

# Minutes

of a meeting of the

## Planning Committee

held on Thursday, 13 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), Jenny Hannaby, Anthony Hayward, Bob Johnston, Ben Mabbett, Chris McCarthy, Catherine Webber, St John Dickson and Robert Hall

Officers: Peter Brampton, Martin Deans, Martin Deans and Nicola Meurer

### **PI.24 Chairman's announcements**

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

### **PI.25 Apologies for absence**

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

### **PI.26 Declarations of interest**

Councillor Ben Mabbett declared that in relation to application P17/V0813/FUL – Land at Grove Road, Wantage, he is a member of Wantage Town Council but was not present when this application was considered. Councillor Jenny Hannaby declared in relation to the same application that she is also a member of Wantage Town Council and although present when the item was discussed, did not take part in the discussion and left the room for the vote.

### **PI.27 Urgent business**

There was no urgent business.

### **PI.28 Public participation**

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

## **PI.29 P17/V0813/FUL - Land at Grove Road, Wantage**

The officer presented the report and addendum on application P17/V0813/FUL to erect a 65 bed care home and 50 extra care units (both within Class C2 Use), parking, landscaping, access and other associated works on land at Grove Road, Wantage.

The addendum report contained the following updates:

- Following the amended scheme, Grove Parish Council have reiterated their objections, but requested a 'stop line' at the entrance to the site, which the officer recommended is required as part of the hard landscaping scheme in condition 5.
- In light of a request by Grove Parish Council, officers have agreed with the applicant to include an additional condition to cover a delivery management plan.
- The drainage engineer's concerns relating to planting and the proposed attenuation tank will be addressed by condition 5 (landscaping) and condition 8 (surface water drainage).

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.

Frank Parnell, a representative of Grove Parish Council, spoke objecting to the application. His comments included the following:

- A request for a stop sign to notify drivers crossing the cycle path;
- A request to prevent hours of delivery at peak times; and
- Concern regarding the overflow of water across the site, specifically relating to the impact of loss of vegetation during the construction phase.

Pauline Davies, a representative of local residents, spoke objecting to the application. Her concerns included the following:

- Would like to thank the applicants for the amendments;
- However, the neighbouring bungalows would still be overlooked;
- The application was supposed to be 2.5 storeys as per the public consultation, but it is now 3 storeys high;
- Should the application be approved, a request for a construction management plan to ensure no hazardous materials harm the neighbours; and
- A request for a detailed maintenance plan for the southern boundary fencing and tree screening to be agreed in perpetuity.

Sam Rous and Anna Gillings, the applicant and agent, spoke in support of the application. Their points included the following:

- The proposed care home would meet local need and is in a sustainable location;
- There has been a long period of public consultation which has significantly altered the application;
- Happy to accept the requested new and amended conditions; and
- Adjustments have been made to minimise the impact on neighbours.

Officers confirmed that there were no objections to accepting the following amendments and new conditions:

- Condition 6 – to include drainage, disturbance, noise and dust and asbestos removal.
- Condition 16 – to include boundary details to be agreed, maintained and retained in perpetuity.

- Condition 17 – clarified that this will include any plant failing – it will be replaced in the first 5 years.
- Condition 20 – Access condition to include vision splays.
- Condition 23 – A stop line to be required by condition as recommended within the addendum report with a further addition requiring a stop sign.
- Condition 24 – a delivery management plan as recommended within the addendum report; to include hours of delivery to avoid peak hours.
- Covenants cannot be secured by condition as this is outside of planning law.

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 with the aforementioned extra and amended conditions was declared carried on being put to the vote.

