

# Minutes

of a meeting of the

## Planning Committee

held on Wednesday, 4 February 2015 at  
6.30 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 and John Woodford

Officers: Katie Cook, Martin Deans, Sarah Green, Laura Hudson, Stuart Walker, Nicola Meurer, Brett Leahy and Hanna Zembrzycka-Kisiel

Number of members of the public: 39

### **PI.1 CHAIRMAN'S ANNOUNCEMENTS**

The chairman welcomed everyone to the meeting, outlined the procedure to be followed and advised on emergency evacuation arrangements. He also thanked staff for their hard work in getting the planning committee organised following the fire at the Crowmarsh Gifford office.

### **PI.2 NOTIFICATION OF SUBSTITUTES AND APOLOGIES FOR ABSENCE**

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

### **PI.3 DECLARATIONS OF PECUNIARY INTERESTS AND OTHER DECLARATIONS**

Councillor Janet Shelley stated that in relation to P14/V1964/FUL at land North of Portway Villas, Reading Road, East Hendred, she is a member of East Hendred Parish Council but did not participate in the council's consideration of the application.

Councillor Roger Cox stated that in relation to P14/V0715/FUL at land between 13 and 17 Coxwell Street, Faringdon, he is a member of Faringdon Town Council but had not participated in the council's consideration of the application.

## **PI.4 MINUTES**

**RESOLVED:** To approve the minutes of the committee meeting held on 17 December 2014 as a correct record and agree that the chairman signs them as such.

## **PI.5 URGENT BUSINESS**

None.

## **PI.6 STATEMENTS AND PETITIONS FROM THE PUBLIC ON PLANNING APPLICATIONS**

None.

## **PI.7 STATEMENTS, PETITIONS AND QUESTIONS FROM THE PUBLIC ON OTHER MATTERS**

None.

## **PI.8 MATERIALS**

None.

## **PI.9 P14/V1810/FUL - LAND WEST OF STOCKHAM FARMHOUSE, WANTAGE**

Councillor Bill Jones missed the beginning of the presentation and therefore took no part in the discussions or voting on this application.

The officer presented the report on application P14/V1810/FUL for planning permission to develop land for 90 new homes including private and affordable public open space and the protection of the existing route of the Wiltshire and Berkshire canal on land West of Stockham Farmhouse, Wantage.

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:** An additional objection has been received and can be summarised as follows:

- The upgrade works to the main access onto Denchworth Road (required for phase 1) have not been completed and until the required vision splays are in place, permission should be refused.

**Officer's Response:** The objection raised is covered by a S278 agreement with the county council and construction is currently underway to complete the access upgrade works. The county highways team raise no objection to the application, and a refusal based on this would therefore not be defensible on appeal as the required works will be completed shortly.

**Amendment to report:** Paragraph 3.6: Since writing the report, the planning agent and the county council have agreed a revised secondary school figure of £556,740. All other figures are now agreed.

June Stock, a representative of Grove Parish Council, spoke objecting to the application. Her concerns included the following:

- The entrance to Phase 1 of the development is dangerous, especially for mothers and children;
- There is no slip road leaving the site;
- You already need to wait a while at the junction of Denchworth Road as there is no roundabout; and
- There is one regular town bus service which can take a long time, concerns that this will be axed in the future.

Julie Maberley, a representative of Wantage and Grove Campaign Group, spoke objecting to the application. Her concerns included:

- Lack of compliance with Phase 1 conditions – specifically road access and noise;
- No bungalows are proposed despite 83% respondents of the Local Plan consultation expressing a need for bungalows; and
- Local infrastructure is already at capacity (GPs, roads, leisure centre, schools).

Andrew Wagstaff, the applicant, spoke in support of the application. His speech referred to the following:

- The application contributing to the 5 year housing land supply shortfall;
- The current Phase 1 access is temporary as works have been delayed;
- A condition can be added to delay occupation until phase 1 conditions are met; and
- The infrastructure contributions are deemed acceptable by the County and District Councils.

Jenny Hannaby, one of the local ward councillors, spoke objecting to the application. Her concerns were regarding:

- A lack of infrastructure, splitting the phases into three reduces contributions;
- The key traffic junctions are already at capacity and congested – the transport assessment was not robust; and
- There is a problem with the enforcement of conditions from Phase 1.

