

Minutes

of a meeting of the

Planning Committee

held on Wednesday, 7 March 2018 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), Janet Shelley (Vice-Chairman), Robert Hall, Jenny Hannaby, Anthony Hayward, Bob Johnston, Ben Mabbett, Chris McCarthy and Catherine Webber

Officers: Charlotte Brewerton, Martin Deans, Lewis Dixey, Emily Hamerton, Nicola Meurer and Hannah Wiseman

Also present: Councillors Yvonne Constance, Vicky Jenkins and Elaine Ware.

PI.150 Chairman's announcements

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

PI.151 Apologies for absence

There were no apologies for absence.

PI.152 Minutes

RESOLVED: to approve the minutes of the meeting held on 31 January 2018 as a correct record and agree that the chairman sign them as such.

PI.153 Declarations of interest

Councillor Sandy Lovatt declared that in relation to application P17/V0205/FUL – land adjoining 16 Yarnells Road, North Hinksey, he would be stepping down from the committee due to his previous involvement with the application.

PI.154 Urgent business

There was no urgent business.

PI.155 Public participation

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

PI.156 P17/V3135/FUL - Southeast Shrivenham, off Longcot Road, Shrivenham

The committee considered application P17/V3135/FUL for the development of nine dwellings and associated parking, landscaping and external works off Longcot Road in South East Shrivenham.

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.

Officer update: Thames Water have submitted their representation and have no cause for concern with the addition of four dwellings.

Richard Bartle, a representative of Shrivenham Parish Council, spoke objecting to the application.

Steven Neal, the applicant, spoke in support of the application.

Elaine Ware, one of the local ward councillors, spoke objecting to the application.

In response to questions raised by the committee, the officers reported that:

- The additional four dwellings in excess of the approved 59 dwellings are not considered materially harmful; and
- A parking compound on site has recently been approved, in connection to P17/V3338/DIS, which should alleviate the issue of construction vehicles parking outside the site.
- A request for CIL contribution clarification for the previously approved application (post meeting update: CIL contributions are £125,944.20).

Committee members welcomed the applicant's intention to meet SHMA (strategic housing market assessment) figures, which is particularly welcome in larger villages.

A motion, moved and seconded, to approve the application was declared carried on being put to the vote.

RESOLVED: to grant planning permission for application P17/V3135/FUL, subject to the following conditions:

1. Approved plans.
2. Commencement three years - full planning permission.
3. Materials (details needed).
4. Slab levels (details needed).
5. Tree protection (full).
6. Landscaping scheme (implement as per details agreed in P17/V0920/DIS).
7. Biodiversity mitigation and enhancement strategy (implement as per details agreed in P17/V0920/DIS).
8. Construction traffic (as per details approved in P17/V0922/DIS).

9. Green travel plans.
10. Drainage (as approved per details approved in P17/V1078/DIS).
11. Contamination (as approved per details approved in P17/V1078/DIS).
12. Vision splays
13. Vision splays shall be kept unobstructed at all times and boundary treatments and planting cut back regularly.
14. Permitted development restriction on garages – retain for parking.

PI.157 P17/V0205/FUL - Land adjoining 16 Yarnells Road, North Hinksey

Councillor Sandy Lovatt stepped down from the committee and took no part in the debate or voting for this item. Councillor Janet Shelley acted as chair for this item.

The committee considered application P17/V0205/FUL for the erection of a three bedroom bungalow and access drive on land adjoining 16 Yarnells Road, North Hinksey.

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.

Officer update: since the publication of the agenda, the local ward member and neighbour at 18 Yarnells Road have both withdrawn their objections to the application.

A motion, moved and seconded, to approve the application was declared carried on being put to the vote.

RESOLVED: to grant planning permission for application P17/V0205/FUL, subject to the following conditions:

1. Commencement three years - full planning permission.
2. Approved plans.
3. Access in accordance with plan.
4. Car parking.
5. Arboricultural method statement and tree protection.
6. Materials (details).
7. Boundary details.
8. Permitted development restriction extensions and loft conversion alterations.
9. Slab levels.

PI.158 P18/V0186/T56 - Grass verge on Radley Road, Abingdon

Councillor Robert Hall, one of the local ward councillors, stepped down from the committee and took no part in the debate or voting for this item.

The committee considered application P18/V0186/T56 to install a 15m high telegraph pole design telecommunications tower with a trisector antenna within a GRP shroud, two 300mm dishes and four ground based equipment cabinets and other ancillary equipment on land adjacent to Radley Road, 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.

Officer update: Oxfordshire County Council highways have no objection to the application, provided service vehicles can access the site from Gordon Drive.

Clare Rathbone and Reverend John Wesson spoke objecting to the application.

Vicky Jenkins, one of the local ward councillors, spoke objecting to the application.

In response to questions raised by the committee, the officers reported that:

- The committee are able to approve or refuse the council's ability to grant prior approval only; and
- The telecommunications tower is proposed to be in this particular site due to a lack of any suitable alternative locations.

Some members of the committee were not satisfied with the appearance and positioning of the telecommunications tower, however the rest of the committee did not feel that there were sufficient material reasons to refuse the siting of the tower in this location and that similar structures in the vicinity had set a precedent.

A motion, moved and seconded, to approve the application was declared carried on being put to the vote.

RESOLVED: to grant planning permission for application P18/V0186/T56.

PI.159 P17/V2713/HH - 5 West Street, Sparsholt

The committee considered application P17/V2713/HH for a two-storey rear extension at 5 West Street, Sparsholt.

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.

Stuart Geach and Martina Wright spoke objecting to the application.

Mike Gilbert, the applicant's agent, spoke in support of the application.

Yvonne Constance, the local ward councillor, spoke objecting to the application.

In response to questions raised by the committee, the officers reported that:

- Obscured glass is not considered a reasonable condition to impose as the rooms proposed are habitable; and
- The extension could not be carried out under permitted development as it is too close to the boundary.

Although some members of the committee felt that the proposed extension would be unneighbourly and overbearing, others were satisfied that in planning terms it met policy objectives.

A motion, moved and seconded, to approve the application was declared carried on being put to the vote.

RESOLVED: to grant planning permission for application P17/V2713/HH, subject to the following conditions:

1. Commencement three years - full planning permission.
2. Approved plans.
3. Compliance.
4. Matching materials (walls and roof).
5. Trellis fencing in accordance with plan.

PI.160 P17/V3341/FUL - Willows, Stream Road, Upton

Councillor Janet Shelley, one of the local ward councillors, stepped down from the committee and took no part in the debate or voting for this item.

The committee considered application P17/V3341/FUL for a change of use of land to residential curtilage and the erection of a garage/workshop including the erection of a 1.8m high boundary fence at Willows, Stream Road, Upton.

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.

A motion, moved and seconded, to approve the application was declared carried on being put to the vote.

RESOLVED: to grant planning permission for application P17/V3341/FUL, subject to the following conditions:

1. Commencement three years - full planning permission.
2. Approved plans.
3. Materials as on plan.

The meeting closed at 8.40 pm