

Date: 15 November 2006

TO: All Members of the Development
Control Committee
FOR ATTENDANCE

TO: All Other Members of the Council
FOR INFORMATION

Dear Sir/Madam

Your attendance is requested at a meeting of the **DEVELOPMENT CONTROL COMMITTEE** to be held in the **GUILDHALL, ABINGDON** on **MONDAY, 27TH NOVEMBER, 2006** at **6.30 PM**.

Yours faithfully

Terry Stock
Chief Executive

Members are reminded of the provisions contained in Part 2 of the Local Code of Conduct, and Standing Order 34 regarding the declaration of Personal and Prejudicial Interests.

A G E N D A

Open to the Public including the Press

A large print version of this agenda is available. In addition any background papers referred to may be inspected by prior arrangement. Contact Carole Nicholl, Democratic Services Officer, on telephone number (01235) 547631.

Map and Vision

(Page 7)

A map showing the location of the venue for this meeting, together with a copy the Council Vision are attached.

1. Notification of Substitutes and Apologies for Absence

To record the attendance of Substitute Members, if any, who have been authorised to attend in accordance with the provisions of Standing Order 17(1), with notification having been given to the proper Officer before the start of the meeting and to receive apologies for absence.

2. **Minutes**

(Pages 8 - 19)

To adopt and sign as a correct record the Minutes of the Meeting of the Development Control Committee held on 16 October 2006 attached.

3. **Declarations of Interest**

To receive any declarations of Personal or Personal and Prejudicial Interests in respect of items on the agenda for this meeting.

In accordance with Part 2 of the Local Code of Conduct and the provisions of Standing Order 34, any Member with a personal interest must disclose the existence and nature of that interest to the meeting prior to the matter being debated. Where that personal interest is also a prejudicial interest, then the Member must withdraw from the room in which the meeting is being held and not seek improperly to influence any decision about the matter unless he/she has obtained a dispensation from the Standards Committee.

4. **Urgent Business and Chair's Announcements**

To receive notification of any matters, which the Chair determines, should be considered as urgent business and the special circumstances, which have made the matters urgent, and to receive any announcements from the Chair.

5. **Statements and Petitions from the Public Under Standing Order 32**

Any statements and/or petitions from the public under Standing Order 32 will be made or presented at the meeting.

6. **Questions from the Public Under Standing Order 32**

Any questions from members of the public under Standing Order 32 will be asked at the meeting.

7. **Statements and Petitions from the Public under Standing Order 33**

Any statements and/or petitions from members of the public under Standing Order 33, relating to planning applications, will be made or presented at the meeting.

8. **Materials**

To consider any materials submitted prior to the meeting of the Committee.

ANY MATERIALS SUBMITTED WILL BE ON DISPLAY PRIOR TO THE MEETING.

9. **Appeals**

(Pages 20 - 27)

Dismissed

The following appeals have been dismissed by the Planning Inspectorate: -

- (i) Appeal by Miss A Bennett and Mr G Busby against the Council's decision to refuse to permit the installation of French doors and construct an external staircase to allow access to the garden without going through the garage at Plot 76 Deerhurst Park, Besselsleigh Road, Wootton (WTT/1002/60). The decision to refuse permission was made by the Deputy Director under powers delegated to him under the Scheme of Delegation. A copy of the decision notice is attached at **Appendix 1**. No reference to costs was made with the notice.
- (ii) Appeal by Mr and Mrs Wakefield against the Council's decision to refuse to permit the demolition of existing derelict house and garage and construction of new garage and 4 bedroom house at Rose Cottage, Gainfield, Buckland (BUC/18468/2). The decision to refuse permission was made by the Deputy Director in consultation with the Chair and/or Vice-Chair of the Development Control Committee under powers delegated to him under the Scheme of Delegation. A copy of the decision notice is attached at **Appendix 2**. No reference to costs was made with the notice.
- (iii) Appeal by Mr A W Impney against the Council's decision to refuse to permit the demolition of existing double garage and erection of a 4 bedroom bungalow along with a detached garage block providing garaging for the new bungalow and Longwall House and new shed for Longwall House, all at Longwall House, Northcourt Lane, Abingdon (ABG/10612/16). The decision to refuse permission was made by the Deputy Director in consultation with the Chair and/or Vice-Chair of the Development Control Committee under powers delegated to him under the Scheme of Delegation. A copy of the decision notice is attached at **Appendix 3**. No reference to costs was made with the notice.

Recommendation

that the agenda report be received.

10. Forthcoming Public Inquiries and Hearings

(Pages 28 - 35)

A list of forthcoming public inquiries and hearings is presented.

Recommendation

that the report be received.

11. Tree Preservation Order (Wantage) No. 6 2006

(Wards Affected: Wantage Segsbury)

(Pages 36 - 38)

To receive and consider report 112/06 of the Landscape Officer attached.

