

Minutes

of a meeting of the

Planning Committee

held on Wednesday, 23 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), , Eric Batts, Roger Cox, Stuart Davenport, Jenny Hannaby, Anthony Hayward, Bob Johnston, Chris McCarthy, Janet Shelley and Catherine Webber

Officers: Holly Bates, Martin Deans, Simon Dunn-Lwin, Sarah Green, Brett Leahy, Kayleigh Mansfield, Nicola Meurer, Penny Silverwood, Shaun Wells and Hanna Zembrzycka-Kisiel

Number of members of the public: 48

PI.101 CHAIRMAN'S ANNOUNCEMENTS

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

PI.102 NOTIFICATION OF SUBSTITUTES AND APOLOGIES FOR ABSENCE

Councillor Sandy Lovatt tendered his apologies; Councillor Monica Lovatt substituted for him.

PI.103 DECLARATIONS OF PECUNIARY INTERESTS AND OTHER DECLARATIONS

Councillor Bob Johnston stated that in relation to application P15/V1026/FUL – Silvertrees, 113 Bagley Wood Road, Kennington, he is acquainted with the applicant. He is also a member of Kennington Parish Council, but did not take part in any discussions relating to this application.

Councillor Jenny Hannaby stated that in relation to application P15/V0979/O – land to the South of Challow Road, Wantage; P15/V1244/FUL – The Firs, Main Street, Grove; and P15/V1276/FUL – rear of Post Office Lane, Wantage; she is a member of Wantage Town

Council and was present at the discussions relating to these applications, but did not take part.

Councillor Janet Shelley stated that in relation to applications P15/V1215/FUL and P15/V1216/LB – land opposite Borlase, South Street, Blewbury – she met John Ogden, an objector, to talk only about planning considerations.

PI.104 MINUTES

RESOLVED: to adopt the minutes of the committee meeting held on 2 September 2015 and agree that the chairman signs them as a correct record.

PI.105 URGENT BUSINESS

None.

PI.106 STATEMENTS AND PETITIONS FROM THE PUBLIC ON PLANNING APPLICATIONS

The list showing 19 members of the public that had registered to speak on planning applications was tabled at the meeting.

PI.107 STATEMENTS, PETITIONS AND QUESTIONS FROM THE PUBLIC ON OTHER MATTERS

None.

PI.108 MATERIALS

None.

PI.109 P15/V0979/O - LAND TO THE SOUTH OF CHALLOW ROAD AND NORTH OF NALDERTOWN, WANTAGE

The officer presented the report and addendum on application P15/V0979/O for outline planning permission to demolish Aberclare, St. John's Ambulance Hall and Cedarholme and develop up to 31 dwellings, with all matters reserved except access and layout on land to the South of Challow Road and North of Naldertown, 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.

Julia Reynolds, a representative of Wantage Town Council, spoke objecting to the application. Her concerns included the following:

- Overdevelopment;
- Widening of Naldertown Road will be required;
- Insufficient parking;
- Parking and turning will be tight;
- Houses too close to edge of development; and
- Thames Water enforcement worries about waste disposal.

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

- Outline application – the design will be decided at reserved matters;
- Trustees will offer suitable alternative accommodation for families being decanted;
- Alternative accommodation has been commercially negotiated with St John's Ambulance; and
- Trustees will find a suitable alternative for the polling station.

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

- Thames Water enforcement is difficult;
- Road safety; and
- Mix of unit sizes.

RESOLVED: (11 votes to nil)

To authorise the head of planning to grant outline planning permission for application P15/V0979/O, subject to the following:

1. A S106 agreement being entered into, with both the County Council and District Council in order to secure contributions towards local infrastructure, S278 highway works in Naldertown and affordable housing; and
2. Conditions as follows:
 1. Commencement within two years of approval of reserved matters.
 2. Reserved matters on appearance, landscaping and scale submitted within three months of outline consent.
 3. Approved plans.
 4. Tree protection in accordance with Arboricultural Report (ref: JKK8302 dated 8 June 2015).
 5. Details of sustainable drainage scheme.
 6. Foul and surface water drainage strategy.
 7. Biodiversity enhancement.
 8. Construction traffic management plan.
 9. Residential travel plans to be agreed.
 10. Details of junction design and vision splays on Naldertown to be agreed prior to commencement.
 11. No drainage to highway.
 12. Parking, servicing and turning areas completed prior to occupation.
 13. Wheel washing facilities on site during construction.
 14. Thames water requirement on waste water infrastructure upgrade prior to occupation.
 15. Archaeological watching brief.
 16. Implementation of programme or archaeological work.
 17. Bus stop locations and layout to be agreed.

