

Minutes

of a meeting of the

Planning Committee

held on Wednesday, 10 May 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 Janet Shelley (Vice-Chair in the Chair), Stuart Davenport, Jenny Hannaby, Bob Johnston, Ben Mabbett, Chris McCarthy, Catherine Webber, Chris Palmer, St John Dickson (substituting for Sandy Lovatt) and Yvonne Constance (substituting for Monica Lovatt)

Officers: Holly Bates, Adrian Butler, Lewis Dixey, Sarah Green, Emily Hamerton, Nicola Meurer and Kerry Street

Also present: Councillors Eric Batts and Debby Hallett

PI.217 Chairman's announcements

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

PI.218 Apologies for absence

Councillors Anthony Hayward, Monica Lovatt and Sandy Lovatt tendered apologies. Councillors St John Dickson and Yvonne Constance acted as substitutes.

PI.219 Minutes

RESOLVED: to approve the minutes of the meetings held on 22 March and 12 April 2017 as correct records and agree that the chairman sign these as such.

PI.220 Declarations of interest

Councillors Jenny Hannaby and Ben Mabbett declared that in relation to application P17/V0425/FUL - Redruthen, Springfield Road, Wantage, they would be stepping down from committee as they were present at the Wantage town council meeting at which this application had been discussed.

Councillor Bob Johnston declared that in relation to P17/V0441/O – 6-8 Cumnor Road, Boars Hill, Oxford, he is the county councillor for the Wootton parish and attends their committee meetings, but was not present during discussions relating to this application.

PI.221 Urgent business

There was no urgent business.

PI.222 Public participation

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

The democratic services officer also advised the committee that the information circulated by a member of the public in hard copy was not new information and had been previously circulated by email and was therefore permitted.

PI.223 P16/V3236/FUL - Crossroads Garage, Faringdon Road, Southmoor, Abingdon

The officer presented the report and addendum on application P16/V3236/FUL to demolish the Crossroads Garage showroom and sales office, retaining the workshops at the rear with one being altered to act as a new reception/office; new local supermarket with associated storage/office space; plant; refuse area; and three flats above the supermarket with associated amenity space and shared refuse/bike storage at Faringdon Road, Southmoor, 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 an additional letter of objection having been received, repeating concerns already listed within the officer's report.

Brian Forster, a representative of Kingston Bagpuize with Southmoor Parish Council, spoke objecting to the application. His concerns included the following:

- Nothing has significantly changed since the application was refused in September;
- The development would be the height of two double decker buses and therefore severely impact the low level and historic buildings around it (the former Methodist chapel);
- The proposal is contrary to policies DC1 and due to it being over-dominant and out of keeping and DC5, due to safety concerns for pedestrians and cyclists; and
- There is insufficient parking proposed on site.

Sarah Lewis and Patrina Effer, two local residents, spoke objecting to the application. Their concerns included the following:

- The application is contrary to policy DC1 due to its height and mass;
- It is contrary to policy DC5 due to insufficient parking;
- It is contrary to policy DC9 as it would significantly overlook neighbouring properties;
- Following the last refusal of an application on this site, the new design has only seen a 5.2% reduction in mass; and
- The urban designer has concerns.

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

- There are no objections from any statutory consultees;
- The design is more traditional than that which was refused with three gables facing Faringdon Road;
- The height of 8.5m is consistent with normal two-storey houses; and
- The proposal accords with the council's design guide in relation to corner sites.

Eric Batts, the local ward councillor, spoke objecting to the application. His concerns included the following:

- Having a retail store on this site is inappropriate;
- This application should be refused on the grounds of design due to the impact on the street scene;
- It is over-dominant and would have a major impact on highways and traffic; and
- If the committee is minded to approve it, it is requested that stricter delivery times are enforced by condition, lights are turned off when the shop is closed and the ATM is not in use when the shop is closed.

Questions of clarification were put to the officers covering the following points:

- Having expressed concerns for the late delivery times, officers confirmed that these can be changed by condition and also request a quiet delivery plan;
- Regarding its overall massing in relation to the application which was refused, although there is only a 5.2% reduction in mass and height, the roof is now pitched and set further back from the road;
- In the officers' opinions the proposal now complies with the design guide by virtue of its more traditional design and reduction in scale and mass;
- Officers advised the committee that to enforce a condition on restricting the ATM use would be unreasonable, however lighting could be controlled by condition;
- In relation to the provision of parking spaces, there have been no highways objections; and
- A delivery management plan could include blocking the layby prior to deliveries to ensure that it would be clear. Officers confirmed that this would be covered by condition 10.

