

Minutes

of a meeting of the

Planning Committee

held on Wednesday, 2 September 2015 at 6.30 pm
in the The Ridgeway, 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, Stuart Davenport, Jenny Hannaby, Bob Johnston, Chris McCarthy, Janet Shelley and Catherine Webber

Officers: Sally Appleyard, Holly Bates, Adrian Butler, Katie Cook, Martin Deans, Sarah Green, Piotr Kulik, Brett Leahy, Kayleigh Mansfield, Nicola Meurer and Shaun Wells

Number of members of the public: 34

PI.82 CHAIRMAN'S ANNOUNCEMENTS

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

PI.83 NOTIFICATION OF SUBSTITUTES AND APOLOGIES FOR ABSENCE

Councillor Anthony Hayward tendered his apologies.

Councillor Chris McCarthy was delayed and arrived for the start of item PI.91 P15/V0621/FUL – King Alfreds School, Portway, Wantage.

PI.84 DECLARATIONS OF PECUNIARY INTERESTS AND OTHER DECLARATIONS

Councillor Bob Johnston stated that in relation to application P15/V0986/FUL – Sandford on Thames weir, Kennington; he is a member of Kennington Parish Council, but did not take part in the discussion of this planning application.

Councillor Robert Sharp stated that in relation to application P15/V1104/FUL – Woodlands, Fernham Road, Shellingford; he owns land which forms part of this application. He did not take part in the consideration of this item and left the room for the duration.

PI.85 URGENT BUSINESS

None.

PI.86 STATEMENTS AND PETITIONS FROM THE PUBLIC ON PLANNING APPLICATIONS

The list showing 12 members of the public that had registered to speak on planning applications was tabled at the meeting.

PI.87 STATEMENTS, PETITIONS AND QUESTIONS FROM THE PUBLIC ON OTHER MATTERS

None.

PI.88 MATERIALS

RESOLVED: to approve materials for condition 3 of planning application P14/V2362/FUL as follows:

- Facing brick – wienerberger warnham red.
- Decorative brick – wienerberger maplehurst light multi stock.
- Tile – Russell plain cottage red.

PI.89 P15/V0179/FUL - HATCHET INN, CHILDREY, WANTAGE

The officer presented the report and addendum on application P15/V0179/FUL to erect three two bedroom cottages and associated works on land forming part of the existing garden and parking area of The Hatchet Inn in Childrey.

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.

Clare Collier, a representative of Childrey Parish Council, spoke in support of the application. Her speech included the following:

- The application would provide 2 bedroom starter homes, which the village needs;
- It would help secure the future of the pub; and
- The garden is very large compared to the interior of the pub.

Nicola Middleton, a local resident, spoke objecting to the application. Her concerns included the following:

- The pub would become less viable;
- Loss of light; and
- Flooding risk due to the building work being on a higher plot.

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

- The Conservation Officer statement cannot be overcome; and
- It is dangerous to go against policy.

RESOLVED: (8 votes for; none against; and 1 abstention)

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To refuse planning permission on application P15/V0179/FUL due to the following reasons:

1. In the opinion of the local planning authority, the proposal by reason of its scale, extent, layout and proximity would have a detrimental impact on the setting of the Grade II listed buildings The Hatchet and Tudor House and would fail to preserve or enhance the character and appearance of the Childrey Conservation Area. The less than substantial harm identified is not outweighed by any evidence of any public benefit resulting from the proposal. As such, the proposal is contrary to adopted Vale of White Horse Local Plan policies DC1, HE1 and HE4, the adopted Vale of White Horse Design Guide 2015, the National Planning Policy Framework and the National Planning Policy Guidance.
2. In the opinion of the local planning authority, the proposal by reason of its significant reduction in garden amenity space and parking provision for use by the existing public house, The Hatchet Inn, would compromise the long term viability and functionality of the public house due to the restriction in available ancillary facilities. This would result in the loss of an important community facility, to the detriment of the social and economic sustainability of Childrey. As such, the proposal is contrary to adopted Vale of White Horse Local Plan policy CF5, the National Planning Policy Framework and the National Planning Policy Guidance.
3. In the opinion of the local planning authority, the proposal has not provided evidence to demonstrate that the reduced level of parking would be adequate for the pub's requirements. Without this evidence there is a risk of increased on-street parking to Stowhill and the surrounding area which would pose a risk to obstructing traffic, to the detriment of highway safety. As such, the proposal is contrary to adopted Vale of White Horse Local Plan policy DC5, the National Planning Policy Framework and the National Planning Policy Guidance.

