

Minutes

of a meeting of the

Planning Committee

held on Wednesday, 19 October

2016 at 6.30 pm

in the The Ridgeway, The Beacon,
Portway, Wantage, OX12 9BY



Open to the public, including the press

Present:

Members: Councillors Sandy Lovatt (Chairman), Janet Shelley (Vice-Chairman), Eric Batts, Stuart Davenport, Jenny Hannaby, Anthony Hayward, Bob Johnston, Monica Lovatt, Ben Mabbett, Catherine Webber and Chris McCarthy

Officers: Emily Hamerton, Martin Deans, Nicola Meurer, Peter Brampton and Hanna Zembrzycka-Kisiel

Number of members of the public: 30

PI.122 Chairman's announcements

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

PI.123 Notification of substitutes and apologies for absence

None.

PI.124 Declarations of pecuniary interests and other declarations

Councillors Sandy Lovatt, Monica Lovatt and Eric Batts declared that in relation to application P16/V1283/FUL – they are acquainted with Jenny Standen, a representative of Radley parish council.

Councillor Eric Batts also declared that in relation to application P16/V1457/FUL, he has worked with the agent, Julian Philcox on the West Way, Botley application.

Councillor Anthony Hayward declared that in relation to application P16/V2033/FUL – Metisse House, Carswell Golf Course, Carswell – he is the applicant's agent and would therefore be leaving the room for this item.

PI.125 Urgent business

Item 10 on the agenda, P16/V1721/O – Grove Business Park, Downsview Road, Wantage, had been deferred from consideration at planning committee for legal reasons.

PI.126 Statements and petitions from the public on planning applications

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

PI.127 Statements, petitions and questions from the public on other matters

None.

PI.128 P16/V1457/FUL - 51 High Street, Sutton Courtenay, Abingdon

The officer presented the report and addendum on application P16/V1457/FUL for the change of use of the existing public house and associated works to create one 4-bedroom dwelling together with the construction of one 2-bedroom dwelling to the rear; including access, car parking, landscaping and bin and cycle storage at 51 High Street, Sutton Courtenay.

Consultations, representations, policy and guidance and the site's planning history were detailed in the officer's report and addendum, which formed part of the agenda pack for this meeting.

The development manager updated the committee on what an Asset of Community Value (ACV) is. She advised an application to register The Plough as an ACV had been made but had not yet been decided by the council. She advised members that legal advice had been sought on this matter and there was no reason to defer this application on the basis of an ACV application being made to the council.

David Hignell, a representative of Sutton Courtenay parish council, spoke objecting to the application. His concerns included the following:

- The village is expanding rapidly and therefore needs this community facility;
- Request that the application is deferred until the application to register the Plough as an asset of community value had been considered;
- The impact on the character of the area and the conservation area; and
- There is a need for a pub in the southern half of the village, where all the new developments will be built as the three other pubs are in the north of the village.

Rebecca Tyler, a representative of 'Friends of the Plough Group', spoke objecting to the application. Her concerns included the following:

- Request that the application is deferred until the asset of community value decision had been made;
- Questions the viability tests as the pub would close at 6:00pm on Fridays and Saturdays;

- The nearest pub from the South of the village is 1.1 miles away and the bus route doesn't stop at near the other three pubs within the village;
- Questions the marketing strategy as the pub was only listed in trade places;
- The new housing allocated to the village will require new amenities; and
- The other three pubs are more restaurants than drinking pubs, which leaves a gap in the market.

Julian Philcox, the owner's agent, spoke in support of the application. His speech included the following:

- The pub is commercially unviable according to Savills and the council's independent report, incorporating data gathered from several years;
- Savills marketed the pub on findmypub.com in the financial year ending 2016;
- There are no technical objections to the application; and
- The pub was bought by a developer after it had already closed.

The committee did not feel that they had enough information to judge the viability of the pub, due to there being conflicting views from the objectors. The committee expressed concern that the loss of the pub could cause severe harm to the social fabric and sustainability of the village.

A motion, moved and seconded to refuse the application, was declared lost on being put to the vote.

A motion, moved and seconded to defer the application to allow for the committee to inspect the viability reports, was declared carried on being put to the vote.

RESOLVED: to defer consideration of application P16/V1457/FUL to allow the committee to consider the viability reports for the pub before determining the application.

PI.129 P16/V1791/RM - Fernham Fields, east of Coxwell Road, Faringdon

The officer presented the report and addendum on application P16/V1791/RM for reserved matters to erect 111 dwellings, open space, landscaping and associated works at Fernham Fields, east of Coxwell Road, Faringdon.

Consultations, representations, policy and guidance and the site's planning history were detailed in the officer's report and addendum, which formed part of the agenda pack for this meeting.

