

Minutes

of a meeting of the

Planning Committee



held on Wednesday, 8 March 2023 at 7.00 pm in
Meeting Room 1, Abbey House, Abbey Close,
Abingdon, OX14 3JE

Open to the public, including the press

Present in the meeting room:

Councillors: Max Thompson (Chair), Val Shaw (Vice-Chair), Paul Barrow, Cheryl Briggs, Andy Cooke, Diana Lugova, Robert Maddison, Mike Pighills, Janet Shelley
Officers: Darius Zarazel (Democratic Services Officer), Stuart Walker (Planning Officer), Martin Deans (Planning Officer), Lewis Dixey (Planning Officer), and Holly Bates (Planning Officer)

Remote attendance:

Officers: Susie Royse (Broadcasting Officer)

116 Chair's announcements

The chair welcomed everyone to the meeting and outlined the meeting procedure to be followed. He also explained the emergency evacuation procedure.

The chair also congratulated Martin Deans, planning officer, on his upcoming retirement and thanked him for his professionalism and for the help he had offered the committee over the years.

117 Apologies for absence

Apologies for absence were received from Councillors Ron Batstone, who was substituted for Councillor Paul Barrow, and Councillor Jenny Hannaby, who was substituted for Councillor Andy Cooke.

118 Minutes

RESOLVED: to approve the minutes of the meeting held on 28 September 2022, 26 October 2022, 9 November 2022, 25 January 2023, and 14 February 2023 as a correct record and agree that the Chair sign these as such.

119 Declarations of interest

Councillor Andy Cooke declared an interest in item 7 on the agenda due to application P22/V2546/S73 being in his ward and so he would not take part in the debate or vote on this application.

120 Urgent business

There was no urgent business.

121 Public participation

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

122 P22/V2546/S73 - Land South of Halls Close, Drayton

The committee considered planning application P22/V2546/S73 for the variation of conditions 2 (approved plans) on planning application P17/V1225/RM and removal of condition 14 (Age Restriction) on planning application P15/V2077/O (as amended by plans and additional documentation received 16 December 2022, 10 January 2023, 19 January 2023, 27 January 2023 and 31 January 2023), (description corrected and clarified in agreement with agent on 16 February 2023), (erection of 22 dwellings together with replacement garage for 10 Halls Close), on land South of Halls Close, Drayton.

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 introduced the report and highlighted that the application was brought to the committee due to the objection of Drayton Parish Council. The planning officer informed the committee that proposed variations were outlined in point 1.3 of the officer's report and that the application also sought to remove an age restriction condition on 11 dwellings on the site.

The planning officer then presented the proposed road layout to the committee and noted it remained essentially the same and that the highway authority had no objection to the alterations. Other key changes to the dwellings were also presented to the committee and they included alteration or removal to some side glazing, reduction of door width, and the removal of detailing on a side elevation. Overall, the planning officer confirmed to members that the changes to the approved design were considered acceptable.

On the removal of age restriction to the 11 dwellings to the east of the site, the planning officer confirmed that this was considered acceptable as it followed the decision of the planning inspectorate to an appeal in 2019.

Officers had raised concerns however, about the material of the bricks used on some of the dwellings not closely matching the materials used in the rest of the village. The three dwellings where this brick is used was, on balance, considered acceptable but the planning officer informed the committee that the developer agreed to look at using different bricks for the remaining plots, something that could be secured by condition.

Overall, as the principle of development was established through the previous applications consent, that the proposed variations and removal of age restriction were considered acceptable, and that there were no objections from the technical

consultees, the planning officer recommended that the application be approved, subject to conditions.

Roger Smith, the agent representing the applicant, and Glyn Mutton spoke in support of the application.

Councillor Andy Cooke, a local ward councillor, spoke objecting to the application.

The committee asked about the age restriction and why it was first introduced, and the planning officer believed it was due to the business model of the developer at the time, but that this was no longer their position. He also confirmed that the highway authority had no objection to the proposal without the age restriction.

