

Date: 21 July 2005

TO: All Members of the Development
Control Committee
FOR ATTENDANCE

TO: All Other Members of the Council
FOR INFORMATION

Dear Sir/Madam

Your attendance is requested at a meeting of the **DEVELOPMENT CONTROL COMMITTEE** to be held in the **KENNINGTON VILLAGE CENTRE, KENNINGTON** on **Monday, 1st August, 2005** at **6.30 pm**.

Yours faithfully

Terry Stock
Chief Executive

Members are reminded of the provisions contained in Part 2 of the Local Code of Conduct, and Standing Order 34 regarding the declaration of Personal and Prejudicial Interests.

A G E N D A

Open to the Public including the Press

A large print version of this agenda and any background papers referred to may be inspected by prior arrangement with Carole Nicholl, Democratic Services Officer, on telephone number (01235) 547631.

Map and Vision

(Page 8)

A map showing the location of the venue for this meeting, together with a copy the Council Vision are attached.

1. Notification of Substitutes and Apologies for Absence

To record the attendance of Substitute Members, if any, who have been authorised to attend in accordance with the provisions of Standing Order 17(1), with notification having been given to the proper Officer before the start of the meeting and to receive apologies for absence.

2. Minutes

(Pages 9 - 19)

To adopt and sign as a correct record the Minutes of the Meeting of the Development Control Committee held on 4 July 2005 attached.

3. Declarations of Interest

To receive any declarations of Personal or Personal and Prejudicial Interests in respect of items on the agenda for this meeting.

In accordance with Part 2 of the Local Code of Conduct and the provisions of Standing Order 34, any Member with a personal interest must disclose the existence and nature of that interest to the meeting prior to the matter being debated. Where that personal interest is also a prejudicial interest, then the Member must withdraw from the room in which the meeting is being held and not seek improperly to influence any decision about the matter unless he/she has obtained a dispensation from the Standards Committee.

4. Urgent Business and Chair's Announcements

To receive notification of any matters, which the Chair determines, should be considered as urgent business and the special circumstances, which have made the matters urgent, and to receive any announcements from the Chair.

5. Statements and Petitions from the Public Under Standing Order 32

Any statements and/or petitions from the public under Standing Order 32 will be made or presented at the meeting.

6. Questions from the Public Under Standing Order 32

Any questions from members of the public under Standing Order 32 will be asked at the meeting.

7. Statements and Petitions from the Public under Standing Order 33

Any statements and/or petitions from members of the public under Standing Order 33, relating to planning applications, will be made or presented at the meeting.

8. Materials

To consider any materials submitted prior to the meeting of the Committee.

ANY MATERIALS SUBMITTED WILL BE ON DISPLAY PRIOR TO THE MEETING.

9. Appeals

Lodged

The following appeal has been lodged with the Planning Inspectorate:-

Appeal by Mr and Mrs Wilson against the Council's decision to refuse to permit a first floor extension at Struan Faringdon Road, Frilford Heath (FRI/11397/2);

Allowed

The following appeal has been allowed by the Planning Inspectorate: -

Appeal by Mr Chris Brotherton against the Council's decision to refuse to permit the conversion of roof space to provide a two bedroom apartment at 10 Cumnor Hill, Oxford (NHI/3243/13). The decision to refuse permission was made by the Director under powers delegated to him.

The Inspector considered that the main issue in this case was whether the proposed development made adequate provision for car parking.

The Inspector noted that the Council had revised its parking standards in response to the guidance in PPG3 and PPG13. These were now expressed as a maximum of one car parking space for each one-bedroomed unit and two car parking spaces for each two-bedroomed unit. These standards equated to a requirement of 11 on-site car parking spaces to serve the existing and proposed development on the site. 12 car parking spaces existed. The standard did not define any ratio between resident and visitor parking.

The Inspector considered that the appeal site lay within a highly sustainable location within reasonable walking distance of shops, school, health and other community facilities. The site lay on the route of a frequent bus service to Oxford and Abingdon. The Inspector was satisfied that the development would not result in additional danger to road uses or interference with the free flow of traffic by encouraging parking on Cumnor Hill. The Inspector therefore considered that the proposal accorded with Local Plan Policies D3 and TR9 and relevant national policy guidance in PPG3 and PPG13. The Inspector therefore allowed the appeal. No reference to costs was made with the appeal decision.

Dismissed

The following appeals have been dismissed by the Planning Inspectorate: -

- (i) Appeal by Tapeacrown Limited against the Council's decision to refuse to permit the cessation of the existing lorry park use, the construction of a new building for business use (648m squared) and the formation of new turning area and operational parking to serve the proposed development at Chowle Farm, Great Coxwell (GCO/2087/18). The decision to refuse planning permission was made by the Director under powers delegated to him.

