

Minutes

of a meeting of the

Planning Committee

held on Wednesday, 17 June 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, Stuart Davenport, Jenny Hannaby, Chris McCarthy, Janet Shelley, Catherine Webber, Mike Badcock, Margaret Crick and Monica Lovatt

Officers: Charlotte Brewerton, Adrian Butler, Martin Deans, Laura Hudson, Brett Leahy, Nicola Meurer and Stuart Walker

Number of members of the public: 42

PI.17 CHAIRMAN'S ANNOUNCEMENTS

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

PI.18 NOTIFICATION OF SUBSTITUTES AND APOLOGIES FOR ABSENCE

Councillors Roger Cox, Anthony Hayward and Bob Johnston tendered their apologies; Councillors Mike Badcock, Monica Lovatt and Margaret Crick respectively substituted for them.

PI.19 DECLARATIONS OF PECUNIARY INTERESTS AND OTHER DECLARATIONS

Councillor Mike Badcock declared an interest in application P15/V0125/EZ (land at Library Avenue, Harwell Campus, Didcot), as he is a Harwell Campus stakeholder. He did not take part in the consideration of this item and left the room for the duration.

PI.20 URGENT BUSINESS

None.

PI.21 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.22 STATEMENTS, PETITIONS AND QUESTIONS FROM THE PUBLIC ON OTHER MATTERS

None.

PI.23 MATERIALS

None.

PI.24 P14/V2704/FUL - LAND AT ABINGDON ROAD, STEVENTON

The officer presented the report and addendum on application P14/V2704/FUL for the erection of 57 new dwellings and a bakery with associated access and public open space on land at Abingdon Road, 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.

Robert Green, a representative of Steventon Parish Council, spoke objecting to the application, raising concerns about:

- The cumulative impact of new housing in the village with 41% extra cars and 90 extra primary school age children;
- Drainage issues;
- Pressure on the road network;
- More research needs to be done on the adverse effects.

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

- Have worked pre-application with officers and reduced numbers of units following advice;
- Employment opportunities with the bakery;
- No statutory objections;
- Number one preferred site in the local plan; and
- Ready to be delivered upon permission.

Matthew Barber, the local ward councillor, provided a statement objecting to the application. His concerns included the following:

- The cumulative impact on infrastructure; and
- Unclear full impact of applications already granted permission on traffic, education provision and foul water capacity.

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

- Concern for school places – including secondary school;
- Density higher than in rest of the village;

- Noise from A34/Abingdon Road; and
- Thames Water's statutory obligation to enforce drainage conditions.

RESOLVED: (6 votes for; none against; and 4 abstentions)

To grant planning permission on application P14/V2704/FUL, subject to:

1. A S106 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
2. The following conditions:
 1. Time Limit – 1 year.
 2. Approved plans.

Residential Element

1. Submission of material samples including panel on site.
2. Internal and external boundary treatment in accordance with approved plans.
3. Submission and implementation of landscaping scheme.
4. Submission of play area details and its future maintenance.
5. Development to be carried out in accordance with all tree protection measures set out in the arboricultural report (ACD Arboriculture ref MILL19328aia_amsA and dated 31 October 2014).
6. The development permitted by this planning permission shall only be carried out in accordance with the approved MJA Consulting Flood Risk Assessment (FRA) and Development Drainage Strategy, reference number 14/0666/4962, dated 27/10/2014, plus the Flood Compensation Scheme drawing attached to Chris Pendle's email to Boni Azeh dated 14/04/2015, and the following mitigation measures detailed within the FRA: 1. Runoff will be limited to 9l/s for the entire site. 2. Swales and attenuation ponds will be adequately sized to cater for events up to and including the 1:100 year flood event with a 30% allowance for climate. 3. Finished floor levels will be set no lower than 59.88mAOD. 4. Level for level / volume for volume flood compensation to be provided for all land the development encroaches into 59.340mAOD level and below. The mitigation measures shall be fully implemented prior to occupation and subsequently in accordance with the timing / phasing arrangements embodied within the scheme, or within any other period as may subsequently be agreed, in writing, by the local planning authority.
7. No development to commence until an on-site sustainable drainage system, to include appropriate runoff calculations and proposals for the future management and maintenance of the proposed drainage system has been submitted and approved. The approved drainage scheme shall be implemented prior to the occupation of any dwelling to which the scheme relates.
8. No development shall commence until details of off-site foul drainage improvements and on-site foul drainage details have been submitted to and approved. The approved drainage scheme shall be implemented prior to the occupation of any dwelling to which the scheme relates.
9. Submission of contaminated land risk assessment.
10. Archaeological written scheme of investigation to be agreed.
11. Programme of archaeological evaluation and mitigation to be agreed.
12. Submission of access details.
13. Parking and turning in accordance with approved plans.

