

DC.53

**MINUTES OF A MEETING
OF THE DEVELOPMENT CONTROL COMMITTEE**

**HELD AT THE GUILDHALL,
ABINGDON ON MONDAY, 14TH
AUGUST, 2006 AT 6.30PM**

Open to the Public, including the Press

PRESENT:

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

SUBSTITUTE MEMBERS: Councillor Terry Fraser for Councillor Richard Farrell and Councillor Peter Jones for Councillor Terry Cox.

NON MEMBERS: None.

OFFICERS: Sarah Commins, Martin Deans, Mike Gilbert, Laura Hudson, Jason Lindsey and Andrew Thorley.

NUMBER OF MEMBERS OF THE PUBLIC: 16

DC.89 **NOTIFICATION OF SUBSTITUTES AND APOLOGIES FOR ABSENCE**

The attendance of Substitute Members who had been authorised to attend in accordance with the provisions of Standing Order 17(1) was recorded as referred to above with apologies for absence having been received from Councillors Terry Cox and Richard Farrell.

DC.90 **DECLARATIONS OF INTEREST**

Councillors Roger Cox, Tony de Vere, Terry Fraser, Richard Gibson, Jenny Hannaby, Peter Jones, Monica Lovatt, Jim Moley, Briony Newport, Jerry Patterson, Terry Quinlan, Peter Saunders, Margaret Turner, Pam Westwood and John Woodford each declared a personal interest in planning application ABG/577/4 – Erection of a single storey extension at 7 Warwick Close, Abingdon, insofar as the applicant was a fellow Member of the Council.

DC.91 **URGENT BUSINESS AND CHAIR'S ANNOUNCEMENTS**

The Chair reminded Councillors and members of the public that their mobile telephones should be switched off during the meeting.

DC.92 **STATEMENTS AND PETITIONS FROM THE PUBLIC UNDER STANDING ORDER 32**

None.

DC.93 **QUESTIONS FROM THE PUBLIC UNDER STANDING ORDER 32**

None.

DC.94 STATEMENTS AND PETITIONS FROM THE PUBLIC UNDER STANDING ORDER 33

Eight members of the public had given notice that they wished to make a statement at the meeting. However, two declined to do so.

DC.95 MATERIALS

The Committee received and considered materials as follows:-

Plot 11.3 North of Fermi Avenue, Harwell International Business Centre, Didcot (HAR/CHI/18071)

RESOLVED

that the use of the following materials be approved:-

Terracotta tile – light grey 703

Insulated metal wall panel with celestia colour Sirius (metallic silver) finish

Blue brindled facing brick – plynth

Single ply roof felt material – grey (samafil) G410-15EL felt.

DC.96 APPEALS

The Committee received and considered an agenda report which advised of two appeals which had been lodged with the Planning Inspectorate for determination, two which had been allowed and two which had been dismissed.

In respect of application ABG/1781/3 – 116 Oxford Road, Abingdon, Members noted that the Inspector had been critical of the reasons for refusing the application and had awarded costs against the Council. It was agreed that further training be organised open to all members of the Council on lessons to be learned. The Development Control Manager confirmed that where appellants had considered to have acted unreasonably the Council did apply for an award of costs.

RESOLVED

that the agenda report be received.

DC.97 FORTHCOMING PUBLIC INQUIRIES AND HEARINGS

The Committee received and considered a list of forthcoming public inquiries and hearings.

RESOLVED

that the list be received.

DC.98 RAD/237/101 & RAD/237/102-LB - ERECTION OF TWO BOARDING ACCOMMODATION BLOCKS INCORPORATING ALTERATIONS INCLUDING EXTENSIONS TO LISTED BUILDINGS – 6 & 7 CHESTNUT AVENUE, BEING SOCIALS 9 & 10. RADLEY COLLEGE, KENNINGTON ROAD, RADLEY.

Mr R Beauchamp, the applicant had indicated that he wished to make a statement at the meeting but declined to do so.

The Committee noted that the proposed development had the support of the Consultant Architect and was located well within the College grounds. In respect of the Parish Council's comments regarding the development intruding into the Green Belt, one member enquired as to whether it had been made clear to the Parish Council that the Major Developed Site boundary had been amended in the adopted Local Plan 2011 and therefore invited to withdraw its objection. The Development Control Manager confirmed that where a Parish Council based an objection on an incorrect interpretation of the submitted plans it was given an opportunity to withdraw the objection. However, this opportunity was rarely taken up.

It was noted that materials in respect of the proposed development would come back to the Committee for determination.

By 15 votes to nil, it was

RESOLVED

that applications RAD/237/101 and RAD/237/102-LB be approved subject to the conditions set out in the report.

DC.99 ABG/577/4 - ERECTION OF A SINGLE STOREY EXTENSION. 7 WARWICK CLOSE, ABINGDON

(Councillors Roger Cox, Tony de Vere, Terry Fraser, Richard Gibson, Jenny Hannaby, Peter Jones, Monica Lovatt, Jim Moley, Briony Newport, Jerry Patterson, Terry Quinlan, Peter Saunders, Margaret Turner, Pam Westwood and John Woodford had each declared a personal interest in this application and in accordance with Standing Order 34 they remained in the meeting during its consideration).

