

Minutes

of a meeting of the

Planning Committee

held on Wednesday 5 March 2014

at 6.30pm in the Civic Hall, Portway,

Wantage, OX12 9BY



Open to the public, including the press

Present:

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

Substitute Member: Councillor John Amys (in place of Councillor Robert Sharp)

Officers: Holly Bates, Steve Culliford, Martin Deans, Mark Doodles, Sandra Fryer, Abbie Gjoka, Laura Hudson, David Rothery, and Stuart Walker

Number of members of the public: 35

PI.531 Chairman's announcements

The vice-chairman, Councillor Sandy Lovatt, announced that he was standing in for the chairman for this meeting. He announced that each application would be considered on its merits in accordance with the law, policy, and regulation.

PI.532 Urgent business

None

PI.533 Cumulative housing figures

The chairman reported that no cumulative figures were available for consideration at this meeting.

PI.534 Notification of substitutes and apologies for absence

Councillors Robert Sharp (Chairman) and Helen Pighills had sent their apologies for absence. Councillor John Amys attended as Councillor Robert Sharp's substitute.

PI.535 Declarations of pecuniary interests and other declarations

Councillors declared the following interests:

Councillor	Item	Interest
Catherine Webber	Land at Prior Lane, Marcham	She was a district councillor for Marcham
Eric Batts	102 West Way, North Hinksey	He was a parish councillor but had not participated in that council's consideration of this application.
Bob Johnston	89 Foxborough Road, Radley	He was a parish councillor but had not participated in that council's consideration of this application.
Roger Cox	40 Westland Road, Faringdon	He was a town councillor but had not participated in that council's consideration of this application.

PI.536 Statements and petitions from the public on planning applications

Tabled at the meeting was a list showing the members of the public that wished to address the committee on each planning application.

PI.537 Statements, petitions and questions from the public on other matters

None

PI.538 Materials

The committee was asked to consider materials for two developments.

RESOLVED: to approve the following materials:

- (a) Land at Stockham Farm, Denchworth Road, Grove (P12/V1240/FUL)
Sandtoft 20/20 plain roof tiles Antique Slate and Tuscan
- (b) Land at Crown Meadow, East Hanney (P13/V0381/FUL)
Bricks: EH Smith Turnbury Stock, Istock Audley Red Mixture, and Traditional Brick & Stone Brookmill Blend
Tiles: Reldand Plan 78 Rustic Red, Redland Plain 26 Elizabethan, Redland Plain 52 Breckland Brown

PI.539 Land at Priory Lane, Marcham P13/V2046/FUL

The officer presented the report on a full application for residential development of 16 new homes, with vehicular access off Packhorse Lane, Marcham, and a footway. Consultations, representations, policy and guidance and this site's planning history were detailed in the officer's report which formed part of the agenda pack for this meeting.

Updates from the report:

- The drainage engineer had withdrawn his objection;
- The applicant had agreed the financial contributions set out in the report.

David Walton, from Marcham Parish Council, spoke objecting to the application; his concerns included:

- The development would adversely affect the character of the area;
- It would damage the southern aspect of the village;
- The access from the site was on to a dangerous bend;
- The proposed flood area and play areas needed to be separated;
- The pavement to Abingdon should be at least 1.5 metres wide;
- The foul drainage system needed upgrading as part of this application.

Robert Froud-Williams, the applicant's agent, spoke in favour of the application:

- The proposed development was a second phase in a larger housing development;
- It would cause no harm to the setting of the nearby listed building nor the character of the village;
- The drainage strategy had been revised and now there was no objection from the drainage engineer;
- There were no highways objections;
- One third of the homes would be affordable;
- The developer would pay towards the village hall facilities.

Councillor Catherine Webber, the local ward councillor:

- Believed that there was a drainage problem at the site and more homes brought greater risk;
- The access was in a dangerous location;
- There should be one access for the three adjacent housing developments, not three.

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

- The number of homes on this site had been reduced;
- The development was in keeping with the village;
- There were three drainage conditions to overcome concerns;
- Despite the access being onto the bend on Packhorse Lane, there were no highway objections;
- The developers had worked together to propose one access to the three development sites.

