

Minutes

of a meeting of the

Planning Committee

held on Wednesday, 17 April 2019 at 6.30

pm

in The Ridgeway, 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 and Ben Mabbett. Emily Smith (in place of Catherine Webber)

Officers: Sally Appleyard, Paul Bateman, Charlotte Brewerton, Martin Deans, Lewis Dixey, Adrian Duffield and Kerry Street

Number of members of the public: 18

PI.135 Chairman's announcements

The Chairman announced that a member of the public would record, by film, the debate and decision on Item P18/V2931/FUL – land to the rear of 10 Halls Close, Drayton.

PI.136 Apologies for absence

Councillor Catherine Webber had sent apologies for absence.

PI.137 Minutes

RESOLVED: to adopt the minutes of the committee meeting held on 13 March 2019 as a correct record and agree that the chairman signs them as such.

PI.138 Declarations of interest

Councillor Ben Mabbett and Councillor Jenny Hannaby each declared that they had an interest in item 10 - (P18/V2756/FUL - Jigsaw, Coopers Lane, Wantage) - as they were members of Wantage Town Council and had not participated in any of the Town Council's decisions relating to this land.

PI.139 Urgent business

None.

PI.140 Public participation

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

PI.141 P18/V2884/FUL - Premier Inn, Section of A4130 between Milton Interchange and New Farm, Milton, OX14 4TX

Stuart Davenport, the local ward councillor, stood down from the Committee for consideration of this item.

The committee considered application P18/V2884/FUL for the erection of a four-storey hotel annex and single storey extension to existing hotel entrance (Use Class C1), alterations to car parking layout, landscaping and associated works (as amended by plans received 20 February 2019) at a section of the A4130 between Milton Interchange and New Farm, Milton.

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.

Councillor Mark Smith spoke, objecting to the application on behalf of Milton Parish Council.

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

Councillor Stuart Davenport spoke to the application as the local ward member.

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/V2884/FUL, with the decision to issue the permission delegated to the Head of Planning subject to a s106 agreement being entered into to secure financial contributions and subject to the conditions 1 to 10 inclusive in the report.

PI.142 P18/V2931/FUL - Land to the rear of 10 Halls Close, Drayton, OX14 4LU

Stuart Davenport, the local ward councillor, stood down from the Committee for consideration of this item.

The committee considered application P18/V2931/FUL for the removal of condition 14 (age restricted units) - on application P15/V2077/O. Outline application to provide up to 28 dwellings with all matters reserved, except access on land to the rear of 10 Halls Close, Drayton

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.

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Richard Williams, a representative of Drayton Parish Council, spoke, objecting to the application.

Pervin Shahin, on behalf of residents of Halls Close, spoke objecting to the application.

Simon Tofts, the applicant, spoke in support of the application.

Stuart Davenport, the local ward councillor, addressed the committee on this application.

The committee were concerned at the apparent lack of evidence available in support of the removal of condition 14.

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

RESOLVED: to refuse permission for the removal of condition 14 in application P18/V2931/FUL because, having regard to the lack of technical evidence submitted with the application, there were no grounds in which to support the removal of condition 14 of planning permission P15/V2077/O, contrary to Core Policy 26 of the Adopted Local Plan 2031 Part 1 and to advice within the National Planning Policy Framework.

PI.143 P18/V2930/HH - 29 Montagu Road, Botley Oxford, OX2 9AQ

Anthony Hayward, the agent, stood down from the Committee for consideration of this item.

The committee considered application P18/V2930/HH to demolish rear conservatory and garage, add additional 2nd storey to side extension, add rear single storey extension at 29 Montagu Road, Botley.

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.

Councillor Emily Smith spoke to the application as a local ward member.

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/V2930/HH, subject to the following conditions:

Standard Conditions:

1. Commencement within three years
2. Development to be completed in accordance with the approved plans

Pre-occupation condition:

3. Car parking plan to be submitted

Compliance condition:

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4. Materials in accordance with the details on the application

PI.144 P18/V2756/FUL - Jigsaw, Coopers Lane, Wantage, OX12 8HQ

The committee considered application P18/V2756/FUL for a proposed new dwelling, garage and partial demolition of the existing dwelling with that retained to be used as an outbuilding used for storage (as amended by plan received 18 January 2019) at Jigsaw, Coopers Lane, 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.

The planning officer reported the requirement for an additional condition relating to a privacy screen at the east end of the balcony.

Julia Reynolds, a representative of Wantage Town Council, spoke objecting to the application.

Matt Turner, a resident, spoke objecting to the application.

Brook Alder, the applicant, spoke supporting the application.

During consideration of the application, additional conditions were recommended covering ancillary use of both the garage building and the retained element of the existing dwelling, acoustic treatment of the party wall, slab levels, tree protection, and the removal of permitted development rights to make alterations to the garage building once built.

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/V2756/FUL, subject to the following conditions:

Standard:

1. Commencement - three years
2. Approved plans

Prior to Occupation:

3. HY6 - Access, parking and turning in accordance with plans
4. MC3 - Materials in accordance with the application
5. Appearance and layout of retained part of bungalow to be implemented in accordance with plans

Compliance:

6. Remove permitted development rights for garage

Additional conditions:

7. Privacy screen to be installed at east end of balcony
8. Ancillary use of garage building and retained part of existing dwelling
9. Tree protection measures
10. Slab levels
11. Acoustic treatment of party wall
12. Removal of permitted development rights for alterations to garage building

PI.145 P18/V2738/FUL - Watchfield, Swindon, SN6

The committee considered application P18/V2738/FUL for an artistic trail throughout Watchfield Village (as amended by plans received on 21 January 2019, 7 February 2019 and 27 February 2019) at Watchfield.

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 paragraph 5.4 of the officer's report was no longer applicable, as this particular aspect of the application had been omitted.

Councillor Sue Nodder, a representative of Watchfield Parish Council spoke, supporting 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/V2738/FUL, subject to the following conditions:

Standard:

1. Commencement within three years
2. Development to be completed in accordance with the approved plans

Compliance:

3. Materials in accordance with submitted details

PI.146 P19/V0258/HH - 85 Netherton Road, Appleton, OX13 5LA

Anthony Hayward, the local ward councillor and the agent, stood down from the Committee for consideration of this item.

The committee considered application P19/V0258/HH to demolish ground rear extensions and erect a new extended ground rear extension at 85 Netherton Road, Appleton, 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.

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 P19/V0258/HH, subject to the following conditions:

Standard conditions:

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

Compliance condition:

3. Materials in accordance with application

The meeting closed at 8.50 pm