On the type of bricks used for the dwellings, members asked the planning officer about what type of bricks would be considered acceptable and he responded that the developer would put several examples forward and those which would be most appropriate for the location would be approved for use.

Members discussed the inspectorate decision and the planning officers report and overall, as the committee believed that there were no material planning reasons for refusal, the committee agreed that the application was acceptable, subject to the proposed conditions.

A motion, moved and seconded, to approve the application was carried on being put to the vote.

RESOLVED: to approve planning application P22/V2546/S73, subject to the following conditions:

Standard:

1. Time limit – variation of condition
2. Approved Plans

Pre-commencement:

3. Vehicular access and visibility to be implemented as approved
4. External lighting details to be submitted prior to commencement of development above slab level
5. Wall material details to be submitted prior to commencement of development above slab level

Pre-occupation:

6. Implementation of approved surface water drainage scheme
7. Implementation of approved foul water drainage scheme
8. Implementation of approved boundary details
9. Implementation of approved landscape scheme

Compliance:

10. Implementation of approved tree protection measures
11. Implementation of approved Construction Traffic Management Plan
12. Implementation of approved Travel Plan

13.Implementation of ecological scheme of mitigation, compensation and enhancement

14.Materials in accordance with submitted details

123 P22/V2978/S73 - Dragon Hill, Uffington, Faringdon, SN7 7RE

The committee considered planning application P22/V2978/S73 for the variation of condition 2 (approved Plans) of application P22/V1141/FUL and removal of condition 7, proposed erection of 2no 4 bed detached (self-build) dwellings, on land at Dragon Hill, Uffington, Faringdon.

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 introduced the report and highlighted that the application was called into the committee by the local ward member, Councillor Nathan Boyd. The application was to vary conditions on a previously approved application in 2022. The planning officer also clarified condition nine in the officer's report which should read, "restriction of the use of the existing access".

The planning officer informed the committee that the main changes involved the creation of a new road access for plot two in a central site location, that the historic access to the right of the site would be maintained but with restricted use in order to comply with legal rights, and the change of the garage of plot one to include the addition of three roof lights – there were no changes proposed to plot two.

The planning officer noted that concerns were raised over highway safety and the vision splays on the access points into the site. However, he noted that both access points were well in excess of the acceptable standard on a 30 mile per hour road, providing allowances in the case that vehicles exceed that limit. In addition, the planning officer noted that these splays had been assessed by the highway authority and that they had no objection to the proposed access or the retention of the historic access, subject to a restriction on its use.

Overall, as both the highway implications and the proposed changes to the garage of plot one were considered acceptable, the planning officer recommended the application be granted subject to conditions.

Councillor Mike Oldnall spoke on behalf of Uffington Parish Council, objecting to the application.

Councillor Nathan Boyd, a local ward councillor, spoke objecting to the application.

The committee asked for confirmation that the highways officer had been and taken onsite measurements for the vision splays and the planning officer confirmed that highways had been on site and checked the plans against the road geometry and were satisfied that they met the requirements. Members also asked the planning officer as to what speed limit the vision splays would be acceptable to, but the officer could not confirm as to exactly what speed this would be.

Members also inquired about the two trees that were previously to be planted near the access points onto the site and the planning officer confirmed that those trees would be planted elsewhere on the development in compensation.

Some members did raise concerns about the narrowness and the bend in the road potentially causing highway issues, however the committee noted that the parish was looking to introduce a 20 mile per hour zone on the road and that the highways officer had no objections to the current proposal. Overall then, as the local highway authority had no objection to the application, and the committee could see no material planning reasons for refusal, they agreed that the application should be approved, subject to conditions.

A motion, moved and seconded, to approve the application was carried on being put to the vote.