RESOLVED (for 6; against 3; abstentions 4)

To grant planning permission, subject to:

A section 106 agreement to secure the following:

- on-site affordable housing provision
- on site open space provision
- contributions towards off-site facilities and services

The following conditions:

- 1 : 12 Month time limit
- 2 : Approved plans

- 3 : MC2 - Materials (Samples)
- 4 : Details of access onto Packhorse Lane
- 5 : HY6 - Access, parking & turning in accordance with plan
- 6 : HY12 - New estate roads
- 7 : LS1 - Landscaping scheme
- 8 : Open space management plan
- 9 : LS4 - Tree protection
- 10 : Drainage details (surface and foul)
- 11 : Sustainable drainage scheme
- 12 : Drainage strategy in accordance with the flood risk assessment
- 13 : RE7[I] – Boundary details in accordance with plan
- 14 : RE5 - Restriction on fences / walls
- 15 : RE11 - Garage accommodation
- 16 : Contaminated land investigation
- 17 : CN11 - Scheme of archaeological investigation

PI.540 Land east of Chain Hill, Wantage P13/V2454/RM

The officer presented the report on a reserved matters application for approval of appearance, layout, scale and landscaping of a residential development at Chain Hill, Wantage. Consultations, representations, policy and guidance and this site's planning history were detailed in the officer's report which formed part of the agenda pack for this meeting.

Updates from the report:

- East Hendred Parish Council had expressed concerns about the potential for increased traffic on the A417;
- The Forestry Officer was now content with the application as the trees along the site perimeter would be protected.

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

- The urban design amendments and the landscaping conditions were sufficient to produce an attractive design for this development;
- The affordable housing should be indistinguishable from other housing on the site and it should be spread throughout the site, not grouped together in one area;
- The affordable housing distribution condition should be implemented following consultation with the committee's chairman, vice-chairman, opposition spokesman and local members.

RESOLVED (for 13; against 0; abstentions 0)

To grant permission for this reserved matters application, subject to the following conditions:

- 1 : TL3 - Time limit - Reserved Matters reflecting the time frame of the outline.
- 2 : Fire Hydrants – submission of details.
- 3 : MC2 - Materials (Samples) (Full)
- 4 : MC8 - Wall Materials (Panel) (Full)
- 5 : RE11 – Restriction on the change of use of Garage Accommodation without permission.
- 6 : RE18 - Slab Levels (Single Dwellings) (Full)
- 7 : Submission of full details of any solar panels to be installed.

8 : RE2 - PD Restriction on Dwellings and outbuildings – plots 1-3, 25-58, 60-61, 64-66, 68-71 and 78-83

9 : RE6 - Boundary Details to be approved.

10. Lighting details (along the main streets) to be approved.

11. Affordable housing distribution to be agreed (in consultation with the committee's chairman, vice-chairman, opposition spokesman and local members).

12. Details of bin storage for flats.

13. Notwithstanding submitted landscaping scheme, further landscaping details required for approval.

Informative: The outline planning permission reference number P12/V2316/O together with this approval constitute the planning permission for this development. All of the conditions imposed on both the outline permission and this approval must be complied with.

PI.541 Cowan's Camp Depot, High Street, Watchfield P13/V2359/RM

The officer presented the report on a reserved matters application for the layout, scale, landscaping and appearance for a residential development at Cowan's Camp, High Street, Watchfield. Consultations, representations, policy and guidance and this site's planning history were detailed in the officer's report which formed part of the agenda pack for this meeting.

Updates from the report:

- The highways objection had been lifted, subject to conditions following receipt of new drawings;
- The Environment Agency's surface water drainage objections had been lifted subject to conditions;
- Affordable housing would be distributed evenly throughout the site.

Ruth Holman, from Shrivenham Parish Council, spoke objecting to the application. Her concerns included the following:

- The layout and design should not cause damage to the village;
- The remaining open space must not be developed;
- There was insufficient parking for the care home and the learning zone, which could result in overspill parking along the site's spine road.

