, youth support service, waste management, museum resource centre, social / health care, adult learning).

### **2. The following conditions, including the requirement for the commencement of development within two years from the date of the issue of planning permission to help address the immediate housing land shortfall:**

1. UNIQUE – two year commencement date;
2. Approved plans;
3. MC2 - materials (samples);
4. Landscape scheme and associated management plan to be submitted and approved and retained for five years;
5. Tree protection measures;
6. Woodland management plan to be submitted and approved;
7. Maintenance of open space / play areas to be submitted and approved;
8. Boundaries in accordance with approved plans;
9. Slab levels to be submitted and approved;

10. Development shall not begin until a sustainable water drainage scheme for the site based on the agreed flood risk assessment (FRA) (Stuart Michael Associates, Ref: 4424.FRA&DS, Issue 02 15/10/2013) and the drainage strategy and overland flow routes drawings 4424.401 rev B; DE\_122\_001 rev D and DE\_122\_003 rev D has been submitted to and approved in writing by the local planning authority. The scheme shall subsequently be implemented in accordance with the approved details before the development is completed. The scheme shall include:
  - Details of the drainage system outlined within the FRA and drawing 4424.401, particularly the detailed design of the proposed filter drains;
  - Details which show that for all events up to and including the 1 in 100 chance of any year critical storm event, including an appropriate allowance for climate change, the site discharge will not exceed 19.92 l/s;
  - Details which show that the storage volume required to attenuate surface water run-off from the critical 1 in 100 chance of any year storm event, with an appropriate allowance for climate change, will be provided on site;
11. Development shall not begin until such time as a scheme to dispose of foul drainage has been submitted to, and approved in writing by, the local planning authority. The scheme shall be implemented as approved;
12. Access in accordance with specified plan;
13. Parking in accordance with specified plan;
14. Garage accommodation to be retained;
15. Construction traffic management plan to be submitted and approved;
16. Residential travel plan to be submitted and approved;
17. Prior to the commencement of the development hereby approved, including any demolition and any works of site clearance but excluding habitat creation works in the western newt habitat area a mitigation strategy for great crested newts, which shall include timing of works, exclusion fencing, the location and design of alternative ponds/habitats together with the timing of their provision, shall be submitted to and approved in writing by the local planning authority. Thereafter, the mitigation works shall be carried out in accordance with the approved details;
18. No development shall take place until details of the provisions to be made for the provision of 12 bat roosting sites have been submitted to and approved by the council. These shall include at least six boxes of a variety of designs erected on retained trees on the western periphery of the site and six integrated bat boxes incorporated into suitable locations on buildings facing the former Wilts and Berks canal. The approved works shall be implemented in full before the development is first brought into use, unless otherwise agreed in writing by the council;
19. A habitat management plan specifically designed to maintain and enhance habitats for great crested newts shall be developed for the country park and the area alongside the Wilts and Berks Canal. The plan shall be submitted to and approved by the local planning authority prior to the occupation of the development. The plan shall include:
  - Description and evaluation of the features to be managed;
  - Ecological trends and constraints on site that may influence management;
  - Aims and objectives of management;
  - Appropriate management options for achieving aims and objectives;
  - Prescriptions for management actions for a 20 year period;
  - Preparation of a work schedule (including a five year project register, an annual work plan and the means by which the plan will be rolled forward annually);
  - Personnel responsible for implementation of the plan;
  - Monitoring and remedial / contingencies measures triggered by monitoring.
 The plan shall thereafter implemented as approved, unless otherwise agreed in writing by the local planning authority.

20. Contaminated land risk assessment to be submitted and approved;
21. Prior to the occupation of any dwelling, the outdoor living areas associated with that dwelling shall be protected against sources of external noise so as to meet the WHO guideline level of 50dB(A) in outdoor living areas including gardens, patios and balconies. This protection/insulation shall be installed in accordance with a scheme which shall first have been submitted to and approved in writing by the local planning authority. Notwithstanding the approved boundary details, the sound protection scheme may require the treatment of garden boundaries and the provision of acoustic barriers;
22. Build out rate.

**Informatives:**

- Local members to be included in s106 discussions;
- Management and maintenance of the ecology park to be included in the legal agreement;
- Work needed to the Wiltshire and Berkshire Canal to be included in the legal agreement;
- Provision of schooling to be clarified as part of discussions.

