

Minutes

of a meeting of the

Planning Committee

held on Wednesday 30 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), Robert Hall, Jenny Hannaby, Anthony Hayward, Bob Johnston, Ben Mabbett and Catherine Webber

Officers: Adrian Butler, Steve Culliford, Martin Deans, Emily Hamerton and Andy Heron

Also present:

Number of members of the public: 16

PI.107 Chairman's announcements

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

PI.108 Apologies for absence

Councillor Stuart Davenport had sent his apologies for absence.

PI.109 Minutes

RESOLVED: to adopt the minutes of the committee meeting held on 9 January 2019 as a correct record and agree that the chairman signs them as such.

PI.110 Declarations of interest

None

PI.111 Urgent business

None

PI.112 Public participation

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

PI.113 P18/V2226/FUL - 18 North Avenue, Abingdon, OX14 1QN

Councillor Sandy Lovatt stepped down from the committee as he was the local ward member. Councillor Janet Shelley took the chair for this item.

The committee considered application P18/V2226/FUL for the demolition of an existing bungalow and the erection of two x four bedrooed semi-detached houses with parking and access at 18 North Avenue, 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 the meeting.

Margaret Crick spoke objecting to the application on behalf of Abingdon Town Council.

Linda Stone spoke objecting to the application.

Paul Southouse and Halla Huws, the applicant's agents, spoke in support of the application.

Councillor Sandy Lovatt spoke in objection to the application as the local ward member.

Contrary to the officer's recommendation to approve the application, the committee considered that the application was out of character with the surrounding area, would be over-dominant due to its bulk and height, and it would have an adverse impact on neighbouring property with a loss of daylight/sunlight.

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/V2226/FUL for the following reasons:

1. The dwellings would constitute a cramped form of development that would create an overbearing impact on the character and appearance of the surrounding area. The dwellings would be overly dominant by virtue of the proposed height, bulk, and mass of the development. Furthermore, the width and depth of the dwellings would take up much of the site.

The development is therefore contrary to Policy CP37 of the Vale of White Horse Local Plan 2031 Part 1, the Vale of White Horse Design Guide and advice contained within paragraphs 127 and 130 of the National Planning Policy Framework.

2. That having regard to the proposed size and height of the development and its relationship to nearby neighbouring properties, this development would be harmful to the amenity of nearby neighbouring properties and result in an overbearing form of development to the adjoining neighbouring properties 16 and 20 North Avenue. This is contrary to Policy DC9 of the Vale of White Horse Local Plan Saved Policies 2011, and Policy CP37 of the Vale of White Horse Local Plan 2031 Part 1, the Vale of White Horse Design Guide and advice contained within paragraph 127 of the National Planning Policy Framework.

PI.114 P18/V3102/CM - North of the A420 Botley Road to south of the A423 ring road

The committee considered the county-matter application P18/V3102/CM for a flood alleviation scheme to reduce flood risks around Oxford, on land north of the A420 Botley Road to the south of the A423 ring road.

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 the meeting.

In an update, the officer circulated a written update setting out the planning committee's comments previously submitted to Oxfordshire County Council, which were different to those set out in the officer's report. The officer reported further representations from The Group Against Reservoir Development, expressing concerns at the application, the council's drainage engineer raising no objection, and from the council's countryside officer raising an objection. The officer also amended the wording of the recommendation, without changing the principle that there was no objection to the application.

The committee concurred with the officer's recommendations, subject to ensuring a condition to control noise during construction by limiting the hours of work.

A motion, moved and seconded, to raise no objection to the county matter application, subject to conditions, was declared carried on being put to the vote.

RESOLVED: to approve the following comments for submission to Oxfordshire County Council on application P18/V3102/CM:

1. This council has no objection in principle to this proposal.
2. This authority is not convinced that the proposal results in a net gain in biodiversity. It is considered the applicant has underestimated the timescales for proposed habitat creation to reach good condition. For example, dense and continuous scrub will take at least 10 years to reach good condition rather than 5 years, broad leaved woodland will take 30+ years to reach good condition rather than 10 years, semi improved grassland will take 20 years to reach good condition rather than 5 years, and species rich hedgerows will take 15 years to reach good condition rather than 5 years.

Applying these changes alone to the Biodiversity Impact Calculator results in a net loss of at least 81 biodiversity units. On this basis the proposal is contrary to core policy 46 of the Vale of White Horse Local Plan 2031 Part 1.

The applicant should be asked to revise the scheme to ensure it can provide biodiversity enhancements and that revised proposals are supported by a further Biodiversity Impact Calculator.

3. With regard to culvert work beneath the A423 this council is concerned that 24 hour working could result in unreasonable noise disturbance for local residents. The Environment Agency should be asked to provide further information demonstrating that there will be no detrimental impact to the living conditions of local residents.

If the applicant is unable to demonstrate or unwilling to demonstrate that 24 hour working would not have a detrimental on residential living conditions, this authority

requests that a condition is imposed restricting working to 07:30-18:00 Monday to Friday and 08:00-13:00 on a Saturday; and no work to take place on Sundays or Public Holiday.