Kenton Bush, a local resident, spoke objecting to the application. His concerns included the following:

- The development needed to be fit for purpose;
- He believed that the section 106 obligations would not happen;
- The open space provision was inadequate;
- There was insufficient capacity at the local school;
- A play area was needed;
- The footpaths and cycle paths in the area needed joining up;
- Careful consideration needed to be given to road safety.

Councillor Roger Cox read out a statement on behalf of the two local Councillors, Simon Howell and Elaine Ware. The points raised included:

- Support Watchfield Parish Council's comments;
- The majority of local amenities are in Shrivenham, not Watchfield;
- Concern at the possible loss of the village green;
- Conditions must be implemented and in this case, must be closely monitored;

- Enforcement action must be taken if conditions are not adhered to.

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

- The design and layout of the site was good;
- The highways authority had no objection to the proposal and the traffic calming gave priority to vehicles leaving the site and therefore vehicle speeds on site should be controlled;
- However, the council should lobby the county council to reduce the speed limit in the High Street and Watchfield generally;
- The footpath would become part of the integrated network in the area.

RESOLVED (for 13; against 0; abstentions 0)

- (a) To permit the reserved matters application, subject to the following conditions:
- 1 : Approved plans
 - 2 : Demolish specified buildings before occupation
 - 3 : Secured By Design standards formally approved.
 - 4 : UNIQUE – S278 agreement for off-site works
 - 5 : UNIQUE – Target speed of 20mph on site.
 - 6 : UNIQUE - Highways miscellaneous
 7. No garage conversion
 8. Landscaping detailed plan approved prior to occupation
 9. Landscaping fully implemented by occupation of the 30th dwelling.
- (b) To request the planning officer to write to Oxfordshire County Council to encourage a reduction of the speed limit in the High Street and Watchfield generally.

PI.542 102 West Way, Botley P13/V2226/FUL

The officer presented the report on a full application for a residential development 6 flats, with car parking and site access. Consultations, representations, policy and guidance and this site's planning history were detailed in the officer's report which formed part of the agenda pack for this meeting.

Updates from the report:

- The Architects' Panel was happy with the amended plans;
- The applicant had addressed all issues raised by the appeal inspector in refusing the previous application on this site.

Julia Hammett, from North Hinksey Parish Council, spoke objecting to the application; her concerns included:

- The new build would dwarf the adjacent bungalow;
- Traffic and road safety problems would be cause;
- This was a school route;
- The development was not a good design;
- The character of the area and the community would be destroyed.

Patrick Haran, the applicant's agent, spoke in favour of the application. His speech included:

- The development was a good design; the Architects' Panel was satisfied;

- The development was sustainable, would cause no detriment to neighbours or highway safety;
- It would not adversely affect the character of the area.

Councillor Eric Batts, a ward councillor, made the following points:

- He understood local residents' concerns but there were no planning grounds to refuse the application;
- The proposal was of good design;
- Could the beech tree be saved by a tree preservation order?;
- Full details of the drainage issues were needed before development commenced;
- Landscape boundary treatment must be sufficient;
- He wanted to see details of the highway proposals to access the site from the opposite carriageway.

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

- There was no one style of building in this area;
- The design was good;
- There was no highways objection;
- The possibility of protecting the beech tree would be explored with the Arboriculturalist.

RESOLVED (for 11; against 0; abstentions 2)

To grant planning permission, subject to the applicant entering into a Section 278 Agreement for off site highway works to the central reserve on West Way fronting the site, and to the following conditions:

- 1 : TL1 Full timing
- 2 : Planning condition listing the approved drawings
- 3 : Materials
- 4 : Shared TV ariels
- 5 : RE18 - Slab level
- 6 : RE6 - Boundary details
- 7 : Landscape scheme – submission and subsequent implementation
- 8 : HY6 - Access, vision splays, parking & turning, cycle storage details
- 9 : Sustainable travel information pack shall be provided
- 10 : Construction traffic management plan
- 11 : MC24 - Drainage details (surface and foul) pre-commencement of works
- 12 : MC29 - Sustainable urban drainage scheme pre-commencement of works
- 13 : Improvement works to the public sewerage network
- 14 : Balcony privacy screens to be erected prior to first occupation
- 15 : Refuse storage facilities

PI.543 Costa Coffee, 11-12 Market Place, Wantage P13/V2500/FUL

The officer presented the report on an application for a change the use of part of the highway / forecourt area to the west of 11-12 Market Place at Wantage, to an external seating area for patrons of Costa Coffee, which occupied the building. Consultations, representations, policy and guidance and this site's planning history were detailed in the officer's report which formed part of the agenda pack for this meeting.

