

Date: 27 October 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 **GUILDHALL, ABINGDON** on **MONDAY, 7TH NOVEMBER, 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 is available. In addition any background papers referred to may be inspected by prior arrangement. Contact 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 - 14)

To adopt and sign as a correct record the Minutes of the Meeting of the Development Control Committee held on 12 September 2005 attached.

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**

(Wards Affected: Appleton and Cumnor; Blewbury and Upton; Faringdon and The Coxwells; Hendreds; North Hinksey and Wytham; Wantage Charlton; Wantage Segsbury; )

(Pages 15 - 34)

Lodged

The following appeals have been lodged with the Planning Inspectorate for determination:-

- (i) Appeal by Mr F Cox against the Council's decision to refuse to permit the erection of a two storey extension at Lych Gate Cottage, South Street, Blewbury (BLE/19051);
- (ii) Appeal by J McDonnell against the Council's decision to refuse to permit the erection of an open porch to provide covered access at Cubs Puddle, Millway Lane, Appleton (APT/16711/4).
- (iii) Appeal by Mr A Nikkhah against the Council's decision to refuse to permit the erection of 52 dwellings on land at Milton Playing Field, Potash Lane, Milton Heights (MIL/1097/16-X).
- (iv) Appeal by Mr L Wells against an Enforcement Notice relating to without planning permission the change of use of the land from agriculture to use for the storage of non agricultural items, materials and equipment including the parking and storage of vehicles, land at Greensands East Hendred (EHE/1965/7-E).
- (v) Appeal by Mr L Wells against the service of an Enforcement Notice relating to without planning permission, operational development involving the laying of hardcore on the land and the construction of a concrete bridge across Mill Brook, land at East Paddocks, Drayton Mill, Mill Road, Drayton (DRA/445/27-E).

Dismissed

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

- (i) Appeal by Mr L Rainbach against a Listed Building Enforcement Notice in respect of 11-12 Market Place, Wantage (WAN/16246/15-E). The decision to take enforcement action was made by the Development Control Committee. Details are attached at **Appendix 1**.
- (ii) Appeals by Mr Sopp, Mr Porter, Mr Wheeler and Mr Firth against an Enforcement Notice (Appeal A) (GCO/1297/12-E) and against the Council's decision to refuse to permit a change of use from residential to mixed use of distribution base and overnight accommodation, extension to rear drive and construction of hard standing for vehicle wash (Appeal B) (GCO/1297/11), at Willowdene, Great Coxwell. The decision to take enforcement action and to refuse planning permission was made by the Development Control Committee. Details of both appeals are attached at **Appendix 2**
- (iii) Appeal by Mr S Sanders against the Council's decision to refuse to permit the moving of fencing up to the boundary line at 9 Bryan Way, Wantage (WAN/18828). The decision to refuse permission was made by the Strategic Director in consultation with the Chair and/or Vice-Chair of the Development Control Committee under powers delegated to him under the Scheme of Delegation. Details of the appeal are attached at **Appendix 3**.

Allowed/Dismissed

The following appeals have been part allowed and part dismissed: -

Appeal by Mr B R Caisbrook against an Enforcement Notice (Appeal A) (NHI/6287/13-E) and against the Council's decision to refuse to permit the erection of an agricultural building (Appeal B) (NHI/2355/2) on land at the rear of the Fold, Harcourt Hill, Oxford. The decision to take enforcement action and to refuse planning permission was made by the Development Control Committee. Details of the appeals are attached at **Appendix 4**.

Recommendation

that the report be received.

10. **Forthcoming Public Inquiries and Hearings**

(Pages 35 - 37)

A list of forthcoming public inquiries and hearings is presented.

Recommendation

that the report be received.

11. **Tree Preservation Order (Wantage) No 7 2005**

(Wards Affected: Wantage Charlton)

(Pages 38 - 40)

To receive and consider report 170/05 of the Landscape Officer (Arboricultural) attached.

**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 169/05 of the Assistant Director (Planning) refers.

12. **WAN/906/6 – Residential development of 27 no. 1 and 2 bedroom flats together with associated parking and landscaping. Bus Depot, Grove Street, Wantage.**

(Wards Affected: Wantage Charlton)

(Pages 41 - 55)

13. **DRA/2330/2 – Erection of a two bedroom bungalow Land Adjacent to Eastway Mobile Home Park, Drayton**

(Wards Affected: Drayton)

(Pages 56 - 63)

14. **BOU/5703/19 – Laying out of tarmacadam netball court and play area Pinewood School, Bourton**

(Wards Affected: Shrivenham)

(Pages 64 - 68)

15. **CHD/9684/3 –Erection of a two storey extension with internal alterations 10 West Street, Childrey**  
(Wards Affected: Greendown)  
(Pages 69 - 78)
16. **ASH/12053/7 – Erection of detached house and garage (Amended Plans), land between Rectory Farm Cottages, Idstone, Ashbury**  
(Wards Affected: Craven)  
(Pages 79 - 89)
17. **SUT/12063/21-X - Building for storage and distribution warehouse (class B) or employment (class 2) use, gatehouse and sprinkler tank, access, parking and structural planting, land west of Didcot Power Station, Didcot**  
(Wards Affected: Sutton Courtenay and Appleford)  
(Pages 90 - 98)
18. **WAN/13040/1 & WAN/13040/2-CA – Demolition of workshop, erection of three storey and single storey rear extensions and conversion of property to form three flats. 33 Wallingford Street, Wantage**  
(Wards Affected: Wantage Charlton)  
(Pages 99 - 105)

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

None.