

# Minutes

of a meeting of the

## Planning Committee

held on Wednesday, 23 April 2014 at 6.30 pm  
in the The Ridgeway (main hall first floor),  
The Beacon (formerly Wantage Civic Hall),  
Portway, Wantage, OX12 9BY



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

### Present:

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

Officers: Holly Bates, Peter Brampton, Martin Deans, Mark Doodes, Sarah Green, Derek McKenzie and Jennifer Thompson

Number of members of the public: 25

### **PI.576 CHAIRMAN'S ANNOUNCEMENTS**

The Chairman welcomed everyone to the meeting.

### **PI.577 URGENT BUSINESS**

None.

### **PI.578 NOTIFICATION OF SUBSTITUTES AND APOLOGIES FOR ABSENCE**

Councillor Eric Batts sent his apologies.

### **PI.579 MINUTES**

The minutes of the meetings of 30 January, 5 March and 18 March 2014 were circulated separately in advance of the meeting.

**RESOLVED:** that the minutes of the meetings of 30 January 2014, 5 March 2014 and 18 March 2014 were approved as a correct record and that the Chairman sign these as such.

## **PI.580 DECLARATIONS OF PECUNIARY INTERESTS AND OTHER DECLARATIONS**

None.

## **PI.581 STATEMENTS AND PETITIONS FROM THE PUBLIC ON PLANNING APPLICATIONS**

A list showing the members of the public wishing to address the committee on each planning application was tabled and agenda items were taken in the order of the list.

## **PI.582 STATEMENTS, PETITIONS AND QUESTIONS FROM THE PUBLIC ON OTHER MATTERS**

None.

## **PI.583 MATERIALS**

The committee considered materials samples for two developments.

**RESOLVED:** to approve materials for P13/V2454/RM on land at Chainhill, Wantage:

Cembrit Dequesa Natural Slate  
Imerys Plain Tile Phalempin Volcano  
Imerys Plain Tile Phelempin Amber  
Ivory Render  
Ibstock Cissbury Red Multi Stock Bricks  
Black Feather Edge Boarding

**RESOLVED:** to approve materials for P13/V2140/EZ European Space Agency, Harwell

Sotech Optima colour Coated aluminium cladding system - RAL 9018 Papyrus White -  
Main elevations

Window Surrounds in the following colours:

RAL 3031 Orient Red  
RAL 8023 Orange Brown  
RAL 1032 Broom Yellow  
RAL 6017 May Green  
RAL 5015 Sky Blue

RAL 7011 Iron Grey Window Frames  
Self Coloured Render - Grey White  
Kalzip green roof system to conference wing with Sedum planting.

## **PI.584 P14/V0494/FUL - KING'S FIELD, SHEEPSTEAD ROAD, MARCHAM, OX13 6QA**

The officer presented the report on application P14/V0494/FUL for the variation of conditions 2 and 3 of outline planning permission P13/V0575/O at King's Field, Sheepstead Road, Marcham.

Vale Of White Horse District Council – Planning Committee Minutes

Wednesday, 23 April 2014

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.

Updates to the report:

- one representation from the parish council objecting to the process and successive changes to the permission at every stage.

Malcolm Denton, a local resident, spoke objecting to the application; his concerns included:

- the original permission was on the basis that the scheme would proceed quickly;
- there was a risk of flooding from ground saturation and the spring on the land and the removal of trees would exacerbate this.

Mike Robinson, the agent for the applicant, spoke in support of the application and explained that contracts were ready to be exchanged with a new buyer.

Councillor Catherine Webber, one of the local ward members, spoke about the application; she raised questions about the deliverability; asked that problems with foul and surface drainage be rectified; and said that the S106 agreement should be of benefit to the village.

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

#### **RESOLVED (for 12; against 0; abstentions 1)**

to grant planning permission for application P14/V0494/FUL for the variation of Conditions 2 and 3 of outline planning permission P13/V0575/O at King's Field, Sheepstead Road, Marcham subject to:

i. The completion of a deed of variation to tie this application into the requirements of the Section 106 agreements signed in respect of planning application P13/V0575/O

ii. and the following conditions:

1. Time limit – commencement within one year.
2. Time limit - reserved matters submitted in 10 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.

**PI.585 P13/V0446/O - LAND WEST OF FARINGDON ROAD,  
CUMNOR, OX2 9RE**

The officer presented the report on application P13/V0446/O for outline permission for up to 22 dwellings with associated car parking and landscaping following demolition of existing buildings on land west of Faringdon Road, Cumnor.