Updates from the report:

- The landowner, Wantage Town Council had not given permission for the applicant to use this land for this purpose. However, this was not a material planning consideration; the committee had to determine the application before it.

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

- The proposal was acceptable in planning terms; there were no grounds for refusal.

RESOLVED (for 11; against 0; abstentions 2)

To grant planning permission, subject to the following:

1 : TL1 - Time limit - Full application

2 : List of approved plans.

Informative - The applicant is advised that the granting of planning permission does not negate the requirement to obtain consent from the land owner prior to implementing the change of use.

PI.544 89 Foxborough Road, Radley P14/V0055/HH

The officer presented the report on an application to change the front and rear hipped roof of the bungalow to gables, raising the roof by 0.8 metres and creating first floor accommodation and the erection of a rear extension linking into the main roof of the house, 89 Foxborough Road, Radley. Consultations, representations, policy and guidance and this site's planning history were detailed in the officer's report which formed part of the agenda pack for this meeting.

Updates from the report:

- One additional letter of objection had been received claiming that the supporter did not live within the vicinity. However, the planning officer reported that anyone could object to a planning application.

Andrew Dumas, a local resident, spoke objecting to the application on behalf of himself and other local residents. His concerns included:

- The proposal would have an adverse effect on the amenity of neighbouring properties with a raised roof and potential for overlooking;
- There would be a greater visual impact and a loss of light;
- This would be overdevelopment of a small bungalow and would be inappropriate for the area.

Colin Castling, the applicant, spoke in favour of the application and made the following points:

- He had met with neighbours to discuss the application and had tried to overcome their concerns;
- He had withdrawn the original application to reduce the length and height of the proposal accordingly.

Councillor Bob Johnston, the ward councillor, believed:

- That the application could not be rejected as there were no planning grounds to refuse it, but he could not support it either.

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

- There were no material planning reasons to refuse the application.

RESOLVED (for 12; against 0; abstentions 1)

To grant planning permission, subject to the following conditions:

- 1 : Approved plans
- 2 : Materials in accordance with application
- 3 : Time limit - full application
- 4 : Rooflight sill height -The rooflights on the north east elevation(s) of the new extension serving bedroom 1, the ensuite, bedroom 2 and the bathroom shall be installed with a sill height of not less than 1.7 metres above the finished floor level of the rooms in which they are fitted and shall be retained as such.
- 5 : Rooflight sill height - The rooflights on the south west elevation(s) of the new extension serving bedroom 1 shall be installed with a sill height of not less than 1.7 metres above the finished floor level of the room in which they are fitted and shall be retained as such.

PI.545 74 & 76 Gainsborough Green, Abingdon P13/V2207/FUL

The officer presented the report on a full application for a dwelling and site access on land to the rear of 74, 76, and 76a Gainsborough Green, Abingdon. Consultations, representations, policy and guidance and this site's planning history were detailed in the officer's report which formed part of the agenda pack for this meeting.

Updates from the report:

- The neighbours at 78a Gainsborough Green had been consulted and they had not objected to the proposal.

RESOLVED (for 13; against 0; abstentions 0)

To grant planning permission, subject to the following:

- 1 : Commencement 3 yrs - full planning permission
- 2 : Approved plans
- 3 : Materials as on plan
- 4 : HY3 - Visibility splays (Access) (Full)
- 5 : HY7[I] - Car parking (Full)
- 6 : HY17 - Closure of existing access (Full)
- 7 : HY19 - No drainage to highway (Full)
- 8 : MC24 - Drainage details (Surface and Foul) (Full)

PI.546 40 Westland Road, Faringdon P13/V2597/FUL

The officer presented the report on a full application to extend the existing property and then sub-divide it to create two new dwellings at 40 Westland Road, Faringdon. Consultations, representations, policy and guidance and this site's planning history were detailed in the officer's report which formed part of the agenda pack for this meeting.