14. Construction traffic management plan to include proposals to retain access to the existing bakery and adjacent industrial units from the existing access road during construction.
15. Submission of details for construction of a connecting footway to the Field Gardens bus stop on the eastern side of Abingdon Road.
16. Submission of cycle parking and bin storage details.
17. Submission of travel plan.
18. Mitigation measures identified in noise report to be implemented in full prior to occupation.

Bakery element

1. Submission of material samples including panel on site.
2. Submission and implementation of landscaping scheme.
3. Submission of boundary details.
4. Development to be carried out in accordance with all tree protection measures set out in the arboricultural report (ACD Arboriculture ref MILL19328aia_amsA and dated 31 October 2014).
5. Drainage details to be submitted and approved.
6. Access details to be submitted.
7. Parking and turning details to be submitted.
8. Prior to the occupation or use of the development, the flue shall be fitted an odour control system in accordance with a detailed scheme which shall first have been submitted to and approved in writing by the Local Planning Authority. The approved scheme shall include details of maintenance, a programme of maintenance and the acoustic treatment of the flue. Thereafter, the filters shall be maintained in accordance with the approved scheme.
9. Construction traffic management plan.
10. Travel plan statement.
11. Hours of delivery to be agreed.

PI.25 P14/V2877/FUL - LAND AT COWANS CAMP DEPOT, HIGH STREET, WATCHFIELD

Item P14/V2877/FUL was deferred to allow for further consultation following some amendments to the application.

PI.26 P14/V1952/FUL - LAND AT BARNETT ROAD, STEVENTON

The officer presented the report and addendum on application P14/V1952/FUL for a change of use from agricultural to residential and the erection of 65 dwellings including access, landscape and associated works on land at Barnett Road, Steventon.

Officer update: S106 figures in para 6.63 of the committee report amended as follows:

- Monitoring fee - £6,415
- Village sports hall - £78,450
- Village football pitches - £8,054
- Village cricket pitches – £8,786
- Village club house/pavilion - £3,231
- Public open space maintenance - £97,645

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.

Robert Green, a representative of Steventon Parish Council, spoke objecting to the application, raising concerns about:

- The cumulative impact of the proposed development and other developments on the village;
- The contributions will not help the village;
- Drainage issues – foul water and surges;
- Quality of Oxfordshire County Council's traffic assessment being done in school holidays and not taking development of 52 new homes into account; and
- School capacity.

Nancy Ford, a local resident, spoke objecting to the application. Her concerns included the following:

- Capacity for foul water drainage;
- Flood risk in extreme conditions;
- Ditch maintenance; and
- Not a safe exit for 115 homes.

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

- Have made amendments following consultation with officers;
- The site is out of the flood plain; and
- Financial benefits and contributions, including the New Homes Bonus.

Matthew Barber, the local ward councillor, provided a statement objecting to the application. His concerns included the following:

- The cumulative impact on infrastructure; and
- Unclear full impact of applications already granted permission on traffic, education provision and foul water capacity.

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

- No statutory objections; and
- Still in consultation with developers for pedestrian access.