PI.90 P15/V0394/O - LAND AT 4 AND 20 SITE PARK ROAD, FARINGDON

The officer presented the report and addendum on application P15/V0394/O for outline planning permission for two class A1 retail stores, Class A5 drive thru coffee shop, coach parking, car parking, access, drainage, landscaping and associated works on land at 4 and 20 site Park Road, 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.

Dr Mike Wise, a representative of Great Faringdon Town Council, spoke objecting to the application. His speech included the following:

- A1/A5 business use would be much better on this site;
- It would only create 120 new jobs – need a further 1000.

Arfon Hughes, the applicant's agent, spoke in support of the application. His speech included the following:

- 60% of residents currently leave Faringdon to go shopping;
- Waitrose and Aldi will provide competition and jobs;
- Traffic will be taken away from road network; and
- A coach park will be provided.

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

- It will be a lesser form of employment to that which was originally planned, but welcome it nonetheless; and
- At reserved matters, need to think about landscaping.

RESOLVED: (9 votes for; none against; and no abstentions)

To delegate authority to the head of planning to grant planning permission for application P15/V0394/O, subject to:

- I. A S106 agreement being entered into with both the County Council and Faringdon Town Council in order to secure contributions towards local infrastructure and town initiatives; and
- II. Conditions as follows:
 1. Reserved matters (excluding access) to be submitted within three years.
 2. Development to be begun within two years from approval of reserved matters.
 3. Restriction to A1 and A5 use and specific floor areas (gross internal areas of 1,780 square metres, 872 square metres and 165 square metres with net sales areas of 1,254 square metres, 650 square metres and 165 square metres).
 4. Landscaping scheme (submission).
 5. Landscaping scheme (implement).
 6. Reptile surveys and mitigation.
 7. External lighting scheme to be approved.
 8. Access details to be implemented including Park Road improvements, toucan crossing and new footways/cycle way.
 9. Car and bicycle parking, servicing, coach parking and turning spaces to be agreed.
 10. Construction management statement.
 11. Sustainable drainage scheme to be agreed and implemented.
 12. Foul drainage scheme to be implemented prior to first use.
 13. Implementation of flood risk assessment measures including mitigation as follows:
 - Finished floor levels no lower than 101.5 metres (approval of details).
 - Access road set no lower than 100.25metres (approval of details).
 - No built development including customer parking in Flood Zone 3 except the service access road.
 14. Flood storage compensation scheme.
 15. Travel plan to be approved.

PI.91 P15/V0621/FUL - KING ALFREDS SCHOOL, PORTWAY, WANTAGE

The officer presented the report on application P15/V0621/FUL to erect a new science block at King Alfreds School, Portway, Wantage.

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.

Officer update: a new application has been received for a residential conversion of the Woolpack pub. The committee were advised to consider the application based on what is currently on site now and the recently approved retirement apartments, which will be to the East of the application.

Terry Gashe, a representative of some local residents, spoke objecting to the application. His concerns included the following:

- Clients don't object to continued educational use;
- Impact on the adjacent listed buildings and conservation area; and
- Impact on the adjacent properties is not adequately conveyed on the current application drawings – suggest deferment until the drawings are improved.

Simon Spiers, the applicant, spoke in support of the application. His speech included the following:

- Encouraged by Town Council to improve the site rather than move out of Wantage; and
- The purpose is to replace the current science block, which is falling apart.

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

- It is in the public interest;
- The application is in keeping with the current dining block;
- Far enough away from the conservation area;
- No black cedar to be used.

RESOLVED: (10 votes for; none against; and no abstentions)

To delegate authority to the head of planning to grant planning permission for application P15/V0621/FUL, subject to the following conditions:

1. Time limit phase 1 (three years).
2. Time limit phase 2 (three years).
3. Development to be in accordance with approved plans.
4. Materials to be agreed.
5. Landscaping plan to be submitted and implemented prior to occupation.
6. Landscaping maintenance required.
7. Screen planting to rear of the property 'Brambles' to be agreed/implemented prior to occupation.
8. Tree root protection to be afforded during construction.
9. Levels plan to be submitted prior to works commencing.
10. Construction management plan to be submitted and agreed prior to commencement of works.
11. Obscure glazing required at first floor in western elevation of building prior to occupation.
12. No surface water from the development shall be discharged onto the adjacent highway.
13. Prior to the commencement of 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 for the avoidance of flooding.
14. Details of solar P/V panels to be submitted and agreed prior to erection of panels.