RESOLVED: to approve planning application P22/V2978/S73, subject to the following conditions:

Standard:

1. Approved plans

Compliance (during construction):

2. Tree Protection as Approved
3. Wildlife Protection (mitigation as approved)

Prior to creation of new access:

4. Revised Tree Protection Measures

Prior to first use:

5. Watercourse Enhancement
6. Implementation of Biodiversity Enhancement Strategy
7. Development in Accordance with Flooding Mitigation
8. Access, Parking and Turning in Accordance with Plan.
9. Restriction of the use of the Existing Access
10. Landscaping Scheme (Submission)
11. Landscaping Scheme (Implement)
12. Boundary Details
13. Drainage as Approved (Surface and Foul)

Compliance:

14. Materials in Accordance with Application
15. Permitted Development Restriction in Flood Risk Area

Informatives:

16. Works within the Highway Informative
17. Community Infrastructure Levy - Planning permission or reserved matters approval (Vale)
18. List of Relevant Uffington and Baulking Neighbourhood Plan Policies

124 P21/V1202/HH - The Stables, Oxford Road, Farmoor, Oxford, OX2 9NN

The committee considered planning application P21/V1202/HH for the retrospective application for garden building ancillary to the dwelling to form recreation games room/gym, workshop, WC & store room (as amplified by additional information received 11 July 2022 and amended by plan and information received 23 January 2023), on land at The Stables, Oxford Road, Farmoor, Oxford.

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 introduced the report and highlighted that the application was called into the committee by the local ward member, Councillor Judy Roberts. The application was within the Oxford Green Belt and was a retrospective application for a detached outbuilding.

The planning officer informed the committee that the application was retrospective as the owner had started construction of the outbuilding under the assumption the works would be allowed under permitted development rights. However, this was not the case and so the outbuilding remained partially constructed. As officers did not support the structure as built, the applicant submitted revised plans by demolishing elements of the existing structure.

The planning officer noted that the main consideration for the application was that the site sat within the Oxford Green Belt, but that there was no clear guidance on outbuildings provided in the National Planning Policy Framework or the Local Plan, and thus proportionality would be determined on a case-by-case basis.

As the applicant reduced the outbuildings footprint, scale, and mass, and that the planning officer believed that it could be viewed within the domestic context of the plot, he considered it acceptable, subject to conditions.

The planning officer also noted that the site was not within a flood zone, and the council's drainage engineer had assessed the flood risk report and was satisfied and so had no objection to the application. In addition, as the site was over 80 metres from the closest dwelling, the planning officer believed it would have no impact on neighbouring amenity.

Overall, as the planning officer believed that the proposal to demolish sections of the structure would result in an outbuilding that would be a reasonable addition to the dwelling and not out of scale, and that conditions could be imposed that would ensure the outbuilding remained ancillary, that planning officer recommended the application be approved.

Councillor Tom Christophers spoke on behalf of Cumnor Parish Council, objecting to the application.

Bob Pope, the agent representing the applicant, spoke in support of the application.

Councillor Judy Roberts, a local ward councillor, spoke objecting to the application.

The committee inquired about what type of land the outbuilding sat on, and the planning officer confirmed that it was considered to be within the domestic curtilage. In addition, members asked why the application was considered acceptable, but the originally proposed application was not. In response, the planning officer said that the reduction in size would make it more proportionate as it was roughly the size of a double garage, something that was normally allowed in the Green Belt.

In response to questions about the nature of the structure, a point of clarity was made by the planning officer who confirmed to the committee that this structure was ancillary to the existing dwelling and that conditions could be put in place to ensure that it could never be used as a separate dwelling. Members then asked the planning officer if a future application which requested planning permission to turn the outbuilding into a dwelling would be refused. The planning officer believed that, as this would result in the creation of a new dwelling in the Green Belt, it would be recommended for refusal.

Overall, members agreed with the officer's recommendations as they believed that the outbuilding was an appropriate and reasonable development in the context of the Oxford Green Belt and that the proposed condition restricting its use was satisfactory. Therefore, the committee agreed to approve the application subject to conditions.

A motion, moved and seconded, to approve the application was carried on being put to the vote.

RESOLVED: to approve planning application P21/V1202/HH, subject to the following conditions:

Standard:

1. Approved plans

Compliance:

2. Materials in Accordance with Application
3. Restriction of Use to Ancillary Accommodation

The meeting closed at 8.43 pm