

# Minutes

of a meeting of the

## Planning Committee

held on Wednesday, 14 January 2015 at 6.30 pm

at 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, John Woodford, Andrew Skinner and Julie Mayhew-Archer

Officers: Martin Deans, Nicola Meurer, Charlotte Brewerton, Lisa Kamali and Brett Leahy

Number of members of the public: 21

### AG.1 Chairman's announcements

The chairman welcomed everyone to the meeting, outlined the procedure to be followed and advised on emergency evacuation arrangements.

### AG.2 Notification of substitutes and apologies for absence

Councillors Margaret Turner, Catherine Webber and Richard Webber sent their apologies; Councillors John Amys, Andrew Skinner and Julie Mayhew-Archer substituted for them.

### AG.3 Declarations of pecuniary interests and other declarations

Councillor Roger Cox stated that in relation to P13/V0709/O at land South of Park Road, Faringdon, he is a member of Faringdon Town Council but had not participated in the council's consideration of the application.

Councillor Sandy Lovatt stated that in relation to P14/V2286/O at Orchard Way, Harwell, the applicant is well-known to him and would therefore not be taking any part in the discussion or voting for this application.

Councillors Jerry Patterson and Bob Johnston stated that in relation to P14/V2271/FUL at 18 Poplar Grove, Kennington and P14/2505/HH at 21 Bagley Close, Kennington they are both members of Kennington Parish Council but do not sit

on the planning committee, nor did they take part in any discussions about the application.

#### **AG.4 Urgent business**

None.

#### **AG.5 Statements and petitions from the public on planning applications**

None.

#### **AG.6 Statements, petitions and questions from the public on other matters**

None.

#### **AG.7 Materials**

In relation to P14/V2731/DIS at Chailey House, Bessels Way, Blewbury, materials will be brought to committee on 4 February 2015 due to confusion with the brick/tile panel.

#### **AG.8 P13/V0709/O - Land South of Park Road, Faringdon, SN7 7PL**

The officer presented the report on application P13/V0709/O for outline planning permission for up to 380 units including up to 64 extra care units, employment development, primary school, allotments, public open space and associated infrastructure with new access from Park Road at land South of Park Road, Faringdon, SN7 7PL.

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 has received three further representations:

- The owner of Marine Bungalow highlighted concerns for access; height; planting buffer; agricultural grade; and the proposed primary school – these will be assessed at reserved matters;
- Faringdon Chamber of Commerce, regarding employment concerns; and
- The Housing Team have requested larger two bedroom houses, which will be part of the s.106 negotiations.

There are also three amendments to the original report:

- Paragraph 3.3 should read 2015, not 2014;
- Paragraph 3.4 – the applicant is aware of the proposals suggested by Great Faringdon Town Council and have agreed a £25k contribution to public rights of way and cycle linkages; and
- Paragraph 6.22 – the applicant has agreed to the mitigation for congestion impacts as part of the s.106 agreements.

Dr Mike Wise, a representative of Great Faringdon Town Council, spoke in support of the application. He expressed his concerns about the quantity of proposed developments around Faringdon as a whole and the impact on infrastructure; employment; care homes and traffic congestion.

Chris Shaw, a representative of Bloor Homes, spoke in support of the application. His speech referred to the following:

- The pro rata contribution towards local highway infrastructure improvements in addition to improvements in Park Road. If all the planned developments go ahead, they are ready to deliver contributions;
- A comprehensive package of s.106 benefits, including 40% affordable housing and family housing at a low density; and
- An emphasis on sustainability ensuring relations with neighbours is respectful; access to marine bungalow will be retained; it is proposed that bungalows are built next to marine bungalow; a planted buffer will be established between the properties; and the new primary school will be brought forward with pedestrian and cycle access.

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

- Reference to the Town Council's concerns for the impact on wider development in the area;
- Definite figures of the section 106 agreement – officer response is all but the asterisked figures, which are under negotiation;
- A suggested informative of seeking to improve connectivity of the cycle and footpaths to the existing network.

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

To grant outline planning permission subject to the completion of S106 agreements with the County and District Councils to secure mitigation of the identified impacts on the Gravel Walk / Marlborough Road / Station Road / Coxwell Street mini roundabout and the north A420 arm of the A420 / A417 roundabout junction, and contributions to local infrastructure and affordable housing for application P13/V0709/O, and the following conditions:

1. Standard Outline time limit – commencement within two years of reserved matters approval.
2. Reserved matters to be submitted within three years of outline permission.
3. Development in accordance with the approved plans.
4. Visibility Splays to be agreed.
5. Access, parking and turning to be agreed.
6. New estate roads to county council standard.
7. No drainage to highway.
8. Green Travel Plans to be agreed.
9. Phasing of development (full).
10. Drainage details (surface and foul) to be agreed.
11. No dwelling to be occupied until sewage treatment work upgrade completed.
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 Surveys to be updated prior to each phase.
18. Reptile Translocation Strategy to be agreed.
19. Habitat Management Plan for quarry to be agreed.
20. Refuse storage to be agreed.
21. Noise mitigation as per submitted statement.
22. Contamination Assessment to be agreed.