RESOLVED: (9 votes for; none against; and 2 abstentions)

To authorise the head of planning in consultation with the Chairman and Vice-Chairman of the committee to grant planning permission on application P14/V1952/FUL, subject to:

1. A S106 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
2. Conditions as follows:
 1. TL1 – time limit – one year.
 2. Approved plans listed.
 3. Submission of material samples including panel on site.
 4. Submission of building details – windows etc.
 5. Submission of slab levels.
 6. Submission of boundary treatments.

7. Removal of permitted development rights – garage conversions.
8. Full details of bin and bike storage.
9. Landscaping scheme required to be submitted and approved.
10. Implementation of landscaping scheme.
11. Tree protection to be submitted and agreed.
12. Sustainable drainage scheme (SUDS) to be agreed and provided.
13. Foul water drainage strategy including upgrade works to be agreed and implemented pre commencement.
14. Full details of management and maintenance of SUDS drainage features including pond areas and ditch.
15. Development in accordance with flood risk assessment.
16. Archaeological written scheme of investigation to be agreed.
17. Programme of archaeological evaluation and mitigation to be agreed.
18. Construction traffic management plan to be agreed.
19. Residential travel plan to be submitted and agreed.
20. Parking and turning details to be submitted.
21. New estate roads to Oxfordshire County Council's specification.
22. Footpath widening works on Hanney Road to be implemented prior to first occupation in accordance with details to be submitted.
23. No drainage to highway.

PI.27 P15/V0471/FUL - CHAILEY HOUSE, BESSELS WAY, BLEWBURY

The officer presented the report on application P15/V0471/FUL to erect 30 dwellings, extending the existing access and providing open space including 'Leap' at Chailey House, 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: (10 votes for; 1 against; and no abstentions)

To authorise the head of planning, in consultation with the Chairman and Vice-Chairman of the committee to grant planning permission for application P15/V0471/FUL, subject to:

1. Completion of S106 agreements to secure contributions towards local infrastructure and to secure affordable housing, and;
2. Conditions as follows:
 1. Time Limit – one year.
 2. Approved plans.
 3. Materials in accordance with approved details.
 4. Landscape scheme in accordance with approved plans.
 5. Tree protection details in accordance with previously approved details.
 6. Retention of existing hedgerow.
 7. Maintenance of play area in accordance with previously approved details.
 8. Boundary details in accordance with approved plans.
 9. Detailed sustainable surface water drainage scheme, including the management and maintenance plan of the scheme for the lifetime of the development, in accordance with the submitted flood risk assessment 3871-FR001 dated February 2015 prepared by Structa LLP to be submitted.

10. Detailed foul water drainage strategy to be submitted and approved (in consultation with the water authority) and developed in accordance with the foul water impact study prepared by Thames Water ref: X4503-512 SMG 1276 dated July 2013.
11. The approved foul and surface water drainage scheme shall be implemented prior to the occupation of any dwelling to which the scheme relates.
12. Access in accordance with approved plans.
13. Parking in accordance with approved plans.
14. Garage accommodation to be retained.
15. Construction traffic management in accordance with previously approved details.

PI.28 P14/V2822/O - LAND AT BOW FARM, BOW ROAD, STANFORD-IN-THE-VALE

The officer presented the report and addendum on application P14/V2822/O for an outline application for the erection of 19 new dwellings on land at Bow Farm, Bow Road, 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.

Mark Isaacs, a representative of Stanford in the Vale Parish Council, spoke objecting to the application, raising concerns about:

- It is not a site allocation; and
- The application should not benefit from confusion about the term previously developed land that was applied to the adjacent housing scheme on the farmyard.

Hadyn Wood, a representative of Stanford in the Vale Neighbourhood Plan Steering Committee, spoke objecting to the application. His concerns included the following:

- The application does not relate well to the village, which currently has the morphology of a square;
- Not on previously developed land;
- Inappropriate extension of the village;
- Puts pressure on adjoining agricultural land;
- Puts pressure on services, facilities and infrastructure;
- Should defer as design and access statement not available;
- If approved, ensure right of way is secured.

