

Minutes

of a meeting of the

Planning Committee

held on Wednesday, 11 November 2020 at 6.00 pm



A virtual meeting (to view recording click;
<https://www.youtube.com/channel/UCTj2pCic8vzucpzlaSWE3UQ>)

Open to the public, including the press

Present:

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

Officers: Sally Appleyard, Paul Bateman, Holly Bates, Adrian Butler, Martin Deans, Lewis Dixey, Emily Hamerton, George Jackson, Susannah Mangion and Stuart Walker

Also present: Councillor Paul Barrow, Eric de la Harpe

Number of members of the public:

PI.171 Chair's announcements

The Chair advised the meeting of recent changes to the committee's composition; Councillor Jerry Avery was confirmed as a full member and Councillor Eric Batts had become a substitute.

PI.172 Apologies for absence

There were no apologies for absence.

PI.173 Minutes

The minutes of the meeting held on Wednesday 30 September 2020, were agreed to be a correct record of the meeting. It was agreed that the chair sign them as such.

PI.174 Declarations of interest

The Chair declared an interest in applications P20/V1847/LB and P20/2173/HH, both applications in respect of 133 Ock Street, Abingdon, as he was owner of the property. The Chair would step down from the committee and leave the meeting for the consideration of these applications.

Vale of White Horse District Council - Planning Committee Minutes

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PI.1

PI.175 Urgent business

There was no urgent business.

PI.176 Public participation

The committee had received statements which had been made by the public in respect of the applications. These had been circulated to the committee some days prior to the meeting.

PI.177 P20/V1847/LB - 133 Ock Street, Abingdon, OX14 5DL

The Chair stood down from the committee for consideration of this item, as he had declared an interest as owner. The Chair also left the virtual meeting for consideration of this application. Councillor Val Shaw in the Chair.

Councillor Robert Maddison, a local ward councillor, stood down from the committee for consideration of this item.

The committee considered application P20/V1847/LB for additional roof strengthening works and works to replace rendered gable at high level on West elevation with vertical clay plain tile hanging - refer to approval P19/V1670/LB for previously approved works. (As amended by plans and further information received 27 August 2020 and 1 September 2020. Description amendment agreed with agent 27 August 2020. Additional information submitted 2 October 2020) at 133 Ock Street, 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.

The planning officer reported that this application sought to address and regularise unforeseen problems which had occurred since the granting of planning permission and listed building consent in July 2020. These works sought to secure a long term repair of the building by introducing new fabric to the roof and gable wall structures, alongside historic fabric which would be retained, and replace the rendered gable on the west elevation with vertical clay plain tile hanging, to secure weatherproofing and introducing some insulation. Running concurrent to this application was an application for planning permission, reference application P20/V2173/HH.

A motion moved and seconded, to grant listed building consent was declared carried on being put to the vote.

RESOLVED: to grant listed building consent for application P20/V1847/LB, subject to the following conditions;

1. Commencement of works within three years
2. Works in accordance with the approved plans
3. Materials in accordance with details submitted
4. Tile hanging in accordance with submitted details

PI.178 P20/V2173/HH - 133 Ock Street, Abingdon, OX14 5DL

The Chair stood down from the committee for consideration of this item, as he had declared an interest as owner. The Chair also left the virtual meeting for consideration of this application. Councillor Val Shaw in the Chair.

Councillor Robert Maddison, a local ward councillor, stood down from the committee for consideration of this item.

The committee considered application P20/V2173/HH for replacement of rendered gable at high level on West elevation with vertical clay plain tile hanging. Note these works are subject to current Listed Building consent application ref: P20/V1847/LB and are additional to works previously approved under P19/V1670/LB & P19/V1753/HH. (Additional information submitted 2 October 2020) at 133 Ock Street, 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.

The planning officer reported that application P20/V1847/LB, also on the meeting's agenda, related to this property.

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

RESOLVED: to grant planning permission for application P20/V2173/HH, subject to the following conditions;

1. Commencement of development within three years
2. Works in accordance with the approved plans
3. Materials in accordance with details submitted
4. Tile hanging in accordance with submitted details

PI.179 P20/V1395/FUL - Land at Park Farm, East Challow

Councillor Max Thompson in the chair.

