

Minutes

of a meeting of the

Planning Committee

held on Wednesday, 30 May 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), Stuart Davenport, St.John Dickson (in place of Janet Shelley). Robert Hall, Jenny Hannaby, Anthony Hayward, Bob Johnston, Ben Mabbett and Catherine Webber

Officers: Holly Bates, Adrian Butler, Martin Deans, Emily Hamerton, Andy Heron, Nicola Meurer and Stuart Walker

Also present: Councillors Edward Blagrove and Debby Hallett

PI.1 Chairman's announcements

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

PI.2 Apologies for absence

Councillor Janet Shelley had submitted her apologies for absence, Councillor St.John Dickson attended as her substitute.

PI.3 Minutes

RESOLVED: to approve the minutes of the committee meetings held on 2 and 9 May 2018 as correct records and agree that the chairman sign them as such.

PI.4 Declarations of interest

There were no declarations of interest.

PI.5 Urgent business

There was no urgent business.

PI.6 Public participation

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

PI.7 P17/V3298/FUL - Botley Centre, West Way, Botley, Oxford

The committee considered application P17/V3298/FUL for a variation of Conditions 2 and 4 of approved application P16/V0246/FUL (the demolition and redevelopment of the existing shopping centre and adjacent buildings) for the inclusion of amended plans for Botley Centre, West Way, 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.

Officer updates: two further letters of objection had been received regarding cycle parking facilities and car park ramps. Leila Moran MP has submitted a statement and due to a response from Oxfordshire County Council Highways, an extra condition is recommended for inclusion relating to further details on cycle parking facilities.

Dr. Andrew Pritchard, a representative of North Hinksey Parish Council, spoke objecting to the application.

Grant Nightingale and Simon Banks spoke objecting to the application.

Huw Griffiths, the applicant's agent, spoke in support of the application.

Debby Hallett, one of the local ward councillors, spoke objecting to the application.

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

- A condition is included relating to arrangements to be agreed with Highways.
- A post completion safety audit is not necessary as it is a privately-owned development.
- An extra condition requiring further details on cycle parking is required.

A motion, moved and seconded, to authorise the head of planning to approve the application with the additional condition as detailed above, was declared carried on being put to the vote.

RESOLVED: to authorise the head of planning to grant planning permission for application P17/V3298/FUL, subject to the following conditions:

1. The completion of a deed of variation to the S106 legal agreement of application P16/V0246/FUL.
2. The draft conditions attached at Appendix 1 of the officer's report.
3. Further details on cycle parking to be submitted and approved.

PI.8 P17/V1894/O - Land to the North West of Radley

Councillors Bob Johnston and Robert Hall, local ward councillors, stepped down from the committee and took no part in the debate or voting for this item.

The committee considered outline application P17/V1894/O for the development of up to 240 dwellings, including affordable housing, open space and all associated ancillary works on land to the North West of Radley, with all matters reserved except access.

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 updates: an extra condition relating to a landscape and ecology management plan is recommended for inclusion. Following a query from the local badger group, officers confirmed that Natural England's first response to the application stated they had no comment to make. Their response to the revised scheme is: "The advice provided in our previous response applies equally to this amendment although we made no objection to the original proposal." The County Council have also confirmed that they will not be seeking a s106 contribution towards land for a secondary school expansion due to pooling restrictions, but that a contribution towards primary school transport may be required and can be secured via S106 as direct mitigation.

Chris Henderson, a representative of Radley Parish Council, spoke objecting to the application.

Revd. Tony Rogerson, a representative of St. James Church and the Church Housing Group, spoke objecting to the application.

Gemma Care and Craig Pettit, the applicant's agents, spoke in support of the application.

Edward Blagrove and Bob Johnston, two of the local ward councillors, spoke objecting to the application.

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

- There is no specific requirement in the Local Plan for site connectivity via a footpath/cycle link through existing development to the east/south of the site. The proposal includes suitable pedestrian and cycle linkages that are proportionate and reasonable for the scale and nature of the application.
- If members required it, a compliance condition can be included to safeguard the area of open space along the southern boundary of the site, which would not preclude the future provision of a footpath/cycle link by the parish council.

Whilst concerned about the connectivity of the site, committee members were satisfied that the application was acceptable in planning terms as a strategic site in the Local Plan.

A motion, moved and seconded, to authorise the head of planning to approve the application with the extra conditions relating to a landscape and ecology management plan and safeguarding open space, was declared carried on being put to the vote.

RESOLVED: to authorise the head of planning to grant outline planning permission for application P17/V1894/O, subject to:

- I. A Section 106 legal agreement being entered into in order to ensure financial contributions towards local infrastructure and to secure affordable housing; and
- II. Conditions (or provision in S106 as appropriate) as follows:
 1. Time limit – outline.
 2. Submission of reserved matters.
 3. Approved plans.
 4. Construction environment management plan for biodiversity to be agreed.

