

Minutes

of a meeting of the

Planning Committee

held on Wednesday 27 February 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, Bob Johnston, Ben Mabbett and Judy Roberts (as substitute for Catherine Webber)

Officers: Holly Bates, Steve Culliford, Sarah Green, Emily Hamerton, Kerry Street and Stuart Walker

Also present: Councillor Mike Badcock

Number of members of the public: 16

PI.116 Chairman's announcements

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

PI.117 Apologies for absence

Councillors Anthony Hayward and Catherine Webber had sent their apologies for absence, with Councillor Judy Roberts attending as Councillor Webber's substitute.

PI.118 Minutes

RESOLVED: to adopt the minutes of the committee meeting held on 30 January 2019 as a correct record and agree that the chairman signs them as such.

PI.119 Declarations of interest

Councillor Sandy Lovatt declared an interest in items 8 and 9—land east and west of Haugh House, Longworth—as he was acquainted with Mr Waddy, a registered public speaker for these applications.

Councillor Jenny Hannaby declared an interest in item 7—land north of A417, Crab Hill, Wantage—as she was present at the public forum when this development site was discussed but had not taken part in Wantage Town Council's planning committee when the application was considered.

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PI.1

Councillor Ben Mabbett declared an interest in item 7—land north of the A417, Crab Hill, Wantage—as he was a Wantage Town Councillor but had not been present when the application was considered by the town council’s planning committee.

Councillor Bob Johnston declared an interest in item 11—Beaulieu Court Cottage, Sunningwell—in that he had attended the Sunningwell Parish Council meeting but had left before this application was discussed.

PI.120 Urgent business

None

PI.121 Public participation

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

PI.122 P18/V2787/RM - Land north of A417, East of Wantage

The committee considered reserved matters application P18/V2787/RM for infrastructure works including internal roads, car parking, landscaping of open spaces and the civic square, on land north of the A417 (Crab Hill), east of 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 the meeting.

Julia Reynolds spoke objecting to the application on behalf of Wantage Town Council.

Bernard Connolly spoke objecting to the application on behalf of the Wantage and Grove Campaign Group.

Nicky Brock, the applicant’s agent, spoke in support of the application.

The committee questioned the number of parking spaces to be provided in the civic square. By limiting the parking spaces in the square to twelve, local residents would be encouraged to walk rather than use their cars. The provision of twelve spaces was considered sufficient in planning terms. The committee noted that the management company would be responsible for managing parking in the square, not the council.

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

RESOLVED: to approve planning permission for application P18/V2787/RM subject to the following conditions:

Standard:

1. Approved plans

Pre-Commencement:

- 2 Prior to commencement of any works on the Local Park (East) a woodland management plan shall be submitted to, and approved in writing by, the Local Planning Authority. The

management plan shall be prepared by a qualified and experienced forestry or arboricultural consultant and shall include the following elements:

- 1) A statement setting out the aims and objectives of the overall design vision for the woodland and for adjacent individual trees retained as part of the development – including amenity classification, nature conservation value and accessibility.
- 2) Type and frequency of management operations to achieve and sustain canopy, understorey and ground cover, and to provide reinstatement including planting where tree loss or vandalism occurs.
- 3) Frequency of safety inspections, which should be at least three yearly in areas of high risk, less often in lower risk areas.
- 4) Full details of all proposed tree planting, within and adjacent to the woodland edge, to include species, size, location and maintenance specifications.
- 5) Confirmation that the tree pruning work is carried out by suitably qualified and insured tree contractors to British Standard 3998 (2010).
- 6) Special measures relating to Protected Species or habitats, e.g. intensive operations to avoid March - June nesting season or flowering period.
- 7) Inspection for pests, vermin and diseases and proposed remedial measures.
- 8) Recommendations relating to how trees within the immediate vicinity of properties or within private areas are to be protected, such that these are retained without the loss of their canopy or value as habitat.
- 9) Confirmation of cyclical management plan assessments and revisions to evaluate the plan's success and identification of any proposed actions.

The woodland shall be managed in accordance with the approved management plan at all times thereafter.

Reason: To ensure that the woodland areas within the proposal are satisfactorily safeguarded, managed and maintained in the long term in the interest of nature conservation and the visual amenity of the area and to accord with core policy 44 (i) and (viii) of the Local Plan.

Informatives:

1. The following conditions attached to the outline application are partially discharged in respect of submitted details for this phase of development: 18 (CEMP), 9 and 32 (LEMP), 24 (Tree Protection), 25 (Landscape Maintenance), 36 (Lighting) and 49 (Highway Design).

2. 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.123 P18/V1693/FUL - Land to the east of Haugh House, Church Lane, Longworth

The committee considered application P18/V1693/FUL for the erection of one detached dwelling with associated access on land east of Haugh House, Church Lane, Longworth.

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.

Sandra Sabathy spoke objecting to the application on behalf of Longworth Parish Council.

Philip Waddy spoke objecting to the application on behalf of local residents.

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PI.3

Steven Roberts, the applicant's agent, spoke in support of the application.

