

Minutes

of a meeting of the

Planning Committee

held on Wednesday, 18 June 2014 at 6.30

pm

in the The Ridgeway, The Beacon, Portway,
Wantage, OX12 9BY



Open to the public, including the press

Present:

Members: Councillors Robert Sharp (Chairman), Sandy Lovatt (Vice-Chairman), John Amys (In place of Janet Shelley), Eric Batts, Roger Cox, Anthony Hayward, Bill Jones, Sue Marchant, Jerry Patterson, Val Shaw (In place of Bob Johnston), Margaret Turner, Catherine Webber, Richard Webber and John Woodford

Officers: Peter Brampton, Martin Deans, Mark Doodes, Laura Hudson, Derek McKenzie, Jennifer Thompson, Stuart Walker

Number of members of the public: 25

PI.33 CHAIRMAN'S ANNOUNCEMENTS

The chairman welcomed everyone to the meeting.

PI.34 URGENT BUSINESS

None.

PI.35 NOTIFICATION OF SUBSTITUTES AND APOLOGIES FOR ABSENCE

Councillors Bob Johnston and Janet Shelley sent apologies. Councillors Val Shaw and John Amys respectively substituted for them.

PI.36 MINUTES

The minutes of the meetings of 23 April 2014 were circulated separately in advance of the meeting.

RESOLVED: to approve the minutes of the meeting of 23 April 2014 as a correct record and that the chairman sign them as such.

PI.37 DECLARATIONS OF PECUNIARY INTERESTS AND OTHER DECLARATIONS

Vale of White Horse District Council - Planning Committee Minutes

Wednesday, 18 June 2014

PI.1

Councillor Robert Sharp declared a disclosable pecuniary interest in application P14/V0885/FUL as the owner of the land to which the application related. He left the meeting for the duration of this item.

Minute 41: Councillor Jerry Patterson declared he knew the objectors to the application.

PI.38 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.39 STATEMENTS, PETITIONS AND QUESTIONS FROM THE PUBLIC ON OTHER MATTERS

A question from Dr Les Clyne was read out on his behalf by the clerk:

“At the meeting of the planning committee on 4 December 2013 at which the go ahead was given for the Grove airfield development, the resolution stated:

‘If the outcome of negotiations to finalise the details of the affordable housing, infrastructure or planning conditions varies significantly from those identified above, or if there is an unacceptable delay in progressing towards the issue of a decision, the application will be brought back to the planning committee for further consideration.’

It is now over 6 months since the go ahead was given but as far as I am aware no Section 106 agreement has been signed, and I have had no response to a recent e-mail to a council officer asking for the current estimated date for the signing of the agreement. Please could you therefore tell me when it is expected that the agreement will be signed and also tell me what are the five most important issues that still remain to be resolved.”

The Chairman responded by stating that as set out in Standing Order 32 (12) (c) of the council’s constitution, a written answer would be sent within ten clear working days of the meeting, and in this particular case circulated to committee members and appended to the minutes on the council’s website.

PI.40 P13/V1949/O BOW FARM BOW ROAD STANFORD IN THE VALE

The officer presented the report on application P13/V1949/O for outline permission for the demolition of existing agricultural farm buildings and building 20 new residential units and converting two barns to three residential units at Bow Farm, Bow Road, Stanford in the Vale, SN7 8JB.

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:

- Correction to the report at 2.2 – four 3-bedroom open market units.
- Buildings are non-designated heritage assets and not listed.
- There was an ongoing viability study on school provision.

Peter Lewis, representing Stanford in the Vale Parish Council, spoke objecting to the application. His concerns included the increased traffic, whether the access met highway standards, and the pressure on school places.

Clemency Fox, a local resident, spoke objecting to the application. Her concerns included the loss of a working farm, traffic and access, the site's distance from the village centre, and flooding.

Councillor Robert Sharp, ward councillor, spoke about the application.

The committee considered this application and the points raised by the parish council and the local resident, with advice from officers where appropriate. Members asked questions to confirm that the conditions and S106 contributions were satisfactory.

