

Date: 17 August 2005

TO: All Members of the Development
Control Committee
FOR ATTENDANCE

TO: All Other Members of the Council
FOR INFORMATION

Dear Sir/Madam

Your attendance is requested at a meeting of the **DEVELOPMENT CONTROL COMMITTEE** to be held in the **KENNINGTON VILLAGE CENTRE, KENNINGTON** on **TUESDAY, 30TH AUGUST, 2005** at **6.30 PM**.

Yours faithfully

Terry Stock
Chief Executive

Members are reminded of the provisions contained in Part 2 of the Local Code of Conduct, and Standing Order 34 regarding the declaration of Personal and Prejudicial Interests.

A G E N D A

Open to the Public including the Press

A large print version of this agenda and any background papers referred to may be inspected by prior arrangement with Carole Nicholl, Democratic Services Officer, on telephone number (01235) 547631.

Map and Vision

(Page 6)

A map showing the location of the venue for this meeting, together with a copy the Council Vision are attached.

1. Notification of Substitutes and Apologies for Absence

To record the attendance of Substitute Members, if any, who have been authorised to attend in accordance with the provisions of Standing Order 17(1), with notification having been given to the proper Officer before the start of the meeting and to receive apologies for absence.

2. Minutes

(Pages 7 - 12)

To adopt and sign as a correct record the Minutes of the Meeting of the Development Control Committee held on 1 August 2005.

3. Declarations of Interest

To receive any declarations of Personal or Personal and Prejudicial Interests in respect of items on the agenda for this meeting.

In accordance with Part 2 of the Local Code of Conduct and the provisions of Standing Order 34, any Member with a personal interest must disclose the existence and nature of that interest to the meeting prior to the matter being debated. Where that personal interest is also a prejudicial interest, then the Member must withdraw from the room in which the meeting is being held and not seek improperly to influence any decision about the matter unless he/she has obtained a dispensation from the Standards Committee.

4. Urgent Business and Chair's Announcements

To receive notification of any matters, which the Chair determines, should be considered as urgent business and the special circumstances, which have made the matters urgent, and to receive any announcements from the Chair.

5. Statements and Petitions from the Public Under Standing Order 32

Any statements and/or petitions from the public under Standing Order 32 will be made or presented at the meeting.

6. Questions from the Public Under Standing Order 32

Any questions from members of the public under Standing Order 32 will be asked at the meeting.

7. Statements and Petitions from the Public under Standing Order 33

Any statements and/or petitions from members of the public under Standing Order 33, relating to planning applications, will be made or presented at the meeting.

8. Materials

To consider any materials submitted prior to the meeting of the Committee.

ANY MATERIALS SUBMITTED WILL BE ON DISPLAY PRIOR TO THE MEETING.

9. Appeals

Lodged

The following appeal has been lodged with the Planning Inspectorate for determination:-

- (i) Appeal by S & H Homes against the Council's failure to determine within the prescribed period the demolition of existing dwelling and the erection of five flats with associated car parking at 62 Yarnells Hill, North Hinksey (NHI/7093/1).

Allowed

The following appeals have been allowed by the Planning Inspectorate: -

- (i) Appeal by Mr P Stout against the Council's decision to refuse to permit a garage and a swimming pool enclosure and gymnasium at Squirrel Cottage, Hinton Road, Longworth (LWO/1325/8). The decision to refuse planning permission was made by the Strategic Director under powers delegated to him.

The Inspector had regard to an unsuccessful appeal for a dwelling on the land, noting that this was to the northern boundary and the proposal would have resulted in a separate dwelling. The Inspector considered that whilst the proposed building was large, including steep pitches with thatched and tiled roofs, he did not dispute that in terms of its size it would be similar to a dwelling. However the Inspector did not believe that it would be tantamount to a dwelling. The Inspector considered that it was unlikely that the building would be visible over the hedge along Hinton Road and the site clearly fell within the curtilage of Squirrel Cottage rather than the countryside setting of the settlement. The Inspector did not consider that the design and appearance of the proposed development would be incompatible with its surroundings. The Inspector therefore allowed the appeal, subject to conditions. No reference to costs was made with the appeal decision.

- (ii) Appeals by Fairwood Developments Limited against the Council's decision to refuse to permit the demolition of existing dwelling to make way for five new dwellings at 207 Cumnor Hill, Oxford (CUM/17023/3-X and CUM/17023/4-X). The decision to refuse permission was made by the Strategic Director under powers delegated to him.