Informative:

The S.278 agreement road widening works to be in place prior to occupation.

PI.110 P15/V1026/FUL - SILVERTREES, 113 BAGLEY WOOD ROAD, KENNINGTON

The officer presented the report and addendum on application P15/V1026/FUL for a change of use from dwelling to residential accommodation for up to three families and live-in support staff to provide family based coaching and support in short-term stays at Silvertrees, 113 Bagley Wood Road, 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.

Dinti Batstone, a local resident, spoke objecting to the application. Her concerns included the following:

- Hackney Borough Council have failed to give a full and frank disclosure about the proposal; and
- Safeguarding issues.

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

- Hackney Borough Council will cover the costs in the long-term following initial funding from the Department of Education; and
- There will be a permanent manager on site who will liaise with the community.

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

- Concern about control of occupants and safeguarding of neighbours;
- Suggestion to amend condition 8 to submit further details of the management plan; and
- Potential for approving temporarily to reassess in future (amendment to condition 1).

RESOLVED: (8 votes for; 1 against; and 2 abstentions)

To grant planning permission for application P15/V1026/FUL, subject to the following conditions:

1. Time limit – temporary permission one year
2. Approved plans.
3. Personal permission.
4. Boundary treatment details to be submitted.
5. Car parking and turning plan to be submitted.
6. Full details of the proposed non-mains drainage system to be submitted.
7. Full details of the CCTV system to be installed including locations the use hereby permitted shall be as specified in this planning permission.
The premises shall not be used for any other use without the prior grant of planning permission.
8. Amended "Silver Trees Management Plan" document to be submitted prior to occupation; premises to be run and managed strictly in accordance with approved plan and any variation must be agreed in writing with the Local Planning Authority.
9. The premises shall not be used for any other use without the prior grant of planning permission.

10. The maximum number of people residing in the property shall not exceed 18 at any one time (inclusive of families visiting and staff members).

PI.111 P15/V1215/FUL AND P15/V1216/LB - LAND OPPOSITE BORLASE, SOUTH STREET, BLEWBURY

The officer presented the report and addendum on applications P15/V1215/FUL and P15/V1216/LB to convert, extend and renovate the existing barn and loggia to form a new dwelling on land opposite Borlase, South Street, Blewbury.

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.

Lydia Inglis, a representative of Blewbury Parish Council, spoke objecting to the application. Her concerns included the following:

- Loss of open space; and
- The site should be retained unaltered so that it can be used again for public functions as it has been in the past.

John Ogden/Hugh Osborn, a local resident, spoke objecting to the application. His concerns included the following:

- Harm to the setting of a listed building and to the character and appearance of the conservation area;
- The council would be acting in contravention of a High Court ruling if it granted planning permission and listed building consent
- Overwhelming local opposition; and
- The issue of the economic value of the proposal was false.

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

- Sustainable location;
- Site is not highlighted in Blewbury Parish Plan as a key open space; it is private land;
- Sensitive approach to design; and
- Consultation with Design and Conservation Officer.

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

- The loggia building will need to be partly dismantled in any event to restore it;
- Officers see the essential approach in conservation areas to be one of managing change – the site had a larger building on it in the past before the loggia was built and the current proposal is simply another change;
- The site is private and has a deteriorating appearance – as there is no guarantee that the land would ever be opened up for public use in the future the proposal seeks to find a more viable use for the buildings, albeit with some change; and
- Suggestion for obscured glazing in the bathroom.

