

Minutes

of a meeting of the

Planning Committee

held on Wednesday, 9 December 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, Anthony Hayward, Bob Johnston, Janet Shelley and Chris Palmer (In place of Stuart Davenport)

Officers: Peter Brampton, Adrian Butler, Katie Cook, Simon Dunn-Lwin, Laura Hudson, Brett Leahy and Nicola Meurer

Number of members of the public: 17

PI.196 CHAIRMAN'S ANNOUNCEMENTS

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

PI.197 NOTIFICATION OF SUBSTITUTES AND APOLOGIES FOR ABSENCE

Councillors Jenny Hannaby, Chris McCarthy, Catherine Webber and Stuart Davenport tendered their apologies; Councillor Chris Palmer substituted.

PI.198 DECLARATIONS OF PECUNIARY INTERESTS AND OTHER DECLARATIONS

None.

PI.199 MINUTES

RESOLVED: to adopt the minutes of the committee held on 11 November 2015 and agree that the chairman signs them as a correct record; including a minor amendment to part of Pl. 158 to read

“Councillor Bob Johnston stated that in relation to application P15/V2078/HH – 2 Norfolk Cottages, Radley, Abingdon; he is acquainted with the applicant and is a member of Radley Parish Council, but did not take part in the discussion of this planning application.”

PI.200 URGENT BUSINESS

None.

PI.201 STATEMENTS AND PETITIONS FROM THE PUBLIC ON PLANNING APPLICATIONS

None.

PI.202 STATEMENTS, PETITIONS AND QUESTIONS FROM THE PUBLIC ON OTHER MATTERS

None.

PI.203 MATERIALS

RESOLVED: to approve materials for application P15/V2806/DIS – land South of Appelford Road, Sutton Courtenay, as follows:

1. Tiles – Russell Lothian (interlocking) tiles in Peat brown and Cottage Red.
2. Bricks – Edenhall bricks in Enfold Meld and Sidbury Meld.
3. Render – Weber render in Silver Pearl.

PI.204 P15/V1934/O - THE STEEDS LAND WEST OF COXWELL ROAD, FARINGDON

The officer presented the report and addendum on application P15/V1934/O to erect up to 200 dwellings together with green infrastructure, surface water attenuation and a new access to Coxwell Road at The Steeds, land west of Coxwell 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.

Annabelle Zinovieff, a representative of Great Coxwell Parish Council, spoke objecting to the application. Her concerns included the following:

- Urbanisation of the open countryside on the north Corallian ridge;
- Designated green buffer;
- NPPF states that we should protect and enhance valued landscape;
- Coalescence of Great Coxwell and Faringdon;
- Planting/visual gap is insufficient;
- Proximity of the National Trust property, which will no longer have a rural view;
- Suggestion of a cap on two storey buildings; and
- Request that the developers work with Great Coxwell Parish Council.

Andrew Marsden, a representative of Great Faringdon Town Council, spoke objecting to the application. His concerns included the following:

- Extension to Faringdon – should therefore extend the parish boundary;

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- Initially promised improving facilities in Faringdon, which are no longer proposed;
- New primary school is not in easy walking distance; and
- In favour of traffic lights not a roundabout.

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

- Site is allocated in the emerging local plan;
- Sustainable location;
- The buffer is in accordance with the neighbourhood plan; and
- The gap between Great Coxwell and Faringdon is also in accordance with the neighbourhood plan.

Councillors Elaine Ware and Simon Howell, the local ward councillors, submitted a statement to be read out objecting to the application. Their concerns included the following:

- Preferred alternative proposed development which would include a roundabout rather than traffic lights; and
- Cumulative impact of developments in and around Faringdon.

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

- The alternative pending application has issues with insufficient affordable housing (10%);
- Concern about traffic lights' impact on traffic flow;
- Supports emerging local plan;
- No occupation until upgrade of pumping station is to Thames Water's satisfaction; and
- The site would not affect the setting of the National Trust barn as the land rises in between.

RESOLVED: (7 votes for; none against; 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/V1934/O, subject to:

1. A S106 agreement being entered into with the district council in order to secure contributions towards local infrastructure and to secure affordable housing; and
2. Conditions as follows:
 1. Standard outline time limit – commencement within two years of reserved matters approval.
 2. Reserved matters to be submitted within three years of outline permission.
 3. Development in accordance with the approved plans.
 4. Development to follow the design principles set out in the design and access statement.
 5. Site access details including visibility splays to be agreed.
 6. Cycle and pedestrian link to northern boundary of the site facilitate access to Highworth Road site.
 7. Site wide travel plans to be agreed.
 8. Implementation of landscaping scheme.
 9. Submission of landscape management plan for buffer area.
 10. Surface water drainage details to be agreed.
 11. No dwelling to be occupied until sewage treatment work upgrade completed.

12. Construction traffic management plan to be agreed.
13. Works in accordance with flood risk assessment.
14. Tree protection to be agreed and method statement submitted.
15. Wildlife protection as per submitted statements.
16. Requirement for further habitat and badger survey if development has not commenced with two years of date of permission.
17. Contamination – if found on site then remediation required.
18. Noise mitigation as per submitted statement and environmental statement.
19. Air quality mitigation in accordance with submitted air quality report and environmental statement.
20. Submission of archaeological investigation.
21. Implementation of archaeological investigation.
22. Play areas provided on site pre-occupation.
23. Public art to be provided on site in accordance with details to be submitted and approved.