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

- Adding a condition to delay occupation until the highway works are complete;
- The capacity of the spine road of the site being already at capacity – despite a traffic assessment whereby Highways are satisfied, concerns will be fed back regarding congestion, traffic, pedestrian and highway safety;
- Whether the inclusion of bungalows could be included as a condition, however there is no planning policy basis nor housing needs survey evidence;
- Concern regarding the enforcement of Phase 1 conditions – the response being that enforcement officers make regular site visits and suggestion that a representative of the enforcement team attends committee in the future.

**RESOLVED (for 8; against 4; abstentions 1)**

To grant planning permission to approve application P14V1810/FUL subject to the following:

i. Completion of section 106 agreements for:

Vale / Town

- Waste bin provision
- Art
- Street naming
- Recreation
- Affordable housing
- Open space
- Cemetery
- Community Bus
- Street pastor
- Betjeman Park

County

- Transport (Science Vale)
- Transport (public transport)
- Education (primary school)
- Education (secondary schools + sixth form)
- Education (special educational needs schools)
- Property (libraries, waste management, museum, adult day care)

ii. The following conditions, including the requirement for the commencement of development within two years from the date of the issue of planning permission to help address the immediate housing land shortfall:

1. Time Limit – two year commencement date.
2. Approved plans.
3. MC2 - materials (samples).
4. Landscape scheme including hard, soft and details of the proposed play area and associated management plan to be submitted and approved and retained for five years.
5. Tree protection measures.
6. Woodland management plan to be submitted and approved.
7. Maintenance of open space/play areas to be submitted and approved.
8. Boundaries in accordance with approved plans.
9. Slab levels to be submitted and approved.
10. Development shall not begin until a sustainable water drainage scheme for the site based on the agreed flood risk assessment (FRA) Stuart Michael Associates' Flood Risk Assessment and Drainage Strategy of 30 June 2014 has been submitted to and approved in writing by the local planning authority. The scheme shall subsequently be implemented in accordance with the approved details before the development is completed. The scheme shall include:
  - Details of the drainage system outlined within the FRA, particularly the detailed design of the proposed filter drains;
  - Details which show that for all events up to and including the 1 in 100 chance of any year critical storm event, including an appropriate allowance for climate change, the site discharge will not exceed 19.92 l/s;

- Details which show that the storage volume required to attenuate surface water run-off from the critical 1 in 100 chance of any year storm event, with an appropriate allowance for climate change, will be provided on site.
11. Development shall not begin until a scheme to dispose of surface water and foul drainage has been submitted to, and approved in writing by, the local planning authority. The principles of the scheme shall relate to the submitted FRA Stuart Michael Associates' Flood Risk Assessment and Drainage Strategy of 30 June 2014. The scheme shall be implemented as approved prior to any occupation of dwellings.
  12. Access in accordance with specified plan.
  13. Parking in accordance with specified plan.
  14. Garage accommodation to be retained.
  15. Construction traffic management plan to be submitted and approved.
  16. Residential travel plan to be submitted and approved.
  17. No development shall take place until details of the provisions to be made for the provision of 10 bat roosting sites have been submitted to and approved by the Council. These shall include at least 6 boxes of a variety of designs erected on retained trees along the Wilts and Berks Canal and on the western periphery of the site and 4 integrated bat boxes incorporated into suitable locations on buildings facing the former Wilts and Berks canal and on the western boundary of the site. The approved works shall be implemented in full before the development is first brought into use, unless otherwise agreed in writing by the Council.
  18. The following works including site clearance, tree works, site access works for any vegetation clearance shall not in any circumstances commence unless the Local Planning Authority has been provided with either:
    - a licence issued by Natural England pursuant to the Regulation 53 of The Conservation of Habitats and Species Regulations 2010 authorising the specified activity to go ahead; or
    - a statement in writing from Natural England to the effect that it does not consider that the specified activity will require a licence.
  19. No development shall commence until the 'Western Newt Habitat Area' which has been agreed as part of the mitigation for application P13/V1826/FUL has been completed.
  20. Prior to the occupation of a dwelling, that dwelling shall be insulated against all sources of external noise in accordance with a scheme which shall first have been submitted to and approved in writing by the Local Planning Authority. The approved scheme may require the insulation of the walls and roofs, the fitting of double-glazed windows, the treatment of site boundaries and the provision of acoustic barriers/bunds.
  21. Prior to any demolition and the commencement of the development a professional archaeological organisation acceptable to the Local Planning Authority shall prepare an Archaeological Written Scheme of Investigation, relating to the application site area, which shall be submitted to and approved in writing by the Local Planning Authority.
  22. Following the approval of the Written Scheme of Investigation referred to in condition 21, and prior to any demolition on the site and the commencement of the development (other than in accordance with the agreed Written Scheme of Investigation), a staged programme of archaeological evaluation and mitigation shall be carried out by the commissioned archaeological organisation in accordance with the approved Written Scheme of Investigation. The programme of work shall include all processing, research

