

Minutes

of a meeting of the

Planning Committee

held on Monday, 10 July 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), St John Dickson, Jenny Hannaby, Anthony Hayward, Bob Johnston, Ben Mabbett, Chris McCarthy, Catherine Webber and Monica Lovatt (in place of Janet Shelley)

Officers: Martin Deans, Emily Hamerton, Ron Schrieber and Hanna Zembrzycka-Kisiel

PI.14 Chairman's announcements

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

He announced that application P17/V0338/HH, 1 Maple Close, Botley, had been withdrawn from the agenda as the ward councillor who had called it in had withdrawn her request.

PI.15 Apologies for absence

Councillors Stuart Davenport and Janet Shelley tendered apologies. Councillor Monica Lovatt acted as a substitute for Councillor Janet Shelley.

PI.16 Minutes

RESOLVED: to

- (a) approve the minutes of the meeting held on 1 March 2017 as a correct record, subject to the following amendment, and agree that the chairman sign these as such:

Minute 186, P15/V2353/O, Land off Hobbyhorse Lane, Sutton Courtenay, Abingdon: in the 10th bullet point on page 8, insert the following after "studies", "and the resolution of the S278 agreement".

- (b) approve the minutes of the meeting held on 12 June 2017 as a correct record and agree that the chairman sign these as such.

PI.17 Declarations of interest

Councillor Ben Mabbett declared that, in relation to application P16/V3021/FUL – Wantage Town FC, Wantage Leisure Centre, Wantage, he would be stepping down from the committee as he was a member of the Town Council planning committee which had considered the application.

Councillor Anthony Hayward declared that, in relation to application P17/V0827/HH – Metisse House, Carswell Golf Club, Faringdon, he would be stepping down from the committee as he was the applicant's agent.

PI.18 Urgent business

There was no urgent business.

PI.19 Public participation

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

PI.20 P16/V3021/FUL - Wantage Town FC, Wantage Leisure Centre, Wantage

StJohn Dickson, a local ward councillor and Ben Mabbett, a Wantage Town councillor, stepped down from the committee and took no part in the debate or voting for this item.

The officer presented the report on application P16/V3021/FUL, for a new floodlit all weather sports pitch with perimeter fencing plus 55 additional car parking spaces and coach parking/turning area at Wantage Town Football Club, Wantage Leisure Centre, Wantage. Improvement of sight lines to an existing road junction. Associated landscaping and retention of the Armoury Building.

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.

James Goodman, a representative of Wantage Town Council, spoke in support of the application but requesting an amendment to the proposed condition restricting the use of the football pitch to 8 p.m. on weekdays. His points included the following:

- The leisure centre was a community asset;
- The proposed development would provide additional car parking spaces;
- At present, the existing football pitch could be used until 10 pm; and
- The proposed condition to restrict the use of the football pitch would threaten the viability of the scheme as £250,000 of Football Association (FA) funding would be lost.

Tony Woodward, representing Wantage Town FC and Simon Spiers, representing the Vale Academy Trust, spoke in support of the application but requesting an amendment to the proposed condition restricting the use of the football pitch to 8 p.m. on weekdays. Their points included the following:

- The proposal would reduce traffic congestion and parking problems;

- It would not be possible to satisfy the principal use of the site as a community facility if the sports pitch could not be used after 8 p.m. on weekdays;
- The FA requirements for funding could not be met if the sports pitch could not be used after 8 p.m. on weekdays; and
- Local residents wanted the sports pitch to be in use until later as it reduced the demand for and disturbance from the nearby hard courts.

Councillors StJohn Dickson, a local ward councillor, spoke in support of the application but requesting an amendment to the proposed condition restricting the use of the football pitch to 8 p.m. on weekdays. His points included the following:

- The previous planning permission allowed the pitch to be used until 10 p.m. on weekdays; and
- The proposed condition to limit the operation of the sports pitch was in order to minimise the noise and disturbance caused to residents of nearby residential developments which had not yet and might never be built.

The committee discussed the application, with clarification from officers where appropriate. Officers advised the committee that planning permission had been granted for a residential development in 2012. As the closest residential dwellings would now be located approximately 12m away from the proposed sports pitch, the condition requested by the environmental protection team was considered to be reasonable.

Members did not consider the recommended condition to restrict the use of the football pitch to 8 p.m. on weekdays to be reasonable as it would threaten the viability of the scheme. A motion, moved and seconded, to grant planning permission, subject to an amendment to condition 6 to allow the sports pitch to operate until 10 p.m. on weekdays, was declared carried on being put to the vote.

RESOLVED: To grant planning permission for application P16/V3021/FUL subject to the following conditions:

Compliance

1. Time limit.
2. Approved plans.
3. Materials in accordance with application.
4. Floodlight posts to be painted in dark green.
5. Access, parking and turning in accordance with plans.
6. Hours of operation (football pitch).
7. Lighting - hours of operation (parking).
8. Construction traffic management and travel plan (June 2017).
9. Landscape – implementation.
10. Landscape – maintenance.

Details to be submitted prior to commencement:

11. Tree protection plan.
12. Drainage details (surface and foul (full)).

Informatives

13. Works within the highway (S278).
14. Temporary obstructions.
15. Route alterations.
16. Vehicle access (construction).

17. Improvements to routes.

PI.21 P17/V0338/HH - 1 Maple Close, Botley, Oxford

This application had been withdrawn from the agenda.

PI.22 P17/V0647/HH - 21 Arnolds Way, Cumnor Hill

The officer presented the report on application P17/V0647/HH for a proposed oak clad garage, 2 bay, with workshop and storage area at 21 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.

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/V0647/HH subject to the following conditions:

General conditions

1. Commencement within three years – full planning permission.
2. Approved plans.

Prior to commencement

3. Hedge protection measures to be approved and retained during works.

Compliance

4. Turning space in accordance with plan.
5. Materials in accordance with application.
6. Garage accommodation retained.
7. Front hedge retained at a minimum height of three metres.
8. Screening of staircase retained.

PI.23 P17/V0827/HH - Metisse House, Carswell Golf Club, Faringdon

Councillor Anthony Hayward 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/V0827/HH for a 2 storey front side tower extension at Metisse House, Carswell Golf Club, 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/V0827/HH subject to the following conditions:

General conditions

1. Commencement within three years – full planning permission.
2. Approved plans.

Compliance

3. Matching materials (walls and roof).

The meeting closed at 7.40 pm