

DC.151

MINUTES OF A MEETING OF THE DEVELOPMENT CONTROL COMMITTEE

HELD AT THE GUILDHALL,
ABINGDON ON MONDAY, 13TH
FEBRUARY, 2006 AT 6.30PM

Open to the Public, including the Press

PRESENT:

MEMBERS: Councillors Terry Quinlan (Chair), John Woodford (Vice-Chair), Roger Cox, Terry Cox, Tony de Vere, Richard Farrell, Richard Gibson, Jenny Hannaby, Peter Jones, Monica Lovatt, Julie Mayhew-Archer, Jim Moley, Briony Newport, Jerry Patterson, Margaret Turner and Pam Westwood.

SUBSTITUTE MEMBER: Councillor Eddy Goldsmith (In place of Matthew Barber).

OFFICERS: Martin Deans, Rodger Hood, Carole Nicholl, David Quayle and Geraldine Le Cointe.

NUMBER OF MEMBERS OF THE PUBLIC: 7

DC.267 NOTIFICATION OF SUBSTITUTES AND APOLOGIES FOR ABSENCE

The attendance of a Substitute Member who had been authorised to attend in accordance with the Provisions of Standing Order 17(1) was recorded as referred to above with an apology for absence having been received from Councillor Matthew Barber.

DC.268 DECLARATIONS OF INTEREST

Members declared interests in report 228/05 – Planning Applications as follows: -

<u>Councillor</u>	<u>Type of Interest</u>	<u>Item</u>	<u>Reason</u>	<u>Minute</u>
Terry Cox	Personal	ECH/5231/12-D	He visited the school as part of his work	DC.276
Peter Jones	Personal	ABG/19291/2	He was a Member of Abingdon Town Council's Planning Committee but had not been present at the meeting when this application had been discussed	DC.277

DC.269 URGENT BUSINESS AND CHAIR'S ANNOUNCEMENTS

The Chair reminded members of the public and councillors to switch off their mobile telephones during the meeting.

DC.270 STATEMENTS AND PETITIONS FROM THE PUBLIC UNDER STANDING ORDER 32

None.

DC.271 QUESTIONS FROM THE PUBLIC UNDER STANDING ORDER 32

None.

DC.272 STATEMENTS AND PETITIONS FROM THE PUBLIC UNDER STANDING ORDER 33

It was noted that three members of the public had each given notice that they wished to make a statement during the meeting.

DC.273 MATERIALS

The Committee received and considered materials in respect of the following: -

Plot 9, Land west of Didcot Power Station (HAR/12063/22-D)

Members had concerns regarding the possible reflective nature of the proposed walling material and requested that a larger sample be provided on site so that it could be viewed in context, together with a second choice of walling material in case the former was found unacceptable.

By 17 votes to nil it was

RESOLVED

- (a) *that the applicant be requested to erect a sample panel of the submitted walling material on site, together with a panel of an alternative material;*
- (b) *that the use of the following be approved: -*

<i>Metal Cladding</i>	<i>C A Group: Trimo Therm HPS200 coating External colour: Sirius (gun metal grey) Internal colour: Hamlet RAL 9002 (off-white)</i>
<i>Metal Cladding – Dropped Roof 3 (Not visible)</i>	<i>Corus/Eurorooft HPS200 Coating Eternal colour: Goosewing Gray (beige Grey)</i>
<i>Roof Sheeting</i>	<i>Keybemo Natural mill finish Stucco embossed aluminium</i>
<i>Fairfaced blockwork – feature band</i>	<i>Lignacite Silvery Grey (Charcoal)</i>

DC.274 APPEALS

The Committee received and considered an agenda item which advised of one appeal which had been lodged with the Planning Inspectorate for determination and one which had been allowed.

RESOLVED

that the agenda report be received.

DC.275 FORTHCOMING PUBLIC INQUIRIES AND HEARINGS

The Committee received and considered details of forthcoming public inquiries and hearings.

In response to a question raised it was explained it was necessary to monitor the number of inquiries and hearings and therefore their details remained on the schedule until the end of the monitoring period.

RESOLVED

that the report be received.

PLANNING APPLICATIONS

The Committee received and considered report 22/05 of the Assistant Director (Planning) detailing planning applications, the decisions of which are set out below. Applications where members of the public had given notice that they wished to make a statement were considered first.

DC.276 ECH/5231/12-D - NEW GIRLS SCHOOL INCLUDING TEACHING AND RESIDENTIAL ACCOMMODATION, CHAPEL, SPORTS FACILITIES ETC. CHALLOW PARK, CHALLOW ROAD, WANTAGE

Councillor Terry Cox had declared a personal interest in this item and in accordance with Standing Order 34 he remained in the meeting during its consideration.

