

Minutes

of a meeting of the

Planning Committee

held on Wednesday, 3 February 2016 at
6.30 pm

in 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, Anthony Hayward, Bob Johnston, Chris McCarthy, Janet Shelley and Catherine Webber

Officers: Katie Cook, Martin Deans, Sarah Green, Piotr Kulik, Brett Leahy, Ron Schrieber and Stuart Walker

Number of members of the public: 30

PI.240 Chairman's announcements

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

At its meeting on 27 January 2016 the committee had considered application P15/V2175/FUL - Land west of the plant nursery, Steventon Road, East Hanney and had agreed to add an Informative seeking Oxfordshire County Council's views on the safety of a pedestrian crossing with the response to be reported to a future meeting. The chairman reported that the county council and the developer had both responded positively and it was likely that the upgrading of the crossing would be included in the S106 agreement.

PI.241 Notification of substitutes and apologies for absence

None.

PI.242 Declarations of pecuniary interests and other declarations

Councillor Jenny Hannaby declared an interest in application P15/V1722/O as she was a member of Letcombe Brook Project which had objected to the application but she had not been present when the application had been discussed.

Councillor Robert Sharp declared an interest in application P15/V2330/FUL as he was related to the applicant and would not take part in the consideration nor voting on this item.
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Councillor Robert Sharp declared an interest in application P15/V2686/FUL as he had previously had a pecuniary interest relating to the site and would not take part in the consideration nor voting on this item.

Councillor Anthony Hayward declared a pecuniary interest in application P15/V2686/FUL as he was the applicant's agent and would not take part in the consideration nor voting on this item.

PI.243 Minutes

RESOLVED: to adopt the minutes of the committee held on 13 January 2016 and agree that the chairman signs them as a correct record.

PI.244 Urgent business

None.

PI.245 Statements and petitions from the public on planning applications

None.

PI.246 Statements, petitions and questions from the public on other matters

None.

PI.247 Materials

None.

PI.248 P15/V1504/FUL - Land North of Grove Road, Harwell

This item was withdrawn from the agenda and was therefore not considered.

PI.249 P15/V1722/O - Land west of Station Road (A338) South of Williams Grand Prix Engineering, Grove, Wantage

The officer presented the report and addendum on application P15/V1722/O for residential development of up to 160 dwellings use class C3) together with direct access off Station Road (A338); landscaping and public open space; drainage infrastructure inclusive of flood compensation works; and biodiversity enhancements on land west of Station Road south of Williams Grand Prix Engineering, 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.

Frank Parnell, a representative of Grove Parish Council, spoke objecting to the application. His concerns included the following:

- The site was not part of the existing local plan or the emerging plan and should not be determined until the local plan process had been completed; and
- The development was not sustainable as it was too isolated.

If the committee was minded to grant the application he asked for conditions to be imposed to ensure that access would be via the existing A338 roundabout.

Mike Robinson, the applicant's agent, spoke in support of the application:

- The applicant was a key employer and major investor in the Vale of White Horse;
- The applicant's development plans were linked to this application;
- The Strategic Framework Plan showed that the application site formed a discrete parcel of land to the east of Letcombe Brook where residential development would not prejudice the future delivery of the wider proposed allocation to the west; and
- Following discussion with the Environment Agency, countryside officer and the Letcombe Brook Project, an outline habitat restoration and long term management plan had been submitted for assessment.

Councillor Chris McCarthy, the local ward councillor, reiterated the concerns of the parish council.

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

- Should consideration of the application be deferred pending a decision on the local plan then the applicant would have the right to appeal on the grounds of non-determination;
- The highway authority had no objections subject to conditions and financial contributions via a S106 agreement.
- Noise mitigation measures were proposed in accordance with the acoustic report; and
- Although Network Rail had raised an objection regarding the potential increase in pedestrian traffic using the existing level crossing on the mainline to the north of the site, it had also confirmed that there was potential to cross the railway by using the Hanney Road bridge. A potential diversionary route had been identified which would take the public footpath over the bridge and so remove the risk associated with the crossing and this could be secured by condition.