**RESOLVED:** to authorise the head of planning to grant planning permission for application P17/V0813/FUL, subject to the following:

1. A S106 agreement being entered into with Oxfordshire County Council in order to secure financial contributions to local bus services and the monitoring of the required Travel Plan.
2. Conditions as follows:
  1. Commencement three years.
  2. Approved plans.  
Prior to Commencement
  3. Slab and ridge levels to be agreed.
  4. Materials to be agreed.
  5. Hard and soft landscaping scheme to be agreed (including planting, details of the mound at the site frontage and provision for mobility impaired).
  6. Construction method statement to be agreed.
  7. Refuse storage to be agreed.
  8. Surface water drainage scheme to be agreed.
  9. Noise mitigation, including mechanical plant equipment, to be agreed.
  10. Tree protection to be agreed.
  11. Tree pits within areas of hardstanding to be agreed.
  12. Biodiversity enhancement plan to be agreed.
  13. Contaminated land investigation to be agreed.
  14. Travel plan to be agreed.
  15. Cycle parking provision to be agreed.
  16. Boundary details as agreed.
  17. Landscaping implementation as specified.
  18. Use class restriction – C2 only – extra care and care home.
  19. Hours of work – Monday to Friday and Saturday mornings only.
  20. Access, parking and turning as agreed.
  21. No drainage to highway.
  22. Existing access to be closed.
  23. A stop line and stop sign to be required.
  24. Delivery management plan.

## **PI.30 P16/V1101/FUL - Horseshoe Cottage, Bourton, Swindon**

The officer presented the report and addendum on application P16/V1101/FUL for a change of use and alteration to form holiday accommodation at Horseshoe Cottage, Bourton, Swindon.

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.

Vanessa Buckley, a local resident, spoke objecting to the application. Her concerns included the following:

- Following the deferral to allow for a redesign, nothing has been done to alleviate the overlooking and privacy issues;
- The proposed 'brise-soleils' do nothing regarding overshadowing and are more befitting of a contemporary office block design;
- A building with fins will not be sympathetic to the conservation area;
- The 1m height increase will harm the amenity of the neighbouring alms-houses, especially that of number 6; and
- A wood burning stove and chimney are proposed to be positioned next to two calor gas tanks, which is a fire safety risk.

Henry Venners, the applicant's agent, spoke in support of the application:

- The brise-soleils will allow light through without allowing inhabitants to see directly into the neighbouring properties;
- The design is not inappropriate for the conservation area, the fins will appear to be timber cladding and would be fixed; and
- Building regulations would cover the wood burning stove and chimney positioning.

Elaine Ware and Simon Howell, the local ward councillors, had submitted a statement, which was read out to the committee.

The committee considered the application, with advice from officers where appropriate. It was pointed out that the Highways team had requested two extra conditions concerning car parking and turning and for the development to be SuDS compliant, which had not been included. Officers confirmed they could be added.

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

**RESOLVED:** to grant planning permission for application P16/V1101/FUL, subject to the following conditions:

1. Commencement of development.
2. Approved plans.
3. Details of materials to be submitted.
4. Prior to the commencement of the development, full details of the 'fins' to the two first floor windows, including how they are to be fixed to the building, shall be submitted to and approved in writing by the local planning authority. The approved 'fins' shall be installed prior to the first use of the building and shall be permanently maintained.
5. Parking and turning in accordance with plan.
6. Restriction to use only as holiday accommodation.

7. Notwithstanding the details shown on drawing number 001, the 1:1250 scale site location plan incorporated as part of the plan does not form part of the application and is omitted.
8. Car parking and turning as approved.
9. Development to be SuDS compliant.

#### Informatives

Your attention is drawn to the need to have regard to the requirements of UK and European legislation related to the protection of certain wild plants and animals. Approval under that legislation will be required and a licence may be necessary if bats are affected by the development. If bats are discovered you must be aware that to proceed with the development without seeking advice from Natural England could result in prosecution. The applicant is advised that the Controlled Waste Regulations classify waste generated by self-catering holiday accommodation as commercial waste. The district council do not collect commercial waste, and therefore an alternative waste service should be arranged.

### **PI.31 P17/V1195/HH - 40 Stonhouse Crescent, Radley, Abingdon**

Councillor Bob Johnston stepped down from committee and took no part in the debate or voting for this item.

The officer presented the report on application P17/V1195/HH for a single storey side and rear extension at 40 Stonhouse Crescent, Radley, 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 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/V1195/HH, subject to the following conditions:

1. Commencement three years.
2. Approved plans.
3. Materials in accordance with application.

The meeting closed at 7.45 pm