The Inspector considered that there were two main issues in this case, namely the effect of the proposal on the character and appearance of the surrounding area and the impact of the scheme on highway safety and the free flow of traffic on the A420.

The Inspector concluded that the proposed new building was designed for its purpose, and although taller than the existing building, the Inspector considered that with the use of dark colours it could be rendered acceptable within the landscape. The Inspector considered that it would hide much of the clutter which was clearly visible which would be a particular benefit of the scheme. Subject to an appropriately worded condition the Inspector concluded that the appeal should succeed in relation to this issue.

However, the Inspector was concerned about the means of access. The Inspector was not clear as to the number of vehicle movements relating to lorries. The possibility of a meaningful comparison being made in relation to traffic generation was further complicated by the Council's use of an estimate based on a 1000 sq m development and the appellant's consultant engineer using 1500 sq m. Notwithstanding this, the Inspector saw that the route through the estate could not be easy for the drivers of large

vehicles, including a difficult manoeuvre just inside the entrance. The appellant's own consultant had drawn attention to the incline at the entrance which could impede the ability of heavy vehicles to pull out of the access onto the A420 and there was concern the impact of right turning traffic. The Inspector agreed with these observations and noted in addition that the A420 was the main Swindon to Oxford road and was very busy.

The Inspector considered that the appellant's fall back case (legal issues currently still under consideration) remained unconvincing and he concluded that the revised scheme remained in conflict with Policy T18 of the Oxfordshire Structure Plan and Policy D3 of the Local Plan, both which sought to promote highway safety. The Inspector therefore dismissed the appeal. No reference to costs was made with the appeal decision.

- (ii) Appeal by S Browne, J Drury and V Gilholm against the Council's decision to refuse to permit the erection of two new dwellings on land to the rear of 42 and 44 Swinburne Road, Abingdon (ABG/17366/1). The decision to refuse permission was made by the Director under powers delegated to him.

The Inspector considered that the main issues in this case were the effect of the proposal of the character and appearance of the area and whether the development made adequate provision for access.

The Inspector considered that the proposed development would not reflect the design context and provide an environment in keeping with the character of the area. Furthermore, the Inspector was not convinced that the development would not be viewed in isolation with the wider location. The Inspector therefore concluded that the development would be out of character with its surroundings, contrary to Local Plan Policies H16 and D1, together with PPG3.

The Inspector considered that the width of the access would be insufficient to service the development in a safe manner and that there would be a potential for vehicles being reversed into Swinbourne Road, should two vehicles meet on the access. This would represent a clear danger to pedestrian and highway safety, contrary to Local Plan Policies H16 and D3. The Inspector therefore dismissed the appeal. No reference to cost was made with the appeal decision.

- (iii) Appeal by Wye House Limited against the Council's decision to refuse to permit a single detached dwelling with parking on land adjacent to "The Stone House", Faringdon Road, Kingston Bagpuize (KBA/10073/1). The decision to refuse permission was made by the Director under powers delegated to him.

The Inspector considered that although the proposed dwelling's careful design and siting would minimise its visual impact and create a more sympathetic appearance than other nearby development, it would nonetheless replace existing trees and much of the garden with a permanent building of considerable size. Bearing in mind the character, style and scale of the Stone House, such a reduction in the remaining undeveloped space around it would unacceptably diminished its setting.

In terms of access, the Inspector considered that this would be narrow and restricted around a tight bend and that the proposal amounted to overdevelopment. However, the Inspector did not consider that the neighbours' living conditions would be unduly harmed. The Inspector therefore dismissed the appeal. No reference to costs was made with the appeal decision.

- (iv) Appeal by Mr Lester against the Council's decision to refuse to permit the erection of a two bedroomed bungalow and garage at 51 Northcourt Road, Abingdon (ABG/18244/1). The decision to refuse planning permission was made by the Director under powers delegated to him.

The Inspector considered that the main issue in this case was the effect on highway safety and the free flow of traffic.

The Inspector considered the four options put forward by the appellant to provide access to the site and discounted all of them. The Inspector considered that the proposal would lead to harm to highway safety and the free flow of traffic and that none of the options would overcome this. The Inspector dismissed the appeal as contrary to Policy D3 of the Local Plan and D5 of the second deposit draft Local Plan. No reference to costs was made with the appeal decision.

