

Minutes

of a meeting of the

Planning Committee

held on Wednesday 9 January 2019 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), Stuart Davenport, Robert Hall, Jenny Hannaby, Anthony Hayward, Bob Johnston, Ben Mabbett and Catherine Webber

Officers: Adrian Butler, Steve Culliford, Emily Hamerton, Penny Silverwood and Stuart Walker

Number of members of the public: 17

PI.98 Chairman's announcements

The chairman outlined the emergency evacuation arrangements and the procedure for the meeting.

PI.99 Apologies for absence

None

PI.100 Minutes

RESOLVED: to adopt the minutes of the committee meeting held on 5 December 2018 as a correct record and agree that the chairman signs them as such.

PI.101 Declarations of interest

Councillor Catherine Webber declared a personal interest in the application at Abingdon School.

PI.102 Urgent business

None

PI.103 Public participation

The list of registered public speakers was tabled at the meeting.

PI.104 P18/V2227/RM - Parcel South East A, Crab Hill, Reading Road, Wantage, OX12 8HT

The committee considered reserved matters application P18/V2227/RM for the appearance, layout, scale and landscaping for 82 dwellings and associated infrastructure on land at Parcel South East A, Crab Hill, Reading 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.

Mark Gay, the applicant's agent, spoke in support of the application.

Committee members requested that a condition was included to require electric vehicle charging points for the market housing with garages.

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

RESOLVED: to grant planning permission for the reserved matters application P18/V2227/RM, subject to the following conditions:

Standard condition:

1. Approved plans.

Pre-occupation:

2. Details of boundary treatment to plots 17, 57, 80 & 81 to be agreed and implemented prior to first occupation.
3. Plots 60 - 74 (which back onto the A417 Reading Road) to be constructed with acoustic glazing measures and noise mitigation for external living areas with details agreed prior to commencement above slab level.
4. to require electric vehicle charging points for the market housing with garages.

Informative:

The applicant is reminded of the obligation of compliance with the relevant conditions on the outline application that apply to this phase (e.g. CEMP and LEMP implementation).

PI.105 P18/V2049/FUL - Land at Park Farm, East Challow

The committee considered application P18/V2049/FUL for a residential development comprising 87 dwellings, amenity space, access, parking and ancillary development 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.

The planning officer pointed out a discrepancy in the table at paragraph 5.54 of the report in which a reference to Shrivenham should be replaced with East Challow. He also sought the committee's view on whether a signalised pedestrian crossing and additional unallocated parking should be secured by planning conditions, if any refusal of the application was subject to an appeal.

Liz and Steve Gillott, local residents, spoke objecting to the application.

James Yeoman, the applicant's agent, spoke in support of the application.

Councillor Yvonne Constance, the local ward member, spoke objecting to the application.

Committee members considered that the application should be refused and that a signalised pedestrian crossing, for reasons of highway safety, and additional unallocated parking were both required.

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

RESOLVED: to refuse planning permission for application P18/V2049/FUL for the following reasons:

1. The proposal fails to provide an adequate amount and mix of affordable housing on the site to meet objectively identified need in the district. As such the proposal is contrary to core policies 22 and 24 of the Vale of White Horse Local Plan 2031 Part 1.
2. The proposal is considered a poorly designed, cramped and congested scheme that is highway and parking dominated; lacks appropriate focal points, adequate unallocated parking spaces, adequate street landscaping, attractive public open spaces and results in inadequate living conditions for future residents. As such the proposal does not deliver a high quality and sustainable development and is therefore, contrary to core policies 35, 37, 38 and 44 of the Vale of White Horse Local Plan 2031 Part 1, saved policies H23 and DC9 of the Local Plan 2011, the adopted Vale of White Horse Design Guide 2015 and paragraphs 117, 118, 122(e), 124, 127, 128, 130 and 131 of the National Planning Policy Framework.
3. In the absence of a s.106 agreement relating to the provision of affordable housing and financial contributions towards maintenance of a signalised crossing on the A417 and associated public consultation, public transport improvements including improved bus services through East Challow and bus stop provision, travel plan monitoring, changes to the speed limit on the A417, public art, street naming, waste bin provision, and the management of public open spaces and play areas, the proposal would place unacceptable pressure on these facilities and fail to provide the social and recreational services to serve the development. This is considered contrary to core policies 7 and 24 of the Vale of White Horse Local Plan 2031 Part 1, saved policies DC4, DC7 and H23 of the Vale of White Horse Local Plan 2011, and paragraph 54 of the National Planning Policy Framework.

PI.106 P18/V2481/FUL - Abingdon School Faringdon Road Abingdon, OX14 1BQ

Councillor Catherine Webber declared a personal interest in this application.

The committee considered application P18/V2481/FUL for the erection of a three-storey education building to accommodate a lodge, house rooms, computer science and economic teaching space at Abingdon School, Faringdon 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.

Nicky Brock, the applicant's agent, spoke in support of 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/V2481/FUL, subject to the following conditions:

Standard

1. Commencement within three years.
2. Approved plans.

Prior to commencement

3. Submission of materials.
4. Submission of window and door details.
5. Submission of landscaping scheme.
6. Construction traffic management plan to be submitted.
7. Foul and surface water drainage details to be submitted.
8. Tree protection plan to be submitted.

Compliance

9. Implementation of landscaping scheme.

The meeting closed at 8.18 pm