PI.205 P14/V2061/RM - LAND TO SOUTH OF APPLEFORD ROAD, SUTTON COURTENAY

The officer presented the report and addendum on application P14/V2061/RM for reserved matters on the appearance, landscaping, layout and scale following outline permission on P10/V1907/O for a residential development comprising 195 dwellings and access on land to the south of Appleford Road, Sutton Courtenay.

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 Butler, a representative of Sutton Courtenay Parish Council, spoke objecting to the application. His concerns included the following:

- Density is consistent with Amey Close, but inconsistent with the wider village;
- Safety concerns with shared courtyard areas;
- Design is very hard and urban and inappropriate for a rural village;
- Abingdon Road traffic;
- Pressure on millennium common;
- Sewerage system in the village is already at capacity; and
- Construction traffic should only be parked on site.

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

- Accords with policies and guidance;
- 40% affordable housing in line with SHMA;
- Density is at lower end of recommendation;
- Previously developed site; and
- Few local objections.

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

- Best use of previously developed land;
- No objections from highways regarding shared courtyard areas;
- Sustainable drainage scheme condition prior to development; and
- Concern for 2.5 storey buildings.

RESOLVED: (8 votes to nil)

To grant reserved matters on application P14/V2061/RM, subject to the following conditions:

1. Approved plans.
2. Retention of landscape bund alongside Amey Close.
3. Removal of permitted development rights.

(The planning conditions associated with the outline planning permission remain relevant. There is no need to repeat them as part of this approval).

PI.206 P15/V2274/FUL - LAND ADJACENT TO UPPER FARM, UPPER FARM ROAD, CHILTON

The officer presented the report and addendum on application P15/V2274/FUL to construct a far field antenna test facility, including one antenna and cabin (transmit), one antenna tower (receive) and ancillary facilities including one storage cabin, one storage container, one open storage cage, a service duct and associated access and parking on land adjacent to Upper Farm, Upper Farm Road, Chilton.

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.

Michael Wrigley, the applicant's agent, spoke in support of the application.

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

RESOLVED: (8 votes to nil)

To grant planning permission on application P15/V2274/FUL, subject to the following conditions:

1. Time limit – three years.
2. Approved plans.
3. The use of the test facility shall be restricted to 08:00hrs to 18:00hrs Monday to Friday only and shall not take place at any other time including public holidays.
4. Vehicular access to and from the site shall be taken only from Avon Road, as shown on the submitted access plan number A017 and the existing access point from Upper Farm Road shall be kept locked at all times except for emergency access.
5. All construction traffic shall only enter and exit the site via Avon Road, as shown on the submitted access plan number A017; and construction shall take place in accordance with the submitted construction traffic management plan dated 2 December 2015.

Informative:

All wild birds and their nests receive protection under the Wildlife and Countryside Act 1981 (as amended) which makes it illegal to intentionally take, damage or destroy the nest of any wild bird while it is in use or being built. Therefore in order to avoid contravention of this legislation, any site works likely to affect potential bird nesting habitat should be timed to avoid the main bird nesting season which runs from mid-March to July. If this is not possible, a check should be carried out prior to any clearance works to ensure there are no active nests present.

**PI.207 P15/V2582/RM - LAND AT 4&20 SITE PARK ROAD,
FARINGDON, SN7 8LA**

Application P15/V2582/RM was withdrawn from the agenda and therefore not considered.

**PI.208 P15/V2051/FUL - STEVENTON HOUSE HOTEL, MILTON HILL,
STEVENTON**

The officer presented the report and addendum on application P15/V2051/FUL for a two and a half storey extension to provide additional bedrooms; and two associated separate single storey extensions to the restaurant and bar of the Steventon House Hotel, Milton Hill, Steventon.

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: (8 votes to nil)

To grant planning permission on application P15/V2051/FUL, subject to the following conditions:

1. Commencement three years.
2. Approved plans.
3. Slab levels to be agreed.
4. Sample materials to be agreed.
5. Surface water drainage scheme to be agreed.
6. Foul water drainage scheme to be agreed.
7. Hard and soft landscaping scheme to be agreed.
8. Implementation of landscaping scheme to be agreed.
9. Tree protection scheme to be agreed.
10. Scheme of archaeological investigation to be agreed.
11. Archaeological watching brief to be agreed.
12. Car parking as approved.

PI.209 P15/V0925/HH - ROYSTON, BESSELS WAY, BLEWBURY

The officer presented the report and addendum on application P15/V0925/HH for the addition of a first floor to the bungalow and ground floor extension at Royston, Bessels 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.

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

RESOLVED: (8 votes to nil)

To grant planning permission on application P15/V0925/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. The first-floor windows on the north elevation of the new extension shall be installed with a sill height of not less than 1.7 metres above the finished floor level of the rooms 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 heights shall not be lowered without the prior grant of planning permission.
5. Notwithstanding any details shown on the approved drawings, the new first-floor windows on the south elevation and the new ground floor window on the north elevation shall be glazed with obscured glass and shall be fixed shut, apart from a top-hung opening vent only. Thereafter, the windows shall remain obscure glazed with top-hung opening vents only. 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), no additional windows shall be inserted in the north or south elevations of the dwelling without the prior grant of planning permission.
6. The existing parking area in front of the property, as shown on drawing number 4E shall be kept permanently free of any obstruction to such use.

The meeting closed at 8.25 pm