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.

Updates to the report:

- the illustrative layout had been modified to provide better noise attenuation;
- no weight should be given as yet to the recently published Additional Strategic Housing Sites Allocation consultation

Brian Stops, representing Cumnor Parish Council, spoke objecting to the application; his concerns included the remoteness and unsustainability of the site and the impact of its development on the green belt.

Peter Day, a local resident, spoke objecting to the application; his concerns included:

- he welcomed some changes but maintained his objections;
- conditions to control exterior lighting should be added to preserve the glow-worms' habitat;
- access to Woodlands should be closed;
- contamination, surface and foul drainage should be properly addressed.

Sophie Matthews, the agent for the applicant, spoke in support of the application and said that Mr Day's comments were covered in the proposed conditions.

Councillor John Woodford, one of the local ward members, spoke about the application. He commented that the proposal was acceptable; the location was however not wholly sustainable; lighting levels should protect the glow-worms; and the development should maintain a rural feel.

The committee considered this application, with advice from officers where appropriate; and agreed to add conditions to ensure the existing access to Woodlands was closed; that the replacement dwelling was not more than 30 per cent larger; and to remove site contamination. The committee had concerns about the relatively low contribution to off-site affordable housing, but noted that an independent assessment of viability had been made.

**RESOLVED (for 10; against 3)**

to grant planning permission for application P13/V0446/O at land west of Faringdon Road, Cumnor subject to:

i. the completion of section 106 agreements to secure financial contributions

and

ii. the following conditions:

1. TL2 – Time limit – outline permission.
2. OL1 – Standard outline condition.

3. HY2 – Access in accordance with specified plan.
4. No dwelling shall be occupied until two bus stops, a pedestrian refuge, two litter bins, and associated lighting, are provided in accordance with details which shall have been first submitted to, and approved in writing by, the local planning authority.
5. Prior to the commencement of development, full details of all street lighting to be provided shall be submitted to, and approved in writing by, the local planning authority.
6. An area of public open space equivalent to no less than 15% of the site area of the area of the site excluding the curtilage of Woodlands shall be provided. The public open space shall include the provision of two park benches.
7. No development shall take place until surveys for great crested newts have been completed and a report containing the results and the details of any mitigation measures have been submitted to, and approved in writing by, the local planning authority. The mitigation measures shall be implemented prior to the first occupation of the development, unless otherwise agreed in writing by the local planning authority.
8. The development hereby permitted shall be implemented in accordance with chapter 5 of the Phase 1 Habitat Survey Report dated February 2013, unless otherwise first agreed in writing by the local planning authority.
9. Prior to the commencement of development a mitigation strategy for the impact of noise from the A420 shall be submitted to, and approved in writing by, the local planning authority. The strategy shall include a timetable for implementation. The approved strategy shall be implemented in accordance with the approved timetable and shall be permanently retained and maintained thereafter.
10. MC24 – Drainage details (surface and foul water).
11. The existing access to Woodlands to be closed.
12. The replacement dwelling for Woodlands to be not more than 30 per cent larger;
13. Remediate site contamination.

## **PI.586 P13/V2085/FUL - LAND AT SHRIVENHAM ROAD, LONGCOT**

The officer presented the report on application P13/V2085/FUL for planning permission for a residential development of three two-bedroom dwellings and associated works on land at Shrivenham Road, Longcot.

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.

Andi Cunningham, representing Longcot Parish Council, spoke objecting to the application; her concerns included:

- the need for highway improvements;
- drainage and maintenance of the drainage system;
- the need for clarification of access rights, ownerships and permissions;
- the impact on infrastructure and the local school.

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

### **RESOLVED (for 10; against 2; abstentions 1)**

to grant planning permission for application P13/V2085/FUL on land at Shrivenham Road, Longcot subject to the following conditions:

1. Commencement three years.
2. Approved plans.
3. Samples of all external materials to be agreed.
4. Slab and ridge heights to be agreed.
5. Landscaping scheme to be agreed.
6. Implementation of landscaping scheme to be agreed.
7. Boundary details to be agreed.
8. Access, parking and turning as approved.
9. Car ports to be retained.
10. No drainage to highway.
11. Drainage details (surface and foul) to be agreed.
12. Reptile survey to be agreed.
13. Tree protection to be agreed.
14. Archaeological watching brief to be agreed.
15. Programme of archaeological evaluation and mitigation to be agreed.
16. Code Level 5 to be achieved as per supporting statement.
17. Restriction on use of roofs as balconies.

