

Minutes

of a meeting of the Planning Committee

held on Thursday, 30 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, Jerry Patterson, Helen Pighills, Janet Shelley, Margaret Turner, Catherine Webber and John Woodford.

Substitute Members: Councillor Jenny Hannaby.

Officers: Martin Deans, Sandra Fryer, Sarah Green, Susan Harbour, Laura Hudson and Tim Stringer.

Number of members of the public: 8

PI.507 CHAIRMAN'S ANNOUNCEMENTS

The chairman made housekeeping announcements.

The application at 102 West Way had been deferred.

The application at Pusey Lodge Farm had been withdrawn by the applicant.

PI.508 URGENT BUSINESS

None.

PI.509 CUMULATIVE HOUSING FIGURES

Noted.

PI.510 NOTIFICATION OF SUBSTITUTES AND APOLOGIES FOR ABSENCE

Apologies were received from Councillor Sue Marchant; Councillor Jenny Hannaby attended as her substitute.

PI.511 MINUTES

N/A

PI.512 DECLARATIONS OF PECUNIARY INTERESTS AND OTHER DECLARATIONS

Disclosable pecuniary interests

None

Other interests

Councillor Jenny Hannaby lives in Wallingford Street (minute PL516)

PI.513 STATEMENTS AND PETITIONS FROM THE PUBLIC ON PLANNING APPLICATIONS

The speakers' list was tabled at the meeting.

PI.514 STATEMENTS, PETITIONS AND QUESTIONS FROM THE PUBLIC ON OTHER MATTERS

None.

PI.515 MATERIALS

Alder View, land south of Grove Road, Harwell (P13/V2445/FUL)

The bricks were agreed, but the proposed artificial stone and proposed tiles were not agreed.

Cowans Camp Depot, High Street, Watchfield (P13/V2359/RM)

The proposed bricks, artificial stone and render were agreed. The proposed small plain tiles were agreed. The larger Redland Stonewolds and the Double Roman pantiles were not agreed.

Land at Highworth Road, Shrivenham (P12/V2582/FUL)

The proposed bricks and render were agreed. The proposed bradstone artificial walling was acceptable in terms of colour, but single stone blocks are required. The proposed plain tiles were agreed, but the proposed artificial slates were considered to be too large and were not agreed.

PI.516 21-23 WALLINGFORD STREET, WANTAGE. P13/V1467/FUL

The officer presented the report on an application to erect two shops, 7x1 bedroom and 17x2 bedroom flats. 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

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- Bin storage has been amended following advice from Thames Valley Police and the county engineer on the requirements for car and bicycle parking;
- Further information is awaited from the drainage engineer;
- Required contributions will be:
 - Waste management: £170 per unit
 - Leisure: £51,000
- A condition to be added on bike storage;
- The viability of the scheme is currently marginal, so negotiations continue to ensure greater viability;
- The officers now recommend that planning permission is delegated to the chairman subject to s106 agreements and conditions.

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

- There were concerns that it is currently unclear what the level of affordable housing will be as the officer's report uses the word "some".

RESOLVED (for 9; against 5; abstentions 0)

To defer the application subject to clarification on affordable housing.

PI.517 102 WEST WAY, BOTLEY. P13/V2226/FUL

This item was deferred to a later meeting.

**PI.518 LAND TO REAR OF 10-14 MILTON ROAD, SUTTON
COURTENAY. P13/V2239/FUL**

The officer presented the report on an application to erect a detached bungalow. (Amendment to approved application P12/V0052). Retrospective (additional information on fences submitted 20 December 2013 and 2 January 2014). 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.

This is a retrospective planning application. The dwelling is larger and a different layout to the originally permitted scheme for which planning permission was granted on appeal.

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

- This would be a very tight building on a tight site, but will provide a suitable dwelling;
- The committee agreed with the officer's conclusion: that the building has not been built in accordance with the approved plans, and this is clearly unacceptable and regrettable. However in this case the scheme is not considered to result in sufficient harm to the amenity of future occupiers to warrant taking enforcement action.

RESOLVED (for 7; against 3; abstentions 4)

To grant planning permission subject to the following conditions:

1. List of the approved plans.
2. Parking and turning area to be retained unobstructed at all times except for the parking of vehicles.
3. Removal of permitted development rights for extension and ancillary buildings.
4. Within 6 months of first occupation, the boundary fence shall be as indicated on drawing called 'detail of fences/boundaries' unless otherwise agreed with the local planning authority.

PI.519 PUSEY LODGE FARM, PUSEY. P13/V1859/FUL

This application was withdrawn by the applicant.

**PI.520 LAND SOUTH OF FARINGDON ROAD, SOUTHMOOR.
P13/V2560/FUL**

The officer presented the report on an application to vary condition 10 of planning permission P12/V1302/O, to allow the off-site highway works to be completed before the occupation of the 15th 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

Varying this condition would delay the trigger for highway works to be completed from the first to the fifteenth occupation.

RESOLVED (for 14; against 0; abstentions 0)

To grant planning permission, subject to:

1. Landscaping scheme implemented in accordance with approval.
2. Tree protection as approved.
3. Boundary details as approved.
4. Plot curtilage boundaries to be demarked.
5. Rear garden lengths.
6. Materials as agreed.
7. No dwelling to have a ridge height more than 9.75 metres.
8. Ecology as approved.
9. Approved highways works completed before 15th unit occupied
10. Parking as approved.
11. Construction traffic management plan as approved.
12. Travel information packs as approved.
13. Footpath routes as approved.
14. Bin storage as approved.
15. Surface and foul water drainage as approved.
16. Sewer connections.
17. Drainage strategy as approved.

PI.521 BAGLEY CROFT, SOUTH HINKSEY. TPO 13V02

The officer presented the report on a Tree Preservation Order (TPO) confirmation. Consultations, representations, policy and guidance and this site's planning history are detailed in the officer's report which forms part of the agenda pack for this meeting.

Updates from the report

The officer had received three further letters of support.

Christine Chater from South Hinksey Parish Council, spoke in support of the order:

- The site was wooded and rural;
- There is a rich and varied habitat for birds and mammals;
- The site is not being appropriately managed;
- There are clear development pressures;
- The amenity value of the area.

Nik Lyzba, the landowner's agent, spoke objecting to the order. His concerns included the following:

- The order does not accurately affect what is currently on the site. This TPO is not appropriate as it covers a garden: it needs to be more accurate.

Councillor Jerry Patterson, the ward councillor, spoke in support of the order:

- A lot of trees have already been removed and therefore a TPO is needed at this site.

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

RESOLVED (for 14; against 0; abstentions 0)

To confirm Tree Preservation Order No. 13V02 as made and without modification

The meeting closed at 8.25 pm