**PI.501 LAND REAR OF 74, 76 & 76A GAINSBOROUGH GREEN,  
ABINGDON. P13/V2207/FUL**

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

Kate Randall, a local resident, spoke objecting to the application. Her concerns included the following:

- 78a Gainsborough Green, an neighbouring property, is not on the plans and therefore the residents have not been consulted;
- The dwelling will overlook its neighbours;
- There will be additional problems with traffic and parking.

The officer offered his apologies for the occupants of 78a not being consulted, but it was not shown on the Ordnance Survey map.

**RESOLVED (for 10; against 2; abstentions 2)**

**To defer the application to allow for further consultation with affected neighbours.**

**PI.502 FORMER ORCHARD, WEST OF MANOR ROAD, WANTAGE.  
P13/V2377/RM**

The officer presented the report on an application for approval of reserved matters following outline permission P13/V0161/O, for details of design and landscaping of only one of the two dwellings only and the final position, layout and bulk of the second dwelling. 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 application varies from the outline application and, in the officer's opinion, is an improvement on it.

Terry Gashe, the agent, spoke in favour of the application.

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

### **RESOLVED (for 13; against 0; abstentions 1)**

#### **To approve reserved matters, subject to the following:**

1. RE2 – permitted development restriction on dwellings extension/outbuildings;
2. Scheme of drainage to be submitted/approved prior to commencement;
3. Scheme of sewage to be submitted/approved prior to occupation;
4. Garage unit to be ancillary accommodation only.

### **PI.503 2 WOODLANDS COTTAGE BAYWORTH LANE BOARS HILL OXFORD. P13/V2385/HH**

The officer presented the report on an application to relocate an outbuilding following enforcement notice (as amended by plans accompanying email of 18 November 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**

The proposed location of the building is one metre away from where it could be sited under permitted development. The harm is not considered to be significant.

David Wigg, a neighbour, spoke objecting to the application. His concerns included the following:

- The building would be on elevated land and would be capable of looking into the bedrooms of neighbouring properties.

David Shorten, the applicant, spoke in favour of the application. His speech included the following:

- The building would be ancillary to the house and would not be used as a separate dwelling;
- The topography of the land affects where it can be sited.

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

### **RESOLVED (for 13; against 0; abstentions 1)**

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

1. Commencement three years - full planning permission;
2. Approved plans;
3. RE12 - ancillary accommodation (full);
4. Unique - surface water drainage;
5. MC1 - materials (details) (full).

### **PI.504 3A NEWBURY STREET WANTAGE OXON, OX12 8BU. P13/V2232/A**

Vale Of White Horse District Council – Planning Committee Minutes

Wednesday, 15 January 2014

The officer presented the report on an application for consent to display an externally illuminated fascia sign and an externally illuminated double sided projecting sign. 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**

- It is the illumination only which gives rise to the need for consent.

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

#### **RESOLVED (for 14; against 0; abstentions 0)**

#### **To grant consent to display advertisement, subject to the following:**

The signs hereby permitted shall only be illuminated when the building is open to the public for trading purposes, and in any event shall not be illuminated between 21:00 hours and 7:00 hours.

Reason: To prevent undue light pollution and to protect the amenities of the local area in accordance with Policy DC16 of the Vale of White Horse Local Plan 2011.

#### **PI.505 75 BESSELSLEIGH ROAD, WOOTTON. P13/V2238/HH**

The officer presented the report on an application to erect a single storey rear extension to create ancillary accommodation for a relative. 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 14; against 0; abstentions 0)**

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

1. List of approved plans;
2. Time limit (full application);
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;
4. The additional residential accommodation hereby permitted shall be occupied only as accommodation ancillary and incidental to the existing dwelling on the site and shall not be occupied or used separately, and no separate curtilage shall be created.

#### **PI.506 2 NEW COTTAGE, BUCKLAND MARSH, FARINGDON. P13/V2304/HH**

*Councillor Anthony Hayward left the meeting for the duration of this item as he is the agent for the application.*

The officer presented the report on a retrospective application to erect a new garage block. 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. In accordance with approved plans;
2. No drainage to the highway;
3. The additional residential accommodation hereby permitted shall be occupied only as accommodation ancillary and incidental to the existing dwelling on the site and shall not be occupied or used separately, and no separate curtilage shall be created.

The meeting closed at 9.40 pm