5. Air quality screening assessment to be agreed.
6. Contaminated land phased risk assessment to be agreed.
7. Details of protection of strategic water main to be agreed.
8. Sustainable drainage details to be agreed.
9. Drainage maintenance plan to be agreed.
10. Groundwater monitoring to be agreed.
11. Clearance and survey of existing culvert and ditch to be agreed.
12. Method statement for groundwater management during construction phase to be agreed.
13. Foul water drainage details to be agreed.
14. Construction method statement (including construction traffic management plan) to be agreed.
15. Details of pedestrian/cycle crossing point for Church Lane to be agreed.
16. Details of connection to Church Farm access to be agreed.
17. Details of Whites Lane stopping up to be agreed.
18. Details of off-site highway works and timetable for implementation to be agreed.
19. Written scheme of archaeological investigation to be agreed.
20. Programme of archaeological work to be agreed.
21. Tree protection plan to be agreed.
22. Biodiversity Enhancement Plan (BEP).
23. Implementation of noise mitigation measures.
24. Housing mix to be agreed.
25. Electric charging points designed into properties with garages.
26. Contaminated land validation report.
27. Confirmation of wastewater network upgrade completion or housing and infrastructure phasing plan agreed.
28. Access and visibility splays to be provided in accordance with plans.
29. Updated residential travel plan statement.
30. Hours of construction work.
31. New estate roads to Highway Authority specification.
32. No drainage to highway.
33. Landscape and Ecology Management plan (LEMP) to be submitted and agreed, prior to occupation of relevant phase/s of development which include the old quarry area.
34. Safeguarding of open space to the southern boundary of the site, in accordance with the submitted parameter plans, to not preclude any future potential pedestrian/cycle linkages.

PI.9 P18/V0301/FUL - Land East of Milton Hill, Abingdon

Councillor Stuart Davenport, a neighbouring ward member, stepped down from the committee and took no part in the debate or voting for this item.

The committee considered application P18/V0301/FUL to vary Condition 2 (approved plans) of planning permission P16/V2900/FUL for a development of 458 dwellings with associated public open space, infrastructure, improved sports facilities and reservation of land for future primary school expansion on land east of Milton Hill, 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 updates: The residents of 1-4 Appledore had withdrawn their objections to the application. Oxfordshire County Council highways have not yet responded to the latest amended application, their original objections have now been mitigated by condition.

Mark Smith, a representative of Milton Parish Council, spoke in support of the application.

Derek Rees and Andy Burchette spoke in support of the application.

Stuart Davenport, one of the neighbouring ward councillors, spoke 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 P18/V0301/FUL, subject to the following conditions:

1. Commencement three years - full planning permission.
2. Approved plans.
3. Phasing plan.
4. Tree protection method statement.
5. Arboricultural method statement.
6. Sustainable drainage scheme and surface water scheme.
7. Bio-diversity method statement.
8. Construction traffic management.
9. Slab levels (dwellings).
10. Archaeological watching brief.
11. Implementation of programme or archaeological work.
12. Boundary details with Milton United Football Club.
13. Sample materials.
14. Hard and soft landscaping scheme.
15. Acoustic surveys.
16. Details of locally equipped area of play, public seating, bins.
17. Implementation of Thames Water sewer impact study.
18. Visibility splays.
19. Access in accordance with specified plan.
20. New estate roads.
21. Car parking.
22. Permitted development restriction, extensions and outbuildings.
23. Pedestrian access between football pitch and changing facilities.
24. Hours of work.

PI.10 P18/V0744/RM - Land at Park Farm, East Challow

The committee considered reserved matters application P18/V0744/RM following outline approval of application P16/V0652/O for the appearance, landscaping, layout and scale of a development of up to 88 dwellings on land at Park Farm, East Challow.

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.

Steve Gillott, a local resident, spoke objecting to the application.

Susie Hartas, the applicant's agent, spoke in support of the application.

Officer update: members were advised that Condition 2 should be amended to also include the reconfiguration of landscaping on the north-west boundary of the site (adjacent to 10 The Park).

In response to questions raised by the committee, the officers reported that an extra condition could be included to secure more visitor parking.

Whilst some committee members were of the view that the overall parking on site met planning policy requirements and that to amend parking would affect the overall design of the scheme, the majority were of the view that an extra condition to revise the unallocated parking plan would be preferable.

A motion, moved and seconded, to approve the application with the extra condition as detailed above, was declared carried on being put to the vote.

RESOLVED: to grant planning permission for application P18/V0744/RM, subject to the following conditions:

1. Approved plans.
1. Relocation of proposed beech trees and amended landscaping at the north-west boundary to the site.
2. Landscaping implementation and retention.
3. Road surfacing.
4. Parking spaces to be provided before occupation.
5. Boundary details to be provided before occupation.
6. Working hours to be Monday to Friday 0730 to 18:00 and 08:00 to 13:00 Saturday. No works on Sundays or public holidays.
7. Additional unallocated parking plans to be agreed.

The planning conditions and s106 agreement for the outline permission remain applicable.

Just before the meeting guillotine of 9:00pm, part way through consideration of this application, committee members took a vote to continue this item only, as per the council's Constitution. Therefore, the next two applications on the agenda were deferred to a committee meeting at a later date.

PI.11 P17/V3039/FUL - 8 Elms Road, Botley, Oxford

Application P17/V3039/FUL was deferred due to the meeting guillotine having been reached before its consideration.

PI.12 P18/V0447/FUL - 7 Rimes Close, Kingston Bagpuize

Application P18/V0447/FUL was deferred due to the meeting guillotine having been reached before its consideration.

The meeting closed at 9.20 pm