

Minutes

of a meeting of the

Planning Committee

held on Wednesday 12 August 2015 at 6.30pm
in The Ridgeway, The Beacon, Portway, Wantage,
OX12 9BY



Open to the public, including the press

Present:

Members: Councillors Robert Sharp (Chairman), Eric Batts, Roger Cox, Stuart Davenport, Anthony Hayward, Bob Johnston, Janet Shelley, Catherine Webber, Robert Hall (in place of Chris McCarthy) and Chris Palmer (in place of Sandy Lovatt)

Officers: Sally Appleyard, Holly Bates, Adrian Butler, Steve Culliford, Adrian Duffield, Simon Dunn-Lwin, Laura Hudson, Brett Leahy, and Stuart Walker

Number of members of the public: 24

PI.66 Chairman's announcements

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

PI.67 Notification of substitutes and apologies for absence

Councillors Sandy Lovatt (Vice-Chairman) and Chris McCarthy had sent their apologies for absence and had appointed Councillors Robert Hall and Chris Palmer respectively as their substitutes. Councillor Jenny Hannaby had also sent her apologies for absence.

PI.68 Declarations of pecuniary interests and other declarations

Councillor Bob Johnston stated that in relation to application P15/V1152/FUL at 1a Foxborough Road, Radley, he was a member of the parish council but had not taken part in its discussion of this planning application.

Councillor Anthony Hayward stated that in relation to application P15/V1541/HH he was architect and therefore declared a pecuniary interest.

PI.69 Minutes

RESOLVED: to adopt the minutes of the committee meeting held on 22 July 2015 and agree that the chairman signs them as a correct record.

PI.70 Urgent business

None

PI.71 Statements and petitions from the public on planning applications

A list showing 14 members of the public that had registered to speak on planning applications was tabled at the meeting.

PI.72 Statements, petitions and questions from the public on other matters

None

PI.73 Materials

None

PI.74 P15/V0898/O - Steventon Road Nurseries, Steventon Road, East Hanney

The officer presented the report and addendum on an outline application P15/V0898/O for the development of up to 40 dwellings, with all matters reserved except access, at Steventon Road Nurseries, Steventon Road, East Hanney. Consultations, representations, policy and guidance, and the site's planning history were detailed in the officer's report which formed part of the agenda pack for this meeting. The officer recommended an additional condition to require the housing mix to reflect that in the strategic housing market assessment.

Judy Long, a representative of East Hanney Parish Council, spoke objecting to the application, raising concerns about:

- The impact of the proposed development on the sewer system, which needed upgrading
- There had been too much new housing in the village without infrastructure improvements
- The need to protect the village from further development

Dan Stiff, the applicant's agent, made a statement in support of the application:

- The development would allow contributions towards a bus stop, a footpath and education
- There would be no adverse impact on the local ecology or drainage

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

- The site was visually well-contained
- Thames Water had not objected, therefore the committee had no technical grounds to refuse the application on drainage issues
- Alternatively, the committee considered the Grampian condition must require an upgrade to the drainage system to Thames Water's satisfaction before the occupation of any homes

- The highways works (the provision of a footway, a bus stop, relocating the speed limit sign and gateway feature) would be included in a section 278 agreement
- The section 106 agreement must also refer to the provision of a bus stop prior to occupation of the homes
- The provision of a footpath along Steventon Road connecting the site to the village was essential

RESOLVED: (10 votes to nil)

To authorise the head of planning, in consultation with the Chairman and Vice-Chairman of the committee, to grant outline planning permission on application P15/V0898/O subject to:

- (a) a section 106 agreement being entered into, with both the county council and district council in order to secure contributions towards local infrastructure and to secure affordable housing; and
- (b) conditions as follows:
 1. Commencement – 2 years or 6 months after reserved matters approval.
 2. Reserved matters on appearance, layout, landscaping and scale submitted within 9 months of outline consent.
 3. Approved plans.
 4. Landscaping and boundary treatment scheme to be agreed.
 5. Hedgerow management to be agreed.
 6. Tree protection to be agreed.
 7. Sustainable drainage scheme to be agreed.
 8. Foul and surface water drainage strategy to be agreed.
 9. Biodiversity enhancement.
 10. Contamination investigation and mitigation to be agreed.
 11. Construction traffic management plan to be agreed
 12. Green travel plans to be agreed.
 13. Access construction as approved.
 14. Vision splays.
 15. Footpath surfacing.
 16. No drainage to highway.
 17. Parking, servicing and turning areas completed prior to occupation.
 18. Wheel washing facilities on site during construction.
 19. Thames Water requirement on sewerage capacity upgrade prior to occupation.
 20. The housing mix to reflect that in the strategic housing market assessment.