RESOLVED (for 10; against 1)

That authority to grant planning permission for application P15/V1722/O is delegated to the head of planning, 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 the following conditions:
 1. Time limit – three years.
 2. Reserved matters to be submitted – two years.
 3. Approved plans.
 4. Sample materials to be agreed.
 5. Building details to be agreed.
 6. Slab level details to be agreed.
 7. Boundary details to be agreed.

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Pl.3

8. Access in accordance with approved plans.
9. Garage accommodation to be retained.
10. Carriageway works prior to work on any dwelling.
11. Construction traffic management plan.
12. Sustainable drainage scheme in accordance with approved flood risk assessment.
13. Sustainable drainage scheme to be agreed and implemented prior to occupation.
14. Foul drainage strategy / details to be agreed and implemented prior to occupation.
15. Archaeology written scheme of investigation.
16. Archaeology staged programme of investigation.
17. Hard and soft landscaping details to be submitted.
18. Landscape implementation and management plan to be submitted with planting in first season following commencement.
19. Tree protection.
20. Noise mitigation measures, in accordance with noise report.
21. Habitat restoration method statement for the Letcombe Brook to be submitted, approved and implemented within 18 months following first occupation.
22. Ecological management plan for the Letcombe Brook to be submitted, approved and implemented.
23. Construction environmental management plan to be submitted and approved which shall include details of the measures to be taken to ensure that construction works do not adversely affect biodiversity.
24. No occupation shall take place until the required footpath diversion across the railway line has been completed in accordance with a scheme to be first submitted and approved by the local planning authority, in consultation with Network Rail and the County Council.

Informatives

1. Market housing mix to complement the Strategic Housing Market Assessment.
2. Affordable housing mix to accord with housing team requirements.

PI.250 P15/V1671/FUL - Chawley Park & 195/195A Cumnor Hill, Oxford

The officer presented the report and addendum on application P15/V1671/FUL for a 70 bed care home, associated car parking, external works and landscaping at Chawley Park and 195/195A Cumnor Hill, 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.

Steve Viner, a representative of Cumnor Parish Council, spoke objecting to the application. His concerns included the following:

- There was overprovision of this type of development in the locality;
- Light pollution, noise and odours;
- The development massive and intrusive and would dominate the street scene;
- Inadequate vehicular access to the site; and
- Concerns about evacuation in an emergency.

Dr Chris Westcott, a local resident, spoke objecting to the application. His concerns included the following:

- The size of the development was not appropriate for a rural location;

- The design was not in keeping with the local environment;
- The building would be in operation 24 hours a day, 7 days a week causing disturbance by way of, noise, fumes and light pollution;
- Staff and medical practitioners would be driving to and from the site early in the morning and late and night; and
- The drainage system was inadequate.

Stephen Pennington, representing the applicant, spoke in support of the application:

- There was a chronic shortage of good quality care homes locally and nationally;
- The proposal had been subject to two pre-application consultations, a public exhibition and consideration by the architects' panel;
- The applicant's offer to present the proposals to the parish council had been declined; and
- The new building was some distance from residential properties and there would be landscaping and screening to mitigate the effects.

Councillor Judy Roberts, the local ward councillor, spoke objecting to the application and stated that Cumnor Parish Council had not been offered a presentation by the applicant. Her concerns included the following:

- The 3 storey building was too close to residential properties;
- The development was overdominant and could be seen from the green belt;
- The proposal represented a change of use from C3 to C2; and;
- Another care home would put additional pressure on local GP services.

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

- Environmental health had no objections about noise and odours and the highways authority had no objections about parking and access, subject to conditions and a S106 agreement for travel plan monitoring;
- Thames Water had no objections subject to a Grampian condition;
- External lighting would be low level;
- Conversion from C3 to C2 use was acceptable in principle. The committee had to determine whether the design was acceptable; and
- A number of members referred to other care homes in the area. They all stated that local residents' initial concerns about noise and nuisance had been unfounded.