The local ward member Councillor Anthony Hayward submitted a statement, which was read out in his absence.

The committee concluded that this was an infill plot within the built-up area of Longworth village and noted that the application did not conflict with planning policy nor the neighbourhood plan, and there were no technical objections.

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

RESOLVED: to approve planning permission for application P18/V1693/FUL for the following reasons:

Standard:

1. Commencement 3 yrs - Full Planning Permission
2. Approved plans

Pre- Commencement:

3. Protected species licence to be submitted
4. Arboricultural method statement to be submitted
5. Surface water drainage scheme to be submitted
6. Foul water drainage to be submitted

Pre-slab levels:

7. Details of materials to be submitted

Pre-occupation:

8. Access, vision splays, parking, turning in accordance with plan
9. Boundary treatments, including gates, to be submitted
10. Landscaping scheme to be submitted

Compliance:

11. Great Crested Newt mitigation strategy
12. Habitat Establishment and long-term management plan
13. Slab levels as approved
14. Landscaping scheme implementation
15. Permitted development rights removed for class C for alterations to the roof.

PI.124 P18/V1694/FUL - Land to the west of Haugh House, Church Lane, Longworth

The committee considered application P18/V1694/FUL for the erection of three detached dwellings and associated access on land west of Haugh House, Church Lane, Longworth.

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. The planning officer provided an update on the Secretary of State's decision not to call-in this application.

Sandra Sabathy spoke objecting to the application on behalf of Longworth Parish Council.

Philip Waddy spoke objecting to the application on behalf of local residents.

Steven Roberts, the applicant's agent, spoke in support of the application.

The local ward member Councillor Anthony Hayward submitted a statement, which was read out in his absence.

The committee accepted that this was an infill plot within the built-up area of the village but concluded that the proposed development of three detached homes was not fully in accordance with the neighbourhood plan. The committee considered that importance should be attached to the neighbourhood plan and its policies should be supported. The committee considered that the proposed development had an adverse impact on the character of the Conservation Area, due to the scale of the proposed dwellings and the cramped appearance it would give to the street scene. Also, due consideration had not been given to the landscape setting.

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/V1694/FUL for the following reasons:

Reasons for refusal:

1. That due to the development being three detached dwellings, the proposal does not comply with the mix of dwelling types as required by the Longworth Neighbourhood Plan. It is therefore contrary to Policy 1 of the Longworth Neighbourhood Plan and advice contained within the National Planning Policy Framework and there are no material considerations that would outweigh this harm.
2. That having regard to the character of this part of the Longworth Conservation Area, the scale, massing, height, and design of the proposed development would be out of keeping, over-dominating and appear as a cramped form of development. There would also be a loss of landscaping setting. This would be harmful to the character of the area. It is therefore contrary to Policies CP37, CP39 and CP44 of the Vale of White Horse Local Plan 2031 Part1, Saved Policies DC6 and HE1 of the Vale of White Horse Local Plan 2011, Emerging Policies DP36 and DP37 of the Vale of White Horse Local Plan 2031 Part2 and Policies 1 and 2 of the Longworth Neighbourhood Plan.

PI.125 P18/V2813/FUL - 23 The Hyde, Abingdon

The committee considered application P18/V2813/FUL for the extension and alterations to provide two one-bedroomed flats and one two-bedroomed flat at 23 The Hyde, 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. The planning officer reported that the development would be liable to pay the Community Infrastructure Levy.

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

Councillor Mike Badcock spoke in objection to the application as the local ward member.

The committee noted the issues with parking capacity in the vicinity of the site but also noted that the county highways authority had not objected to the parking provision for this application. Without such an objection, the committee could not refuse the application.

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

RESOLVED: to approve planning permission for application P18/V2813/FUL subject to the following conditions:

Standard:

1. Commencement 3 years - Full Planning Permission
2. Approved plans

Pre-commencement:

3. MC25 - Drainage Details (Surface Water)

Occupation:

4. HY6 - Access, Park. & Turning in accordance with plan.
5. HY20 - Bicycle Parking
6. LS1 - Landscaping Scheme (Submission)

Compliance:

7. LS2 - Landscaping Scheme (Implement)
8. Matching materials (walls and roof)
9. Vision splay protection
10. Retain wall (whole boundary)

PI.126 P19/V0034/LB - Beaulieu Court Cottage Road Between Sunningwell and Green Lane, Sunningwell

The committee considered application P19/V0034/LB for works to the listed building including: repairs to the existing eyebrow lintel, lime washing the existing brickwork, installing a wood burner, but retaining the existing hearth and flue at Beaulieu Court Cottage, road between Sunningwell and Green Lane, Sunningwell.

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.

The committee considered that there were no material planning reasons to refuse this application.

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

RESOLVED: to approve planning permission for application P19/V0034/LB subject to the following conditions:

Standard Conditions:

1. Commencement within 3 years
2. Development completed in accordance with approved plans

Compliance Conditions:

3. Details and materials in accordance with application

The meeting closed at 8.30pm.