- and analysis necessary to produce an accessible and useable archive and a full report for publication which shall be submitted to the Local Planning Authority.
23. Prior to commencement of development, full details of the proposed bridge across the canal shall be submitted to and approved in writing by the local planning authority. The approved bridge shall be constructed prior to occupation of any dwelling in accordance with the approved details and shall be available for use at all times thereafter.
  24. The materials to be used, specification to be adopted and the timing of the improvement work to re-surface Public Footpath 196/7 (East Challow) shall all be approved in writing by the local planning authority in consultation with the local highway authority prior to commencement of the work.
  25. The materials to be used, specification to be adopted and the timing of the improvement work to widen and improve Public Footpath 391/35 (Wantage) shall all be approved in writing by the local planning authority in consultation with the local highway authority prior to commencement of the work.
  26. No materials, plant, temporary structures or excavations of any kind shall be deposited / undertaken on or adjacent to any Public Right of Way that may obstruct or dissuade the public from using the Public Right of Way whilst development takes place.
  27. No construction / demolition vehicle access may be taken along or across a Public Right of Way without prior permission and appropriate safety/mitigation measures approved by the Countryside Access Team. Any damage to the surface of the Public Right of Way caused by such use will be the responsibility of the applicants or their contractors to put right / make good to a standard required by the Countryside Access Team.
  28. No vehicle access may be taken along or across a Public Right of Way to residential or commercial sites without prior permission and appropriate safety and surfacing measures approved by the Countryside Access Team. Any damage to the surface of the Public Right of Way caused by such use will be the responsibility of the applicants, their contractors, or the occupier to put right/make good to a standard required by the Countryside Access Team.
  29. There will be no occupation in Phase 3 until the road improvements to Denchworth Road have been completed for Phases 1 and 2.

## **PI.10 P14/V1964/FUL - LAND NORTH OF PORTWAY VILLAS, EAST HENDRED**

The officer presented the report on application P14/V1964/FUL for a residential development comprising 26 dwellings and off-site highway works on land north of Portway Villas in 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:** An additional comment has been received from a neighbouring property requesting a condition requiring the developers to fund the re-routing and maintenance of a private water supply pipe and raising concerns over its future maintenance. The email included a series of correspondence with the developer over the past year relating to construction damage to the pipe and the promise by the developers to re-route the supply.

The officer has also received updated comments from Oxfordshire County Council Highways raising no objections to the application and that they are now satisfied with the level of parking on site, the proposed access, and the proposed controlled crossing on the A417 subject to conditions and the S106 Agreement.

**Officer Response:** The additional letter relates to an ongoing civil issue between the developers and a group of neighbouring properties. As long as there is a sufficient supply to serve the development in addition to existing residents, the responsibility for its maintenance is a private matter. There are no technical objections to the development in relation to water supply from Thames Water and therefore there are no reasonable grounds to object on this issue.

A requirement to re-route a private water supply in the interests of future maintenance is not something we could legally require under the planning permission. Whilst the developers can offer this in kind, a planning condition to this effect would not meet the legal tests as referenced under the (National) Planning Policy Guidance as it is not required to make the development acceptable.

**Amendment to report:** Paragraph 3.1 under OCC Highways – that the previous concerns have been addressed in relation to visitor parking and the site access and that no objections are raised subject to conditions and S106 Agreement.

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

- Phase 1 of the development is built next to housing, however this application extends into open countryside;
- The application is against the wishes of the parish council to develop north of the parish and would result in a change to the character of the area;
- The proposal could set a precedent for further development as the buffer from phase 1 is breached by this phase; and
- S106 contributions towards village facilities improvements.

Tim Roberts and Mr M Simmonds, two local residents, spoke objecting to the application, their concerns included the following:

- The proposed development does not serve local needs;
- The buffer from Phase 1 has been disregarded;
- The site floods badly already;
- Traffic congestion on the A417;
- Parking spaces are too far away from the dwellings; and
- Pedestrian crossings and speed limits need to be considered.

Ken Dijkman, the applicant's agent, spoke in support of the application, his speech included the following:

- The site would be invisible from the South;
- Connectivity to the village is a key theme;
- Improvements from Phase 1 including a signalised crossing;
- There can be no Phase 3 as the access cannot serve any more phases; and
- East Hendred is a large sustainable village.