**PI.587 P13/V2610/FUL - YOULBURY SCOUT ACTIVITY CENTRE, YOULBURY, BOARS HILL (IN THE PARISHES OF WOOTTON AND CUMNOR) OX1 5HD**

The officer presented the report on application P13/V2610/FUL for planning permission for the replacement of the existing Scouting museum building to create a new accommodation lodge, redevelopment of an existing toilet block and the refurbishment and extension of the existing activity barn at Youlbury Scout Activity Centre, Youlbury, Boars Hill, OX1 5HD.

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.

Steve Jewell, representing the applicant, spoke in support of the application.

Councillor John Woodford, one of the local ward members, spoke in support of the application.

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

**RESOLVED (for 13; against 0)**

to grant planning permission for application P13/V2610/FUL at Youlbury Scout Activity Centre, Youlbury, Boars Hill, OX1 5HD subject to the following conditions:

1. MC2 – Materials in accordance with conditions application P13/V2368/DIS.
2. LS1 – Landscaping details.
3. LS4 – Tree Protection details.
4. HY6 – Access, parking and turning in accordance with submitted plan.
5. U31754 – Construction traffic management plan.
6. U31755 – Green travel plan.
7. MC24 – Drainage scheme (surface and foul water).
8. MC19 – Removal of specific buildings.
9. U31756 – Work to be carried out in accordance with submitted protected species survey.

10. U31758 – Work to be carried out in accordance with submitted flood risk assessment.
11. MR24 – Details of culverted water course.
12. Approved plans.

## **PI.588 P14/V0034/RM - LAND TO THE NORTH OF RECTORY FARM CLOSE, WEST HANNEY, OX12 0LR**

The officer presented the report on application P14/V0034/RM for reserved matters consent for layout, scale, appearance and landscaping in connection with the erection of 13 dwellings along with ancillary parking and garages (following P12/V2429/O) on land to the north of Rectory Farm Close, West Hanney, OX12 0LR.

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.

Updates to the report:

- two additional representations from neighbours in support of the changes in the amended plans.

Richard Emptage, a local resident, spoke objecting to the application; his concerns included:

- increased traffic during the construction phase and after occupation;
- difficulty of access for construction traffic;
- overdevelopment of the area.

Susie Hartas, representing the applicant, spoke in support of the application.

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

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

to grant reserved matters consent for P14/V0034/RM on land to the north of Rectory Farm Close, West Hanney, OX12 0LR subject to the following conditions:

1. Commencement within one year of outline consent dated 17 October 2013.
2. Approved plans.
3. Slab and ridge heights to be agreed.
4. Samples of all external materials to be agreed.
5. Panel of walling materials to be provided on site and agreed.
6. Parking and turning as approved.
7. New estate roads to county council specification.
8. Garage accommodation to be retained.
9. No drainage to highway.
10. Refuse storage as approved.
11. Code Level 4 to be achieved.
12. Tree protection as approved.
13. Obscure glazing – first floor southern windows on plots 1 to 13.
14. Commencement after all outline consent conditions agreed.

**PI.589 P13/V2676/FUL - LAND ADJACENT TO SILVERDOWN,  
READING ROAD, HARWELL, OX11 0LU**

The officer presented the report on application P13/V2676/FUL for planning permission for two detached dwellings on land adjacent to Silverdown, Reading Road, Harwell, OX11 0LU.

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.

Richard Jephcott, a local resident, spoke objecting to the application; his concerns included the change of character to the area; access rights; and that the remaining width of the access lane was sub-standard.

Huw Mellor, the agent, spoke in support of the application; he explained the changes in planning policy and land supply permitting this development.

Councillor Margaret Turner, one of the local ward members, spoke about the application.

The committee considered this application, with advice from officers where appropriate. The committee noted that the land-owner was responsible for maintaining the visibility splay; that the road was not in suitable condition to adopt; and that the developer would be liable for repairs to damage caused during construction.

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

to grant planning permission for application P13/V2676/FUL at land adjacent to Silverdown, Reading Road, Harwell, OX11 0LU subject to the following conditions:

1. Commencement three years - full planning permission.
2. Approved plans.
3. Samples of external materials submitted for approval.
4. Access, parking and turning spaces to be provided in accordance with plan prior to occupation. Visibility splays to remain unobstructed.
5. Sustainable drainage scheme for foul and surface water to be submitted for approval.
6. Full landscaping scheme to be submitted prior to commencement and an implementation programme.
7. Implementation of approved landscaping scheme.
8. Ridge heights of development shall be in accordance with plan.

