

Minutes

of a meeting of the

Planning Committee

held on Wednesday, 13 November 2019 at

7.00 pm

in the The Ridgeway, The Beacon, Portway,
Wantage, OX12 9BY



Open to the public, including the press

Present:

Members: Councillors Bob Johnston (Chair), Val Shaw (Vice-Chair), Jerry Avery, Ron Batstone, Diana Lugova, Robert Maddison, Janet Shelley and Max Thompson

Officers: Paul Bateman, Adrian Butler, Lewis Dixey and Emily Hamerton

Also present: Councillor Andy Foulsham

Number of members of the public: 14

PI.53 Chairman's announcements

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

PI.54 Apologies for absence

Councillor Eric Batts sent his apologies.

PI.55 Minutes

With reference to minute P.151 (P19/V0184/HH - 51 Yarnells Hill, OX2 9BE), the committee agreed that the following wording would be added; "concern was raised by several committee members about the height of the path and the harmful impact this would have on the next door neighbours' amenity".

RESOLVED: to adopt the minutes (as amended above) of the committee meeting held on 23 October 2019 as a correct record and agree that the chair signs them as such.

PI.56 Declarations of interest

Councillor Robert Maddison declared that in respect of application P19/V1838/FUL, 225 South Avenue, Abingdon, he was a resident of that road but was not acquainted with the owners of the subject property.

PI.57 Urgent business

There was no urgent business.

PI.58 Public participation

The list of registered speakers was tabled at the meeting.

PI.59 P19/V0910/FUL - Hanney Nurseries, Steventon Road, East Hanney, OX12 0HS

The committee considered application P19/V0910/FUL for the residential development of 46 market and affordable dwellings with associated landscaping and infrastructure at Hanney Nurseries, Steventon Road, East Hanney, OX12 0HS.

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.

Officer Updates:

- Officers reported that the table on page 22 and 23, indicating the applicant's proposed affordable housing mix, incorrectly showed one 3 - bedroom 5 persons house for shared ownership. The correct figure was one 3 - bedroom 6 persons house for shared ownership. It was confirmed that the Council's Housing Officer was satisfied with this.
- A revised Biodiversity Impact Calculator had been received, which the Council's Countryside Officer had reviewed and accepted.
- In respect of proposed condition 4 and the first Informative on page 10, the number of offsetting Biodiversity Units was to be reduced from 11 to 6. The total value of the units had been correspondingly reduced from £105,600 to £57,600.

Councillor David Kirk, representing East Hanney Parish Council, spoke in support of the application.

Tammy Deshprabhu, a local resident, spoke objecting to the application.

Andrew Barron, the applicant, spoke in support of the application.

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

- The development's access was to be moved to the west, with the hedgerow to the east and trees to the west to be retained.
- The proposed roads were wide enough to permit emergency vehicles and proposed parking exceeded the amount required by the parking standards. The planning authority did not possess the powers to control on - street parking.

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PI.2

- With reference to a plan, officers identified to the committee, the various locations of the 20 unallocated parking spaces.
- The Oxfordshire County Council, as highway authority, had no objection to the proposals.
- The agreed number of affordable dwellings would be secured by a Section 106 Agreement with the applicant.
- After consultation with the council's drainage officer and the Lead Local Flood Authority, officers were satisfied that the development would not be exposed to unreasonable flood risk or increase flood risk elsewhere.
- In respect of Condition 10 (Landscaping Scheme to be approved), this could be amended to include a hedgerow between the entrance road and the western boundary, and the provision of dog waste and litter bins.
- If members considered it necessary, a condition could be imposed requiring the provision of swift bricks on the dwellings; the locations and number (a minimum of six as suggested by the Committee Chair) to be agreed.
- The provision of cycle parking at the site entrance, which was the proposed location of a bus stop, was not necessary or justified in mitigating the impact of the proposal.
- Oxfordshire County Council was securing funds from this proposal and other housing developments in the locality to provide a bus service along Steventon Road, but this service was not currently in place.