By 15 votes to nil, it was

RESOLVED

that application ABG/577/4 be approved subject to the conditions set out in the report.

DC.100 CUM/1429/9-X & CUM/1429/10 - ERECTION OF A DWELLING (LAND TO REAR 106 OXFORD ROAD) & DEMOLITION OF EXTERNAL STAIRCASES. ERECTION OF A NEW COMMUNAL ENTRANCE HALL. CONVERSION OF EXISTING BUILDING INTO 4 X 1 BED FLATS. 106 OXFORD ROAD, CUMNOR

It was reported that the Parish Council had raised no objection to the conversion of the existing building into 4 x 1 bed flats and asked that the following issues be taken into account in respect of the proposed erection of a new dwelling:-

- Not allowing the new dwelling to have a dominant affect on the primary school to the rear and side
- Tree Preservation Orders (TPOs) to be placed on three trees to the rear of the site and that the hedgerow bordering the primary school drive should be retained.
- Concerns regarding the safety of schoolchildren when the vehicular access was being used, especially at peak times.

Furthermore the Parish Council recommended that in order to minimise the impact on neighbouring properties a dwelling with a relatively low profile, such as a chalet bungalow, would be more appropriate than a two storey house. It also suggested that permitted development rights be removed and that the views of the neighbours be taken into account.

In response the Area Planning Officer reported that the Council's Arboricultural Officer had advised that the trees were not suitable for a TPO and that the hedgerow was not worthy of retention. Furthermore, the County Engineer had raised no objection regarding road and pedestrian safety. The Area Planning Officer also reported receipt of an additional neighbour letter reiterating the objections raised by other local residents and advising of a Bill currently going through Parliament removing garden land from the definition of previously developed land.

Mr R Newball, on behalf of the residents of Sands Close, made a statement objecting to the application raising concerns already covered in the report. He claimed that the Officer report had not addressed the highway safety concerns raised. Finally, he referred to paragraph 8.2 of the adopted Local Plan 2011, which in respect of new housing provision set out its aim "to maintain and improve the quality of life for all members of the local community".

Members of the Committee did not consider a two storey dwelling to be out of keeping as long as it was sensitively designed so as to avoid overlooking of neighbouring properties. In this regard it was suggested that an informative was added to any permission. Furthermore it was suggested that a slab level condition be added to any permission in view of the land to the rear of the site being higher. It was noted that the Bill currently going through Parliament was a Private Members Bill.

The Chair reported that one of the local Members had contacted him and expressed a preference for a bungalow instead of a two storey dwelling.

By 15 votes to nil, it was

RESOLVED

(a) *that application CUM/1429/9-X be approved subject to:-*

(1) *the conditions as set out in the report;*

(2) *the addition of a slab level condition;*

(3) *the addition of an informative "that the dwelling is sensitively designed to avoid overlooking of neighbouring properties";*

(b) *that application CUM/1429/10 be approved subject to the conditions set out in the report.*

DC.101 ABG/6394/29 - REVISION TO PREVIOUS PERMISSION TO REPLACE 6 X 2-BEDROOM FLATS WITH 12 X 1-BEDROOM FLATS IN BLOCK C. THE OLD MALTINGS, VINEYARD, ABINGDON

One Member expressed concern that the additional parking spaces to be provided in the underground car park appeared to be very tight and he enquired how the disabled parking provision would be allocated across the site. He also sought clarification as to why the recommendation required the Section 106 Agreement to be amended.

In response the Area Planning Officer advised that disabled parking provision would be distributed across the site by way of a ratio compared to the provision for able bodied parking. The Section 106 Agreement needed to be amended to control the additional two units of affordable housing that would be provided as part of the proposal. Furthermore, he confirmed that the parking on the site would be allocated to specified dwellings.

By 15 votes to nil, it was

RESOLVED

that authority to grant planning permission in respect of application ABG/6394/29 be delegated to the Chief Executive in consultation with the Chair and Vice-Chair of the Committee and the local Members subject to:-

- (1) the amendment of the Section 106 Obligations regarding affordable housing and contributions; and*
- (2) conditions regarding parking and amended plans.*

DC.102 LRE/8663/5 - DEMOLITION OF EXISTING PAVILION. ERECTION OF NEW SPORTS PAVILION. PAVILION LETCOMBE CRICKET CLUB, BASSETT ROAD, LETCOMBE REGIS

Dr P Collins, on behalf of the Parish Council, made a statement in respect of the application reiterating the views expressed in the Parish Council letter attached at Appendix 3 to the report.

Mr K Trotter, the applicant, made a statement in support of the application. He claimed that the proposal had been amended to overcome many of the concerns raised initially by the Parish Council. Furthermore, there had been no adverse comments on the proposal as part of a parish plan questionnaire distributed around the village.

Ms D Reeves also made a statement in support of the application reiterating the comments made in the letters of support detailed in the report.

