

Minutes

of a meeting of the

Planning Committee

held on Wednesday, 12 April 2017 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), , Jenny Hannaby, Anthony Hayward, Bob Johnston, Monica Lovatt, Ben Mabbett, Chris McCarthy, Catherine Webber and Chris Palmer

Officers: Peter Brampton, Martin Deans, Sarah Green, Emily Hamerton, Lisa Kamali, Ron Schrieber and Kerry Street

Also present: Councillors Roger Cox and Debby Hallett

PI.202 Chairman's announcements

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

PI.203 Apologies for absence

Councillors Stuart Davenport and Janet Shelley tendered apologies. There were no substitutes.

PI.204 Declarations of interest

Councillor Catherine Webber declared that in relation to application P15/V1752/FUL – Land at Penstones Farm, Horsecroft, Stanford in the Vale, she was a friend of the registered speaker objecting to the application and would therefore be standing down from the meeting for this item.

Councillors Bob Johnston, Jenny Hannaby and Anthony Hayward declared that in relation to applications P17/V0085/FUL – Kings Lane, Longcot and P15/V2899/O – Milton Interchange Service Area, Milton, Abingdon, they were acquainted with the applicants' agents.

PI.205 Urgent business

There were no items of urgent business.

PI.206 Public participation

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

PI.207 P16/V2900/FUL - Land to east of Milton Hill, Abingdon

The officer presented the report and addendum on application P16/V2900/FUL for a development comprising 458 dwellings with associated public open space, infrastructure and improved sports facilities and reservation of land for future primary school expansion at land to the east of Milton Hill, 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.

The addendum report included a revised list conditions arising from an amalgamation of some of the previously proposed conditions.

Mark Smith of Milton Parish Council, spoke stating that, following positive negotiations with the applicant, the parish council was happy to withdraw its objections.

Harry Aubrey-Fletcher, the applicant, spoke in support of his application. His points included the following:

- The application provided for the expansion of St Blaise primary school;
- A pedestrian and cycle bridge over the A34 would reduce the need for journeys by car;
- New community and sports facilities for Milton would be provided; and
- The application provided 161 affordable dwellings.

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

- The expansion of the primary school would be phased, to minimise disruption; and
- It was anticipated that the development would be completed within eight years.

The committee discussed the application, with clarification from officers where appropriate. The committee welcomed the positive discussions that had taken place between the applicant, the parish council and community groups.

A motion, moved and seconded, to authorise the head of planning to grant planning permission with conditions was declared carried on being put to the vote.

RESOLVED: to authorise the head of planning to grant planning permission for application P16/V2900/FUL subject to:

1. A Section 106 legal agreement being entered into to secure financial contributions towards local infrastructure, transfer of land to the County Council for St Blaise primary school expansion, and to secure 35% affordable housing (161 dwellings); and

2. Conditions summarised as follows:

Compliance

1. Commence within three years.
2. Approved plans.

Details to be submitted prior to commencement

3. Phasing plan.
4. Materials to be agreed.
5. Landscaping to be agreed.
6. Landscaping implementation.
7. Tree protection.
8. Sustainable drainage scheme to be agreed and implemented.
9. Biodiversity enhancement.
10. Construction environmental management plan (including dust management plan).
11. Further acoustic assessment and mitigation to be implemented.
12. Slab levels to be agreed.
13. Archaeological written scheme of investigation.
14. Archaeology implementation of investigation.

Details to be submitted prior to occupation

15. New boundary fence to Milton United Football Club.
16. Open space provision.
17. Foul drainage scheme to be implemented.
18. Site access improvements in accordance with approved plans.
19. Road junction improvements to be implemented by 50th dwelling.
20. Road surfacing.
21. Parking spaces to be provided before occupation.
22. Pedestrian link between proposed football pitch and adjacent land accommodating Milton United.
23. Football pitch specification for construction to be agreed
24. Permitted development removal Classes A, B and E – plots 11 to 15 and 307 to 317.
25. Working hours to be Monday to Friday 0730 to 1800 and 0800 to 1300 Saturday. No works on Sundays or public holidays.

PI.208 P15/V1752/FUL - Land at Penstones Farm, Horsecroft, Stanford in the Vale

Councillor Catherine Webber stepped down from the meeting and took no part in the debate or voting for this item as she was a friend of the registered speaker objecting to this application.

The officer presented the report on application P15/V1752/FUL for the variation of condition 2 of planning permission P14/V0080/FUL (Removal of internal access gate and relocation of 2 parking bays). As amended per plans submitted 21 February 2017 to provide 35% affordable housing and to change fenestration details. Residential development on Land at Penstones Farm, Stanford in the Vale to provide 18 no. dwellings (9 no. dwellings for the over 55 age range, 6 no. affordable and 3 no. open market dwellings) with landscaping and associated infrastructure.