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

to grant outline planning permission for application P13/V1949/O, Bow Farm, Bow Road, Stanford in the Vale, SN7 8JB, subject to:

a legal agreement to secure contributions including education and on-site affordable homes

and the following conditions:

1. Approved plans and documentation.
2. Submission of reserved matters within six months.
3. Ridge heights (two storey).
4. Demolish specified buildings before occupation.
5. Final layout shall be informed by constraints.
6. Sample materials required (all).
7. Withdrawal of permitted development rights (Part 1 Class A) - no extensions.
8. Secured By Design approval.
9. Vision splay details.
10. Construction traffic management.
11. Protection of trees and hedges during development.
12. 12 : HY19 - No drainage to highway.

PI.41 P14/V0052/O LAND ADJOINING DRAYTON ROAD MILTON

The officer presented the report on application P14/V0052/O for outline planning permission for 18 dwellings, including new access from Drayton Road, internal road and paths and ancillary works at land adjoining Drayton Road, Milton

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.

Steven Sensecall, representing local residents, spoke objecting to the application. His concerns included the harm to the quality and character of the open countryside of the lowland Vale and that the development was not in a sustainable location, too large, and too reliant on the private car. As such it was materially harmful and contrary to policy.

Henry Venners, the applicant's agent, spoke in favour of the application. His speech included the policy reasons for permitting this development; its proximity to Science Vale; and design and use of the site.

Councillor Margaret Turner, one of the ward councillors, spoke about the merits and drawbacks of the application.

The committee considered this application, with advice from officers where appropriate. The discussion covered the indicative layout, location, infrastructure, and policy and planning guidance. The committee noted that highways improvements must be carried out before occupation.

RESOLVED: (for 7; against 6; abstentions 1)

to grant outline planning permission for application P14/V0052/O, land adjoining Drayton Road, Milton, subject to:

a S106 agreement with both Oxfordshire County Council and Vale of White Horse District Council in order to secure contributions towards local infrastructure and to secure the affordable housing

and conditions as follows:

1. Commencement - six months after reserved matters approval.
2. Reserved matters submitted within one year of outline consent.
3. Approved plans.
4. Sample materials to be agreed.
5. Boundary details to be agreed.
6. Tree protection to be agreed.
7. Drainage details (surface and foul) to be agreed.
8. Refuse storage to be agreed.
9. Reptile survey to be agreed.
10. Visibility splays to be agreed.
11. Access, parking and turning to be agreed.
12. Green travel plans to be agreed.
13. New estate roads to county council standard.
14. Construction traffic management plan to be agreed.
15. Provision of new footpaths to be agreed and implemented prior to occupation.
16. No drainage to highway.
17. Approved drainage scheme to be implemented alongside flood risk assessment.

If the required section 106 agreements are not completed, and outline planning permission cannot be granted by the determination deadline of 18 July 2014, the head of planning in consultation with the chairman and vice-chairman will either refuse planning permission or permit further negotiation.

**PI.42 P14/V0695/RM LAND TO THE REAR OF 82-88 CUMNOR HILL
OXFORD**

The officer presented the report on reserved matters application P14/V0695/RM for a 72 bed care home, in respect of appearance, landscaping, layout and scale, at land to the rear of 82-88 Cumnor Hill, Oxford, OX2 9HU.

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:

- Additional written representations from a local resident.
- Conditions on the outline permission still applied.

Brian Stops, representing Cumnor Parish Council, spoke objecting to the application. His concerns included access, the number of outstanding objections, and a lack of public consultation events.

Rebecca Collins, on behalf of local residents, spoke objecting to the application. Her concerns included the overbearing visual impact of the building and the detrimental effects on drainage and ecology including badgers.

Seamus Holton, the applicant's agent, spoke in favour of the application. His speech included the internal design and facilities.

A written statement from Councillor Judy Roberts, one of the ward councillors, was read out. This raised concerns about the design. Councillor John Woodford, one of the ward councillors, spoke about the application. He said that while the design for this very large building was adequate the entrance was still problematic and he had concerns about the stability of the site.

The committee considered this application, with advice from officers where appropriate. The case officer advised the statutory consultation had been carried out and no wider consultation could be required.

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

to grant planning permission for reserved matters application P14/V0695/RM at land to the rear of 82-88 Cumnor Hill, Oxford, OX2 9HU subject to the following conditions:

1. TL3 - time limit three years- reserved matters.
2. Approved plans.
3. MC3 - materials in accordance with application.
4. Building details.
5. Construction traffic management plan.
6. HY6 - access, parking and turning in accordance with approved plans.
7. Landscaping scheme details and implementation.
8. LS4 - Tree protection.