Introduction and Report Summary

In August 2005 the Council received a planning application from the Vale Housing Association to develop the garage area of Barwell and part of the garden of 53 Barwell, Wantage. The development would have meant the loss of a large weeping willow that currently stands in the rear garden of no. 53. Following discussions with the Council's Planning Officers and the Vale Housing Association the application was withdrawn. A plan showing the location of the tree is attached at **Appendix 1**.

In April 2006 the same application for development was made by the Vale Housing Association. The Council was not able to come to an agreement with the developers about repositioning the buildings to allow the willow to stay. Consequently a Tree Preservation Order was issued in

June 2006 to protect the willow.

An objection was received to the Order from the Vale Housing Association.

The contact officer for this report is George Reade, Landscape Officer (Arboriculture) 01235 540504.

Recommendation

that the Order be confirmed.

12. Enforcement Programme

(Wards Affected: Marcham and Shippon)

(Pages 39 - 41)

To receive and consider report 111/06 of the Deputy Director (Planning and Community Strategy) attached.

Introduction and Report Summary

This report seeks the approval of Committee to take enforcement action, at Cothill Kindergarten, 68 Marcham Road, Cothill, Abingdon, OX13 6QL

The Contact Officer for this report is Paul Yaxley, Enforcement Officer (01235 540352, direct line, or 01235 520202 extension 352).

Recommendation

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 respect of the alleged conversion of a garage into a classroom at Cothill Kindergarten, 86 Marcham Road, Cothill, Abingdon, if he considers it expedient to do so.

13. Proposed Works to Trees in the Conservation Area at Hall Barn Close, Chapel Lane, Blewbury

(Wards Affected: Blewbury and Upton)

Application Reference – PD/18/01/07 refers.

Notification has been received under the Town and Country Planning Act 1990 for the following works to trees at Hill Barn Close, Chapel Lane, Blewbury: -

- Fell one Blue Cedar
- Fell one Multi-stemmed Conifer

This notification is being put before Committee as the person giving notice is married to an elected Member of the Council.

The Council's Arboricultural Officer has no objection to the proposed works.

The Parish Council has not commented on the proposed works.

Recommendation

that no further action be taken.

PLANNING APPLICATIONS

Local Government (Access to Information) Act 1995 - The background papers for the applications on this agenda are available for inspection at the Council Offices at the Abbey House in Abingdon during normal office hours. They include the Oxfordshire Structure Plan, the Adopted Vale of White Horse Local Plan (November 1999) and the emerging Local Plan and all representations received as a result of consultation.

Any additional information received following the publication of this agenda will be reported at the meeting.

Please note that the order in which applications are considered may alter to take account of the Council's public speaking arrangements. Applications where members of the public have given notice that they wish to speak will be considered first.

Report **113/06** of the Deputy Director refers.

14. **ABG/19058/2 – Retrospective application for a summerhouse/games room and raising ground level. (Re-submission). 5 Norman Ave, Abingdon**
(Pages 42 - 50)
15. **DRA/19517/2 – Erection of a first floor extension. 39 Abingdon Road, Drayton**
(Wards Affected: Drayton)
(Pages 51 - 57)
16. **DRA/6267/1 – Mr M Selby Erection of a rear extension to form a lounge and bedroom. Internal changes and re-roofing. 37 Abingdon Road, Drayton**
(Wards Affected: Drayton)
(Pages 58 - 60)
17. **GFA/19744 – Single storey extension and conversion of integral garage into bedroom. 30 Town End Road, Faringdon**
(Wards Affected: Faringdon and The Coxwells)
(Pages 61 - 68)
18. **GRO/10877/1 – Mr Paul Longworth Demolition of existing garage. Build new garage with utility room and shower room attached. 2 Laurel Crescent, Grove**
(Wards Affected: Grove)
(Pages 69 - 71)
19. **NHI/19724 – Demolition of existing house and construction of a new building containing 9 flats. 29 West Way, Botley**
(Wards Affected: North Hinksey and Wytham)
(Pages 72 - 86)
20. **NHI/19799 – Change of use from accommodation to office and storage 9A The Square, West Way, Botley**
(Wards Affected: North Hinksey and Wytham)

(Pages 87 - 90)

21. **SAH/5911/4 – Change of use from outbuilding to hair salon. (Retrospective) 33 Sandleigh Road, Dry Sandford**

(Wards Affected: Marcham and Shippon)

(Pages 91 - 93)

22. **SHE/19644 – Erection of garages, construction of new highway access and associated landscaping works. 2 & 3 Farm Cottages, Fernham Road, Shellingford**

(Wards Affected: Stanford)

(Pages 94 - 99)

23. **SUT/19729/1 – Erection of a double garage. 48 Milton Road, Sutton Courtenay**

(Wards Affected: Sutton Courtenay and Appleford)

(Pages 100 - 110)

24. **WAN/19791 – Erection of 2 chicken sheds and retrospective application for water pump with concrete base. Land adjacent to Letcombe Footpath Cottage (Little Acre), Willow Lane, Wantage**

(Wards Affected: Wantage Charlton)

(Pages 111 - 116)

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

None.