PI.92 P15/V0891/HH - 81 HURST RISE ROAD, BOTLEY, OX2 9HF

The officer presented the report and addendum on application P15/V0891/HH to convert roof space to create two bedrooms with en-suite at 81 Hurst Rise Road, Botley.

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.

Paul Allen, a local resident, spoke objecting to the application. His concerns included the following:

- Overdevelopment;
- Loss of light to kitchen/lounge;
- Sense of enclosure; and
- Retention of balcony door is unacceptable

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

RESOLVED: (10 votes for; none against; no abstentions)

To grant planning permission on application P15/V0891/HH subject to the following conditions:

1. Approved plans.
2. Car parking area (details not shown).
3. No drainage to highway.
4. Materials in accordance with application.
5. Sustainable drainage scheme.
6. Time limit - full application.
7. Rooflight sill height (extension).

PI.93 P15/V0986/FUL - SANDFORD ON THAMES WEIR, KENNINGTON, OXON

The officer presented the report and addendum on application P15/V0986/FUL to install three Andritz Archimedean screw turbines on land adjacent to Sandford on Thames weir, Kennington.

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.

Dr Barbara Hammond, the applicant's agent, spoke in support of the application.

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

RESOLVED: (10 votes for; none against; no abstentions)

To grant planning permission on application P15/V0986/FUL, subject to the following conditions:

1. Commencement three years - full planning permission.
2. List of approved plans.
3. The exposed wing wall of the structure will be faced with local stone cladding.
4. All works shall be carried out in accordance with the approved arboricultural method statement (dated 3 August 2015), unless otherwise agreed in writing with the Local Planning Authority.
5. Routing of the cable shall be in accordance with approved drawing and details.
6. Revised planting plan and implementation plan to be submitted and approved – to include understorey details and stock fencing specification.

7. Maintenance schedule and a management plan for the soft landscaping works shall be submitted to and approved - minimum period of five years.
8. Method statement for biodiversity enhancements to be submitted and approved.
9. Prior to commencement a revised otter and water vole survey shall be completed and submitted for approval along with detailed mitigation strategy if required.
10. Implemented in accordance with bat survey recommendations.
11. Implemented in accordance with the approved flood risk assessment and mitigation measures (finished floor levels).
12. Vehicular access in accordance with approved drawing number. Details of trackway to be submitted prior to commencement. All vehicles to only use track. Track to be removed following completion.
13. A Construction Traffic Management Plan (CTMP) shall be submitted and approved.
14. No site works until a European protected species licence is provided or justification that it is no longer required.

PI.94 P15/V1104/FUL - WOODLANDS, FERNHAM ROAD, SHELLINGFORD

Councillor Robert Sharp declared an interest in this application and left the meeting during its consideration. Councillor Sandy Lovatt substituted as Chair for the item.

The officer presented the report on application P15/V1104/FUL for a change of use from agricultural land to residential use at Woodlands, Fernham Road, Shellingford.

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.

Barry Moody, a local resident, spoke in support of the application.

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

RESOLVED: (9 votes for; none against; no abstentions)

To grant planning permission on application P15/V1104/FUL, subject to the following conditions:

1. Time limit - full permission.
2. Planning condition listing the approved drawings.
3. Notwithstanding any details shown on the approved drawings, prior to the first use of the land as residential curtilage full details of the how the site's external boundaries shall be enclosed shall be submitted to and approved in writing by the Local Planning Authority. The agreed means of enclosure shall subsequently be installed and maintained.
4. Notwithstanding the provisions of Class E of Part 1 Schedule 2 of the Town and Country Planning (General Permitted Development) Order 2015 (or the equivalent provisions of any order revoking and re-enacting that Order), there shall be no ancillary buildings or structures erected within the new curtilage of the dwelling without the prior grant of planning permission.

PI.95 P15/V1188/HH - 10 MEADOW CLOSE, GROVE, WANTAGE

The officer presented the report on application P15/V1188/HH to convert a car port to form a single storey side extension at 10 Meadow Close, Grove.

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PI.7

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.

June Stock, a representative of Grove Parish Council, spoke objecting to the application.

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

RESOLVED: (10 votes for; none against; no abstentions)

To grant planning permission on application P15/V1188/HH, subject to the following conditions:

1. Approved plans.
2. Car parking spaces (details not shown).
3. Materials in accordance with application.
4. Time limit - full application.

PI.96 P15/V1243/FUL - 8 WICK GREEN, GROVE, WANTAGE, OX12 0AR

The officer presented the report on application P15/V1243/FUL to erect a new dwelling, car parking and works there to at 8 Wick Green, Grove.

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.

June Stock, a representative of Grove Parish Council, spoke objecting to the application.

