

Minutes

of a meeting of the

Planning Committee

held on Wednesday, 12 November 2014 at
7.00 pm

in the The Ridgeway (main hall first floor),
The Beacon, Portway, Wantage, OX12 9BY



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, Jerry Patterson, Janet Shelley, Catherine Webber, Richard Webber, John Woodford and John Amys (In place of Margaret Turner)

Officers: Derek McKenzie, Martin Deans, Sarah Green, Katie Cook, Holly Bates, Hanna Zembrzycka-Kisiel and Nicola Meurer

Number of members of the public: 26

PI.18 CHAIRMAN'S ANNOUNCEMENTS

The chairman welcomed everyone to the meeting and reminded everyone that items 9 (P14/V0538/FUL – Corner of Lime Road and Laburnum Road, Oxford) and 10 (P14/V0428/FUL – Little Dene, Yarnells Hill, Oxford) had been withdrawn from the agenda due to administrative reasons.

PI.19 NOTIFICATION OF SUBSTITUTES AND APOLOGIES FOR ABSENCE

Councillor Margaret Turner sent her apologies; Councillor John Amys substituted for her.

PI.20 MINUTES

The minutes of the meetings held on 20 August, 10 and 17 September and 1 October were circulated in advance of the meeting.

RESOLVED: to approve the minutes of the meetings of 20 August, 10 and 17 September and 1 October as correct records and that the chairman sign them as such, subject to minute 84 of the meeting held on 20 August 2014 recording that the refusal of the inclusion of a S106 agreement was carried on the casting vote of the chairman, and that the chairman sign them as such.

PI.21 DECLARATIONS OF PECUNIARY INTERESTS AND OTHER DECLARATIONS

Councillor Janet Shelley stated that in relation to P14/V1626/FUL at the land to the rear of Lynwood, Reading Road, East Hendred, she is a councillor for East Hendred Parish Council, but had not participated in the council's consideration of the application.

Councillor Roger Cox stated that in relation to P14/V1858/FUL at Watchfield Primary School, North Street, Watchfield; he is acquainted with John Banbrook from Faringdon Academy School, as he is chairman of the local governing body of Faringdon Infant School. He is no longer on the Academy Board and had not discussed or been involved with the application.

PI.22 URGENT BUSINESS

None.

PI.23 STATEMENTS AND PETITIONS FROM THE PUBLIC ON PLANNING APPLICATIONS

None.

PI.24 STATEMENTS, PETITIONS AND QUESTIONS FROM THE PUBLIC ON OTHER MATTERS

None.

PI.25 MATERIALS

None.

PI.26 P14/V0538/FUL - CORNER OF LIME ROAD AND LABURNUM ROAD, OXFORD

This item was withdrawn due to administrative reasons.

PI.27 P14/V0428/FUL - LITTLE DENE, YARNELLS HILL, OXFORD

This item was withdrawn due to administrative reasons.

PI.28 P14/V1626/FUL - LAND TO REAR OF LYNWOOD, READING ROAD, EAST HENDRED, WANTAGE

The officer presented the report on application P14/V1626/FUL for the demolition of an existing outbuilding and the erection of four detached dwellings on land to the rear of Lynwood, Reading Road, East Hendred. 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 summarised further feedback received from East Hendred Parish Council, reiterating concerns regarding the safety of the pedestrian crossing across the A417. The officer stated that no extra pedestrian access is required.

Dr John Sharp, a representative of East Hendred Parish Council, spoke objecting to the application. His concerns included the following:

- The safety of the pedestrian crossing; the parish council are in talks with Oxfordshire County Council to put in a puffin crossing; and
- Vehicle problems; inadequate parking, turning space and visitor parking.

Martin Simmonds, a local resident, spoke objecting to the application. His concerns included the following:

- Incremental creep of the village;
- Insufficient parking;
- The pedestrian crossing; and
- Overshadowing and overlooking neighbouring properties.

Councillor Bill Jones, one of the ward councillors, spoke against the application, reiterating the concerns of the parish council.

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

- The lack of affordable housing and S.106 contributions;
- The adequacy of parking provision; and
- The pedestrian crossing being a County Council matter;

The committee considered an amendment to alter the design of a garage at the Lynwood Property into a carport. The officer suggested changing the recommendation to incorporate this change and to delegate permission to grant planning permission to the head of service, in consultation with the committee chair.

RESOLVED (for 10; against 4; abstentions 0)

To authorise the head of planning in consultation with the committee chair to grant planning permission for application P14/V/1626/FUL, subject to the following conditions:

1. Commencement three years – full planning permission.
2. List of approved plans.
3. Submission of material details.
4. Submission of surface water drainage details.
5. Submission of boundary details.
6. Landscaping Scheme - submission of details.
7. Landscaping Scheme – implementation.
8. Submission of slab level details.
9. Submission of details of a rumble strip or boundary markers at entrance to site.
10. Submission of details of closure of existing access.
11. Car parking provision in line with approved plan.
12. Construction traffic to only use development access to west.
13. Garage accommodation to be retained.
14. Upper floor east facing window in plot 4 to be obscure glazed and top hung opening only.