Members considered the proposed development to be an improvement on the existing facility. One Member suggested that proposed condition number 3 should be amended to be more explicit in that the buildings to be removed were the existing pavilion and store.

The Development Control Manager confirmed that any permission granted would not set a precedent for further residential dwellings on the edge of the village, as the proposed development was directly related to the recreational uses of the site.

By 15 votes to nil, it was

RESOLVED

that application LRE/8663/5 be approved subject to the conditions set out in the report, with condition number 3 being more explicit that the removal of specified buildings relates to the existing pavilion and store.

DC.103 ABG/14060/3 - PROPOSED CONVERSION OF EXISTING HOUSE INTO TWO HOUSES. WHARF COTTAGE, WILSHAM ROAD, ABINGDON.

By 15 votes to nil, it was

RESOLVED

that application ABG/14060/3 be approved subject to the conditions set out in the report.

DC.104 SPA/15623/6 - ERECTION OF TWO HOUSES. HOME FARM, WEST STREET, SPARSHOLT

It was reported that following the adoption of the Local Plan 2011, all references to Policy H12 in the report should be amended to Policy H13.

Mr R Bramwell made a statement objecting to the application raising concern about matters already covered in the report. He urged the Committee to refuse the application both on policy grounds and failing to preserve or enhance the character of the village.

Mr S Whitfield, the applicant's agent, made a statement in support of the application. He welcomed the Officer recommendation of approval and claimed that the objection raised by the Parish Council and local residents that two dwellings would harm the character of the village had been addressed and dealt with by the Planning Inspector at the recent appeal. In respect of drainage concerns he noted that the Inspector had not commented on this at the appeal hearing, considering it not to be an issue. Finally he considered that the proposed development complied both with Local Plan policies and national guidelines on housing.

In respect of Policy H13, the Development Control Manager advised that the lower text of the Local Plan stated the infilling development should be restricted to one or two small dwellings. However, the development proposed in the application could not be refused on policy grounds alone as the Council would need to have regard to the Inspector's comments in the recent appeal that the two proposed dwellings fronting Watery Lane were acceptable.

The Committee having regard to the Inspector's comments, considered the proposed development to be well designed and, as such would enhance the character of the village.

By 15 votes to nil, it was

RESOLVED

that application SPA/15623/6 be approved subject to the conditions set out in the report.

DC.105 KBA/18789/1 - DEMOLITION OF EXISTING CONSERVATORY. ERECTION OF REAR SINGLE STOREY EXTENSION. DAVENROE, 20 STONEHILL LANE, SOUTHMOOR

One Member asked whether the applicant had been invited to reduce the length of the proposed extension by one metre, to bring it in line with that recommended in the Design Guide. In response, the Development Control Manager explained that the Guide was guidance and that each application should be considered on its merits. In this case, as the neighbouring property already had a single-storey rear extension, the proposal was considered acceptable.

By 14 votes to 1, it was

RESOLVED

that application KBA/18789/1 be approved subject to the conditions set out in the report.

DC.106 KBA/19204/1 - SINGLE STOREY EXTENSION TO PROVIDE ADDITIONAL SINGLE GARAGE, ENLARGED DINING ROOM AND LOBBY UTILITY ROOM. SONGARI, HANNEY ROAD, SOUTHMOOR

AFP Developments, the applicant had indicated that it wished to make a statement at the meeting but declined to do so.

By 15 votes to nil, it was

RESOLVED

that application KBA/19204/1 be approved subject to the conditions set out in the report.

DC.107 **ENFORCEMENT PROGRAMME**

The Committee received and considered report 57/06 of the Deputy Director (Planning and Community Strategy) which sought approval to take enforcement action in respect of 5 Norman Avenue, Abingdon; 2-4 Ock Street, Abingdon and the Blue Boar Public House, Longworth.

In respect of the Blue Boar Public House, it was reported that the local Member had expressed support for the retention of the gravel car park.

By 15 votes to nil, it was

RESOLVED

that authority be delegated to the Chief Executive, in consultation with the Chair and/or Vice-Chair of the Development Control Committee to take enforcement action in the following cases, if in their judgement it is considered expedient to do so:-

- (1) *to secure the removal of the unauthorised development (summer house/games room) in the rear garden of 5 Norman Avenue, Abingdon, (ABG/19058/1);*
- (2)
 - (a) *to secure the removal of the unauthorised; UPVC windows, railings and hand rails, and their replacement with traditional, white painted, timber joinery, at 2-4 Ock Street, Abingdon, (ABG/8129/10 & 11-LB);*
 - (b) *to commence legal proceedings, under Section 9 of the Planning (Listed Buildings and Conservation Areas) Act 1990, against those persons responsible for the removal of the traditional timber windows and their replacement with UPVC windows at 2-4 Ock Street, Abingdon, (ABG/8129/10 & 11-LB);*
- (3) *to secure compliance with conditions 6,7,8 & 9 of Notice of Permission LWO/18809, and the removal of all unauthorised development including the temporary (Porta Cabin) building and two sheds, at the Blue Boar Public House, Tucks Lane, Longworth, Abingdon, (LWO/18809).*

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

None.

The meeting rose at 8.35 pm