

Minutes
of a meeting of the
Planning Committee
held on Wednesday, 4 December
2019 at 7.00 pm
in The Ridgeway, The Beacon,
Portway, Wantage, OX12 9BY

Open to the public, including the press

Present:

Members: Councillors Bob Johnston (Chair), Jerry Avery, Ron Batstone, Eric Batts, Diana Lugova, Robert Maddison and Janet Shelley

Officers: Paul Bateman, Martin Deans, Sarah Green, Emily Hamerton, Andy Heron, Susannah Mangion and Luke Veillet

Also present: Neil Fawcett and Judy Roberts

Number of members of the public: 20

PI.61 Chairman's announcements

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

PI.62 Apologies for absence

Councillor Val Shaw and Councillor Max Thompson sent their apologies.

PI.63 Minutes

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

PI.64 Declarations of interest

In respect of application P18/V1704/FUL, J Curtis & Sons, Thrupp Lane, Radley, the Chair, Councillor Bob Johnston, declared that he was a member of Radley Parish Council but was never present when that council discussed planning matters.

Councillor Eric Batts declared in respect of application P19/V1512/FUL, 5 Toynbee Close, North Hinksey, that he knew one of the objectors and would not be participating in the discussion or voting on this application.

PI.65 Urgent business

There was no urgent business.

PI.66 Public participation

A list of registered speakers was tabled at the meeting.

PI.67 P18/V1704/FUL - J Curtis and Sons Ltd Thrupp Lane, Radley, Abingdon, OX14 3NG

Councillor Diana Lugova, a local ward councillor stood down from the committee meeting for the consideration of this item.

The chair of the committee, Councillor Bob Johnston, a local ward councillor stood down from the from the committee meeting for consideration of this item.

A motion moved and seconded to elect Councillor Janet Shelley to chair the meeting for this item was declared carried on being put to the vote.

RESOLVED: that Councillor Janet Shelley chair the meeting for Item 7, application P18/V1704/FUL.

The committee considered application P18/V1704/FUL for variation of condition 1 - to allow permitted use of buildings A, C, D, F and G for a further period of 5 years on application ref P03/V1226/FUL. Variation of condition 1 of Approval P87/V1143/FUL (RAD/57/15) to allow the permitted uses of buildings A, C, D, F & G for a further 8 year period, at J Curtis and Sons Ltd Thrupp Lane Radley Abingdon, OX14 3NG.

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.

Richard Dudding, a representative of Radley Parish Council, spoke objecting to the application.

Richard Thomas, a representative of the Friends of Radley Lakes, spoke objecting to the application.

Bob Johnston, a local ward councillor, spoke objecting to the application.

The committee noted that mineral extraction at the site had ceased in 1995 and that no further such operation had taken place since that time. The buildings were temporary in nature and designed to support the extraction operation and had not been used for this purpose for approximately 40 years. The committee concluded that this continued to be inappropriate development in the green belt. A motion moved and seconded, to refuse planning permission for the application was declared carried on being put to the vote.

RESOLVED: that planning permission for application P18/V1704/FUL is refused for the following reason;

1. The buildings continued to be inappropriate development in the green belt.

PI.68 P19/V0626/FUL - Oakley Equestrian Centre, Faringdon Road A417, Field opposite Goosey Lane, Faringdon, SN7 8PE

Councillor Bob Johnston in the chair.

The committee considered application P19/V0626/FUL for the change of use of the site to a commercial business for the pre-training of race horses. Erection of 16 stables, wc, hay barn and tack room together with a sand gallop, horse walker and a temporary mobile home (as amended by additional information received from agent on 15 and 22 April 2019), (as amended by additional information received 17 June 2019) (as amended by additional Information received 15 August 2019), at Oakley Equestrian Centre, Faringdon Road A417, field opposite Goosey Lane Faringdon, SN7 8PE

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 County Councillor Yvonne Constance would not be objecting to the proposal. The committee had received a copy of her email, which provided full details.

Michael Crofton Briggs, the agent, spoke in support of the application.

The committee considered that details of any hard surfacing should be agreed in writing prior to installation and that a condition to this effect should be included in any permission.

A motion moved and seconded, to grant planning permission for the application was declared carried on being put to the vote.

RESOLVED: to grant planning permission for application P19/V0626/FUL, subject to an additional condition relating to hardstanding and subject to the following conditions and the completed Section 106 agreement;

Standard

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

Pre- Commencement

3. Existing close board fencing to be removed
4. Access and vision splays to be provided

Pre- Occupation

5. Surface water drainage in accordance with details
6. Foul water drainage in accordance with details

Compliance

7. Materials in accordance with details
8. Landscaping in accordance with details

9. External lighting in accord with details to be agreed
10. Recommendations of preliminary Ecological Appraisal
11. Parking and turning areas provided
12. Mobile home occupation limited to person wholly engaged in equestrian business or any residential dependants of such person
13. Within 3 years of this permission or in the case the business ceases use, whichever occurs first, the mobile home shall be removed from the site

PI.69 P19/V0424/FUL - Land to the rear of 89A-93 Eynsham Road, Botley, Oxford, OX2 9DG

The committee considered application P19/V0424/FUL for the construction of 8 flats (5 x 1 bedroom and 3 x 2 bedroom) on three floors (amended plans received 17 July 2019 to show amended site plan, car parking and bin storage, amended materials, and additional arboricultural information) on land to the rear of 89A-93 Eynsham Road, Botley, Oxford, OX2 9DG.