RESOLVED: (10 votes for; 1 against; and no abstentions)

To grant planning permission for application P15/V1215/FUL, subject to the following conditions:

1. Commencement of development – three years.
2. List of approved plans.
3. Access, visibility splays, parking in accordance with plan.
4. Existing access to garage to be stopped up.
5. Details of fully sustainable drainage scheme.
6. No drainage to highway.
7. Details of slab levels.
8. Landscaping scheme (submission).
9. Landscaping scheme (implement).
10. Details of tree protection.
11. Implementation of a traffic management plan prior to any works being carried out on site.
12. Obscured glazing in bathroom.

To grant listed building consent subject to the following conditions:

1. Commencement of development – three years.
2. List of approved plans.
3. Full photographic record of the barn and loggia to level 2 of the Historic England publication, understanding Historic Buildings, a Guide to Good Recording Practice.
4. Samples of materials for roof and walls.
5. Specification of the lime mortar for any brick pointing/bedding.
6. Schedule of works for the development.
7. Method statements including repair schedule and restoration of the loggia and barn, details of foundation underpinning.
8. Details of joinery details for all windows and doors.
9. Details of the boundary walls.

PI.112 P15/V0940/FUL - 86 CUMNOR HILL, CUMNOR

The officer presented the report on application P15/V0940/FUL to redevelop the site to provide three x 3 bedroom apartments and three x 2 bedroom apartments along with external private amenity space, car parking and refuse and bicycle storage at 86 Cumnor Hill, Cumnor.

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.

Julia Hammett, a representative of Oxfordshire Badger Group, spoke objecting to the application. Her concerns included the following:

- A risk to the last remaining badger sett on Cumnor Hill leaving no buffer zone and one live corridor;
- Mitigation should offset the damage; and
- Overdevelopment and drainage issues.

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

- No objections from immediate neighbours;
- Good design and appropriate for context; and
- The mitigation for the badger sett is appropriate and robust.

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

RESOLVED: (11 votes to nil)

To grant planning permission for application P15/V0940/FUL, subject to the following conditions:

1. Time limit - full application.
2. Approved plans.
3. Access, parking and turning in accordance with plans submitted.
4. Bicycle stands to be provided prior to occupation.
5. Landscaping scheme to be submitted and implemented.
6. Landscaping scheme to be maintained.
7. Materials (samples).
8. Drainage details (surface and foul).
9. Sustainable drainage scheme to be agreed and implemented.
10. Boundary details to be submitted/implemented.
11. No works to commence in absence of Natural England License or evidence that no license is required.
12. Development in accordance with ecology mitigation.
13. Contamination scheme.
14. Contamination verification report.
15. Unspecified contamination.
16. Levels to be agreed.
17. Construction management plan to be submitted.

PI.113 P15/V1643/FUL - 83 THE VINEYARD, ABINGDON

The officer presented the report and addendum on application P15/V1643/FUL for the change of use of the site from commercial to residential with a redevelopment of 7 apartments with associated external works at 83 The Vineyard, Abingdon.

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.

Andrew Ryan, the applicant, spoke in support of the application.

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

RESOLVED: (11 votes to nil)

To grant planning permission for application P15/V1643/FUL, subject to the following conditions:

1. Commencement three years – full planning permission.
2. List of approved plans.
3. Submission of material details.
4. Submission of window, door and finish details.
5. Submission of surface water and foul drainage details.
6. Submission of refuse and recycle storage details.
7. Contaminated land risk assessment to be submitted.
8. Submission of an arboricultural method statement include a tree protection plan.

9. Archaeology watching brief/written scheme of investigation – to be submitted.
10. Archaeology watching brief/written scheme of investigation – implementation.
11. Submission of details of a rumble strip or boundary markers at entrance to site.
12. Submission of external lighting details.
13. Submission of a construction traffic management plan.
14. Boundary details in accordance with submitted plan.
15. Car parking provision in line with approved plan.
16. Cycle parking to be provided in line with approved plan.
17. No gates to vehicular access, unless otherwise agreed in writing.
18. Obscured glazing to bathroom windows to the north-east elevation.

PI.114 P15/V1359/FUL - LAND EAST OF A338, EAST HANNEY

The officer presented the report on application P15/V1359/FUL to erect two new detached residential dwellings with associated parking on land east of the A338, 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.