Updates from the report

- There was no uniform house design in this area;
- The proposal was an acceptable design;
- There should be a condition to retain path access to the existing house.

RESOLVED (for 13; against 0; abstentions 0)

To grant planning permission, subject to the following:

1 : TL1 - Time limit - Full application

2 : List of approved plans

3 : RE1 - Matching materials

4 : Prior to the use or occupation of the new development, the vehicular access and visibility splays hereby approved and shown on approved drawing number 2 shall be provided. Thereafter, the visibility splays shall be permanently maintained free from obstruction to vision.

5 : Prior to the use or occupation of the new development, the car parking spaces shown on approved drawing number 2 shall be constructed, surfaced and marked out. The parking spaces shall be constructed to prevent surface water discharging onto the highway. Thereafter, the parking spaces shall be kept permanently free of any obstruction to such use.

6. A condition to require retention of a path access to the existing house.

Informative - If works are required to be carried out within the public highway, the applicant is advised not to commence such work before formal approval has been granted by Oxfordshire County Council by way of either:

i. - a Section 184 Notice under the Highways Act 1980, or

ii. - a legal agreement between the applicant and Oxfordshire County Council

PI.547 47 The Motte, Abingdon P13/V1255/FUL

The officer presented the report on an application for a household extension at 47 The Motte, Abingdon. Consultations, representations, policy and guidance and this site's planning history were detailed in the officer's report which formed part of the agenda pack for this meeting.

Stephen Johns, the applicant's agent, spoke in favour of the application:

- The external design included timber and cedar tiles;
- The Architects' Panel supported the design and there had been support from neighbours.

RESOLVED (for 13; against 0; abstentions 0)

To grant planning permission, subject to the following conditions:

1 : TL1 - Time limit - Full application (Full)

2 : List of approved plans

3 : The development shall be built using only the external materials specified within the design and access statement and provided on the sample panel board which form part of this planning permission, unless otherwise agreed in writing by the Local Planning Authority.

4 : Notwithstanding the provisions of Class A 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), the garage accommodation forming part of the development shall be retained for parking motor vehicles at all times and shall not be adapted to be used for any other purpose.

PI.548 25 Duffield Close, Abingdon P13/V2741/HH

The officer presented the report on an application to construct a conservatory to the rear of the existing dwelling, 25 Duffield Close, Abingdon. Consultations, representations, policy and guidance and this site's planning history were detailed in the officer's report which formed part of the agenda pack for this meeting.

The committee found the proposal acceptable.

RESOLVED (for 13; against 0; abstentions 0)

To grant planning permission, subject to the following:

- 1 : Approved plans
- 2 : MC3 - Materials in accordance with application (Full)
- 3 : TL1 - Time limit - Full application (Full)

PI.549 White Horse Leisure and Tennis Centre, Audlett Drive, Abingdon P13/V2738/DC

The officer presented the report on an application to expand the existing car parking provision at the White Horse Leisure and Tennis Centre off Audlett Drive, Abingdon, by 99 spaces to 337 in total, plus disabled spaces. A sustainable urban drainage system was proposed including permeable surfacing. Consultations, representations, policy and guidance and this site's planning history were detailed in the officer's report which formed part of the agenda pack for this meeting.

Updates from the report

- As revised drawings had been received there was no need to impose a condition to safeguard the arc of trees.

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

- The proposal was acceptable in planning terms; there were no grounds for refusal.

RESOLVED (for 12; against 0; abstentions 1)

To grant planning permission, subject to the following:

- 1 : Commencement 3 yrs - Full planning permission
- 2 : Approved plans
- 3 : Green travel plans
- 4 : No surface water drainage to highway
- 5 : Landscaping scheme (trees and shrubs only)
- 6 : Landscape management plan

Exempt information under Section 100A(4) of the Local Government Act 1972

None

The meeting closed at 9.30 pm