Withdrawn

The following appeals have been withdrawn: -

- (i) Appeal by Mr W L Gray against the Council's decision to refuse to permit the erection of a 6 metre high aerial mast at 23 Ballard Chase, Abingdon (ABG/12729/2).
- (ii) Appeal by Mr and Mrs P Dyer against the Council's decision to refuse to permit the demolition of existing bungalow and the erection of a two bedroomed bungalow with double car port at The Bungalow, Hinksey Hill Farm, South Hinksey (SHI/17832/2).
- (iii) Appeal by Thomas and Co against the Council's decision to refuse to permit a conversion of roof space to provide a two bedroom apartment at 10 Cumnor Hill, Oxford (NHI/3243/14).

Recommendation

that the agenda report be received.

10. Forthcoming Public Inquiries and Hearings

(Pages 20 - 22)

A list of forthcoming public inquiries and hearings is presented.

Recommendation

that the report be received.

11. Tree Preservation Order (Longworth) No 4 2005

(Wards Affected: Longworth)

(Pages 23 - 25)

To receive and consider report 56/05 of the landscape Officer (Arboriculture) attached.

PLANNING APPLICATIONS

Local Government (Access to Information) Act 1995 - The background papers for the applications on this agenda are available for inspection at the Council Offices at the Abbey House in Abingdon during normal office hours. They include the Oxfordshire Structure Plan, the Adopted Vale of White Horse Local Plan (November 1999) and the emerging Local Plan and all representations received as a result of consultation.

Any additional information received following the publication of this agenda will be reported at the meeting.

Please note that the order in which applications are considered may alter to take account of the Council's public speaking arrangements. Applications where members of the public have given notice that they wish to speak will be considered first.

Report 55/05 refers.

12. ABG/361/14 – Dignity UK, Change of use from woodworking facility to funeral services depot. Unit 1, Area A, Radley Road Industrial Estate, Abingdon

(Wards Affected: Abingdon Abbey and Barton; Abingdon Caldecott; Abingdon Dunmore; Abingdon Fitzharris; Abingdon Northcourt; Abingdon Ock Meadow; Abingdon Peachcroft;)

(Pages 26 - 30)

13. FRI/2207/52 – J L Carter & Partners, Change of use to allow public access to Trafalgar commemorative woodland with associated car parking and picnic area, Millets Farm, Kingston Road, Frilford

(Wards Affected: Hanneys)

(Pages 31 - 36)

14. CUM/4340/18 – Greene King Pub Partners, Extension to form additional trading space between the existing pub premises and the outbuildings. Extension to existing car park area and minor alterations to garden and decking. Alterations to outbuildings, and CUM/4340/19-LB – Greene King Pub Partners, Removal of non load bearing internal wall between trading space and existing kitchen. Construction of extension between existing pub premises and outbuildings, alterations to form disabled facility, al

(Wards Affected: Appleton and Cumnor)

(Pages 37 - 45)

15. NHI/7093/1 – S & H Homes, Demolition of existing dwelling. Erection of five flats with associated car parking. 62 Yarnells Hill, North Hinksey.

(Wards Affected: North Hinksey and Wytham)

(Pages 46 - 50)

16. ABG/10495/3 – Mr P Jose & Ms M Boshier Demolition of existing garage and utility room. Erection of a two storey side extension, extension to front and conservatory to rear. (Re-submission). 160, South Avenue, Abingdon.

(Wards Affected: Abingdon Abbey and Barton; Abingdon Caldecott; Abingdon Dunmore; Abingdon Fitzharris; Abingdon Northcourt; Abingdon Ock Meadow; Abingdon Peachcroft;)

(Pages 51 - 58)

17. GAR/13326/2 – J L Carter & Partners, Retrospective application for conversion of farm building to commercial storage and offices, Chadwicks Farm, Garford

(Wards Affected: Hanneys)

(Pages 59 - 67)

18. ABG/17389/1 – Mr & Mrs Messen - Erection of a single storey front extension and rear conservatory, 83 Farm Road, Abingdon

(Wards Affected: Abingdon Abbey and Barton; Abingdon Caldecott; Abingdon Dunmore; Abingdon Fitzharris; Abingdon Northcourt; Abingdon Ock Meadow; Abingdon Peachcroft;)

(Pages 68 - 71)

19. **NHI/18957/1 – David Max , Demolition of existing garage. Alterations and extension to form four flats and alterations to existing access. 44 Montagu Road, Botley (North Hinksey Parish)**

(Wards Affected: North Hinksey and Wytham)

(Pages 72 - 75)

20. **ABG/19126-X – Mr M Watts & Mr M Chown, Demolition of existing houses and construction of 25 dwellings, 75 – 77 Northcourt Road, Abingdon**

(Wards Affected: Abingdon Abbey and Barton; Abingdon Caldecott; Abingdon Dunmore; Abingdon Fitzharris; Abingdon Northcourt; Abingdon Ock Meadow; Abingdon Peachcroft; Appleton and Cumnor;)

(Pages 76 - 80)

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

None.