A model of the proposal together with the application drawings were displayed at the meeting.

Further to the report, Members were advised that the access would be dealt with as a separate reserve matter at a later stage. In addition, it was reported that there was a footpath across the site, which would also be dealt with at a later stage.

Members were also advised that it had been discovered that there were bats in the barns and a badger set in one corner of the development site. In this regard, the Committee's attention was drawn to the comments of English Nature raising no objection to the proposal agreeing this as an exceptional case, subject to conditions. It was explained that the bats would be dealt with in a sympathetic manner and the badger's set would be moved to a new location outside of the development site.

Finally, the Committee was advised that the auditorium had now been omitted from the scheme, together with the three staff houses which would be the subject of a further application.

The scheme was described in detail it being explained that the elevations on the cruciform building had been amended to address the concerns raised by the residents of the neighbouring property. There were to be no windows above ground floor on that gable end.

The Committee was advised that should it be minded to approve the application additional conditions should be added to address the detailing of the feature on the roof of the Chapel building which differed from that shown on the model. It was considered that the square design of the features on the model was preferable. Further details on this were to be sought. Furthermore, a condition requesting additional brick detailing on the main elevations was suggested.

Finally the Committee was advised of an amendment to the report in that the last condition should require that the ecological survey should be submitted to and approved in writing by the Local Planning Authority.

Mr T Gashe, the applicant's agent made a statement in support of the application explaining that the proposed design was being suggested due to the constraints imposed, namely that all built development should be within the existing sites of the depot and Challow Park House and that a significant proportion of the trees should be retained. He explained that the proposal would involve large buildings, but the intention had been to design the development using slopes and trees to ensure that none exceeded the height of Challow Park House. With this in mind the auditorium had been omitted from the scheme at this stage. He reported that due to the slope of the site and the tree coverage there would be no adverse visual impact and there would be interesting building forms and styles, roof lines, and modern buildings. He reported that regard had been taken to views and concerns expressed and to this end the scheme had been amended. Dormers had been changed in design and material; there had been changes to the west elevation of the St Hildas/St Margaret's block; residential properties had been deleted; the auditorium had been omitted; and there had been adjustments to building positions to retain an oak tree. He reported that the applicant would be willing to discuss aspects of detailing, materials and brickwork. Finally he commented that the proposal represented an attractive modern solution sensitive to the surrounding area and location. At this point in the meeting it was proposed by the Chair and

RESOLVED (nem com)

(a) that the meeting of the Committee do adjourn for 10 minutes to allow Members an opportunity to view the model and coloured elevation drawings on display.

The meeting adjourned at 6.55pm

The meeting reconvened at 7.05pm

Some Members spoke in support of the application commenting that the proposal was excellent having regard to the constraints imposed. It was commented that further consideration was needed regarding brick detailing and that the footpath should be kept as it was well used by residents of East Challow. It was further commented that the proposal had added interest due to the slope of the site. It was suggested that although large buildings were proposed, the slope would lessen their impact.

One Member expressed surprise at the comments of the County Engineer in terms of the need for 120 car parking spaces. He welcomed the parking and its spread throughout the development.

One Member supported the application but considered that details of window surrounds and bricks should be sought; there should be a slab levels condition; a panel of materials should be erected on site with materials being approved by the Development Control Committee and that details of the boundary treatment, namely fencing should first be submitted to and approved by the Local Planning Authority. It was also suggested that there should be obscure glazing of the two first floor bathroom windows in the elevation which would overlook the neighbour.

One Member sought clarification on the environmental and sustainability measures to which the Officer explained that it was not intended that there would be solar panels but that measures would be introduced to maximise solar gain. It was clarified that this would be achieved through the orientation of the buildings to maximise the benefits of the sun in summer and winter.

It was highlighted that a condition regarding the siting of the plant and machinery would be necessary.

By 17 votes to nil it was

RESOLVED

(b) *that application ECH/5231/12-D be approved subject to: -*

(1) *the ecological issues on the site being satisfactorily resolved;*

(2) *the conditions set out in the report with condition 5 being amended to read as follows: -*

“Prior to work commencing on site a full ecological survey of the bats and badgers on the site, including recommended mitigation measures, shall be submitted to and approved in writing by the Local Planning Authority”

(3) *further conditions: -*

(i) *to require further information on the detailing of the roof of the Chapel building;*

(ii) *to require details of window surrounds and brick detailing generally;*

(iii) *require details of the siting of plant and machinery;*

(iv) *to address slab levels;*

(v) *to provide for a scheme of boundary treatment to be first submitted to and approved by the Local Planning Authority;*

(vi) *to require obscure glazing to the bathroom windows in the western wing of St Hilda's and St Margaret's accommodation block;*

(c) *that the applicant be requested to erect a panel of sample materials on site; it being noted that materials would be submitted to the Development Control Committee for approval.*

DC.277 ABG/19291/2 – CONVERSION OF PASSAGEWAY TO FLAT WITH 1 PARKING SPACE 21 – 21A WEST ST HELEN STREET, ABINGDON

Councillor Peter Jones had declared a personal interest in this item and in accordance with Standing Order 34 he remained in the meeting during its consideration.