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.

Kylie Monsma, the agent, on behalf of Oxford Community Land Trust, spoke in support of the application.

Councillor Judy Roberts, a local ward councillor, spoke in support of the application.

The committee considered that a slab level condition should form part of any permission.

A motion moved and seconded, to delegate the grant of planning permission to the head of planning was declared carried on being put to the vote.

RESOLVED to delegate the grant of planning permission for application P19/V0424/FUL to the head of planning subject to:

1. A section 106 legal agreement being entered into to secure affordable housing for local people in housing need.

2. Conditions summarised as follows:

Standard

1. Time limit
2. Approved plans

Prior to commencement

3. Surface water drainage
4. Arboricultural method statement
5. Landscaping scheme

Prior to occupation

6. Visibility splays (access)
7. Parking and turning

Compliance

8. Materials in accordance with application

9. Additional condition relating to slab levels.

PI.70 P19/V1512/FUL - 5 Toynbee Close, North Hinksey, Oxford, OX2 9HW

Councillor Eric Batts declared an interest in respect of this application, as he knew one of the objectors, and did not participate in the discussion or voting on this application.

The committee considered application P19/V1512/FUL for the erection of a new building containing 2no. x 2 bedroom flats to the rear of 5 Toynbee Close, demolition of car port and outbuilding to facilitate access from Toynbee Close, with provision of parking with bin and cycle stores. Demolition of existing dwelling house and erection of a 2 storey building containing 1no. x 3 bedroom flat and 2no. x 1 bedroom flats, with provision of parking with bin and cycles stores (amended and amplified by plans received 30th August 2019 and 7th October 2019) at 5 Toynbee Close, North Hinksey, Oxford, OX2 9HW.

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 Adam Rankin, a representative of North Hinksey Parish Council, spoke objecting to the application.

Angus Ashton, a local resident, spoke objecting to the application.

Nicola Johnson, a local resident, spoke objecting to the application.

Andre Botha, the agent, spoke in support of the application.

Councillor Emily Smith, a local ward councillor, was unable to attend the committee but provided a statement, objecting to the application. This was read out to the meeting and had been emailed to the committee prior to the meeting.

The committee was concerned at the mass and bulk of the proposal within the street scene, the impact upon the roof scape and the loss of landscape amenity. It noted that the North Hinksey Neighbourhood Development Plan's examination had now been concluded and although it was considered limited at this time, a number of its policies were relevant, namely;

HS1 - Characteristics of new housing

HS2 – Low rise housing design

HS3 – Housing density

HS4 - Flexibility, Future-Proofing, and Sustainable Design

HS5 – Balance of housing types

TR1 – Cyclists, Pedestrians & Public Transport

TR2 – Parking, Access and Electric Vehicle Charging

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

RESOLVED: that planning permission for application P19/V1512/FUL is refused for the following reasons;

1. That, the development by reason of its bulk, scale, massing, and vegetation removal will appear obtrusive and overdeveloped in the street scene and therefore harmful to the character and appearance of the area.
2. That, the contemporary flat roof design of the buildings will result in an appearance that is not in keeping to the surrounding built form. This results in a poor quality design and roof-scape, which fails to take into account surrounding context.
3. That, the privacy of neighbours will also be adversely impacted through overlooking, particularly from the rear buildings balcony and front buildings side elevation windows.

PI.71 P19/V1445/FUL - Army Rowing Club, Wilsham Road, Abingdon, OX14 5LD

Councillor Jerry Avery declared an interest in respect of this application, as he was a veterans' champion and former army officer, and did not participate in the discussion or voting on this application.

The committee considered application P19/V1445/FUL to demolish existing detached club room and store building. Form new detached club room and rowing boat store (amended drawings to show revised boat store, club room and car parking/cycle provision received 1 October 2019). (Revised flood risk assessment received 17 October 2019) at the Army Rowing Club, Wilsham Road, Abingdon, OX14 5LD.

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.

Alex Greenaway, a representative of Abingdon-on-Thames Town Council, spoke objecting to the application.

Brigadier Adam McRae, spoke on behalf of the applicant, in support of the application.

Councillor Neil Fawcett, a local ward councillor, spoke objecting to the application.

Councillor Samantha Bowering, a local ward councillor, was unable to attend the committee but provided a statement, objecting to the application. This was read out to the meeting.

The committee was not persuaded that the development would attract increased non - Army rowing activity on the site or generate additional noise. A planning condition could not deal with noise generation; if there were problems, these would be handled by environmental health officers. It was noted that the application did not entail any change of use or activity and that the boat house was a sporting -related area and not a space intended for social use.

A motion moved and seconded, to grant planning permission for the application was declared carried on being put to the vote.

RESOLVED: to grant planning permission for application P19/V1445/FUL subject to the following conditions;

Standard

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

Prior to commencement

3. Surface Water Drainage
4. Foul Drainage
5. Landscaping details
6. Flooding - details of the proposed 'Hit and Miss Wall'
7. Submission of details – construction management plan

Prior to use or occupation

8. Flooding – measures in accordance with Flood Risk Assessment
9. HY7 - Car Parking
10. HY20 - Bicycle Parking
11. Materials in Accordance with Application

Informatives

12. Watercourses

PI.1 FIELD_TITLE

PI.2 FIELD_TITLE

PI.3 FIELD_TITLE

PI.4 FIELD_TITLE

The meeting closed at 9.15 pm