A motion moved and seconded, to approve the application, and subject to the following additions, was declared carried on being put to the vote:

- Condition 10 to be revised to include the provision of a hedgerow between the entrance road to the site and the western boundary, and dog waste and litter bins to be agreed.
- A condition be added requiring the provision of a minimum of six swift bricks with the locations to be agreed.

RESOLVED: to grant planning permission for application P19/V0910/FUL, delegated to the head of planning, subject to:

1. A Section 106 agreement being entered into to secure contributions towards local infrastructure, management of public open spaces and to secure affordable housing; and
2. Conditions as follows:
 1. Development to commence within three years.
 2. Approved plans.

Pre-Commencement Conditions

3. Tree protection as submitted to be implemented.

4. Biodiversity off setting.
5. Surface water drainage scheme to be agreed.
6. Strategy and programme for ground water monitoring.
7. Wheel washing facilities during construction.

Pre-Occupancy or Other Stage Conditions

8. Proposals to maintain, clear and desilt watercourses within or along boundaries of the site to be agreed.
9. Connecting paths to adjacent sites to be provided within the application site.
10. Landscaping scheme to be approved.
11. Plan of properties including Swift bricks to be submitted and approved.
12. Play equipment to be agreed.
13. Boundary treatments in accordance with approved plans.
14. Site access details to be approved.
15. Vision splays - 2.4m x 43m – to be provided.
16. Road and footway construction to each dwelling to be provided before each occupation.
17. Parking and turning spaces for each dwelling to be provided prior to occupation of each plot.

Post Occupancy Monitoring and Management Conditions

18. Landscaping implementation.
19. Construction hours – 8.00 to 18.00 Monday to Friday 8.00 to 13.00 Saturday. No works on Sunday or bank holidays.
20. Permitted development rights removal – extensions, dormer windows, outbuildings.
21. Retention of garages.
22. No street lighting.

Informatives

1. Several Biodiversity Offsetting providers can deliver Offsetting agreements in Oxfordshire, including the Trust for Oxfordshire's Environment (TOE) - <https://www.trustforoxfordshire.org.uk/biodiversity-offsetting> and the Environment Bank Ltd. The number of Biodiversity Units required to offset this permission is 6, with a value of £57,600.
2. Broadband provision.
3. Land drainage consent needed for any works to watercourses or ditches.

PI.60 P19/V1835/FUL - 225 South Avenue, Abingdon, OX14 1QT

Councillor Robert Maddison declared that in respect of application P19/V1835/FUL, he was a resident of that road but was not acquainted with the owners of the subject property.

The committee considered application P19/V1835/FUL, to construct a 3-bedroom semi-detached dwelling, which will be connected to the existing property on the site. The new dwelling is to mirror the existing dwelling in size and appearance, at 225 South Avenue Abingdon, OX14 1QT.

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 Andy Foulsham, a representative of Abingdon on Thames Town Council, spoke objecting to the application.

Luke Kenton, the agent, spoke in support of the application.

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

- The pebble dashing would be identical on both properties.
- The development conformed with the NPPF, Vale of White Horse Local Plan Part 1 and Part 2 and Design Guide SPD.
- The Oxfordshire County Council had no objection to the parking and highways proposals.
- Under the General Permitted Development Order the property could become a House of Multiple Occupation, however the property would have to be built and occupied first as approved before benefitting from Permitted Development Rights.

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/V1835/FUL, subject to the following conditions:

Standard Conditions:

1. TL1 - Time limit - Full Application (Full)
2. Approved plans

Pre-commencement Conditions:

3. MC25 - Drainage Details (Surface Water) (Full)
4. MC26 - Drainage Details (Foul Water) (Full)

Pre-occupation condition:

5. HY7[I] - Car Parking (Full)

Compliance Conditions:

6. MC3 - Materials in Accordance with App.(Full)
7. HY19 - No Drainage to Highway (Full)
8. ID18 - Discharge of Dust/Fumes (Full)
9. ID17[I] - Noise (Full)

PI.1 FIELD_TITLE

PI.2 FIELD_TITLE

PI.3 FIELD_TITLE

PI.4 FIELD_TITLE

The meeting closed at 8.05 pm