

Minutes

of a meeting of the

Planning Committee

held on Wednesday, 8 January 2020 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, Max Thompson and Nathan Boyd (In place of Eric Batts)

Officers: Paul Bateman, Emily Hamerton, Susannah Mangion and Penny Silverwood

Also present: Debby Hallett and Jenny Hannaby

Number of members of the public: 30

PI.72 Chairman's announcements

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

PI.73 Apologies for absence

Councillor Eric Batts sent his apologies.

PI.74 Minutes

RESOLVED: to adopt the minutes of the committee meeting held on 4 December 2019 as a correct record and agree that the chair signs them as such.

PI.75 Declarations of interest

There were no declarations of interest.

PI.76 Urgent business

There was no urgent business.

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PI.77 Public participation

The committee noted the list of public registered to speak at the meeting.

PI.78 P18/V2300/FUL - Land at Grove Road, Grove

The committee considered application P18/V2300/FUL for the erection of a Class A1 retail food store with associated car parking, access, landscaping and associated engineering works. Additional ecological information (reptile survey report) received 28 September 2018. Additional information and amended plans received 5 November 2018, 7 March 2019 and 31 July 2019, on land at Grove Road, Grove.

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 since the publication of the agenda, 3 further letters of support had been received. The issues raised were the need for another supermarket in Wantage and Grove to support the increasing population, the visual and physical separation of Wantage and Grove had already been lost elsewhere and a new store would prevent people travelling further afield, and therefore reducing their carbon footprint. The planning officer advised that these issues have already been covered in the officer's report.

June Stock, a representative of Grove Parish Council, spoke in support of the application.

John Tranter of Cycling UK, Wantage, spoke objecting to the application.

Nick Hardy, the agent, spoke in support of the application.

Jenny Hannaby, a local ward councillor, spoke objecting to the application.

The committee noted in the report that there were 38 letters of objection, 19 letters of support, with a petition of 101 signatures in support. The majority of objections related to highways matters. The committee noted that the Oxfordshire County Council, as highways authority, had no objection to the present proposals. The development manager advised in respect of a supporting petition; the committee could decide what weight they would attach to its importance and that the committee was not bound by its result, as a petition was not a material consideration.

The committee considered that the development would harm the vitality and viability of the Grovelands centre, an identified local shopping centre in the local plan. They were also concerned that the proposal did not protect the existing landscape and did not respect the physical separation between the settlements of Wantage and Grove. It was also contrary to Local Plan and National Planning Policy Framework (NPPF) policies.

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/V2300/FUL is refused for the following reasons;

1. Based on the information submitted with the application the Local Planning Authority consider that the proposal would harm the vitality and viability of the Grovelands centre, Grove, an identified local shopping centre in the local plan. The application also fails to guard against the potential and unnecessary loss of the Post Office, a community facility, as a result of the proposed development. As such the application is contrary to Core Policy 32 of the adopted Local Plan 2031 Part 1 and to paragraphs 89, 90 and 92 of the National Planning Policy Framework.

2. The application fails to respond positively to the site and its surroundings and fails to protect the local landscape setting from harmful development. The proposed scheme is not well integrated into the local character of the area and is at odds with the rural interface and the important role the site plays in terms of visual and physical separation between Wantage and Grove. As such the application is contrary to Core Policies 37 and 44 of the Local Plan 2031 Part 1, to Development Policy 29 of the Local Plan 2031 Part 2 and to paragraphs 127, 130 and 170 of the National Planning Policy Framework.

3. In the absence of a completed S106 legal agreement, the proposal fails to secure infrastructure necessary to meet the needs of the district (namely the provision of public art, biodiversity offsetting and associated monitoring fee) and the county (namely enhancements to bus services, public transport infrastructure and travel plan monitoring). As such the development is contrary to Core Policy 7 of the Local Plan 2031 Part 1 and to the National Planning Policy Framework.

PI.79 P19/V2651/FUL - 1 Maple Close Botley, Oxford, OX2 9DZ

The committee considered application P19/V2651/FUL for a retrospective change of use to C3 dwelling as 7 bed HMO (House in Multiple Occupation) at 1 Maple Close Botley, Oxford, OX2 9DZ.

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.

Hugh Shepherd, the agent, spoke in support of the application.

Debby Hallett, a local ward councillor, spoke objecting to the application.

The committee noted that the property could be used as a 6-bedroom HMO without the specific grant of planning permission. A recent appeal which had been allowed in respect of a similar proposal at 1 Hillhead, Lime Road, Botley, indicated that there was no evidence in this case to demonstrate that the use of the premises as a 7-bedroom dwelling would give rise to inadequate parking and turning provision, or that there would be a detrimental impact upon the character and appearance of the area or upon neighbour amenity. Additionally, the Highways Officer no longer objected to the proposal. On-street parking remained an issue in this area and the committee was advised that a condition of permission would require the marking out of car parking spaces and bicycle parking provision within 6 weeks of permission.

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

RESOLVED: that planning permission is granted for application P19/V2651/FUL subject to the following conditions;

Standard:

1: Approved plans

Within 6 weeks of the grant of planning permission:

2: Car parking laid out and marked

3: Bicycle parking provided

Informative

4: Unique – boundary treatment

The meeting closed at 8.20 pm