Councillor Bill Jones, one of the ward councillors, spoke against the application, making the following points:

- Concern that this application would open the way for further development; and
- The gardens lack natural surveillance.

The committee considered this application, with advice from officers where appropriate. Whilst there was some support for this application, the officer's recommendation to approve the application was lost by 7 votes to 6 with 1 abstention. The committee raised the following concerns:

- The breach of the deep landscape buffer to the north from Phase 1;
- Small impact on housing shortfall does not outweigh the extension into open countryside;
- Capacity of the existing road junction; and
- Flooding concerns.

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

To refuse application P14/V1964/FUL for the following reasons:

- i. The extension of development from Phase 1 is breaching the existing landscape buffer and encroaching on open countryside affecting:
  - a. The visual impact;
  - b. Connectivity of the village as a whole; and
  - c. Erosion of the countryside.

As such the proposal is contrary to Policies GS2 and NE9 of the adopted Vale of White Horse Local (2011).

**PI.11 P14/V2335/FUL - BLOCK 2, 66 CUMNOR HILL, OXFORD, OX2 9HB**

The officer presented the report on application P14/V2335/FUL for planning permission to amend planning application P14/V0597/FUL to enlarge flat 10 from a 2-bedrooms to a 3-bedrooms with one extra parking space at 66 Cumnor Hill, Oxford, OX2 9HB.

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.

June Stock, a representative of Grove Parish Council, spoke objecting to the application. Her concerns included the following:

- The entrance to Phase 1 of the development is dangerous, especially for mothers and children;
- There is no slip road leaving the site;
- You already need to wait a while at the junction of Denchworth Road as there is no roundabout; and
- There is one regular town bus service which can take a long time, concerns that this will be axed in the future.

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

- Improvements from the original application include replacing the white render with brick; and
- In response to the Parish Council objections to the increase in mass – the amendment to block 2 marches block 2 and does not cover the full area of the roof.

The committee considered this application and had no objections.



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

To grant planning permission to approve application P14/V2335/FUL subject to the following:

1. TL1 – Time Limit.
2. Approved Drawings.
3. MC3 – Materials as detailed in the application.
4. H7 – Car Parking.
5. LS2 – Landscaping Scheme.
6. LS4 – Tree Protection.
7. MC29 – Sustainable Drainage Scheme.

### **PI.12 P14/V2441/O - 4 ELMSIDE, FERNHAM, FARINGDON, SN7 7PA**

The officer presented the report on application P14/V2441/O for the construction of a two storey dwelling attached to 4 Elmside, Fernham, Faringdon, SN7 7PA.

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:** Five further neighbour objections have been received reiterating the same issues. Terrace out of character; loss of mature trees; traffic and parking issues; and an extension to dwelling similar to others would be acceptable.

Two sets of comments have been received on the amended plans from highways officer. Neither highway officer has any objection to the scheme. Both suggest conditions relating to the provision of vision splays, no drainage to the highway; construction of the parking; and for it to be SUDS compliant.

**Officer's Response:** The substance of the objections has already been covered within the committee report. The mature vegetation/trees on the boundary is within the site and is not protected. A landscaping condition is suggested in the recommendation to ensure new more sustainable planting is achieved.

The amended plans are acceptable to the highway officers. It is suggested that the submission of details of the construction and surfacing of the parking is included within suggested condition 4, to prevent any loose material migrating onto the highway, and that an additional condition requiring details of the vision splays to be submitted for approval is included. Drainage will be covered by suggested condition 7.

Gordon Bunting, a local resident, spoke objecting to the application. His concerns included the following:

- Accuracy of the highways report on visibility of access; and
- Insufficient parking spaces.

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

- This application will be in line with other extensions in the road and although a separate dwelling, it will appear to be an extension;
- Any greenery lost will be replaced

The committee considered this application and agreed to add a condition for the inclusion of visibility splays.

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

To grant planning permission to approve application P14/V2441/O subject to the following conditions:

1. Time limit – outline permission.
2. Reserved matters submission.
3. List of approved plans.
4. Parking and access in accordance with approved plans. Details of construction of parking to be submitted for approval.
5. Full landscaping and boundary details to be submitted for approval.
6. Implementation of approved landscaping.
7. Foul and surface drainage scheme to be submitted for approval.
8. Visibility splays to be submitted for approval.