Dr Lauren Gale, a representative of Great Coxwell parish council, spoke objecting to the application. Her concerns included the following:

- Appreciate the applicant's agreement to address the concerns of the parish council to amend the three storey element of the design to two and a half storeys;
- Concern that the urban style housing will now be on the rural edge of the development;
- Multi-occupancy apartment blocks are out of line with the Great Coxwell neighbourhood plan; and
- Concern that the remaining part of the development will be appropriate for the rural edge.

Daniel Weaver, the applicant's agent, spoke in support of the application:

- Following productive discussions with Great Coxwell parish council and Faringdon town council, they have reduced the three storey elements of the design to two and a half storeys;
- The remaining part of the development conforms with the approved parameter plan;
- The housing mix meets the SHMA figures;
- There are no technical objections;
- The first phase will deliver 111 units and the second will be 89 units – phased to allow quick delivery; and
- The affordable element was already fixed at outline.

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

A motion, moved and seconded to approve the application, was declared carried on being put to the vote.

RESOLVED: to grant reserved matters approval for application P16/V1791/RM, subject to the following conditions:

1. Commencement two years.
2. Approved plans.
3. Slab levels to be agreed.
4. Sample materials to be agreed.
5. Bin and bike stores for apartments to be agreed.
6. Updated ecological surveys to be agreed.
7. Tree pits to be agreed.
8. Garage accommodation to be retained.
9. Boundary treatments as approved.
10. LEAP to be provided as approved.
11. New estate roads, footways and cycle ways to Highways Authority specification and offered for adoption.

Informative – Above conditions and conditions attached to P13/V0139/O combine to represent the planning permission for this development.

PI.130 P16/V1283/FUL - J Curtis and Sons Ltd, Thrupp Lane, Radley, Abingdon

Councillor Bob Johnston, one of the local ward councillors, stepped down from the committee and took no part in the debate or voting for this item.

The officer presented the report on application P16/V1283/FUL for the temporary use of buildings and site for five years as an office, workshop and yard for the contractor (sui generis use) at J Curtis and Sons Ltd, Thrupp Lane, Radley, Abingdon.

Consultations, representations, policy and guidance and the site's planning history were detailed in the officer's report and addendum, which formed part of the agenda pack for this meeting.

Jenny Standen, a representative of Radley parish council, spoke objecting to the application. Her concerns included the following:

- The safety of the proposed access, Thrupp Lane, which already accommodates lorries;
- Thrupp Lane is part of the national cycle network, which heightens accident risk;
- The neighbourhood plan identifies the need for an alternative access road from the industrial site to free up Thrupp Lane, which has strong local support as identified in a recent survey; and
- Concern for the repeated temporary permissions on the site.

Roger Thomas, a representative of Friends of Radley Lakes, spoke objecting to the application. His concerns included the following:

- The applicant has not responded to local concerns;
- Questions the creation of jobs argument as the site is just moving from one location to another;
- Road safety concerns with the size of vehicles using Thrupp Lane; and
- There hasn't been any gravel extraction since the 1990s.

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

- His applicant cannot enforce nor provide the provision of a new access road;
- There will be 8 HGV movements a day generated from the business with 20 staff members' car movements; and
- Highways have not objected to the application.

Bob Johnston, one of the local ward councillors, spoke in objection to the application. His concerns included the following:

- The neighbourhood plan is not at an early stage – the draft document is due to go out for consultation;
- Thrupp Lane was a “failed” road, despite it being heavily used; and
- The cumulative impact of eight heavy goods vehicles.

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

- The county council are undertaking a review of minerals extraction- a 15 year permission was refused last year, which was considered too long in this context;
- Highways do not object to the application; and
- A neighbourhood plan needs to be examined before it can carry significant weight.

A motion, moved and seconded to approve the application, was declared carried on being put to the vote.

RESOLVED: to grant planning permission for application, subject to the following conditions:

1. Temporary use of buildings and land – five years.
2. Personal permission to applicant.
3. Travel plan statement to be submitted.

PI.131 P16/V1721/O - Grove Business Park, Downsview Road, Wantage

Application P16/V1721/O was deferred from consideration at planning committee due to legal reasons.

PI.132 P16/V2033/FUL - Metisse House, Carswell Golf Course, Carswell, Faringdon

Anthony Hayward stepped down from the committee and took no part in the debate or voting for this item.

The officer presented the report and addendum on application P16/V2033/FUL to a change of use from motorcycle manufacturing to residential use; demolishing the existing sheds and erecting a new eight bay car garage and porch and converting the existing garage to a gym at Metisse House, Carswell Golf Course, Carswell, Faringdon.

Consultations, representations, policy and guidance and the site's planning history were detailed in the officer's report and addendum, which formed part of the agenda pack for this meeting.

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

A motion, moved and seconded to approve the application, was declared carried on being put to the vote.

RESOLVED: to grant planning permission for application, subject to the following conditions:

1. Commencement three years.
2. Approved plans.
3. Materials in accordance with the application.

The meeting closed at 8.50 pm