

Minutes

of a meeting of the

Planning Committee

held on Wednesday, 1 February 2017 at
6.30 pm

in 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, Chris McCarthy and Catherine Webber.

Officers: Holly Bates, Adrian Butler, Matthew Gaskin, Sarah Green, Emily Hamerton, Nicola Meurer and Penny Silverwood.

Number of members of the public: 9

PI.169 Chairman's announcements

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

PI.170 Notification of substitutes and apologies for absence

None.

PI.171 Declarations of pecuniary interests and other declarations

None.

PI.172 Minutes

The minutes of the meetings held on 30 November and 12 December 2016 were agreed by the committee and signed by the chairman as being an accurate record.

PI.173 Urgent business

None.

PI.174 Statements and petitions from the public on planning applications

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

PI.175 Statements, petitions and questions from the public on other matters

None.

PI.176 P16/V2704/FUL - Land off Field Close, Kingston Bagpuize with Southmoor

The officer presented the report and addendum on application P16/V2704/FUL to erect eleven residential dwellings with provision of access, road drainage and landscaping on the land off Field Close, Kingston Bagpuize with Southmoor.

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.

Ross Freeman, from David Wilson Homes, spoke in support of the application. His speech included the following:

- The applicant has worked closely with planning officers to ensure the development is in keeping with the design of the rest of the Field Close site;
- 40% affordable housing is being allocated with a good mix of one, two, three and four bedroom houses; and
- The reason for three applications being made is due to their being three different landowners.

Questions of clarification were put to the speaker, who confirmed that:

- Acoustic fencing will be in place before the first dwelling is occupied; and
- Any remediation would be addressed by the housing company.

Councillor Eric Batts, the ward councillor, spoke in support of the application. His points included the following:

- He expressed his disappointment that the parish council, who had objected to this application, were not present at this meeting;
- The development positively adds to the existing site in terms of design and layout; and
- The provision of electric charging points on the site, which was a condition proposed by the Health and Housing Team, should be included and would represent a landmark in terms of environmental protection.

It was agreed by the committee that a condition would be included to retain and protect the hedges around the boundaries of the site.

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 P16/V2704/FUL subject to the following:

- A section 106 legal agreement being entered into with the district council to secure financial contributions towards local infrastructure, to secure four affordable dwellings and open spaces to be managed and maintained by a management company; and
- Conditions as follows:
 1. Three years – implementation.
 2. Approved plans.
 3. Landscaping implementation.
 4. Tree and hedge protection.
 5. Acoustic mitigation as submitted.
 6. Sustainable drainage scheme to be approved and implemented.
 7. Hedgehog mitigation.
 8. Boundary treatments as plan.
 9. Road surfacing.
 10. Construction management plan.
 11. Slab levels.
 12. Obscure glass first floor window south elevation unit 77.

PI.177 P16/V1493/FUL - 2 Arnolds Way, Cumnor Hill, Oxford

The officer presented the report and addendum on application P16/V1493/FUL to demolish the existing property and erect eight flats at 2 Arnolds Way, Cumnor Hill.

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.

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

- There has been insufficient information provided on traffic movements;
- The application drawings lack a vision splay and the parking spaces are inaccurate; and
- He referred the committee to the objections made on 1 August and 20 September 2016.

Mike Dean, a local resident, spoke in objection to the application. His concerns included the following:

- Cumnor Hill is a lower density area compared to Botley, and as such, this application constitutes over-development;
- The Strategic Housing Market assessment has indicated a need for three bedroom properties, not one and two bedroom properties;
- The monolithic design of the proposal is not suitable for Cumnor Hill;
- The junction upon which the site is situated has a history of traffic accidents, is busy, lacks any pedestrian crossings or traffic lights and would be adversely affected by an increase in works traffic travelling through Cumnor Hill; and
- The three-storey houses in the plan contravene the Vale of White Horse Design Guide 2015.