The committee considered application P20/V1395/FUL for residential development of 39 dwellings, comprising a partial re-plan of details approved under application reference P18/V0744/RM, to include an uplift of 13 no. additional dwellings, revised housing mix across the relevant development parcels and associated development works (as amended 8 September 2020) on land at Park Farm, East Challow.

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 despatch of the agenda a further objection to the proposal had been received by the council. This had not raised any new points of objection beyond those already received. The committee were requested to consider this application in the context of the wider Park Farm development, which was under construction, with some dwellings completed.

The planning officer confirmed that the application site formed part of an area upon which the council had permitted 88 dwellings and that development had commenced. This application sought to revise the central and northern parts of the approved scheme to

increase the number of dwellings proposed across the wider Park Farm site from 88 to 101 dwellings; an uplift of 13 dwellings. The site layout plan was shown at Appendix 1 and the approved site layout at Appendix 2. These plans were also displayed to the committee via a PowerPoint presentation. The proposal was considered to be sustainable development and accorded with the housing strategy in the development plan.

The planning officer reported that access to the site is taken from the A417 via a relatively newly constructed priority staggered junction, including right hand turn lanes into the site and Letcombe Hill. As the Highway Authority, Oxfordshire County Council, did not object to the proposal.

In conclusion, the planning officer reported that if approved planning conditions should be imposed as summarised in the report and a S106 agreement or deed of variation should be entered into to secure contributions towards local infrastructure and services, including education and bus service improvements, management of public open spaces and the play area and to secure affordable housing.

Mr Steve Gillott, a local resident, who had objected to the application, had provided the council with a statement. The democratic services officer confirmed that Mr Gillott's statement had been communicated to the Committee prior to the meeting.

Mr. Andrew Gregson, a local resident spoke objecting to the application.

Mr. David Brown, the agent, spoke in support of the application.

In response to a question from the committee, the planning officer confirmed that a financial contribution would be sought for the provision and/or improvement of bus services in the vicinity of the site and its intended use would be for the retention of bus service 67.

In debating the merits of the application, some members of the committee expressed concerns at design aspects, particularly plots 66 – 68, as a configuration of three dwellings. The committee also referred to paragraph 5.10 of the report, which stated that one of the proposed affordable dwellings (plot 60), whilst the same size as the dwelling already permitted on this plot, was 8 sq m smaller than the space standard of 79 sq m, required for a four person two-bedroom dwelling. This being in conflict with development policy 2 of the LPP2, which had been adopted since the earlier permission. The planning officer reiterated paragraph 5.11, which stated that work on this plot had commenced in accordance with the approved 88 dwelling scheme and whilst the dwelling was 8 sq m smaller than the space standard requirement, it still provided reasonable accommodation. Additionally, the garden size for this plot exceeded the guidance in the Design Guide. Overall, given the previously approved house type was used elsewhere on the wider site, and this dwelling was under construction as already permitted, the proposed dwelling on plot 60 was acceptable. Some committee members considered that the garden areas for some plots were not adequate.

Some committee members regretted that the original design feature incorporating a roundabout for the scheme had been omitted. Some committee members, whilst noting the position of non-objection by Oxfordshire County Council, had concerns at the amount of traffic generation and probable higher traffic speeds, representing hazardous highways travel. The committee considered that road design improvements were necessary, particularly to afford better access to the school road crossing. Also, local schools might

not be able to accommodate additional pupils or adequately expand to provide increased accommodation

Some committee members remained concerned at the proposal owing to inadequate garden sizes, the inadequate size of plot 60 the highways safety deficiencies, unsatisfactory housing design aspects and potential harm to the local character of the area, and were minded to refuse planning permission.

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

RESOLVED; to refuse outline planning permission for application P20/V1395/FUL for the following reasons;

1. Poor design
2. Inadequate garden sizes
3. Inadequate floor space (plot 60)

**PI.180 P20/V1375/FUL - Church Farm, Dark Lane, Sunningwell,
Abingdon, OX13 6RE**

The committee considered application P20/V1375/FUL for a temporary farm dwelling (mobile home) with parking. (Reading Agricultural assessment rec 22 July 2020); (Additional information received 6 August 2020); (Amended location plan and revised application form received 7 September 2020); (Reading Agricultural further assessment rec 15 September 2020) at Church Farm, Dark Lane, Sunningwell, 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.