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

- Clarification of the issue of previously developed land;
- The design and access statement is expected, but would not change the committee's assessment;
- No further development can be served from the proposed site access; and
- The permission should include a modified surface water drainage condition.

RESOLVED: (8 votes for; 3 against; and no abstentions)

To authorise the head of planning, in consultation with the Chairman and Vice-Chairman of the committee, to grant outline planning permission for application P14/V2822/O subject to:

1. A S106 agreement being entered into with both the county council and district council in order to secure contributions towards local infrastructure, to secure affordable housing and the land for the public footpath; and
2. Conditions as follows:
 1. Time limit – 18 months.
 2. Submission of reserved matters within 12 months.
 3. Approved plans.
 4. Submission of material samples.
 5. Detailed sustainable surface water drainage scheme, including the management and maintenance plan of the scheme for the lifetime of the development, to be submitted prior to commencement of development and to be implemented prior to the first occupation of the development.
 6. Detailed foul water drainage strategy to be submitted and approved (in consultation with Thames Water) prior to commencement of development and to be implemented prior to the first occupation of the development.
 7. Construction traffic management plan to be agreed.
 8. New access details.
 9. New estate roads to Oxfordshire County Council's specification.
 10. No drainage to highway.
 11. Great crested newt measures.

PI.29 P14/V0421/FUL - 13 CUMNOR HILL, OXFORD

The officer presented the report and addendum on application P14/V0421/FUL to demolish the existing dwelling and annex; erect two buildings containing nine flats; improve the existing access; and provide nine parking spaces at 13 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.

Andrew Pritchard, a representative of North Hinksey Parish Council, spoke objecting to the application, raising concerns about:

- The proposal being out of keeping and an overdevelopment of the site;
- Privacy being an issue with the proposed balconies;
- Unsuitable for families with small children, will attract couples and therefore minimum two cars per flat – 9 spaces are inadequate;
- Refuse bins will block narrow pavement; and
- Inadequate hydrology assessment.

Melanie Smith, a local resident, spoke objecting to the application. Her concerns included the following:

- Immense harm to character of Cumnor Hill;
- Density;
- Blocks are too high;
- 'Outbuildings' should be single storey;
- The design statement is not available to the public;
- Over reliance on screening for privacy

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

- The proposal is no higher than a conventional two storey house;
- The scale and density have been approved by the architect's panel; and
- It is a sustainable location in terms of parking with no highway objections.

Councillor Debby Hallett, one of the local ward councillors, provided a statement objecting to the application. Her concerns included the following:

- The proposed density is too high for the surrounding area;
- Proximity to the bungalow at 2 Hurst Rise Road;
- No strong justification for three storeys; and
- No front gardens.

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

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

To grant planning permission for application P14/V0421/FUL, subject to the following conditions:

1. Time Limit.
2. Approved plans.
3. Submission of material samples.
4. Slab levels to be submitted and approved.
5. Landscaping scheme to be implemented as per landscape scheme.
6. Tree protection to be submitted and agreed.
7. Surface water drainage scheme as submitted.
8. Foul water drainage strategy as submitted.
9. Access to be provided as shown on plans.
10. Parking laid out as shown on plans.
11. No drainage to highway.
12. Cycle parking as shown on plans.
13. Refuse storage as shown on plans.

PI.30 P15/V0125/EZ - LAND AT LIBRARY AVENUE, HARWELL CAMPUS, DIDCOT

Councillor Mike Badcock declared an interest in this application and left the meeting during its consideration.

The officer presented the report on application P15/V0125/EZ to erect a high-tech terrace building for employment use (Class B1 use) on land at Library Avenue, Harwell Campus.