RESOLVED (for 10; against 0, abstentions 1)

That authority to grant planning permission for application P15/ V1671/FUL is delegated to the head of planning, subject to:

1. a legal agreement or unilateral undertaking being entered into in order to secure the travel plan monitoring fee; and
2. the following conditions:
 1. Commencement three years - full planning permission.
 2. Approved plans.
 3. Slab levels.
 4. Samples of materials to be approved
 5. Details of access and vision splays to be approved and implemented.

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Pl.5

6. Details of cycle storage to be approved and implemented.
7. Construction traffic management plan to be approved and implemented.
8. Parking to be provided as plan.
9. Updated travel plan to be approved and implemented.
10. Fully detailed sustainable surface water drainage scheme that is in accordance with a flood risk assessment to be approved and implemented.
11. Drainage strategy and on/off site works before development commences.
12. Piling method statement.
13. Contaminated land risk assessment phased condition.
14. Bat mitigation works.
15. Landscaping scheme (submission).
16. Landscaping scheme (implement).
17. Tree protection in accordance with arboricultural method statement.
18. Details of all boundary treatments/fencing to be approved and implemented.
19. Details of external lighting to be approved.

PI.251 P15/V2330/FUL - Stone Farm, Majors Road, Longcot, Faringdon

Councillor Robert Sharp declared an interest in this application as he knew the applicant and left the meeting room during its consideration. In his absence Councillor Sandy Lovatt took the chair.

The officer presented the report and addendum on application P15/V2330/FUL for the conversion and limited demolition of existing agricultural buildings to create four dwellings consisting of 3 x 3 bed dwellings (2 with workspace) and 1 x 4 bed dwelling at Stone Farm, Majors Road, Longcot, 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.

Andi Cunningham, a representative of Longcot Parish Council, spoke objecting to the application. Her concerns included the following:

- No drainage plans had been submitted;
- The site was subject to flooding; and
- The access arrangements were a danger to traffic and pedestrians.

David Burson, the applicant's agent, spoke in support of the application:

- The application site was not in the flood zone;
- It was proposed to reduce the amount of hard standing so improving drainage; and
- Amended plans had been submitted which had removed the obstruction of the vision splay and improved visibility.

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

RESOLVED (for 10, against 0):

To grant planning permission for application P15/V2330/FUL subject to the following conditions:

- 1) Time limit of three years.
- 2) In accordance with the approved plans.

- 3) Prior to commencement details of surface water drainage and foul water drainage shall be submitted alongside a Flood Risk Assessment to ensure appropriate planning of the area.
- 4) The development hereby permitted shall be implemented in accordance with the mitigation and enhancement strategy outlined in Chapter 6 of the protected species survey and mitigation strategy.
- 5) No development shall commence until a phased contaminated land risk assessment has been carried out by a competent person.
- 6) Parking and visitors splay to be laid out prior to occupation as per the revised plan 1126-W02 REV D
- 7) Details of SUDS compliant drainage scheme to be submitted.
- 8) Prior to commencement joinery details, vents, flues and extract ducts details, external lighting details, bin store details, central heating and fuel storage systems and meter boxes details shall be submitted.
- 9) Hard and soft landscaping details to be submitted.
- 10) Implementation of landscaping details.
- 11) Samples of materials (photos to be taken and submitted).
- 12) Sample panels of brick and stone for walling (photos to be taken and submitted).
- 13) Specification for lime mortar, bedding and pointing- 1:3 (lime: graded sharp sand) to be confirmed.
- 14) Repair schedule for building 6- weather-boarded barn.
- 15) The work units attached to units 4 & 8 shall be akin to a home office and shall not be used for the provision of a commercial industry that would result in large scale traffic generation or an increase in dust, fumes, noise and light pollution.
- 16) The existing open access adjacent to Majors Road and to the south of Stone Farmhouse shall be permanently stopped up and not used for the access and egress of vehicles.
- 17) Windows at first floor level on the south-west elevation on the Dutch Barn shall be obscure glazed to retain privacy and prevent overlooking and the balcony shall be screened.
- 18) Prior to the commencement of development details of swept path tracking showing servicing/emergency vehicles and egress from onsite parking shall be submitted and approved in writing.