The Committee was advised that further to the report representations had been received from County Councillor Lesley Legge raising concerns in terms of the proposal being over development and unsuitable for living accommodation due to inappropriate living space and lack of light.

Furthermore, the Environment Agency had raised concerns regarding flooding which needed to be addressed.

Mr C Davis made a statement raising concerns relating to matters already covered in the report. He particularly raised concerns regarding noise despite the windows being fixed; lack of natural light; lack of direct sun light for 8 months of the year; restricted amenity space; inadequate living accommodation and cramped layout. He accepted the needed to safeguard a listed structure but considered this proposal totally unacceptable. However, he requested that should the Committee be minded to approve the applications, further conditions should be imposed requiring that the roof lights should be sealed shut in perpetuity; there should be no permitted development rights and hours of construction should be restricted.

Mr Cade the applicant made a statement in support of the applications commenting that the proposal was consistent with planning policy guidance and would result in 36 sq ms of living area which was larger than many of the flats in the area. He commented that there was adequate living space but that the layout of it would be in a straight line. There would be a significant amount of glazing amounting to 30 sq ms in total. Concerns raised regarding noise had been addressed by the permanent closure of the roof lights. A parking space was to be provided; building control regulations would be met and the National House Building Council had raised no concerns. Finally he reported that there would be open windows to the court yard which would provide ventilation.

Some Members spoke in support of the applications, noting that there would be adequate living space albeit narrow in design. To address concerns raised regarding noise it was considered that a condition to permanently seal the roof light was needed and that permitted development rights should be removed. Furthermore it was considered that a condition regarding the ventilation to the bathroom and kitchen should be imposed to minimise noise from the equipment.

Some Members spoke against the applications raising concerns regarding overlooking; noise; access for emergency vehicles and maintenance of the wall. Some concerns were expressed regarding the general quality of the amenity space and whether there was the possibility of over looking and loss of privacy.

In response the Officers advised that the living accommodation was acceptable and that the possibility of neighbours looking down through the proposed roof lights was restricted as the roof lights would slope away.

By 10 votes to 7 it was

RESOLVED

- (a) *that the Chief Executive in consultation with the Chair and/or Vice-Chair of the Development Control Committee be delegated authority to approve application ABG/19291/2 subject to: -*
- (1) *conditions, including materials; details of new windows; rooflights; doors and glazing; the permanent fixing shut of the rooflights and celestory lights; details of interior works and making good; details of all ventilation systems vents and flues; details of all new pipe work for water and gas; details of meter boxes and parking provision; and removal of permitted development rights;*
 - (2) *the concerns of the Environment Agency regarding flooding being addressed.*
- (b) *That the Chief Executive in consultation with the Chair and/or Vice-Chair of the Development Control Committee be delegated authority to approve application ABG/19291/3 – LB subject to conditions.*

DC.278 ABG/19365 – PROPOSED FIRST FLOOR EXTENSION TO PROVIDE AN ADDITIONAL
BEDROOM AND EN-SUITE ROOM. 1 COVENT CLOSE, ABINGDON

The Committee was advised that should it be minded to approve the application the following should be agreed, namely that (1) Condition 3 set out in the report should be amended to delete reference to the south-west elevation; and (2) a further condition (standard condition RE14) should be added to require that the use of the garage be retained for car parking given that the application was for an increase in accommodation.

By 17 votes to nil it was

RESOLVED

that application ABG/19365 be approved subject to: -

- (1) the conditions set out in the report with condition 3 being amended to delete reference to the south-west elevation; and*
- (2) a further condition (standard condition RE14) to require that the use of the garage is retained for car parking.*

DC.279 APT/2769/4 – PROPOSED FRONT EXTENSION, 61 NETHERTON ROAD, APPLETON

The local Member raised no objection to the proposal.

In response to a question raised, it was confirmed that the volume increases had been checked and that the proposal was within green belt volume increase restrictions.

17 votes to nil it was

RESOLVED

that application APT/2769/4 be approved subject to the conditions set out in the report.

Exempt Information Under Section 100A(4) of the Local Government Act 1972

None.

The meeting rose at 8.10pm.