The Inspector considered that the main issue in both appeal was the effect of the proposed development on the character and appearance of the area and the adjoining Green Belt.

The Inspector noted the Council's submissions in respect of the established character of this part of Cumnor Hill but did not accept that the existing development in the vicinity had any dominant defining characteristics. The Inspector believed that the area contained a mix of development types of varying designs. The Inspector was satisfied that the layout and type of developments proposed would be appropriate to the site and that the additional traffic could be accommodated. The Inspector concluded that the developments proposed would not result in any material adverse impact on the character and appearance of the area or the adjoining Green Belt and they would be in accordance with Structure Plan Policy G4, Local Plan Policies D1 and H4 and relevant national policy guidance in PPG2 and PPG3. The Inspector therefore allowed the appeals. No reference to costs was made with the appeal decisions.

Withdrawn

The following appeals have been withdrawn: -

Appeals by Pegasus Retirement Homes Plc against the Council's decision to refuse to permit the erection of a two storey block and 2/3 storey block of 44 apartments for the retired together with residents lounge, guest suite, estate managers office, access and parking provisions (Existing workshops to be demolished) at 61 Mill Street, Wantage (WAN/7226/1 and WAN/7226/2-CA).

Recommendation

that the agenda report be received.

10. Forthcoming Public Inquiries and Hearings

(Pages 13 - 15)

A list of forthcoming public inquiries and hearings is presented.

Recommendation

that the report be received.

PLANNING APPLICATIONS

Local Government (Access to Information) Act 1995 - The background papers for the applications on this agenda are available for inspection at the Council Offices at the Abbey House in Abingdon during normal office hours. They include the Oxfordshire Structure Plan, the Adopted Vale of White Horse Local Plan (November 1999) and the emerging Local Plan and all representations received as a result of consultation.

Any additional information received following the publication of this agenda will be reported at the meeting.

Please note that the order in which applications are considered may alter to take account of the Council's public speaking arrangements. Applications where members of the public have given notice that they wish to speak will be considered first.

Report **69/05** of the Assistant Director (Planning) refers.

11. NHI/979/3 – Demolition of existing house. Construction of 4 x 2-bedroom flats with access from Toynbee Close, 18 Chestnut Road, North Hinksey

(Pages 16 - 21)

12. CUM/1225/5 – Demolish existing garage/annex and construct two storey and single storey extensions to side and rear, 195 Cumnor Hill, Oxford

(Pages 22 - 32)

13. GFA/GCO/1929/13 – Change of use of garage into part of dwelling. (Retrospective) 7 Fernham Gate, Faringdon

(Pages 33 - 35)

14. NHI/5147/2 – Proposed first floor extension to side and rear. Subdivision to provide 2 x 1 bedroom and 2 x 2 bedroom flats with off street parking. 22 Laburnum Road, Botley

(Pages 36 - 39)

15. WAN/10617/1 – Demolition of ground floor cloakroom. Erection of single storey side extension. 0 Fyfield Close, Wantage

(Pages 40 - 42)

16. MIL/10797/16-X – Erection of 52 Dwellings. Milton Playing Field, Potash Lane, Milton Heights

(Pages 43 - 55)

17. **KBA/11672/2 – Erection of a two storey extension, Birch House, Witney Road, Kingston Bagpuize**

(Pages 56 - 60)

18. **CUM/18082/2 – Part retrospective application for alterations, extension and new vehicular access (amendment to approval CUM/18082/1) 10, Hids Copse Road, Cumnor Hill, Oxford**

(Pages 61 - 72)

19. **WAN/18430-X -Outline for the Erection of a two storey dwelling with vehicle access and parking at the rear. Land between Saddlings and Brookmead, Trinder Road, Wantage**

(Pages 73 - 78)

20. **WTT/18732/1 – Demolition of existing church and construction of a building containing 4 x 1 bedroom flats. St Pius X Church, Cumnor Road, Wootton**

(Pages 79 - 84)

21. **ABG/19180 – Mrs J Hinton-Smith, Proposed two storey side extension, 8 Sandford Close, Abingdon**

(Pages 85 - 88)

Exempt Information under Section 100A(4) of the Local Government Act 1972

None.