Brian Cooper, a local resident, spoke objecting to the application. His objections included the following:

- Access to the site is over his neighbour's drive;
- Safety of her family;
- Construction vehicles going over her land;
- Adding two further detached houses adds no value;
- Bats in trees east of site; and
- Drainage issues.

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

- The right of way is a legal matter.

RESOLVED: (9 votes for; 1 against; and 1 abstention)

To grant planning permission for application P15/V1359/FUL, subject to the following conditions:

1. Time limit.
2. Approved plans.
3. Materials in accordance with application.
4. Surface water drainage.
5. Foul drainage.
6. Sustainable drainage scheme.
7. Tree protection.
8. Access.
9. Car parking.
10. Turning space.
11. Contamination.
12. Boundary details.
13. Garage accommodation.
14. Slab levels.
15. Refuse and recycling storage.

PI.115 P15/V1244/FUL - THE FIRS, MAIN STREET, GROVE, WANTAGE

The officer presented the report on application P15/V1244/FUL to erect six dwellings with car parking and works there to at The Firs, Main Street, Grove, 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: (9 votes for; 2 against; and no abstentions)

To grant planning permission for application P15/V1244/FUL, subject to the following conditions:

1. Commencement of development – three years.
2. Approved drawings.
3. Material details to be submitted.
4. Window and door details to be submitted.
5. Removal of permitted development for extensions.
6. Access, visibility splays, parking and turning in accordance with plan.
7. Closure of existing access.
8. Construction traffic management plan to be submitted.
9. Details of cycle parking to be submitted.
10. Landscaping scheme, including boundary details (submission).
11. Landscaping scheme, including boundary details (implement).
12. Sustainable drainage scheme details to be submitted.
13. Drainage scheme to be in accordance with flood risk assessment.

PI.116 P15/V1626/FUL - THE OLD BOAT YARD, FERRY WALK, ABINGDON

The officer presented the report on application P15/V1626/FUL to demolish the existing commercial yard and erect two x two bedroom dwellings at The Old Boat Yard, Ferry Walk, Abingdon.

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.

Neil Perry, the applicant's agent, spoke in support of the application.

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

RESOLVED: (11 votes to nil)

To grant planning permission for application P15/V1626/FUL, subject to the following conditions:

1. Commencement three years - full planning permission.
2. Approved plans.

3. Access, parking and turning in accordance with plan, including marking visitor parking.
4. Landscaping scheme (submission).
5. Landscaping scheme (implement).
6. Materials (details).
7. Drainage Details (surface and foul).
8. Permitted development restriction - classes A- D.
9. Flat roofs not be used as balconies.
10. Slab Levels (Dwellings).
11. Archaeology (submission).
12. Archaeology (implement).
13. Finished floor levels to unit 1 shall be no lower than that specified in the flood risk assessment.

PI.117 P15/V1498/FUL - ELFIN, GROVE ROAD, HARWELL

The officer presented the report on application P15/V1498/FUL to erect a detached two bedroom dwelling with cycle and bin stores at Elfin, Grove Road, Harwell.

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.

David Marsh, a representative of Harwell Parish Council, spoke objecting to the application. His concerns included the following:

- Out of character with the rest of the Croft; and
- No turning space.

Huw Mellor, the applicant's agent, spoke in support of the application.

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

RESOLVED: (11 votes to nil)

To grant planning permission for application P15/V1498/FUL, subject to the following conditions:

1. Commencement three years.
2. Application in accordance with approved plans.
3. Submission of drainage details (surface and foul).
4. Submission of details of access, parking and turning in accordance with plan.
5. Submission of landscaping scheme (submission).
6. Submission of landscaping scheme (implement).
7. Submission of materials (details).
8. Submission of slab levels (dwellings).

PI.118 P15/V1444/FUL - PEARTREE COTTAGE, 7 PACKHORSE LANE, MARCHAM, ABINGDON

The officer presented the report on application P15/V1444/FUL to erect a single storey dwelling at Peartree Cottage, 7 Packhorse Lane, Marcham, Abingdon.

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. Her concerns included the following:

- Cumulative impact; and
- Traffic and pollution.