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.

Dave Pedder, on behalf of the I Love Horsecroft Group, spoke welcoming a number of additional conditions proposed for inclusion and suggesting a number of further conditions.

The committee discussed the application, with clarification from officers where appropriate.

A motion, moved and seconded, to authorise the head of planning to grant planning permission with conditions was declared carried on being put to the vote.

RESOLVED: to authorise the head of planning to grant planning permission for application P16/V1752/FUL subject to:

1. A varied Section 106 agreement being entered into by the applicant with the District Council and the County Council; and
2. Conditions summarised as follows as previously agreed by the Planning Inspectorate under planning permission ref. P14/V0080/FUL:

Compliance

1. Time limit.
2. Approved plans.

Details to be submitted prior to commencement

3. Materials to be submitted/agreed.
4. Details of refuse and recycling storage shall be submitted and approved.
5. Landscape management plan to be submitted/agreed.
6. Construction management plan to submitted/agreed.
7. Details of foul and surface water drainage to be submitted/approved.
8. A travel plan to be submitted and approved.
9. Archaeological written scheme of investigation to be submitted/agreed.
10. Following the approval of the written scheme of investigation, a staged programme of archaeological evaluation and mitigation shall be carried out in accordance with the approved written scheme of investigation.

Compliance

11. Landscape implementation.
12. Removal of Class A permitted development rights.
13. No garage conversion.
14. Development to be carried out in accordance with arboricultural method statement.
15. The development shall be implemented and maintained in accordance with the ecological appraisal.
16. Plot 2, omission of the window on the north-west elevation, obscure glazing.

PI.209 P17/V0085/FUL - Kings Lane, Longcot, Faringdon

The officer presented the report and addendum on application P17/V0085/FUL for the erection of two semi-detached three bedroom houses at Kings Lane, Longcot, Faringdon.

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.

Paul Butt, the applicant's agent, spoke in support of the application. His points included the following:

- The proposal was in accordance with the Local Plan;
- The development was in a sustainable location;
- There was a bus service along the A420; and
- The highway authority had not objected.

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

- The distance from Longcot to the A420 was approximately 800 metres; and
- There were no public footpaths linking Longcot to the bus service. However, sustainable development was defined by a number of factors rather than by the availability of public transport.

Councillors Simon Howell and Elaine Ware, the ward councillors, had provided a written statement objecting to the proposals which was included in the addendum report. Their main points included the following:

- The proposal would create a terrace effect and further extend the curtilage of the village. It could also be considered to be over development;
- There were concerns about the safety of the proposed access;
- In order to use a bus, pedestrians would have to walk along an unlit road that had no pavement; and
- Longcot had few amenities and adding two more dwellings to those already approved would have a detrimental effect on the locality.

The committee discussed the application, with clarification from officers where appropriate. Officers advised that the Local Plan defined Longcot as a settlement that could accommodate infill development. They were of the view that the proposal would not harm the visual amenity of the area and would not harm the amenities of neighbouring properties. The absence of footpaths was not a material planning consideration.

A motion, moved and seconded, to grant planning permission was declared carried on being put to the vote.

RESOLVED: to grant planning permission for item P17/V0085/FUL subject to the following conditions:

Compliance

1. Commencement of development three years.
2. Approved plans list.

Details to be submitted prior to commencement:

3. Materials.
4. All boundary treatments.
5. Vehicle access (to include details of any gates, which should be recessed from the highway).
6. Sustainable surface water and foul water scheme.
7. Slab level.
8. Landscaping scheme.

Compliance

9. Implementation of landscaping scheme.

- 10 Visibility splays to be provided.
- 11 No drainage to highway.
- 12 Garages to be retained for parking purposes
13. Removal of permitted development rights for fences and walls.
14. Windows on the north and south elevations to be glazed with obscured glass.

PI.210 P15/V2880/O - Milton Interchange Services, Milton, Abingdon

The officer presented the report and addendum on application P15/V2888/O for the development of roadside services and facilities and other appropriate development at Milton Interchange Services, Milton 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.

Mark Smith of Milton Parish Council, spoke objecting to the application. His points included the following:

- The development would generate additional traffic;
- There were already sufficient hotels and restaurants in the area; and
- There was a lack of community facilities and green space.