**PI.43 P13/V2608/FUL LAND TO THE REAR OF SAXON GATE EAST
HANNEY**

The officer presented the report on application P13/V2608/FUL for planning permission for the erection of 16 dwellings, with associated access, public open space and landscaping at land to the rear of Saxon Gate, East Hanney, OX12 0FA.

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.

Steve Moors, a local resident, spoke objecting to the application. His concerns included the increased traffic through Stevenson Close; the danger and disturbance from construction traffic; and the risks to children from these increases. He requested an alternative vehicle access.

Ken Dijksman the applicant's agent, spoke in favour of the application. He said that the sustainable drainage scheme should mitigate flooding and construction management plan would be drafted.

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

RESOLVED: (for 14; against 0)

to grant planning permission for application number P13/V2608/FUL, at land to the rear of Saxon Gate, East Hanney, OX12 0FA, subject to:

a S106 agreement to secure the affordable housing and contributions,

and to the following conditions:

1. Time limit – full application- one year from date of decision.
2. Approved plans.
3. Material samples and panel on site.
4. Building details of the proposed dwellings.
5. MC24 - drainage details (surface and foul).
6. MC29 - sustainable drainage scheme.
7. No development to commence until survey of drainage network and any required upgrade works.
8. The development to be carried out in accordance with the recommendations of the approved flood risk assessment.
9. LS1 – landscaping scheme (submission).
10. LS2 – landscaping scheme (implementation and management plan).
11. LS4 – tree protection.
12. Construction traffic management plan.
13. Boundary treatment details.
14. Access, parking and turning in accordance with the approved plan.
15. New estate roads in accordance with County Highways specification.
16. Removal of permitted development rights for extensions and outbuildings – plots 1-6.
17. Removal of permitted development rights to prevent the conversion of garages without planning permission – all garages.
18. Slab levels

**PI.44 P14/V0978/HH P14/V0981/LB 1 ABBEY COTTAGES THE GREEN
SUTTON COURTENAY**

The officer presented the report on application P14/V0978/HH and P14/V0981/LB for planning permission and listed building consent for the demolition of the existing extension and detached garage and erection of a new two storey extension and detached garage with study at 1 Abbey Cottages, The Green, Sutton Courtenay OX14 4AF.

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.

Stephen Simpkins, the applicant's agent, spoke in favour of the application. His speech addressed some of the parish council's written objections.

The committee considered this application, with advice from officers where appropriate. In particular they considered the impact of the development on the adjacent Grade 1 listed abbey and its setting. An amendment to grant permissions subject to consultation with English Heritage about the impact of the proposed development on the abbey was approved.

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

1. to grant planning permission for application P14/V0978/HH, 1 Abbey Cottages, The Green, Sutton Courtenay OX14 4AF, subject to

a satisfactory conclusion to consultation with English Heritage about the impact of the proposed development on the abbey

and the following conditions:

- 1 : Commencement three years.
- 2 : Approved plans.
- 3 : Tree protection to be agreed.
- 4 : Materials to be agreed.
- 5 : Landscaping scheme to be agreed.
- 6 : Implementation of landscaping scheme to be agreed.
- 7 : Archaeological watching brief.
- 8 : Implementation of programme or archaeological work.

2. to grant listed building consent for application P14/V0981/LB, 1 Abbey Cottages, The Green, Sutton Courtenay OX14 4AF, subject to:

a satisfactory conclusion to consultation with English Heritage about the impact of the proposed development on the abbey

and the following conditions:

- 1 : Commencement three years.
- 2 : Approved plans.
- 3 : Materials to be agreed.
- 4 : External finishes to be agreed.
- 5 : Joinery details to be agreed.
- 6 : Details of vents and extracts to be agreed.

PI.45 P14/V0752/HH 14 VICARAGE LANE SHRIVENHAM

The officer presented the report on application P14/V0752/HH for planning permission for construction of a first floor rear extension at 14 Vicarage Lane, Shrivenham SN6 8DT.

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.