## **PI.13 P14/V2624/FUL - THE CROFT, BARNARDS CLOSE APPLEFORD, ABINGDON, OX14 4NS**

The officer presented the report on application P14/V2624/FUL for the erection of a five bedroom dwelling and garage at The Croft, Barnards Close, Appleford, OX14 4NS.

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:** Additional representation has been received from Councillor Gervase Duffield: "I have no objection to this application but I note you have added an informative about the exit. It would be a lot better if the exit could be onto Barnards Close. Consider: as proposed it will mean no less than 5 exits onto the main road with a blind corner at one end where drivers regularly break the speed limit encouraged by the long straight to the east, and a hump back narrow bridge the other end, both of which are completely blind. Also 3 of these are increasingly busy exits (Chambrai, Church St., & Barnards). There are slopes involved, up from Chambrai onto main road and 2 more ups on the opposite side from private drives. I believe it would be a lot better and safer to have the exit of this house onto Barnards Close and move the garage.

I see you have marked the sight lines on p.85 but what is not made clear is that immediately after them as marked are totally blind busy main road areas (the bridge and the bend for Church St turn by the green).

Can I suggest that it be made a condition to look at this suggestion, and have OCC meet with say you and me to agree it all before an OCC final decision..."

**Officer's Response:** This issue is covered in the committee report; the local highway authority has assessed the proposal as submitted which proposes a new vehicular access onto Main Road and has concluded that the access is acceptable in highway terms. A condition requiring detailed drawings of the proposed access including visibility splays is recommended. The informative relates purely to the fact that the applicant/agent will need to apply for consent directly to the local highways authority in addition to any permission granted.

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

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

To grant planning permission to approve application P14/V2624/FUL subject to the following conditions:

1. Commencement of development within three years.
2. Approved plan list.
3. Details of external materials to be submitted for approval.
4. Details of boundary treatments to be submitted for approval.
5. Written Scheme of Investigation (submission).
6. Archaeological watching brief (implementation).
7. Full details of new vehicular access including visibility splays (2.4m by 45m both directions) to be submitted for approval.
8. Parking area to be laid out in accordance with details on submitted plan 1107-Site, and to be constructed to ensure no drainage or loose material onto highway.
9. Garage accommodation to be retained for parking purposes only.

Informative

1. Permission to create a vehicular access also requires local highway authority consent.
2. Thames Water informative regarding minimum pressure.

### **PI.14 P14/V2785/HH - 5 SUTTON CLOSE, ABINGDON, OX14 1ER**

The officer presented the report on application P14/V2785/HH for the erection of a two storey extension at the side and single storey extension at the rear of the existing property at 5 Sutton Close, Abingdon, OX14 1ER.

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 to approve application P14/V2624/FUL subject to the following conditions:

1. TL1 - Time limit - Full permission.
2. Planning condition listing the approved drawings.
3. RE1 - Matching materials.
4. The car parking area shown on approved drawing number 14893.2 shall be retained and kept permanently free of any obstruction to such use.
5. The work shall be undertaken in accordance with the tree protection plan shown on approved drawing number 14893.4.
6. The additional residential accommodation hereby permitted shall be occupied only as ancillary accommodation to the existing dwelling on the site and shall not be occupied or used separately, and no separate curtilage shall be created.

### **PI.15 P14/V2578/HH - 64 NORTH HINKSEY LANE, NORTH HINKSEY, OX2 0YL**

The officer presented the report on application P14/V22578/FUL for a box dormer and new gable end to form a loft room; a single storey side extension with double storey portion to extend the existing first floor bathroom; and to demolish the existing garage at 64 North Hinksey Lane, North Hinksey, OX2 0YL.

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:** Additional representation has been received from the Drainage Officer: "My only comment on this relates to the excavation to the rear of the existing building and the requirement for suitable drainage to accompany this. Details of this should be submitted and approved prior to development commencing."

**Officer's Response:** The requested condition will be added to any planning permission granted.

A petition has been received from local residents re-iterating the same issues highlighted within the report.

**Officer Response:** The substance of the objections has already been covered in detail within the committee report.

The submitted plans indicate that the proposed living room and the enlarged kitchen are to be used as a shared living space. There are no other indicators that suggest the dwelling would be used for multiple occupants. It is not considered in the officer's opinion that the dwelling would be converted into a House in Multiple Occupation.

The proposal will be seen within the context of the existing property and the surrounding area. It is not considered that the proposed works and alterations appear incongruous or obtrusive, and the proposed development will not cause harm to the character or appearance of the existing building or the surrounding area. In addition the neighbouring properties have been extended and altered in a similar way.