- 23. Scheme of Archaeological Investigation to be agreed.
- 24. Programme of Archaeological Investigation to be agreed.
- 25. Noise levels at boundary of school not to exceed 50 db.
- 26. Position of Fire Hydrants to be agreed.
- 27. Pedestrian crossing between schools to be agreed.

## **AG.9 P13/V1949/O - Bow Farm, Bow Road, Stanford in the Vale, SN7 8JB**

The officer presented the report on application P13/V1949/O for outline planning permission for the demolition of existing agricultural farm buildings, the erection of 17 new residential units and conversion of 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.

Peter Lewis, a representative of Stanford in the Vale Parish Council, spoke in support of the requested extension of the current footpath network across farmland.

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

- The footpath request not meeting all three legal tests;
- The county council's objection on the basis of insufficient capacity for the primary school, however they have confirmed that this would not be a reason for refusal. They are currently working on a feasibility study.

### **RESOLVED (for 11; against 0; abstentions 3)**

To authorise the head of planning, in consultation with the committee chair to grant planning permission to approve application P13/V1949/O, subject to:

- i. The completion of section 106 legal agreements with the district and county councils to secure contributions and on-site affordable homes.
- ii. Conditions as follows:
  - Approved plans and documentation.
  - Submission of reserved matters within six months.
  - Ridge heights (two storey).
  - Demolish specified buildings before occupation.
  - Final layout shall be informed by constraints.
  - Sample materials required (all).
  - Withdrawal of permitted development (Part 1 Class A) - no extensions etc.
  - Secured By Design approval.
  - Vision splay details.
  - Construction traffic management.
  - Protection of trees and hedges during development.
  - HY19 - No drainage to highway (full).

## **AG.10 P14/V2286/O - Orchard Way, Harwell, OX11 0LH**

The officer presented the report on application P14/V2286/O for outline planning permission for a residential development of up to 9 dwellings, with all matters reserved except for access at Orchard Way, Harwell, OX11 0LH.

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 provided an addendum report to members prior to the meeting, containing the following updates:

1. Contributions and affordable housing.  
An amended ministerial statement dated 28 November 2014 has stated that for sites of 10 units or less and which have a combined gross floor space of 1,000 square metres, affordable housing and tariff style contributions should not be sought. The application total floor space has been amended to 919 square metres; therefore officers advise that the council should no longer request developer contributions or affordable housing for this development. An extra condition will be attached to limit the floor space of the development to 1,000 square metres or less. The applicant will be making a voluntary contribution of £28,000 towards contributions requested by the parish council, as set out in Section 6.46 in the committee report.
2. Update on Housing Land Supply.  
The 2014 Housing Supply Statement, published after the committee report concludes that the district still has a housing land supply shortfall as at 30 September 2014; however the officer deems this will have no material impact on the conclusions reached in the committee report.
3. Additional comments from County Council.  
Responding to local residents' concerns about the traffic survey, loss of parking and safety concerns; County Officers state that there could possibly be a minor loss of parking on street but that sufficient parking will remain to provide for existing dwellings and that the county has also requested a condition requiring the developer to adhere to the Council's parking standards, listed within section 8 of the committee report. Regarding the loss of parking space for 33 Orchard Way, this is not an official private parking space.
4. Provision of pedestrian access through the site.  
Since the publication of the committee report, the applicant has confirmed that they are willing to accept a planning condition requiring the retention of pedestrian access through the site.

David Marsh, a representative of Harwell Parish Council, spoke against the application. His concerns included the following:

- Traffic issues raised by the residents being dismissed by Highways;
- Parking and an increase in congestion;
- Disappointment with the lack of affordable housing;
- The voluntary contribution is welcome, but would like to ensure it happens;
- Pedestrian access is welcome, but asks for input.

Jeremy Hawthorne, a local resident, spoke against the application. His concerns included the following:

- Access onto the junction;
- Loss of parking;
- Space for refuse lorries;
- Overlooking for residents at numbers 31 and 29; and
- Feasibility of extending footpath access to recreation ground and school.

Paul Butt, the applicant's agent, spoke in support of the application. His speech referred to the following:

- There will be a minimum loss of on street parking;
- The applicant is willing to provide two car parking spaces within the site for number 33 Orchard Way;
- It is not possible to extend the footpath all the way to the recreation ground as the applicant does not own all the land but willing to speak to the owners; and
- The £28,000 voluntary contributions are a private matter between the parties.

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

- Ensuring the site does not exceed 1000 square metres through a condition at reserved matters;
- Adding a condition to include parking for number 33 Orchard Way; and
- Adding a condition ensuring pedestrian access through the site.