**PI.590 P14/V0112/FUL - THE YEWS, MAIN STREET, CHILTON,  
DIDCOT, OX11 0RX**

The officer presented the report on application P14/V0112/FUL for planning permission for the demolition of the existing ancillary building and erection of a new four bedroom dwelling in the grounds of The Yews, Main Street, Chilton, Didcot, OX11 0RX.

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.

Mike Orr, the agent, spoke in support of the application.



Councillor Margaret Turner, one of the local ward members, spoke about the application and expressed concerns about flooding and drainage.

The committee considered this application, with advice from officers where appropriate; and agreed to add conditions requiring retention of the garage and access to the rear parking area and to alleviate flooding and foul drainage problems.

**RESOLVED (for 13; against 0)**

to grant planning permission for application P14/V0112/FUL at The Yews Main Street Chilton Didcot, OX11 0RZ subject to the following conditions:

1. Commencement three years - full planning permission.
2. In accordance with approved plans.
3. Demolish specified buildings.
4. Sample of all materials required.
5. Withdrawal of permitted development rights. (Part 1 Class A) - no extensions.
6. Code Level 4.
7. Protection of trees during development.
8. Retention of existing hedge.
9. HY4 - Visibility splays (accesses).
10. HY7[I] - Car parking.
11. HY11[I] – Turning space in accordance with the approved plans.
12. HY17 - Closure of existing access.
13. HY19 - No drainage to highway.
14. Garage/car port to be retained to permit the passage of vehicles to the rear parking area.
15. Surface water drainage works approved.
16. Foul water drainage works approved.

**PI.591 P14/V0051/FUL - UPPER FARM ROAD, CHILTON, DIDCOT, OX11 0PJ**

The officer presented the report on application P14/V0051/FUL for planning permission for the extension of existing storage yard and associated landscaping at Upper Farm Road, Chilton, Didcot, OX11 0PJ.

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.

Councillor Margaret Turner, one of the local ward members, spoke supporting the application.

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

**RESOLVED (for 13; against 0)**

to grant planning permission for application P14/V0051/FUL at Upper Farm Road, Chilton, Didcot, OX11 0PJ subject to the following conditions:

1. Commencement of development – three years.
2. List of approved plans.
3. Landscaping scheme submission – to include all hard and soft landscaping, schedules of new trees and shrubs and planting scheme, implementation and management plan, method statement for replanting existing hedge.
4. Landscaping scheme to be carried out in accordance with approved implementation and management plan. Any trees which die, become seriously damaged or diseased within 5 years shall be replaced.
5. The storage containers and metal shed shall be removed/ relocated in accordance with the approved plan.
6. Prior to commencement of development a detailed sustainable surface water drainage scheme for the development shall be submitted and approved.

**PI.592 P14/V0064/FUL & P14/V0065/LB - BARN AT THE REAR OF 41 HIGH STREET, WATCHFIELD, SN6 8SZ**

The officer presented the report on applications P14/V0064/FUL and P14/V0065/LB for planning permission and listed building consent for the conversion of the existing barn into a two bedroom residential property including a single storey side extension at the rear of 41 High Street, Watchfield, SN6 8SZ.

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

**RESOLVED (for 13; against 0)**

to grant planning permission for application P14/V0064/FUL at the rear of 41 High Street, Watchfield, SN6 8SZ subject to the following conditions:

1. Approved plans.
2. MC2 - Materials (samples).
3. MC9 - Building details.
4. CN8[I] - Submission of details.
5. HY6[I] - Access, parking and turning in accordance with plan.
6. LS1 - Landscaping scheme (submission).
7. LS2[I] - Landscaping scheme (implement).
8. MC24 - Drainage details (surface and foul).
9. RE8[I] - Single boundary details.
10. RE3 – Permitted development restriction.

and to grant listed building consent application P14/V0065/LB at the rear of 41 High Street, Watchfield, SN6 8SZ subject to the following conditions:

1. Approved plans.
2. MC2 - Materials (samples).
3. MC9 - Building details.
4. CN8[I] - Submission of details.

## **PI.593 CUMULATIVE HOUSING FIGURES**

The committee discussed options for receiving information about housing figures relating to the Vale's five year housing land supply and other housing needs.

The committee agreed, after discussion with the planning officers, to receive updates on the current land supply approximately every six months and that the first such update should be accompanied by a briefing session.

The meeting closed at 9.45 pm