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; and no abstentions)

To grant planning permission for application P15/V0125/EZ, subject to the following conditions:

1. Time limit - Full Application.
2. Approved plans.
3. Materials in accordance with application.
4. Access, parking and turning in accordance with approved plan.
5. Landscaping scheme to be submitted and approved.
6. Prior to the commencement of the development, a fully designed scheme utilising a sustainable drainage system for the surface water drainage of the development shall be submitted and, once approved, the scheme shall be implemented prior to the first occupational of the building to which the scheme relates.
7. In conjunction with the Harwell Campus site management function, the applicant shall facilitate the provision of an equivalent area for bus parking on the same basis as the current arrangement, on the wider Harwell campus site, for a minimum of two years from the date of granting planning approval.
8. No building shall be occupied until a walking route from the roundabout at the south-eastern edge of the site to the bus station and associated parking area has been designed, submitted for approval and constructed.
The walking route shall either be provided to the south of the red line, or alongside the proposed access road (with minor adjustment) and the parking spaces to the south of the red line.
9. Unless otherwise agreed in writing, the applicant shall commit to achieving a significantly higher bus use target for the new employees than the target quoted in the Harwell Campus framework travel plan, to be supported by additional actions, such as disseminating real-time information to electronic devices within the new building, and the prominent display of paper timetables and ticketing information, details of which shall be submitted to and approved in writing by the local planning authority and shall be installed prior to first occupation.

PI.31 P15/V0762/FUL - MEADOW VIEW, SHRIVENHAM ROAD, LONGCOT

The officer presented the report on application P15/V0762/FUL for a residential development and associated works for three two-storey dwellings at Meadow View, Shrivenham Road, Longcot.

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: (11 votes for; none against; and no abstentions)

To grant planning permission for application P15/V0762/FUL, subject to the following conditions:

1. Commencement three years.
2. Approved plans.
3. Samples of all external materials to be agreed.
4. Slab and ridge heights to be agreed.
5. Landscaping scheme to be agreed.
6. Implementation of landscaping scheme to be agreed.
7. Boundary details to be agreed.
8. Access, parking and turning as approved.
9. Details of vehicle swept paths for servicing vehicles to be submitted for approval.
10. Garage accommodation to be retained.

11. No drainage to highway.
12. Drainage details (surface and foul) to be agreed.
13. Reptile survey to be agreed.
14. Tree protection to be agreed.
15. Archaeological watching brief.
16. Implementation of programme or archaeological work.
17. Construction traffic management.

PI.32 P15/V0174/FUL - 11 LANSDOWNE ROAD, DRY SANDFORD, ABINGDON

The officer presented the report on application P15/V0174/FUL to change the use of the existing office/storage building to a one-bed annex at 11 Lansdowne Road, Dry Sandford, 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.

Jane Rawlinson, a local resident, spoke objecting to the application.

The committee considered the application, with advice from officers where appropriate. They agreed to add a condition for materials to be submitted prior to occupation.

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

To authorise the head of planning in consultation, in consultation with the Chair and Vice-Chair of the committee to approve planning permission for application P15/V0174/FUL, subject to:

1. The completion of a section 106 obligation tying the new annex to the main dwelling and preventing its separate occupation, renting or sale; and
2. Conditions as follows:
 1. Commencement three years - full planning permission.
 2. Approved plans.
 3. The annex hereby permitted shall be occupied by those persons specified in the application and by no other persons at any time.
Reason: In acknowledgment of the special circumstances of the applicant and to ensure that the building is not used as a separate dwelling, which would be unacceptable due to inadequate levels of amenity and parking that are likely to exist (policies DC1, DC5 and DC9 of the adopted local plan).
 4. Materials to be submitted prior to occupation.

PI.33 P15/V0721/FUL - COTSWOLD HOUSE, COTSWOLD ROAD, CUMNOR HILL, OXFORD

The officer presented the report on application P15/V0721/FUL to vary condition 2 on planning permission P13/V2543/RM at Cotswold House, Cotswold Road, 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.

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

RESOLVED: (11 votes for; none against; and no abstentions)

To grant planning permission for application P15/V0721/FUL, subject to the following conditions:

1. Time limit - reserved matters.
2. Approved plans.
3. Materials in accordance with details already approved.
4. Landscaping scheme in accordance with details already approved
5. Tree protection in accordance with details already approved.
6. Boundary details in accordance with details already approved.

The meeting closed at 10.10 pm