PI.29 P14/V1745/FUL AND P14/V1816/LB - LAND ADJACENT TO RED GABLES, LONGCOT, FARINGDON

The officer presented the report on applications P14/V1745/FUL and P14/V1816/FUL to convert the existing stables into a four bedroom dwelling and existing animal shelter into a garage/workshop on land adjacent to Red Gables, Longcot, 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.

Andi Cunningham, a representative of Longcot Parish Council, spoke objecting to the application. Her concerns included the following:

- Drainage issues regarding the flooding history of Longcot;
- The garage remaining ancillary accommodation;
- The need for best materials to be used; and
- Incuracies of the report concerning omissions in the planning history.

Belinda Boyd and Katherine Oldridge, two local residents, spoke objecting to the application. Their concerns included the following:

- Materials and schedule of work;
- A reiteration of the parish council's draining issue and flooding concerns;
- Additional square footage;
- Sustainability and good design; and
- Concern for the Glover being retained on the roof.

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

- The need to retain the Glover on the roof; and
- Boundary treatments.

The committee considered an inclusion to retain the Glover as part of the listed building consent recommendation.

RESOLVED (for 14; against 0; abstentions 0)

To grant planning permission for application P14/V1745/FUL on land adjacent to Red Gables, Longcot, Faringdon, subject to the following conditions:

1. Commencement three years - full planning permission.
2. Approved plans.
3. Submission of detailed plan and specification of permeable surfacing.
4. Carried out in accordance with drainage plan and accompanying soakway details.
5. Access, parking and turning areas provided prior to first occupation.
6. Submission of landscaping scheme, including boundary treatments and external lighting.
7. Implementation of landscaping scheme, including boundary treatments and external lighting.
8. Outbuilding to remain ancillary to main dwelling and not used/occupied separately.

RESOLVED (for 14; against 0; abstentions 0)

To grant listed building consent for application P14/V1816/LB, subject to the following conditions:

1. Commencement three years – listed building consent.
2. Approved plans.
3. Submission of wall and roof material samples.
4. Submission of schedule of works to both buildings (to include the retention of the glover).
5. Submission of details of external joinery.
6. Submission of details of any vents, flues, extract ducts.

PI.30 P14/V0942/FUL - 83 THE VINEYARD, ABINGDON

The officer presented the report on application P14/V0942/FUL for the redevelopment and change of use of the site from commercial to residential with a part conversion part new build creating six flats with associated external works and retention of vehicle access at 83 The Vineyard, Abingdon. 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: Abingdon Town Council have issued further feedback, reiterating the objections within the report. The waste team have provided updated comments; there is a condition proposed to request full details of the waste and recycling storage to ensure it meets requirements.

Andrew Ryan, the applicant, spoke in favour of the application. His speech referred to the following:

- There is no commercial value to the current site;
- No changes will be made to the access, however a rumble strip will be put in;
- Parking has been improved since the approved 2007 scheme; and
- The mass is less than the surrounding buildings.

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

- Concern for the maintenance of the white render and timber; and
- Concern over potential noise nuisance regarding the proposed rumbles strips.

RESOLVED (for 14; against 0; abstentions 0)

To grant planning permission for application P14/V0945/FUL – 83 The Vineyard, Abingdon, subject to the following conditions:

1. Commencement three years – full planning permission.
2. List of approved plans.
3. Submission of material details.
4. Submission of window, door and finish details.
5. Submission of surface water and foul drainage details.
6. Submission of refuse and recycle storage details.
7. Contaminated land risk assessment to be submitted.
8. Submission of an arboricultural method statement include a tree protection plan.
9. Archeaology watching brief/written scheme of investigation – to be submitted.

10. Archeaology watching brief/written scheme of investigation – implementation.
11. Submission of details of a rumble strip or boundary markers at entrance to site.
12. Submission of external lighting details.
13. Submission of a construction traffic management plan.
14. Boundary details in accordance with submitted plan.
15. Car parking provision in line with approved plan.
16. Cycle parking to be provided in line with approved plan.
17. No gates to vehicular access, unless otherwise agreed in writing.