Gareth Roberts, the applicant's agent, spoke in support of the application. His points included the following:

- The site was allocated for service uses to serve the A34;
- The proposal accorded with the aims and objectives of the Enterprise Zone;
- The proposal complied with the Local Plan; and
- The proposal would secure a significant number of jobs.

Mr Roberts requested the committee to amend the proposed condition to extend the deadline for the submission of reserved matters from three to five years. He also asked the committee to support the proposed layout.

The committee discussed the application, with clarification from officers where appropriate. Officers advised that:

- An extended time period for submission of reserved matters was not appropriate as a delay in bringing forward employment on this site would harm the council's aspirations for both the Enterprise Zone and the Didcot Garden Town project;
- Had the applicant carried out traffic modelling when first requested then the application could have been submitted earlier; and
- As detailed in the officer's report, the proposed layout was not acceptable and, for clarity, an informative to that effect was proposed.

A motion, moved and seconded, to authorise the head of planning to grant outline planning permission with conditions was declared carried on being put to the vote.

RESOLVED: to authorise the head of planning to grant outline planning permission for application P15/V2880/O subject to:

1. The applicant providing a Section 106 agreement that secures contributions to local highway infrastructure; and

2. Conditions as follows:

Compliance

1. Submission of reserved matters within three years, commencement within two years of last reserved matter approval..
2. Approved plans.
3. Specified use within use class (see paragraph 1.7 of report).
4. Permitted development restriction on entire site.
5. Wildlife protection (mitigation as approved).
6. Access as approved.

Details to be submitted prior to commencement

7. On and off site highway works to be agreed.
8. On site wheel washing facilities to be agreed.
9. Surface water drainage details to be agreed.
10. Foul water drainage details to be agreed.
11. Tree protection to be agreed.

Details to be submitted prior to occupation

12. Green travel plans to be agreed.
13. Electric vehicle charging point provision to be agreed.

PI.211 P15/V2899/O - Milton Interchange Service Area, Milton, Abingdon

The officer presented the report and addendum on application P15/V2899/O for the development of roadside services and facilities and other appropriate development at Milton Interchange Service Area, Milton 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.

Terry Gashe, the applicant's agent, spoke in support of the application. His points included the following:

- He was content with the officer report;
- The issues raised by the highway authority and Highways England were acknowledged and would be acted upon; and
- The proposed "in-kind" mitigation would significantly contribute to the easing of traffic congestion around the Milton Interchange.

The committee discussed the application, with clarification from officers where appropriate. Officers advised that the impact of the proposal on the highway network was considered to be acceptable.

A motion, moved and seconded, to authorise the head of planning to grant outline planning permission with conditions was declared carried on being put to the vote.

RESOLVED: to authorise the head of planning to grant outline planning permission for application P15/V2899/O subject to:

1. A Section 106 legal agreement being entered into between the applicant and Oxfordshire County Council in order to secure contributions towards local highway infrastructure and to secure the safeguarding of land for pedestrian access from the Milton Heights strategic allocation towards the A4130; and
2. Conditions as follows:

Compliance

1. Commencement and submission of reserved matters within three years.
2. Approved plans.
3. Total floorspace of 9,380 square metres, with maximum 20% being B8 use.
4. Permitted development restriction on entire site.
5. Wildlife protection (mitigation as approved).
6. Access as approved.
7. New estate roads to highway authority specification.

Details to be submitted prior to commencement

8. On and off site highway works to be agreed.
9. On site wheel washing facilities to be agreed.
10. Surface water drainage details to be agreed.
11. Foul water drainage details to be agreed.
12. Tree protection to be agreed.

Details to be submitted prior to occupation

13. Green travel plans to be agreed.
14. Electric vehicle charging point provision to be agreed.

PI.212 P16/V2717/FUL - Little Dene, Yarnells Hill, North Hinksey, Oxford

The officer presented the report on application P16/V2717/FUL for the variation of Condition 2 – amended plans, and Condition 11 – kitchen windows on first and second floors to be glazed with obscured glass with restricted opening, of P14/V0428/FUL (Retrospective), at Little Dene, Yarnells Hill, North Hinksey, 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 officer advised the committee that, as the application was retrospective, the proposed condition 1 relating to the commencement of the planning permission was unnecessary and should be removed.

Charles Gent, a local resident, spoke objecting to the application. His points included the following:

- The purpose of the original Condition 11 was to protect neighbours' privacy. The proposed variation would remove this protection; and
- The proposed new condition relating to the kitchen windows was unenforceable.