4. Should the County Council be minded to approve the application at least the following planning conditions should be imposed to require:
 - (i) Implementation of the landscaping and it's maintenance.
 - (ii) Restrict working to 07:30-18:00 Monday to Friday and 08:00-13:00 on a Saturday; and no work to take place on Sundays or Public Holiday.
 - (iii) Require a Construction Environmental Management Plan to be agreed.
 - (iv) Require a Construction Traffic Management Plan to be agreed.
 - (v) The developer to notify the County Council of the presence of any unsuspected contamination encountered during the development. In the event of any contamination to the land and/or water being encountered, no development shall continue until a programme of investigation and/or remedial works to include methods of monitoring and certification of such works undertaken has been submitted to and approved in writing by the local planning authority.
 - (vi) Revised bridge designs be sought for the Willow Walk and Devil's Backbone bridges. The bridges should have a maximum width of 5.5m and the finished surface treatments should be first approved by Oxfordshire County Council.

PI.115 P18/V2726/FUL - The Plough Inn, Little Coxwell, Faringdon, SN7 7SR

The committee considered application P18/V2726/FUL for the change of use of the existing ground floor of the public house from class A4 to communal areas, dining room, servery and food storage/preparation associated with bed and breakfast use of the site, together with the demolition of the outbuildings and construction of eight letting rooms to the rear of The Plough Inn, Little Coxwell.

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 the meeting.

Ross Edwards spoke in support of the application.

Councillors Simon Howell and Elaine Ware spoke in support of the application as local ward members.

Contrary to the officer's recommendation to refuse the application, the committee considered that the application should be granted as an exception to policy. The public house had been closed for many years due to it being unviable, and the owners had tried to sell the property as a public house but had been unsuccessful in doing so. The property was on a public transport route on the A420 and was near to key employment, and thereby would support the local economy. The committee considered that, notwithstanding policy CP31, it was appropriate to grant the change of use in this exceptional case, subject to conditions on drainage, disabled access and the prior approval of plans.

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/V2726/FUL subject to the following conditions:

1. The development to which this permission relates must be begun not later than the expiration of three years beginning with the date of this permission. Reason: By virtue of Sections 91 to 95 of the Town and Country Planning Act 1990 as amended by section 51 of the Planning and Compulsory Purchase Act 2004.
2. The development hereby approved shall be carried out in accordance with the details shown on the following approved plans; 002A, 010A, 011A, 030, and E001 received on 11th November 2018 except as controlled or modified by conditions of this permission. Reason: To secure the proper planning of the area in accordance with Development Plan policies.
3. No development shall take place until landscape details have been submitted to and approved in writing by the Local Planning Authority. These details shall include schedules of new trees and shrubs to be planted, noting species, plant sizes and numbers/densities, the identification of the existing trees and shrubs on the site to be retained (noting species, location and spread), any earth moving operations and finished levels/contours, and an implementation programme. Reason: To ensure the implementation of appropriate landscaping which will improve the environmental quality of the development in accordance with Policy CP37 and CP44 of the Vale of White Horse Local Plan 2031, Part 1 and Policy DC6 of the Vale of White Horse Local Plan 2011 Saved Policies.
4. No development shall commence until a foul water drainage scheme has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include details of the size, position and construction of the drainage scheme, including calculations to evidence this. Reason: To ensure the proper provision of foul water drainage and to ensure flooding is not exacerbated in the locality in accordance Policy DC12 of the Vale of White Horse Local Plan 2011 Saved Policies, and Policy CP42 of the Vale of White Horse Local Plan 2031 Part 1.
5. The C1 bed and breakfast use must not operate until disabled access plans including level access, accessible car parking, an accessible toilet in the original public house building have been submitted to and approved by the Local Planning Authority. Thereafter, the disabled access provision shall be implemented in accordance with the approved details. Reason: To ensure adequate access and provision for use by disabled customers in accordance with Policy CP37 of the Vale of White Horse Local Plan 2031, Part 1.
6. The C1 bed and breakfast use must not operate until the new vehicular access, parking spaces and turning space have been constructed in accordance with the details shown on approved drawing number 002A received on 1st November 2018. Thereafter, the parking and turning areas shall be kept permanently free of any obstruction to such use. Reason: In the interest of highway safety in accordance with Policy DC5 of the Vale of White Horse Local Plan Saved Policies 2011, and Policy CP33 and CP35 of the Vale of White Horse Local Plan 2031, Part 1.
7. No development shall commence until a full surface water drainage scheme has been submitted to and approved by the Local Planning Authority. The drainage scheme shall include details of the size, position and construction of the drainage works, and be designed to accommodate a 1 in 100-year storm + 40% CC. Thereafter, the approved surface water drainage scheme shall be implemented in accordance with the approved details. Reason: To ensure the proper provision of

surface water drainage and to ensure flooding is not exacerbated in the locality in accordance with Policy CP42 of the Vale of White Horse Local Plan 2031 Part 1.

8. The exterior of the development hereby permitted shall only be constructed in the materials specified on the plans hereby approved or in materials which shall previously have been approved in writing by the Local Planning Authority. Reason: In the interest of visual amenity in accordance with Policy CP37 of the Vale of White Horse Local Plan 2031, Part 1.
9. The ground floor of the Plough and the detached bed and breakfast outbuilding to the rear shall only be used for C1 use and shall not be used for any other purpose, including any other purpose within Class C of the Schedule to the Town and Country Planning (Use Classes) Order 1987 as amended (or in any provision equivalent to that Class in any statutory instrument amending or revoking and re-enacting that Order), without the prior grant of planning permission. Reason: In the interest of sustainability and to protect the local economy in accordance with Policy DC9 of the Vale of White Horse Local Plan Saved Policies 2011.

The meeting closed at 8.25 pm