

Minutes

of a meeting of the

Planning Committee

held on Wednesday 28 March 2018 at 6.30 pm
in The Beacon, Portway, Wantage, OX12 9BY



Open to the public, including the press

Present:

Members: Councillors Sandy Lovatt (Chairman), Janet Shelley (Vice-Chairman), StJohn Dickson (as substitute for Anthony Hayward), Robert Hall, Jenny Hannaby, Bob Johnston, Ben Mabbett and Chris McCarthy

Officers: Holly Bates, Steve Culliford and Emily Hamerton

Also present: Councillors Roger Cox and Julia Reynolds

Number of members of the public: 14

PI.161 Chairman's announcements

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

PI.162 Apologies for absence

Councillor Anthony Hayward had sent his apologies for absence and appointed Councillor StJohn Dickson as his substitute.

Councillor Catherine Webber had sent her apologies and appointed Councillor Emily Smith as her substitute, who had also sent her apologies.

PI.163 Minutes

RESOLVED: to approve the minutes of the meeting held on 7 March 2018 as a correct record and agree that the chairman sign them as such, subject to adding declarations of interest from Councillors Bob Johnston and Jenny Hannaby as they knew Mike Gilbert, who was an applicant's agent.

PI.164 Declarations of interest

None

PI.165 Urgent business

None

PI.166 Public participation

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

PI.167 Land South of Park Road, Faringdon

The committee considered a hybrid application P17/V1082/O for the demolition of existing buildings/structures and the comprehensive redevelopment of land south of Park Road, Faringdon, comprising up to 380 dwellings. The hybrid application was in two parts: a full application for a first phase of 103 dwellings, and an outline application for 277 dwellings.

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.

Mike Kerton spoke in support of the application.

Roger Cox, one of the local ward councillors, spoke in support to the application.

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

- the section 106 agreement included a contribution to improving health facilities in the town
- the application allocated land for a new school
- the application complied with the council's design guide, including side access to rear gardens
- the recommendation for approval of the application included Grampian conditions regarding water supply and drainage
- 29 per cent of the new homes would be affordable housing

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

RESOLVED: to delegate authority to the head of planning to grant outline consent for application P17/V1082/O, subject to:

- (a) a section 106 legal agreement being entered into, to ensure financial contributions towards local infrastructure and to secure affordable housing; and
- (b) Conditions (or provision in S106 as appropriate) as follows:

Full Application

Standard

1. Commencement three years.
2. Approved plans.

Pre-commencement

3. Material details to be agreed.

4. Boundary treatment details to be agreed (incl. to substation and pumping station).
5. Slab level details to be agreed.
6. Landscaping details to be agreed (including additional tree planting, tree pit details, streetlighting details and a management and maintenance plan).
7. Tree protection and method statement to be agreed.
8. Construction environmental management plan for biodiversity (phased).
9. Water supply infrastructure impact study and connection points to be agreed.
10. Sustainable surface water drainage scheme to be agreed; no occupation until approved scheme in place.
11. Foul drainage details to be agreed; no occupation until approved scheme in place.
12. Piling method statement to be agreed.
13. Construction traffic management plan (including dust management plan) to be agreed.
14. Access and visibility splays details to be agreed.
15. Field access to be closed details to be agreed.
16. Cycle parking details to be agreed.
17. Phased contaminated land risk assessment to be agreed.
18. Scheme of noise mitigation to be agreed.

Pre-occupation

19. Residential travel plan including residential travel packs to be agreed.
20. Details of mitigation measures in air quality assessment to be agreed.
21. Validation report of any previously approved remediation works to be agreed.
22. Prior to 50th occupation – emergency access onto Sands Hill formed with details to be agreed.
23. School parking and square details to be agreed.

Compliance

24. Mitigation to be undertaken in accordance with the written scheme of investigation.
25. Landscaping implementation.
26. Hours of construction work.
27. Turning and parking areas to be provided.
28. Garages to be retained for parking purposes.

Outline consent

Standard

1. Commencement two years after reserved matters approval.
2. Reserved matters to be submitted.
3. Approved plans list.

Pre-commencement

4. Construction environmental management plan for biodiversity (phased) to be agreed.
5. Phased contaminated land risk assessment to be agreed.
6. Foul water drainage details to be agreed.
7. Water supply infrastructure impact study and connection points to be agreed.
8. Foul drainage details to be agreed; no occupation until approved scheme in place.

9. Sustainable surface water drainage scheme to be agreed; no occupation until approved scheme in place.
10. Piling method statement to be agreed.
11. Tree protection and method statement to be agreed.
12. Construction traffic management plan (including dust management plan) to be submitted.

With reserved matters

13. Biodiversity enhancement plan to be agreed.
14. Slab level details to be agreed.

Pre-occupation

15. Details of mitigation measures in air quality assessment to be agreed.
16. Validation report of any previously approved remediation works to be agreed.
17. Scheme of noise mitigation to be agreed.
18. Travel plan prior to occupation of the extra care housing.

Compliance

19. Hours of construction work.
20. Mitigation to be undertaken in accordance with the written scheme of investigation.

PI.168 Former King Alfred School, East Springfield Road, Wantage

The committee considered application P17/V2479/RM, which sought approval of the appearance, landscaping, layout and scale of the residential development of the former King Alfred School site at 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.

Officer update: the mini roundabout at the junction of Springfield Road/Charlton road had been secured by the outline consent and a section 278 highways agreement. The open space near the north-western corner of the site would have a dual-use function as an attenuation basin and a public open space, but that this would only be a 1 in 30 years storm event and so would be useable as public open space most of the time.

Julia Reynolds, a representative of Wantage Town Council, spoke objecting to the application.

Warren Brown, Bernard Connolly and Gary Madgwick spoke in objection to the application.

Mike Robinson spoke in support of the application.

StJohn Dickson, one of the local ward councillors, spoke objecting to the application.

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

- the county council had no objections to the application from a highway perspective
- there was sufficient space for visitors to parking on-street
- the spaces between the proposed dwellings and the existing houses surrounding the site complied with the council's design guide

- it was not unusual to have parking next to neighbouring properties

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

RESOLVED: to defer consideration of application P17/V/2479/RM to:

- (i) seek amendments to the layout to address the relationship with 36 Fyfield Close;
- (ii) query with Oxfordshire County Council the visitor parking requirements; and
- (iii) allow the committee members to visit the site.

The meeting closed at 7.30 pm