The planning officer reported that permission was sought on a temporary basis to allow the business to become further established and for its longer-term economic viability to become apparent. The proposal for the dwelling was founded on the agricultural need for the home to be on the farm site to ensure care and supervision of the livestock.

The committee considered the fact that the proposal was subject to a financial viability test in respect of business continuity and noted that the independent Reading Agricultural Consultants' (RAC) report at paragraph 42, stated that, "The applicant has provided a confidential three year business forecast 2020 to 2022 which RAC consider to be realistic and produced on a sound financial basis." Additionally, in response to a question from the committee, the applicant reassured it that although he had other business interests, he would be able, with support, to ensure a 24 hour service.

Cllr. Paul Wooldridge, a representative of Sunningwell Parish Council, spoke objecting to the application

Mr. Henry Venners, the agent, spoke in support of the application.

Mr. Thomas Alden, the applicant, spoke in support of the application.

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

RESOLVED: to grant planning permission for application P20/V1375/FUL, subject to the following conditions;

Standard:

1. Commencement
2. Approved plans

Prior to commencement:

3. Surface water drainage
4. Foul water drainage
5. External materials

Compliance

6. Access, parking and turning in accordance with plans
7. Agricultural occupancy restriction
8. Temporary permission – three years

Informative:

Public Footpath

PI.181 P20/V0404/FUL - 2 Tennyson Drive, Abingdon, OX14 5PD

Councillor Robert Maddison, a local ward councillor, stood down from the committee for consideration of this item.

The committee considered application P20/V0404/FUL for the extension and conversion of existing house into four new dwellings, 2x2 bed flats and 2x1 bed flats with associated parking (Removal of one bedroom and reduction in mass as shown on P11G) at 2 Tennyson Drive, 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.

The planning officer reported that the application had been amended to reduce the size of the proposed extension and number of bedrooms. Amenity and parking space on site were within council standards.

Mr. James Jeffery, a local resident, spoke objecting to the application.

Mr. Ben Kelsey, the applicant, spoke in support of the application.

Councillor Eric de la Harpe, a local ward councillor, spoke objecting to the application.

The committee had concerns over the potential of the proposal to add to parking congestion within the area, and of being a risk to highway safety. It was concerned that the proposal was of a large scale on a prominent corner site, which was not in keeping with

the character of the surrounding residential area. The committee was therefore not minded to grant planning permission.

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

RESOLVED: to refuse planning permission for application P20/V0404/FUL for the following reasons;

1. the proposed development, by reason of the large size, style and design of the building and the siting and layout proposed on a prominent corner site, would result in a visually harmful development which was not compatible with, or sympathetic to, the character or appearance of the surrounding area.
2. The proposal is contrary to policy CP37 of the Vale of White Horse Local Plan 2031.

PI.182 P20/V0225/FUL - Former Scout Hut, Main Street, East Challow, Wantage, OX12 9SL

Part way through the consideration of this application, members took a vote just before the meeting guillotine of 8:30pm to continue.

The committee considered application P20/V0225/FUL to demolish former scout hut and replace it with a new four bedroom house. Replace existing storage building with a detached garage with storage space in the roof. (Additional parking and hardstanding details as shown on ECHL.P01F) at Former Scout Hut, Main Street, East Challow, 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 that the application had been amended to reduce the mass of the building and omit an encroachment into an adjacent field.

Mr. Duncan Wolage, the agent, spoke in support of the application.

Councillor Paul Barrow, a local ward councillor, spoke objecting to the application. Councillor Barrow's statement had also been communicated to the committee prior to the meeting.

The committee noted neighbour objections relating to potential impact on highway safety, overlooking and alleged overdevelopment and considered that to obtain full information upon which to base a planning decision, a site visit would be necessary.

A motion moved and seconded, to defer determination of application P20/V0225/FUL to have a site visit was declared carried on being put to the vote.

RESOLVED: that consideration of application P20/V0225/FUL be deferred to facilitate a site visit

The meeting closed at 9.00 pm