The Highways Liaison Officer has no objection to the proposal, as such it is considered the proposal, complies with the provisions of the development plan, in particular policy DC5 of the adopted Vale of White Horse Local Plan 2011 and with the National Planning Policy Framework.

Andrew Pritchard, a representative of North Hinksey Parish Council, spoke objecting to the application. His concerns included the following:

- The application being contrary to:
  - DC1 – affecting the character of the area;
  - DG102 – the Design Guide;
  - DG104 – avoiding proposals which wraparound existing dwellings and conflicting roof forms;
  - DG105 – not in line with the existing design and window layout;
  - DG108 – impact on neighbours with overlooking;
  - DG110 – dormer roof extensions should be set within the roof slope; and
- Drainage of surface and subterranean water damaging neighbouring properties.

John Brett, a local resident, spoke objecting to the application. His concerns included the following:

- Contrary to DC1 – high quality and local distinctiveness;
- Contrary to DC9 – amenity of neighbours whereby the proposal will be overbearing and dominant;
- The rendered blockwork is out of character;

- Question reasons for development as four bathrooms would indicate multiple occupancy; and
- Impact on parking.

Vivienne Cuffolo, the applicant's agent, spoke in support of the application. Her speech included the following:

- The current property is un-extended and in poor condition;
- The chimney meets regulation compliance;
- The loft extension falls within permitted development;
- The ground floor extension has been designed within the parameters of permitted development to minimise impact;
- It isn't a conservation area but happy to negotiate matching brick with render around the sliding doors.

Councillor Eric Batts, one of the ward councillors, made the following comments:

- Chimney pollution is an environmental health issue;
- There are many different designs in the area;
- It's good that the applicant is prepared to change materials;
- Under planning law there are no grounds for refusal.

The committee considered this application, with advice from officers where appropriate. They discussed what was within the parameters of permitted development (chimney, box dormer) and restrictions on imposing conditions on matching materials.

### **RESOLVED (for 11; against 1; abstentions 2)**

To grant planning permission to approve application P14/V2578/HH subject to the following conditions:

1. TL1 - Time limit - full application (full).
2. Approved plans.
3. MC3 - Materials in Accordance with application (full).

### **PI.16 P14/V0715/FUL - 13-17 COXWELL STREET, FARINGDON**

The officer presented the report on application P14/V0715/FUL for the erection of a new four bedroom detached dwelling with off road car parking and new dropped kerb at 13-17 Coxwell Street, 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.

The committee considered this application, with advice from officers where appropriate. Their discussion included highlighting errors in the drawings.

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

To grant planning permission to approve application P14/V0715/FUL subject to the following conditions:

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1. TL1 – time limit – full application.
2. Planning condition listing the approved drawings.
3. The development shall be built using only the external materials specified on the forms and/or shown on the approved drawings the subject of this planning permission, unless otherwise agreed in writing by the Local Planning Authority.
4. Prior to the use or occupation of the new development, the new vehicular access and parking area/spaces shall be constructed and the visibility splays provided in accordance with the details shown on approved drawing number 13/1329 7. The parking area shall be constructed to prevent surface water discharging onto the highway. Thereafter, the parking area shall be kept permanently free of any obstruction to such use, and the visibility splays shall be permanently maintained free from obstruction to vision.
5. No surface water from the development shall be discharged onto the adjacent highway.
6. Prior to the commencement of the development, a detailed scheme for the surface water and foul water drainage of the development shall be submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be implemented prior to the occupation of any new building.
7. Notwithstanding any details shown on the approved drawings, the sites internal and external boundaries shall be enclosed in accordance with a detailed scheme and programme of implementation which shall first have been submitted to and approved in writing by the Local Planning Authority. The programme shall ensure that the approved boundary treatments for each dwelling are completed prior to the occupation of the last dwelling.
8. Prior to the commencement of the development, details of the existing ground levels of the site and the proposed slab levels of the new dwelling shall be submitted and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved slab level.
9. Notwithstanding the provisions of Classes A, B, C, D and 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 extension to the dwelling hereby permitted and no ancillary buildings or structures shall be erected within the curtilage of the dwelling without the prior grant of planning permission.
10. Notwithstanding the provisions of Classes A, B and C 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), no ground floor windows or rooflights shall be installed in the south-west or north-east elevations of the new dwelling without the prior grant of planning permission.

The meeting closed at 9.50 pm