Informative: Your attention is drawn to the need obtain a European Protected Species (EPS) licence before any development or demolition of buildings containing bat roosting sites can proceed. You must be aware that to proceed with the development without first obtaining an EPS licence could result in prosecution.

PI.252 P15/V2617/FUL - Blandys Farm, Bassett Road, Letcombe Regis, Wantage

The officer presented the report on application P15/V2617/FUL for the part demolition, conversion and extension of existing agricultural building to provide a single dwelling. Relocation of existing access to Bassett Road and provision of garage building adjacent to Bassett Road at Blandys Farm, Bassett Road, Letcombe Regis, 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. The officer's suggested amendments to Conditions 6 and 9 were agreed.

RESOLVED (for 11, against 0):

To grant planning permission for application P15/V2617/FUL subject to the following conditions:

- 1) Time limit of three years.
- 2) In accordance with the approved plans.
- 3) The development hereby permitted shall be implemented in accordance with the amended ecology mitigation strategy.
- 4) No development shall commence until a phased contaminated land risk assessment has been carried out by a competent person.
- 5) SUDS compliant scheme to be submitted
- 6) Prior to commencement joinery details, vents, flues and extract ducts details, external lighting details, bin store details, shall be submitted.
- 7) Hard and soft landscaping details to be submitted.
- 8) Landscaping scheme to be implemented.
- 9) Samples of all external materials to be submitted prior to commencement.
- 10) Removal of permitted development rights: No structures of any type and scale shall be placed to the south of the garage unit hereby permitted on the approach to the converted dwelling.
- 11) Access (details to be submitted), including gradient.
- 12) Closure of existing access.

PI.253 P15/V2711/HH - 11 Stainswick Lane, Shrivenham

The officer presented the report and addendum on application P15/V2711/HH for the demolition of the existing garage and erection of a two storey side extension and detached garage at 11 Stainswick Lane, Shrivenham.

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.

Richard Bartle, a representative of Shrivenham Parish Council, spoke objecting to the application. His concerns included the following:

- The proposed extension was out of keeping with neighbouring properties; and
- The modern, unconventional design was inappropriate.

Edward Tucker, the applicant's agent, spoke in support of the application:

- Stainswick Lane was characterised by a variety of dwellings with no prevailing style; and
- The site adjoined but was not within Shrivenham conservation area.

Councillors Simon Howell and Elaine Ware, the local ward councillors, submitted a statement to be read out objecting to the application. They expressed the view that the modern flat roof design was totally out of character with the other residential properties in Stainswick Lane.

The committee considered the application, with advice from officers where appropriate. In the officer's opinion, the application did conform to the design guide.

RESOLVED (for 7, against 1, abstentions 3):

To grant planning permission for application P15/V2711/HH subject to the following conditions:

1. Time limit – full permission.
2. Planning condition listing the approved drawings.
3. Materials – Details to be submitted.
4. Prior to the use or occupation of the new development, the car parking spaces shown on approved drawing number 15/STAI.1/P-03 rev.B shall be constructed and surfaced. The parking spaces 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.

PI.254 P15/V2686/FUL - Carswell Golf Course, Buckland, Faringdon

Councillor Robert Sharp declared an interest in this application as he had previously had a pecuniary interest relating to the site and left the meeting room during its consideration. In his absence Councillor Sandy Lovatt took the chair.

Councillor Anthony Hayward declared a pecuniary interest in this application as he was the applicant's agent and left the meeting room during its consideration.

The officer presented the report on application P15/V2686/FUL for the conversion and part demolition of the existing golf driving range to a machinery store with pumped fuel store, metal gates, new access road and fenced yard area at Carswell Golf Course, Buckland, 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.

RESOLVED (for 9, against 0):

To grant planning permission for application P15/ V2686/FUL subject to the following conditions:

1. Time limit – full application
2. Approved plans.
3. Materials in accordance with application.

The meeting closed at 8.40 pm