PI.31 P14/V1967/HH - 1 LARKHILL ROAD, ABINGDON

The officer presented the report on application P14/V1967/FUL to demolish an existing garage, carport and conservatory and to erect a new single storey rear extension and first floor side extension at 1 Larkhill Road, Abingdon. 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; abstentions 0)

To grant planning permission for application P14/V1967/HH – 1 Larkhill Road, Abingdon, subject to the following conditions:

1. Approved plans.
2. HY7[I] - car parking (Full).
3. MC3 - materials in accordance with application (Full).
4. RE11 - garage accommodation (Full).
5. TL1 - time limit - full application (Full).

PI.32 P14/V1858/FUL - WATCHFIELD PRIMARY SCHOOL, NORTH STREET, WATCHFIELD

The officer presented the report on application P14/V1858/FUL for the erection of a detached building to provide a 4 classroom extension and external works to provide a new multi-use games area, alterations to pedestrian access and additional parking facilities at Watchfield Primary School, North Street, Watchfield. 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 Highways Liaison Officer has no objections subject to a travel plan and full details of car parking being submitted.

Dr Sue Nodder, a representative of Watchfield Parish Council, spoke objecting to the application. Her concerns included the following:

- A lack of open space;
- A lack of parking; and
- A request to have community access to the MUGA.

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

- There is an increase in pupils in the area, which will go up in the future;
- The space is not currently available to the community, so it cannot be perceived as a loss; and
- The MUGA will be a much needed all-weather surface.

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

- Concern for an oak tree on the site (the Tree Officer is satisfied); and
- Concern for the parking.

RESOLVED (for 13; against 0; abstentions 1)

To grant planning permission for application P14/V1858/FUL – Watchfield Primary School, North Street, Watchfield, subject to the following conditions:

1. Commencement three years – full planning permission.
2. List of approved plans.
3. Submission of material details.
4. Submission of surface water and foul drainage details.
5. Landscaping – submission.
6. Landscaping – implementation.
7. Submission of an amended travel plan to include servicing.
8. Submission of a construction traffic management plan.
9. Submission of details of cycle provision.
10. Submission of full details of car parking provision.
11. Works to be carried out in accordance with submitted tree survey.

PI.33 P14/V1514/HH - THE GRANGE, BOURTON

The officer presented the report on application P14/V1514/HH to erect a garage block to replace redundant stables at The Grange, Bourton. 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: Vertical boarding rather than diagonal could be considered as conditions, following a discussion with the Chairman prior to the meeting.

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

- Concern for the garage potentially being converted into residential accommodation; to add a condition for it only to be used for ancillary purposes.

RESOLVED (for 14; against 0; abstentions 1)

To grant planning permission for application P14/V1514/HH – The Grange, Bourton, subject to the following conditions:

1. TL1 - time limit - full application (Full).
2. Planning condition listing the approved drawings.

3. Prior to the commencement of development, details of all materials to be used externally in the construction shall be submitted to and approved in writing by the Local Planning Authority. The development shall be built using only the approved materials.
4. Prior to the commencement of development, an arboricultural method statement to ensure the protection of trees on the site and adjacent to the new garage, as shown on drawing number 4/9/14 contained within the submitted Arboricultural Report dated 2 September 2014, during construction shall be submitted to and approved in writing by the Local Planning Authority. No works shall be carried out on site (including any demolition works) before the arboricultural method statement has been approved. The arboricultural method statement shall include details of the following:
 1. The location, materials and means of construction of temporary tree - protective fencing and/or ground protection measures (in accordance with BS 5837/2012 'Trees in relation to Construction').
 2. The programme for implementing and retaining such tree protection measures;
 3. Any works to trees (in accordance with BS 3998/1989 'Tree Works') to be carried out to prevent accidental damage by construction activities.
 4. All works shall be carried out in accordance with the approved arboricultural method statement. At all times during construction, the tree protected areas shall not be used to park or manoeuvre vehicles, site temporary offices or other structures, store building materials or soil, mix cement/concrete or light bonfires.
 5. No development shall take place until full details of both hard and soft landscape works have been submitted to and approved in writing by the Local Planning Authority. These details shall include hard surfacing materials schedules of new trees and shrubs to be planted (noting species, plant sizes and numbers/densities), the identification of the existing trees and shrubs on the site to be retained (noting species, location and spread), any earth moving operations and finished levels/contours, and an implementation programme.
 6. All hard and soft landscape works shall be carried out in accordance with the details and programme approved under Condition 5 above. Thereafter, the landscaped areas shall be maintained for a period of 5 years. Any trees or shrubs which die or become seriously damaged or diseased within 5 years of planting shall be replaced by trees and shrubs of similar size and species to those originally planted.
 7. Notwithstanding the provisions of Class E of Part 1 Schedule 2 of the Town and Country Planning (General Permitted Development) Order 1995 (or the equivalent provisions of any order revoking and re-enacting that Order), there shall be no external alteration to the outbuilding hereby approved without the prior grant of planning permission.
 8. 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 9.05 pm