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

RESOLVED: (10 votes for; none against; no abstentions)

To grant planning permission on application P15/V1243/FUL, subject to the following conditions:

1. Commencement three years - full planning permission.
2. Approved plans.
3. Material details to be submitted for approval.
4. Access, visibility splays and parking to be in accordance with plan.
5. Landscaping scheme (submission).
6. Landscaping scheme (implementation)
7. Drainage details to be submitted for approval (surface and foul).
8. Slab levels to be submitted for approval.

PI.97 P15/V1309/HH - 23 CHURCH GREEN, STANFORD IN THE VALE, FARINGDON

The officer presented the report on application P15/V1309/HH for an extension to form a new first floor over the existing bungalow and two storey side gable extensions at 23 Church Green, Stanford in the Vale.

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.

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Mr Raynor, the applicant, spoke in support of the application.

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

RESOLVED: (10 votes for; none against; no abstentions)

To grant planning permission on application P15/V1309/HH, subject to the following conditions:

1. Time limit - full permission.
2. Planning condition listing the approved drawings.
3. Materials in accordance with application.
4. Prior to the use or occupation of the new development, the car area in front of the property shown on approved drawing number CG 0315 301 rev.C shall be constructed and surfaced. The parking area 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.
5. Notwithstanding the provisions of Class A of Part 1 Schedule 2 of the Town and Country Planning (General Permitted Development) Order 2015 (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.
6. Notwithstanding any details shown on the approved drawings, the new first-floor bathroom and dressing room windows, and the master en-suite rooflight on the north elevation, shall be installed with a sill height of not less than 1.7 metres above the finished floor level of the room(s) in which they are fitted and shall be retained as such. Notwithstanding the provisions of Class A of Part 1 Schedule 2 of the Town and Country Planning (General Permitted Development) Order 2015 (or the equivalent provisions of any order revoking and re-enacting that Order), the window sill height(s) shall not be lowered without the prior grant of planning permission, and no additional first-floor windows shall be inserted in the north elevation of the dwelling without the prior grant of planning permission.

PI.98 P15/V1382/FUL - OXFORD GARDEN CENTRE, SOUTH HINKSEY, OXFORD, OX1 5AR

The officer presented the report on application P15/V1382/FUL to erect a replacement office building at Oxford Garden Centre, South Hinksey, Oxford.

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.

RESOLVED: (10 votes for; none against; no abstentions)

To grant planning permission on application P15/V1382/FUL, subject to the following conditions:

1. Approved plans.
2. Materials in accordance with application.

3. Time limit - full application.

PI.99 P15/V1281/FUL - FIELD HOUSE ,CHILDREY, WANTAGE, OX12 9UT

The officer presented the report on application P15/V1281/FUL to erect a new detached dwelling and associated outbuildings at Field House, Childrey, Wantage.

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.

Trevor Avery, the applicant's agent, spoke in support of the application.

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

RESOLVED: (10 votes for; none against; no abstentions)

To grant planning permission on application P15/V1281/FUL, subject to the following conditions:

1. Time limit.
2. Approved plans.
3. No garage conversion into accommodation without permission.
4. Car parking spaces – details to be submitted.
5. Turning space – details to be submitted.
6. Landscaping scheme (submission).
7. Landscaping scheme (implementation).
8. Materials – submission of samples.
9. Building details - windows, doors, rainwater goods.
10. Drainage details (surface and foul water) to be submitted.
11. Boundary details - details to be submitted.
12. Slab levels - details to be submitted.

PI.100 P15/V1479/FUL - WANTAGE LAWN TENNIS CLUB, MANOR ROAD, WANTAGE, OX12 8DW

The officer presented the report on application P15/V1479/FUL for four new tennis courts and pavilion; associated court fencing; floodlighting; external works; and an extension to the existing overspill car park area at Wantage Lawn Tennis Club, Manor Road, Wantage.

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.

RESOLVED: (10 votes for; none against; no abstentions)

To grant planning permission on application P15/V1479/FUL, subject to the following conditions:

1. Commencement of development – three years.
2. List of the approved drawings.
3. Car parking in accordance with plan.

4. Landscaping scheme (submission).
5. Landscaping scheme (implementation).
6. Tree protection.
7. Materials for club house (samples).
8. Drainage details (surface and foul).
9. Details of floodlights Installation.
10. Floodlights switched off 10pm-7am Monday - Saturday and 9.30pm-8am Sunday and Bank Holidays.
11. Details of cycle parking to be submitted.
12. Perimeter fencing around courts to be dark green colour.

The meeting closed at 9.20 pm