Michael O'Shea, the applicant, spoke in support of the application:

- The applicant has been involved in pre-application discussions with planning officers and have taken on board planning policies;
- The flats are much needed for the area, are made of good quality materials and are of acceptable scale and design;
- The proposed building will have a slightly larger footprint, but will be no closer to 4 Arnolds Way;
- The dwelling will not be unduly prominent to the street scene as the scale and design of the neighbouring properties is highly varied;
- There have been no highways or drainage objections and the development accords with national and local plan policies.

Judy Roberts, one of the ward councillors, spoke in objection to the application.

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 planning permission for application P16/V1493/FUL subject to the following conditions:

1. Commencement three years - full planning permission.
2. Approved plans.
3. Materials (samples) to be submitted.
4. Tree protection to be submitted.
5. Landscaping scheme, including boundary treatments (submission).
6. Landscaping scheme, including boundary treatments (implement).
7. Drainage details (surface) to be submitted.
8. Drainage details (foul) to be submitted.
9. Access, parking and turning in accordance with the plan.
10. Parking spaces to remain unallocated.
11. Slab levels in accordance with the plan.
12. Bicycle parking in accordance with the plan.
13. Refuse storage in accordance with the plan.

And the entering into a legal agreement to secure £5000 towards a change to Traffic Regulation Order to install double yellow lines around the junction of Arnolds Way with Cumnor Hill.

PI.178 P16/V1092/HH - 9 Turnpike Road, Cumnor Hill, Oxford

The officer presented the report on application P16/V1092/HH to demolish the existing garage and erect a two-storey side extension at 9 Turnpike Road, Cumnor Hill.

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.

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

- The three previous parish council objections still stand; and
- The plans submitted do not represent what has already been developed.

Gordon Joyner, a local resident, spoke in objection to the application. His concerns included the following:

- Despite there having been four separate consultations, the plans are still not accurate.
- The extension is out of keeping with the surrounding properties;
- A request to include a landscaping condition to better reflect the local area; and
- There was concern from residents that the extension would be turned into a house of multiple occupation (HMO).

Dudley Hoddinott, one of the ward councillors, spoke in objection to the application. His concerns included the following:

- The overall intention of the extension is to create a separate dwelling; and
- The drawings bear little resemblance to the development.

Gareth Bertram, the applicant, spoke in support of his application:

- The development, which is only 70% complete, accords with local policies; and
- He was unaware that planning permission was required to convert the garage.

In response to questions from the committee the applicant confirmed that future use for the property had not yet been decided.

In response to matters raised, officers confirmed that the committee must consider the acceptability of the plans as submitted and therefore the considerations of this application are whether the two storey extension is acceptable. The creation of any additional dwelling on this site would require further planning permission and is subject to an enforcement investigation.

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

The committee agreed that two extra conditions should be added to this application:

- To restrict permitted development rights (No creation of an HMO - house in multiple occupation); and
- Landscaping to fit in with the local area.

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 P16/V1092/HH subject to the following conditions:

1. Approved plans.
2. Matching materials.
3. Windowsill height (extension) restricted to 1.7m.
4. Obscured glazing (opening).
5. No drainage to highway.
6. To restrict permitted development rights (No creation of an HMO - house in multiple occupation).
7. Landscaping details to be submitted.

PI.179 P16/V2798/HH - 124 Cumnor Hill, Oxford

The officer presented the report and addendum on application P16/V2798/HH to erect a triple bay garage at 124 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.

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

- The proposed garage is too large as a standalone structure;
- It is in front of the established building line;
- The roof lights will reflect sunlight into the neighbour's property; and
- The proposed structure is detrimental to the character of the area.

Mike Authers, the applicant, spoke in support of the application:

- He sought pre-application advice, resulting in the garage being less than four metres high; and
- There is a high hedge line at the front.

The speaker received questions of clarification from the committee on size and whether loft space would be used as storage, which it will not be.

Judy Roberts, one of the ward councillors, spoke against the application.

The committee discussed 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 planning permission for application P16/V2798/HH subject to the following conditions:

1. Commencement three years - full planning permission.
2. Approved plans.
3. Retain existing hedgerow/trees on boundary.
4. Materials in accordance with application.
5. Hedgerow protection method statement to be submitted.

Informative: Maintain visibility splays for the access.

The meeting closed at 8.40 pm

Chairman

Date