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

To authorise the head of planning in consultation with the committee chairman to grant planning permission to approve application P14/V2286/O, subject to the following conditions:

- i. A legal agreement with Oxfordshire County Council and the district council to secure the contributions identified in Section 6.46 of the report.
- ii. Conditions as follows:
  1. Outline approval commencement - three years.
  2. Approved plans.
  3. Sustainable Urban Drainage System (SUDS) compliant Drainage Strategy to be agreed.
  4. Travel Information Packs to be developed for each dwelling and approved in consultation with the county council before first occupation.
  5. Detailed internal layout to accord with OCC Manual for Streets principles, including servicing/emergency vehicle access/egress, and constructed to adoptable standards.
  6. Construction Traffic Management Plan to be agreed.
  7. Details of a waste collection point next to the adopted highway to be provided.
  8. Archaeological Written Scheme of Investigation (WSI).
  9. Staged programme of archaeological evaluation and mitigation following
  10. WSI.
  11. Recommendations set out within Ecological Assessment dated October
  12. 2014 to be followed.
  13. Non-Motorised Users Audit (NMUA) to be carried out and approved in consultation with the Local Highway Authority.
  14. Details of a biodiversity offsetting scheme.
  15. Both rows of trees along the western boundary of the site to be retained.
  16. First floor windows in eastern elevation of plots 1 and 6 to be obscure glazed and fixed shut to a height of 1.7 metres.
  17. To include two parking spaces for 33 Orchard Way within the application site.
  18. To ensure pedestrian access throughout the site.
  19. To ensure the site footprint does not exceed 1,000 square metres.

## **AG.11 P14/V2271/FUL - 18 Poplar Grove, Kennington, Oxford, OX1 5QW**

The officer presented the report on application P14/V2271/FUL for planning permission to change the use of a single family dwelling to two self-contained flats, rear single-storey extension and rear and side dormers at 18 Poplar Grove, Kennington, Oxford, OX1 5QW.

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 County Highways Officer has provided an update on the parking, deemed acceptable as shown on drawing 3 – 9/12/14. The applicant has amended the plan from one ground floor 2-bedroom flat and one first floor 3-bedroom flat to two 2-bedroom flats, to include three parking spaces.

Colin Charlett, a representative of Kennington Parish Council, spoke against the application, his concerns included:

- Access and parking - insufficient parking leading to potential effects which on street parking might have; and
- Loss of a family dwelling.

Councillor Jerry Patterson, one of the ward councillors, spoke largely in support of the application. Regarding the points of access and parking, he highlighted that the County Highways team had no objection. He does not deem the change of dwelling into flats not being grounds for refusal. However, in relation to proposed dormer cladding in white pvc boarding, he suggested changing this to be hanging tiles to match the roof.

Councillor Bob Johnston, one of the ward councillors, stated that he would like to add a condition in changing the materials as above as the existing proposal would be out of character with the area.

The committee considered this application, with advice from officers where appropriate. The discussion included clarification of the parking concerns; the officer confirmed that all parking issues would be covered in condition three.

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

To grant planning permission for application P14/V2271/FUL at 18 Poplar Grove, Kennington, Oxford, OX1 5QW, subject to the following conditions:

1. TL1 - Time limit - full application (full).
2. MC3 – Details of materials will be submitted.
3. HY7[I] - Car parking (full).

## **AG.12 P14/2505/HH - 21 Bagley Close, Kennington**

The officer presented the report on application P14/V2505/HH at 21 Bagley Close, Kennington for planning permission to erect a rear single and two storey extension at 21 Bagley Close, Kennington.

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.

Martin Feather, a representative of Kennington Parish Council, spoke against the application, his concerns were relating to the size and height of the building: despite the amended plans, the proposal is still disproportionate and would have an adverse effect on the character of the area.

Wakefield Carter, the applicant, spoke in support of the application, his speech referred to the following:

- Their need for a fourth bedroom and space for white goods;
- They have worked closely with the Planning department in developing the amended plans;
- The garage has been removed from the plan to increase the space in between their house and their neighbour's.

Councillor Jerry Patterson, one of the ward councillors, spoke in support of the application. He believed that the issues from previous refusals had been addressed and that there had already been a precedent set in the area with extensions.

The committee considered this application, with advice from officers where appropriate. The discussion included clarification the responsibility of the grass verge outside the property, which may be damaged by construction traffic; this is a highways issue.

**RESOLVED (for 12; against 2; abstentions 0)**

To grant planning permission for application P14/2505/HH at 21 Bagley Close, Kennington subject to the following conditions

1. TL1 – Time limit.
2. PL002 – Application plans.
3. RE1 – Materials to match.
4. RE28 – Obscure glazing (opening).
5. HY7 – Car parking.

The meeting closed at 8.15 pm