Tina Hill, a local resident, spoke objecting to the application. Her concerns included the following:

- Tranquillity of setting Sweetbriar will be harmed;
- Loss of trees/hedges and wildlife;
- Loss of privacy; and
- Noise.

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

- Area is characterised by different types of development; and
- Similar to another scheme in the village.

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

- Air quality concerns – it was confirmed by the officers that there is proposed to be an Air Quality Management Area (AQMA), however this does not preclude development of this nature;
- Removal of permitted development rights; and
- Landscaping condition.

RESOLVED: (9 votes for; 2 against; and no abstentions)

To authorise the head of planning, in consultation with the chairman and vice-chairman, to grant planning permission for application P15/V1444/FUL, subject to the following:

1. The expiry of the publicity period for the application and the receipt of no new substantive objections; and
2. Conditions as follows:
 1. Time limit.
 2. Approved plans.
 3. Details of materials.
 4. Access, parking and turning in accordance with approved plans.
 5. Tree protection.
 6. Rooflight / window sill height.
 7. Archaeology.
 8. Removal of permitted development rights.
 9. Landscaping scheme to be submitted.

Informatives:

1. Surface water drainage.
2. Trees in the conservation areas.

PI.119 P15/V1480/O - UPPERTON, THE PILGRIM'S WAY, BLEWBURY

The officer presented the report on application P15/V1480/O for outline planning permission to subdivide the existing site and erect a single storey three bedroom dwelling at Upperton, The Pilgrim's Way, Blewbury.

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.

Miriam Jacobs, a local resident, spoke objecting to the application. Her concerns included the following:

- Detrimental impact on the Area of Outstanding Natural Beauty;
- Outside village envelope; and
- Not fit for more traffic – very narrow.

Paul Southouse, the applicant's agent, spoke in support of the application.

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

RESOLVED: (11 votes to nil)

To grant outline planning permission for application P15/V1480/O, subject to the following conditions:

1. Time Limit – outline planning permission.
2. In accordance with approved plans.
3. Submission of access details.
4. Removal of permitted development rights for extensions and outbuildings.
5. Full details of parking on site.
6. Submission of a construction traffic management.
7. Submission of details of turning space on site.
8. Full details of foul and surface water drainage.
9. Sustainable drainage scheme.
10. Submission of full details of boundary treatment.

PI.120 P15/V1276/FUL - REAR OF POST OFFICE LANE, WANTAGE

The officer presented the report and addendum on application P15/V1276/FUL to extend the garage block and form a one bedroom studio flat over to the rear of Post Office Lane, 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: (6 votes for; 3 against; and 2 abstentions)

To grant planning permission for application P15/V1276/FUL, subject to the following conditions:

Vale Of White Horse District Council – Planning Committee Minutes

Wednesday, 23 September 2015

1. Commencement three years.
2. Approved plans.
3. Sound Insulation (dwellings).
4. Materials in accordance with application.
5. Sound insulation.

PI.121 P15/V1509/HH - 18 MANOR ROAD, WOOTTON

The officer presented the report and addendum on application P15/V1509/HH to demolish the existing single storey rear extension; erect a two storey rear extension; and convert garage to replace garage door with bay window at 18 Manor Road, Wootton.

As a further amendment the officer clarified the interpretation of the fall-back position available through permitted development rights. Permitted development rights would enable the construction of a part single storey and part two storey rear extension entirely to the rear of the house, with a total projection from the rear wall on both floors of three metres; provided the two storey extension were situated at least two metres from the side boundary; provided any part of the single storey extension that is within two metres of the boundary has an eaves height of no more than three metres; and an overall height of no more than four metres. Relatively minor changes to the application would enable the proposal to fall within these permitted development limits. Consequently officers considered it to be a realistic fall-back position with a high degree of likelihood that the applicant would implement it if planning permission were refused. Officers considered that the impact on the neighbours to the north from such a permitted development, in terms of loss of light, would be worse than that from the application.

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.

Jon Rycroft, the applicant, spoke in support of the application.

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

RESOLVED: (11 votes to nil)

To grant planning permission for application P15/V1509/HH, subject to the following conditions:

1. Commencement three years.
2. Approved plans.
3. Matching materials.

The meeting closed at 10.35 pm