PI.75 P15/V0612/FUL - Land west of Hyde Copse, Marcham

The officer presented the report and addendum on application P15/V0612/FUL for residential development comprising 61 dwellings on land west of Hyde Copse, including associated amenity space, access, parking and ancillary development, on land west of Hyde Copse, Marcham. Consultations, representations, policy and guidance and the site's planning history were detailed in the officer's report which formed part of the agenda pack for this meeting.

Ruth Mander, a representative of Marcham Parish Council, spoke objecting to the application, raising concerns about:

- The cumulative effect of this and other developments on the village

- The parking and access problems in Longfields
- The need to re-design the access to the site
- There should be a better housing mix, including more bungalows
- More school capacity was needed
- The amenity space should be more central
- The development was of poor design

James Yeoman, the applicant's agent, made a statement in support of the application:

- This was a sustainable development
- The applicant would talk to the parish council about a footpath and cycle link
- The county council had not objected to the road access to the site
- There would be a construction traffic management plan
- The site layout had been improved
- The applicant had agreed to the financial contributions

Councillor Catherine Webber, the local ward councillor, spoke about the application:

- The financial contribution towards the village hall improvements was welcomed
- Bungalows were needed in the village
- The site layout could be improved; there needed to be a central green
- The access to the site was wrong; it should be through Hyde Copse
- Charging points for residents' electric cars were welcomed

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

- Agreement on the footpath was welcomed
- Social housing had been spread throughout the site
- Access was not ideal but there was no county highways objection

RESOLVED: (9 votes for; none against; and 1 abstention)

To authorise the head of planning, following consultation with the committee's chairman and vice-chairman, to grant planning permission on application P15/V0612/FUL subject to:

- (a) a section 106 agreement being entered into to secure contributions towards local infrastructure, to secure affordable housing, and a path suitable for pedestrian and cyclist use; and
- (b) the following conditions:
 1. Time limit for commencement – 12 Months.
 2. Approved Plans.
 3. Materials (including on site panel) to be submitted for approval.
 4. Access details to be submitted for approval.
 5. Car parking in accordance with approved plans.
 6. Carriageways to be provided prior to first occupation of each dwelling to which it relates.
 7. Construction traffic management plan.
 8. Travel plan statement to be submitted for approval.
 9. Travel Information Pack to be submitted for approval.
 10. Scheme of archaeological investigation.
 11. Programme of archaeological evaluation and mitigation.

12. Development shall not commence until a foul water drainage strategy detailing any on and/or off site drainage works, has been submitted to and approved by, the local planning authority in consultation with the sewerage undertaker. No discharge of foul or surface water from the site shall be accepted into the public system until the drainage works referred to in the strategy have been completed.
13. Prior to the commencement of the development, a fully detailed sustainable surface water drainage scheme of the development, including the management and maintenance plan of the scheme for the lifetime of the development, shall be submitted to, and approved in writing by the Local Planning Authority. The approved scheme shall be developed in accordance with the submitted Flood Risk Assessment 15/0202/4921 revA dated 24 April 2015 prepared by MJA Consulting.
14. No dwelling hereby approved shall be occupied until the approved foul and surface water drainage schemes have been fully implemented.
15. Tree protection details to be agreed.
16. Open space management plan.
17. Hard and soft landscape scheme to be submitted for approval.
18. Landscape maintenance for five years.
19. Boundary details to be agreed.
20. External charging points for electric vehicles to be installed in each dwelling.
21. Garage accommodation restriction.
22. Prior to the commencement of the development hereby permitted, including any demolition, and any works of site clearance, a method statement for biodiversity enhancements shall be submitted to and approved in writing by the Local Planning Authority. Thereafter, the biodiversity enhancement measures shall be carried out and retained in accordance with the approved details.

PI.76 P14/V2877/FUL - Land at Cowans Camp Depot, High Street, Watchfield

The officer presented the report and addendum on application P15/V2877/FUL for 33 new homes of which 40 per cent were affordable units on brownfield land previously consented for a care facility and learning disability unit (as amended by plans and design and access statement received on 8 July 2015), on land at Cowans Camp Depot, High Street, Watchfield. Consultations, representations, policy and guidance and the site's planning history were detailed in the officer's report which formed part of the agenda pack for this meeting.