The committee considered 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; to include the following:

- An amendment to condition 15 regarding a delivery management plan; and
- An additional condition to restrict lighting.

RESOLVED: to grant planning permission for application P16/V3236/FUL, subject to the following conditions:

Standard conditions

1. Commencement three years - full planning permission.
2. Approved plans.

Prior to commencement

3. Samples of materials to be submitted.
4. Details of windows and doors to be submitted.
5. Details of hard and soft landscaping to be submitted.
6. Surface and foul water drainage details to be submitted.

Prior to occupation

7. Contaminated land remediation in accordance with approved document.

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8. No occupation of development until off- site highways works are completed (to include the provision of the servicing lay by/pull in and any associated footway alterations, including tactile paving, appropriate signage and lining measures as necessary).
9. Details of ventilation, refrigeration or plant equipment for retail unit to be submitted.
10. A delivery management plan for the retail unit to be submitted.
11. Access and parking in accordance with plan.
12. Bicycle parking in accordance with plan.
13. Bin stores in accordance with plan.

Compliance

14. Landscaping to be implemented and maintained for five years.
15. A quiet delivery protocol to be submitted for approval and implemented as approved. Deliveries to be limited to between the hours of 0700 and 2100.
16. Details of external and internal shop lighting control to be submitted for approval and implemented as approved.

PI.224 P17/V0441/O - 6-8 Cumnor Road, Boars Hill, Oxford

The officer presented the report and addendum on application P17/V0441/O to demolish the existing two-storey building and garage and to erect a new building consisting of seven apartments and related work; to include an associated change of use of the site from part A1 retail/part C3 residential to entirely C3 residential at 6-8 Cumnor Road, Boars 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.

The addendum report included an additional letter of objection having been received and an amendment to the committee report in paragraph 5.9 to include the word "extended" – "point closest to 10 Cumnor Road and *extended* some 0.35m closest to 4 Cumnor Road."

Vivien Matthews, a local resident, spoke objecting to the application. Her concerns included the following:

- The proposal does nothing to address the reasons for the previous refusal;
- The footprint of the building has increased in relation to the previously refused scheme;
- The site would dwarf the neighbouring bungalows and be visible from the main road;
- Although the number of flats has decreased, the number of bedrooms has increased from 10 to 14, meaning a 40% increase in occupancy;
- Parking provision is insufficient and the spaces are smaller than highways' specification; and
- Harmful impact to the amenity to 1 The Willows and 12 Cumnor Road especially.

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

- There are no objections from statutory consultees;
- The relation between the proposed development and number 10 Cumnor Road will be improved from the previously refused application as it will now be a further 10m away;
- The parish council have withdrawn their objection; and

- The commercial use of the current site sees 150 traffic movements a day, therefore changing the site to residential will improve the highways issues, including dedicated parking provision.

Questions of clarification were put to the agent and he responded as follows:

- The closed bin store provision would be an improvement on the current industrial bin storage onsite, the arrangement of which can be further discussed at the reserved matters stage;
- The parking spaces can easily be altered to accommodate a greater width as per highways recommendations;
- Highways have no objection to the width of the access;
- The parking allocated at the front of the site is subject to a pending agreement with highways to rationalise ownership, but it will be wholly on site and privately allocated.

The committee considered the application, with advice from officers where appropriate. The committee did not agree that the proposal would fit in with the street scene or that the concerns raised had been sufficiently addressed by virtue of its scale, bulk, massing, design and location.

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

RESOLVED: to refuse planning permission for application P17/V0441/O, for the following reason:

Having regard to the scale, bulk, massing, design and location of the building, the proposal will have a materially harmful impact on the character of the area and on the amenity of the occupants of 10 Cumnor Road. This is contrary to core policy 37 of the adopted Vale of White Horse Local Plan 2031 Part 1, saved policy DC9 of the Vale of White Horse Local Plan 2011 and advice within the Vale of White Horse Design Guide 2015 and the National Planning Policy Framework. This harm outweighs the benefits of the proposal and no material considerations exist to warrant a departure from the Development Plan.

PI.225 P17/V0348/O - Long Reach, Didcot Road, Harwell, Didcot

Janet Shelley, one of the local ward councillors, stepped down from the committee. She took no part in the debate or voting for this item. A motion, moved and seconded, to nominate Ben Mabbett to act as chairman for this item was declared carried on being put to the vote.

The officer presented the report and addendum on application P17/V0348/O for outline planning permission for a residential development of up to 19 dwellings with associated car parking, turning, public open space, landscaping and access arrangements; to include the demolition of the existing dwelling at Long Reach, Didcot Road, Harwell, Didcot.