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

RESOLVED: (for 14; against 0)

to grant planning permission for application P14/V0752/HH, 14 Vicarage Lane, Shrivenham SN6 8DT subject to the following conditions:

1. TL1 - time limit - full application
2. Approved plans.
3. MC3 - Materials in accordance with application.
4. Rooflights (height).

PI.46 P14/V0554/HH 12 TATLINGS ROAD STEVENTON ABINGDON

The officer presented the report on application P14/V0554/HH for retrospective planning permission for a single storey rear extension and loft conversion with box dormers at 12 Tatlings Road, Steventon, Abingdon, OX13 6AT.

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.

Councillor Bill Jones, one of the ward councillors, said he considered there was no reason to refuse the application.

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

RESOLVED: (for 13; against 1)

to grant retrospective planning permission for application P14/V0554/HH, 12 Tatlings Road, Steventon, Abingdon, OX13 6AT, subject to the following conditions:

1. Planning condition listing the approved drawings.
2. MC3 – materials in accordance with application.

PI.47 P14/V0473/FUL LAND OFF FARINGDON ROAD STANFORD IN VALE OXFORDSHIRE

The officer presented the report on application P14/V0473/FUL for planning permission for a variation of condition four of planning permission *P13/V0146/FUL* to permit the substitution of the agreed feature and facing bricks on the development at land off Faringdon Road Stanford in Vale Oxfordshire, SN7 8NN.

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.

Sample panels of the materials as approved and as proposed were available for inspection and were displayed to the committee.

Updates:

Correction to the report, in paragraphs 1.3 and 2.4 to delete the phrase "Redland Duo Plain Flame Red" from the original feature brick descriptions.

Amanda Bailey and Anna Gaunt, on behalf of local residents, spoke objecting to the application. Their concerns included the unacceptability of the replacement bricks; and that the site layout and in particular the junction tables differed from that approved, with detrimental effects on the adjacent properties.

Councillor Robert Sharp, ward councillor, said he had been informed that the objection from a resident was submitted before the third set of materials was proposed, and was maintained. He made comments about the proposed bricks.

The committee considered this application, with advice from officers where appropriate. The committee came to the view that it was not possible to adequately determine the visual impact of these materials in the development and the impact on surrounding buildings from the samples provided. A motion to request the applicant to build panels of approved (if possible) and proposed materials on site and for the committee to visit and assess these materials in the context of surrounding buildings was proposed, seconded and carried on being put to the vote.

RESOLVED:

1. to request the applicant to build panels of approved (if possible) and proposed materials on site of a suitable size to allow an assessment of the visual impact of completed development, and for the committee to visit and assess these materials in the context of surrounding buildings
2. to defer consideration of this application until after committee members had had the opportunity to visit and make this assessment.

PI.48 P14/V0885/FUL LAND ADJACENT TO WOODLANDS FERNHAM ROAD SHELLINGFORD FARINGDON

The Chairman, Councillor Robert Sharp, took this item at the end of the agenda.

Councillor Robert Sharp declared a pecuniary interest as the landowner and stepped down from the chair and left the room for the duration of this item.

Councillor Sandy Lovatt took the chair for this item.

The officer presented the report on application P14/V0885/FUL for planning permission for on land adjacent to Woodlands, Fernham Road, Shellingford, Faringdon.

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.

Mr Hatcher, the applicant, spoke in favour of the application. In summary he said that the proposal provided new family homes suitable to the village, of sympathetic design, and in an appropriate location.

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

RESOLVED (for 10; against 1; abstentions 2)

to refuse planning permission for application P14/V0885/FUL, land adjacent to Woodlands, Fernham Road, Shellingford, for the following reasons:

1. The site is outside of the built up area of the village and is part of an important open gap for the rural setting of the village. The development would lead to an erosion of this gap and detract from the rural and landscape character of the area. The development is therefore not acceptable in principle. The gap significantly contributes to the setting of the village conservation area and its development would be harmful to its setting. It would also set a precedent for further development of the gap which would further harm the rural setting of the village and the setting of the conservation area. The development would be contrary to Policies GS2, H12 and HE1 and the National Planning Policy Framework and the National Planning Policy Guidance.
2. Notwithstanding refusal reason 1, the proposal does not make the most efficient use of land in accordance with policy H12 and H15.

The meeting closed at 10.00 pm