

# Minutes

of a meeting of the

## Planning Committee

held on Wednesday, 26 February 2020 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), Val Shaw (Vice-Chair), Jerry Avery, Ron Batstone, Eric Batts and Max Thompson, Amos Duveen and Nathan Boyd

Officers: Sally Appleyard, Steve Culliford, Emily Hamerton, Candida Mckelvey and Kerry Street

Number of members of the public: six

### **PI.89 Chairman's announcements**

The Chairman had no announcements but ran through housekeeping arrangements.

### **PI.90 Apologies for absence**

Apologies were received from Councillor Diana Lugova. Councillor Amos Duveen attended as substitute.

Apologies were received from Councillor Janet Shelley. Councillor Nathan Boyd attended as substitute.

### **PI.91 Minutes**

The minutes of the previous meeting, held on 29 January 2020, were agreed to be a correct record of the meeting. It was resolved that the Chairman signed them as such.

### **PI.92 Declarations of interest**

Councillor Max Thompson declared that as the ward councillor for application P19/V3255/HH, he would stand down from the committee for this item and would not be voting.

### **PI.93 Urgent business**

The Chairman declared that there was no urgent business.

## **PI.94 Public participation**

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

## **PI.95 P19/V2428/FUL - 208, Steventon Road, Drayton, Abingdon, OX13 6RN**

Application P19/V2428/FUL was considered by the committee. The application was for the construction of a single dwelling house with a detached double garage on land at 208 Steventon Road (as amended by plans and additional information received on 29 November 2019 and 16 January 2020).

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.

Officers noted that there was a typographical error was noted in this report, on paragraph 6.2. "The proposal is not considered" needs to be changed to "The proposal is considered".

The recommendation from planning officers is that planning permission be refused for the following reasons:

1. In the opinion of the Local Planning Authority, the application site does not lie within the built area of the village of Drayton and represents an extension to the built area of the village into open land beyond its edge forming part of the wider area of the open countryside. The site is not allocated for development within the adopted Local Plan 2031 part 1 or within the Drayton Neighbourhood Plan. The proposal is therefore contrary to Policies CP01, CP03, CP04 and CP8 of the adopted Vale of White Horse Local Plan 2031 part 1, and Policies P-LF2 and P-H1 of the Drayton Neighbourhood Plan. The proposal is also contrary to the provisions of the National Planning Policy Framework and Planning Practice Guidance.

2. In the opinion of the Local Planning Authority, the proposed development would not be in keeping with the character and appearance of the surrounding area by reason of the siting and layout proposed. The proposal is therefore contrary to Policy CP37 of the adopted Vale of White Horse Local Plan 2031 part 1, and Policy P-LF3 of the Drayton Neighbourhood Plan. The proposal is also contrary to the councils adopted Design Guide, and the provisions of the National Planning Policy Framework and Planning Practice Guidance.

### **Informative - CIL**

The development to which this refusal relates is liable to pay the Community Infrastructure Levy as set out in the Vale of White Horse Charging Schedule. Please refer to the CIL Regulations 2010 (as amended). If planning permission is granted following a successful appeal against this refusal a Liability Notice will be issued to the relevant person following the issue of the appeal decision. Detailed guidance and the CIL Process is available on the planning portal website <http://www.planningportal.co.uk/cil> or our website <http://www.whitehorsedc.gov.uk/cil>

Diane Dunston, the applicant, spoke in support of the application

It was confirmed that Drayton Parish Council were in support of the application. Councillors on the committee wanted clarification over the Drayton Village boundaries. It was suggested to the committee that the map was incorrect and that the boundary actually goes through the property of 208 Steventon Road.

Councillor Andrew Cooke, local ward member, spoke in support of the application.

The Chairman reiterated that planning policy takes precedence.

The Chairman summarised that in order to make a decision, there needs to be certainty over the village boundaries.

Other considerations were made regarding trees. It was confirmed that Forestry had no concerns but would want a landscaping condition.

**RESOLVED:** to defer consideration of the application until the ambiguity of the boundary map is resolved, and to allow for a site visit.

## **PI.96 P19/V3255/HH - 15, St. Peter's Road, Abingdon, OX14 3SJ**

Councillor Max Thompson, the local ward member, left the table for this item.

The committee considered application P19/V3255/HH, which is for the demolition of an existing detached garage and the construction of a two storey side and single storey rear extensions, and a new front porch on land at 15 St. Peter's Road, 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.

Planning officers recommend that planning permission is granted, subject to the following conditions:

Standard conditions:

1. Commencement three years
2. Approved plans

Compliance condition:

3. Materials in accordance with application
4. Car Parking

Informative

5. Works within the Highway

Councillor Charlie Birks, a representative of Abingdon-On-Thames Town Council, spoke objecting to the application.

The committee discussed the town council's concern that this application encourages a terracing effect beyond the building line and spoils the look of the area.

Councillor Max Thompson spoke in agreement with the town council objecting to the application.

The Chairman asked officers to confirm that there is no precedence for this type of development. Officers confirmed that each application is based on its merits.

**RESOLVED:** to recommend that planning permission is granted, subject to the conditions set by the Local Planning Authority.

The meeting closed at 7.45 pm