Andre Botha, the applicant's agent, spoke in support of the application. His points included the following:

- The proposed new condition requiring the kitchen windows to be of obscured glazing and restricted opening would maintain neighbours' privacy;

- The proposed changes to the roof and windows were not harmful to the amenity of neighbouring occupiers; and.
- The kitchen windows were a considerable distance from neighbouring properties so there would not be any harmful overlooking.

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

- The windows had been altered from the approved plans to provide light and ventilation; and
- It would be extremely difficult for the proposed restrictors on the kitchen windows to be removed.

Councillor Debby Hallett, the ward councillor, spoke objecting to the application. Her points included the following:

- The property had not been built in accordance with the approved plans; and
- The officers had recommended and the committee had approved the original Condition 11 to protect the privacy of neighbouring properties. There was no justification for approving a variation of this condition.

The committee discussed the application, with advice from officers where appropriate. The committee was advised that it was the officers' view that the proposed scheme was acceptable and would not lead to planning harm. Some members expressed the view that the proposed condition to require the kitchen windows to be "restricted opening" was unenforceable. Officers advised that this could be amended to "fixed shut" if the committee was so minded.

A motion, moved and seconded, to grant planning permission, subject to the deletion of Condition 1 (time commencement) and the requirement that the kitchen windows be fixed shut rather than restricted opening was declared carried on being put to the vote.

RESOLVED: To grant planning permission for application P16/V2717/FUL subject to the following conditions:

Compliance

1. Approved plans.
2. Access, parking and turning as shown on plan.
3. Materials as approved.
4. Drainage details for foul water as approved by Thames Water.
5. Restriction on erecting gate on the access
6. Boundary treatments.
7. Slab levels as approved.
8. Kitchen windows to be obscured glazed and fixed shut.
9. Obscure glazed bathroom windows
10. Scheme for refuse vehicles, including signage, as approved.
11. Balcony screening as approved.
12. Bin and cycle storage as approved.
13. Landscaping scheme, including tree protection, to be implemented.
14. In accordance with ecology and badger reports.
15. Construction method statement as approved.
16. Rooflights on the west and east elevations of the building to have a sill height no lower than 1.7m.

Details to be submitted pre-occupation

17. Submission of details of retaining and boundary walls to be approved.
18. Surface water drainage strategy detail to be approved.

PI.213 P17/V0183/LB - Beaulieu Court Cottage, Sunningwell, Abingdon

The officer presented the report on application P17/V0183/LB for the removal of 1x internal early 20th century panel door at the bottom of stair and associated frame at Beaulieu Court Cottage, Sunningwell, 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.

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

A motion, moved and seconded, to grant listed building consent was declared carried on being put to the vote.

RESOLVED: To grant listed building consent for application P17/V0183/LB subject to the following conditions:

Compliance

1. Commencement within three years.
2. Development to be completed in accordance with approved plans.
3. Materials in accordance with application.

PI.214 P17/V0297/LB - Beaulieu Court Cottage, Sunningwell, Abingdon

The officer presented the report on application P17/V0297/LB for stud walls and fitting out a w.c. at Beaulieu Court Cottage, Sunningwell, 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.

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

A motion, moved and seconded, to grant listed building consent was declared carried on being put to the vote.

RESOLVED: To grant listed building consent for application P17/V0297/LB subject to the following conditions:

Compliance

1. Commencement within three years.
2. Development completed in accordance with approved plans.
3. Materials in accordance with application.

PI.215 P17/V0108/HH - Paddock Barn, Pusey Furze Barns. Section of A420 running through Buckland, Faringdon

Councillor Anthony Hayward, the local ward councillor, stepped down from the meeting and took no part in the debate or voting for this item.

The officer presented the report on application P17/V0108/HH for a single storey rear extension, new boundary walls and works thereto at Paddock Barn, Pusey Furze Barns, Faringdon.

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 discussed the application, with advice from officers where appropriate.

A motion, moved and seconded, to grant planning permission was declared carried on being put to the vote.

RESOLVED: To grant planning permission for application P17/V0108/HH subject to the following conditions:

Compliance

1. Commencement within three years – full planning permission.
2. Approved plans
3. Materials in accordance with application (full).

PI.216 P17/V0271/HH - Orchard View, Church Street, West Hanney, Wantage

The officer presented the report on application P17/V0271/HH for a single storey rear extension at Orchard View, Church Street, West Hanney, Wantage.

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 discussed the application, with advice from officers where appropriate.

A motion, moved and seconded, to grant planning permission was declared carried on being put to the vote.

RESOLVED: To grant planning permission for application P16/V2827/HH subject to the following conditions:

Compliance

1. Commencement within three years – full planning permission.
2. Materials in accordance with application (full).

The meeting closed at 8.40 pm