Sue Nodder, a representative of Watchfield Parish Council, spoke objecting to the application, raising concerns about:

- The application would disadvantage local residents with the loss of local facilities and jobs
- There was no bus service in the village and the county council was withdrawing the dial-a-ride service meaning residents would have to rely on private transport
- This made it unsustainable development
- There was no open space with the development

Alex Barter, the applicant's agent, made a statement in support of the application:

- There had been no market interest in care facilities in the locality
- There was open space nearby

Democratic Services read a statement on behalf of local ward members, Councillor Elaine Ware and Councillor Simon Howell, in support of the objections to the application:

- The site was unsuitable for housing for a number of reasons
- The village had no bus service so residents would have to rely on private transport
- Bearing in mind the increasing elderly population, consideration should be given to a care home, not more housing
- The nearest food shop was over a kilometre away from the site

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

- The county council believed that the site was unsuitable for care facilities
- The committee had to consider the application on its merits; the council could not demand a care home rather than housing
- The number of homes proposed had been reduced slightly
- At the housing officer's request, unit 207 should be a rented affordable home bringing it together with other rented properties, and plot 222 should be a shared ownership home
- The conditions.
- must require an upgrade to the drainage system to Thames Water's satisfaction before the occupation of any homes

RESOLVED: (9 votes for; none against; and 1 abstention)

To authorise the head of planning, in consultation with the Chairman and Vice-Chairman of the committee, to grant planning permission on application P15/V2877/FUL subject to:

- (a) a section 106 agreement being entered into with both the county council and district council in order to secure contributions towards local infrastructure and to secure affordable housing; and
- (b) conditions as follows:
1. Time limit - full application.
 2. Approved plans.
 3. Access, parking and turning in accordance with approved plan.
 4. New estate roads.
 5. No drainage to highway.
 6. Landscaping scheme (submission).
 7. Landscaping scheme (implement).
 8. Retain existing High Street frontage hedgerow.
 9. Provide, manage and maintain open space.
 10. Materials in accordance with approved plan.
 11. Contamination and if necessary a remediation scheme to be submitted.
 12. Drainage details (foul water) – to require an upgrade to the drainage system to Thames Water's satisfaction before the occupation of any homes.
 13. Sustainable drainage scheme.
 14. Boundary details in accordance with approved plan.
 15. Garage accommodation to remain as garages.
 16. Sound insulation (dwellings).
 17. Slab levels (dwellings).

PI.77 P15/V0712/FUL - Land at Southmoor House, Faringdon Road, Kingston Bagpuize with Southmoor

The planning officer reported that a recent High Court judgement had found against the government's concessions on the requirement of affordable housing on small schemes under 10 units, social infrastructure contributions and the 'Vacant Building Credit'. Planning guidance had changed to reflect this position. As such, affordable housing and social infrastructure contributions could now be sought on small scale developments.

Regardless of the previous 10 unit concession, the applicant had submitted a viability assessment with this planning application, which found there to be no financial 'head room' available for a planning obligations package. This has been provisionally reviewed for the council by independent chartered surveyors. However, several points needed clarification before completing a robust review of the viability appraisal, including whether there was any financial capacity within the scheme to provide for affordable housing. Therefore the officer recommended the committee deferred application P15/V0712/FUL to allow for this additional information with regard to viability to be provided by the applicant, and to be considered by the independent assessor.

RESOLVED: (11 votes to nil)

To defer planning application P15/V0712/FUL to allow for additional information with regard to viability to be provided by the applicant, and to be considered by the independent assessor.

PI.78 P15/V1250/FUL - Appleton Tennis Club, Badswell Lane, Appleton

The officer presented the report and addendum on application P15/V1250/FUL to install floodlighting to two existing tennis courts at Appleton Tennis Club, Badswell Lane, Appleton. Consultations, representations, policy and guidance and the site's planning history were detailed in the officer's report which formed part of the agenda pack for this meeting. The committee noted that a petition containing 42 signatures had been received objecting to the application.

Brian Howard made a statement objecting to the application, raising concerns about:

- The club had previously committed to not install floodlights
- The light pollution details presented

Alan Murray, the applicant's agent, made a statement in support of the application:

- The application was in line with Sport England's objectives to support floodlit sports facilities, and in line with the National Planning Policy Framework
- The club's plans had been presented to village residents
- The application addressed local residents' concerns
- The floodlights would be switched off at 21:30 hours, earlier than the required time to reduce the impact on local residents

Councillor Anthony Hayward, the local ward councillor, spoke about the application:

- The application would have some impact on neighbouring residents

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

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- The modern design of floodlights would stop light spillage
- The proposed condition 4 should be amended to reference the specific lighting model as recommended by the environmental protection officer
- The applicant should be requested to use the court furthest from neighbouring residents if only one court was being used, although this could not be required by condition

RESOLVED: (9 votes for; none against; and 1 abstention)

To grant planning permission on application P15/V1250/FUL subject to the following conditions:

1. Time limit – commencement within three years.
2. Approved plans list.
3. The use of the external lighting shall be restricted to between 15:00hrs and 21:30hrs Monday to Sunday.
4. The lighting scheme as approved (model RLS-TE-1000EC) shall be designed, constructed and installed in line with the guidance found in the Institution of Lighting Professionals' 'Guidance Notes for the Reduction of Obtrusive Light GN01:2011'.
5. The external court lighting system shall be switched off by an automatic cut-off system between 21:30hrs and 15:00hrs and at all other times when the area is not in use.
6. Upon completion of the development any external lighting shall be designed and installed so the main beam angle is not directed towards any potential observers. To prevent glare, the lighting sources (bulbs and reflectors) shall not be visible from any adjacent properties. The luminaire's front glazing shall be kept as near to parallel to the ground surface as possible (facing downwards), and shall not exceed 3 degrees from the horizontal. This scheme shall also ensure that light trespass into the windows of any light sensitive premises shall not have a Vertical Illuminance greater than 5 Lux (in accordance with the Institution of Lighting Engineers Guidance Notes for the Reduction of Obtrusive Light GN01).

PI.79 P15/V0459/FUL - Land off Ford Lane, Frilford

The officer presented the report and addendum on application P15/V0459/FUL for the demolition of existing buildings and the erection of two detached two storey dwellings, with attached garages and access off Ford Lane, Frilford. Consultations, representations, policy and guidance and the site's planning history were detailed in the officer's report which formed part of the agenda pack for this meeting.

Shaun Forrestal, a representative of Frilford Parish Council, spoke objecting to the application, raising concerns about:

- The site was farmland, not residential and had no utility services
- There would be a loss of amenity to neighbouring property
- There would be increased traffic on Ford Lane
- The proposal was out of character, not sympathetic to or in keeping with its surroundings

Councillor Eric Batts, the local ward councillor, spoke about the application:

- The proposed development did not sit well on the site; it should be limited to one dwelling
- He had concerns about the access on to the A338

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

- The surface condition of Ford Lane was a private matter as the lane was in private ownership
- There was no material planning reason to refuse this application

RESOLVED: (9 votes for; none against; and 1 abstention)

To grant planning permission on application P15/V0459/FUL subject to the following conditions:

1. Commencement three years – full planning permission.
2. Approved plans.
3. Slab levels to be submitted.
4. Materials in accordance with application/plans.
5. Access, parking and turning areas on site in accordance with plans.
6. Landscaping scheme, including boundary treatments to be submitted.
7. Landscaping scheme, including boundary treatments implementation.
8. In accordance with recommendations in arboricultural report, plus hand digging to protect the tree.
9. Sustainable drainage scheme to be submitted for approval.
10. Garage accommodation to be retained.
11. Submission of an archaeological written scheme of investigation.
12. Submission of a staged programme of archaeological evaluation and mitigation.

PI.80 P15/V1152/FUL - 1A Foxborough Road, Radley

The officer presented the report on application P15/V1152/FUL for the conversion of a dwelling to two self-contained dwellings at 1a Foxborough Road, Radley. Consultations, representations, policy and guidance and the site's planning history were detailed in the officer's report which formed part of the agenda pack for this meeting.

Beverley Jane made a statement objecting to the application, raising concerns about:

- The amenity space being too small, creating a harmful appearance to the surrounding area
- The proposed parking layout would harm the amenities of existing residents
- There would be increased noise from additional vehicles
- An adverse impact on the street scene and character of the area

Henry Venners, the applicant's agent, spoke in support of the application:

- The objector had not raised any material planning concerns
- The proposed development would bring no greater impact
- The parking arrangements could be amended if required

Councillor Bob Johnston, the local ward councillor, spoke about the application:

- The site had been subject to many planning applications
- If the committee was minded to approve the application, he recommended an additional condition to remove permitted development rights

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

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- Permitted development rights should be removed, if the application was approved
- The amenity space caused concern
- The shared driveway and parking area was awkward
- However, there was no demonstrable harm

RESOLVED: (2 votes for; 1 against; and 7 abstentions)

To grant planning permission on application P15/V1152/FUL subject to the following conditions:

1. Approved plans.
2. Car Parking (full).

PI.81 P15/V1541/HH - 2 New Cottages, Buckland Marsh, Faringdon

Councillor Anthony Hayward declared a pecuniary interest in this application as he was the architect. He left the room during its consideration.

The officer presented the report on application P15/V1541/HH to convert an existing detached garage into a granny annex with first floor ancillary accommodation at 2 New Cottages, Buckland Marsh, Faringdon. Consultations, representations, policy and guidance and the site's planning history were detailed in the officer's report which formed part of the agenda pack for this meeting.

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

- The application was acceptable

RESOLVED: (9 votes to nil)

To grant planning permission on application P15/V1541/HH subject to the following conditions:

1. Approved plans.
2. No drainage to highway.
3. Materials in accordance with application.
4. Ancillary accommodation.
5. Time limit - full application.

The meeting closed at 9.50 pm