

Minutes

of a meeting of the

Planning Committee

held on Tuesday 18 March 2014

at 6.30pm in the Council Chamber, The
Abbey House, Abingdon, OX14 3JE



Open to the public, including the press

Present:

Members: Councillors Robert Sharp (Chairman), Eric Batts, Roger Cox, Anthony Hayward, Bob Johnston, Bill Jones, Jerry Patterson, Helen Pighills, Margaret Turner, Catherine Webber and John Woodford

Officers: Steve Culliford, Sandra Fryer, and Laura Hudson

Number of members of the public: 4

PI.29 Chairman's announcements

The chairman gave housekeeping announcements, and explained the committee procedure.

PI.30 Urgent business

None

PI.31 Notification of substitutes and apologies for absence

Councillors Sandy Lovatt (Vice-Chairman) and Sue Marchant had sent their apologies for absence.

PI.32 Declarations of pecuniary interests and other declarations

None

PI.33 Statements and petitions from the public on planning applications

The committee noted that the applicant's agent, Sean Stewart, had asked to address the committee on the application for the RAL Space Technology Centre.

PI.34 Statements, petitions and questions from the public on other matters

None

PI.35 Materials

The committee viewed sample materials showing external panel colours and finishes for the proposed development for the RAL Space Technology Centre at Harwell. The committee noted that the materials supplied only gave an indication of the surface finishes. The materials would be approved as part of the proposed planning conditions.

PI.36 RAL Space Technology Centre, Fermi Avenue, Harwell. P14/V0236/EZ

The officer presented the report on an application for development in the Science Vale Oxford Enterprise Zone for a Space Technology Centre, car parking and landscaping at the Rutherford Appleton Laboratory (RAL), at Fermi Avenue, Harwell. 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 to the report:

- An additional letter of objection had been received raising points made by other objectors;
- The applicant had increased cycle parking at the site to 24 spaces;
- The building had been moved further away from the road to maintain the avenue effect along Fermi Avenue.

Sean Stewart, the applicant's agent, spoke in favour of the application:

- The applicants were dedicated to advancing science and needed a space technology centre;
- There were good local public transport links to the site;
- The proposed development was of a good sustainable design, part of the campus master plan;
- Together with the recently approved new European Space Agency headquarters, this would provide a centre of excellence unrivalled in Europe, pushing back the frontiers of the known universe.

Councillor Margaret Turner, the local ward councillor, made the following points:

- The centre was a welcome addition to the Harwell Oxford campus;
- However, the proposed development was in the Area of Outstanding Natural Beauty and must respect its environment;
- The material samples submitted by the developers toned down the bold colours used in the illustrative plans—this was a positive change as this was a prominent site;
- Landscaping around the site was important to retain the rural nature of the campus;
- The existing avenue of trees along Fermi Avenue should be retained if possible;
- The additional cycle parking spaces were welcome;
- The county council planned to improve cycleways in the area, including along the Winnaway from Harwell village; she hoped the developer would support this and improvements along the A417 Wantage road;
- This application should have been part of the campus master plan.

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

- The proposed development was of good design;
- The colour scheme for the building's exterior should be a more toned-down gold, not bright yellow;
- The materials would be approved as part of the discharge of conditions and would need careful consideration;
- Noise levels would be no greater than existing operations on the site but excessive noise would be a matter for environmental protection legislation;
- The orchids growing on the site should be removed to another location on the campus in accordance with a scheme to be submitted by condition;
- The proposal would bring economic benefits and the creation of space hub at Harwell.

RESOLVED (for 11; against 0; abstentions 0)

To grant planning permission, subject to:

- (a) a legal agreement with the county council or similar mechanism to be agreed, to secure contributions towards facilities to encourage the use of sustainable transport to and from the site; and
- (b) the following conditions:
 - 1: Time limit - full application
 - 2: Approved plans
 - 3: Slab and ridge levels to be agreed
 - 4: Samples of all materials to be agreed including plant cladding.
 - 5: Landscaping scheme (submission) to be agreed, including management plan
 - 6: Landscaping scheme (implementation) to be agreed
 - 7: Drainage details (surface and foul) to be agreed
 - 8: Sustainable drainage scheme to be agreed
 - 9: No drainage to highway
 - 10: Access details to be agreed
 - 11: Car parking in accordance with approved plan
 - 12: Turning space in accordance with approved plan
 - 13: Construction traffic management plan to be agreed
 - 14: Cycle parking details including details of shelter
 - 15: Submitted travel plan to be adopted
 - 16: Scheme for relocating protected plants
 - 17: Flood prevention measures in accordance with application
 - 18: Tree protection as per submitted arboricultural method statement
 - 19: Details of footway and cycle way links around the building
 - 20: Details of measures to achieve BREEAM very good standard.

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

None

The meeting closed at 7.13 pm