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 an additional response from the highways authority, commenting on the matter of an additional access on to the B4493 being acceptable.

Mike Fox Davies, a representative of Harwell Parish Council, spoke objecting to the application. His concerns included the following:

- The parish council are objecting on the grounds of access and highways;
- They would like to ensure connectivity with Valley Park from the start; and
- The parish council believe that highways have made an error in their visibility splay calculations which do not take into account the correct speeds on the B4493.

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

- This site is within the strategic allocation of the Valley Park development;
- The proposal can demonstrate that a good mix of housing can be accommodated on the site, including six affordable units;
- There are no technical or environmental constraints;
- There are no objections from highways;
- The overall impact on traffic will be negligible for this size of development;
- The issue of connectivity has been addressed in their submission, on the indicative layout there are two potential sites to the south west where it could connect with Valley Park; and
- In response to concerns for the loss of trees on site, the applicants have been liaising with the Forestry Officer to retain 18 out of 55 trees, thus conserving a third.

Janet Shelley, one of the local ward councillors, spoke objecting to the application. Her concerns included the following:

- Support for the parish council regarding the vision splays; and
- Concern for the increase of traffic once the additional link road is constructed in Hagbourne.

Questions of clarification were put to the officers and responded to as follows:

- Highways have already been consulted twice on visibility splays and should they therefore be consulted further, a different response is unlikely;
- The development manager highlighted the informative within the officer's report stipulating that the under-provision of amenity space, housing mix and impact on ecology and trees are not acceptable, but can be addressed at the reserved matters stage.

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

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

RESOLVED: to authorise the head of planning to grant planning permission for application P17/V0348/O, subject to:

1. A section 106 legal agreement being entered into to secure financial contributions towards primary and secondary schools and to secure 35% affordable housing; and
2. Conditions summarised as follows:

Compliance

1. Outline time limit (three years).
2. Reserved matters.
3. Implementation.
4. Approved plans.

5. Housing mix.

Details to be approved prior to commencement

6. Tree protection.
7. Sustainable drainage scheme.
8. Slab levels.
9. Scheme of archaeological investigation.
10. Archaeological evaluation and mitigation.
11. Ecology mitigation.

Details to be approved prior to occupation

12. Access in accordance with approved plans.

Informative

The submitted illustrative layout is not considered to respond to the constraints of the site and raises issues of some under provision of private amenity space, inappropriate housing mix and impacts for ecology and trees. As such the illustrative layout is not acceptable and any reserved matters application should address these points.

PI.226 P16/V3069/HH - Finmore Road, Botley, Oxford

The officer presented the report on application P16/V3069/HH to demolish the existing rear extension and erect a new single storey rear extension to include a loft conversion and new front porch at Finmore Road, Botley, 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.

Debby Hallett, one of the local ward councillors, spoke objecting to the application. Her concerns included the following:

- This application is contrary to saved policy H24, which states that extensions should not harm the amenity of neighbouring properties;
- This proposal would overshadow the neighbour's living space; and
- The height is of most concern as this would increase it by 1.6m.

The committee considered 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/V3069/HH, subject to the following conditions:

Standard conditions:

1. Development to be built accordance with approved plans.

Compliance conditions:

2. Materials to match existing dwelling.
3. Two car parking spaces to be permanently retained.

PI.227 P17/V0007/HH - 10 Poplar Grove, Kennington

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 P17/V0007/HH for a rear flat roof dormer, rear cottage style dormer and conversion of hip to gable roof at 10 Poplar Grove, Kennington.

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.

Martin Feather, a representative of Kennington Parish Council, spoke objecting to the application. His concerns included the following:

- The application is out of keeping with the character of the area;
- It is unneighbourly and overbearing, overlooking the rear gardens on the south side of Poplar Grove; and
- The junction with the Avenue already suffers from on-street parking issues.

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

- The application is unneighbourly and out of character; and
- The ground falls away around the properties, increasing the impact.

The committee considered 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/V0007/HH, subject to the following conditions:

Standard Conditions:

1. Commencement three years - full planning permission.

Compliance Conditions:

2. Approved plans.
3. Materials in accordance with application.
4. Car parking for three spaces retained.

PI.228 P17/V0425/HH - Redruthen, Springfield Road, Wantage

Councillors St John Dickson, Jenny Hannaby and Ben Mabbett stepped down from the committee and took no part in the debate or voting for this item.

The officer presented the report on application P17/V0425/HH for a new summerhouse at Redruthen, Springfield Road, 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 considered 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/V0425/HH, subject to the following conditions:

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

The meeting closed at 9.05 pm