

DC.89

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

**HELD AT THE GUILDHALL, ABINGDON
ON MONDAY, 24TH SEPTEMBER, 2007
AT 6.30PM**

Open to the Public, including the Press

PRESENT:

MEMBERS: Councillors Terry Quinlan (Chair), Matthew Barber, Roger Cox, Terry Cox, Richard Farrell, Richard Gibson, Jenny Hannaby, Anthony Hayward, Angela Lawrence, Sue Marchant, Jerry Patterson, Val Shaw, Margaret Turner and Tony de Vere

SUBSTITUTE MEMBER: Councillor Bob Johnston (In place of John Woodford)

NON MEMBER: Councillor Jenny Shepherd

OFFICERS: Sarah Commins, Steve Culliford, Martin Deans, Rodger Hood, Stuart Walker and Tim Treuherz.

NUMBER OF MEMBERS OF THE PUBLIC: 8

DC.129 **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 John Woodford.

DC.130 **MINUTES**

The minutes of the Committee meeting held on 13 and 15 August 2007 were adopted and signed as a correct record, subject to the recording of declaration of interests being amended in minute DC.84 as follows:

Councillor	Type of Interest	Item	Reason	Minute Ref
Richard Farrell	Personal and Prejudicial	Item 11 – GFA/2782/4-X	He was a Director of the Vale Housing Association.	DC.93
Terry Cox	Personal	Item 12 - STA/6523/3	He was acquainted with the applicant.	DC.94

DC.131 **DECLARATIONS OF INTEREST**

Declarations of interests were made in respect of report 60/07 as follows:

Name	Type of Interest	Item	Reason	Minute Ref
Councillor Angela	Personal	Item 12 - ABG/2649/2	She was a Town Councillor but was not on the Town	DC.140

Name	Type of Interest	Item	Reason	Minute Ref
Lawrence			Council's Planning Committee and had no previous consideration of the application.	
Rodger Hood (Officer)	Personal	Item 12 - ABG/2649/2	The applicant's architect was known to the officer.	DC.140
Councillor Matthew Barber	Personal and Prejudicial	Item 13 - NHI/19724	He knew the Parish Council representative speaking at the meeting. The individual was an officer of the organisation that employed Councillor Barber.	DC.141
Councillor Roger Cox	Personal	Item 13 - NHI/19724	He knew the Parish Council representative speaking at the meeting.	DC.141
Councillor Terry Cox	Personal	Item 13 - NHI/19724	He knew the Parish Council representative speaking at the meeting.	DC.141
Councillor Bob Johnston	Personal	Item 13 - NHI/19724	He was the Chairman of the Oxfordshire Playing Fields Association.	DC.141
Councillor Anthony Hayward	Personal and Prejudicial	Item 15 – GFA/20204	He was the architect for this development.	DC.143
Councillor Matthew Barber	Personal	Item 15 – GFA/20204	He knew the applicant's architect.	DC.143
Councillor Roger Cox	Personal	Item 15 – GFA/20204	He knew the applicant's architect.	DC.143
Councillor Terry Cox	Personal	Item 15 – GFA/20204	He knew the applicant's architect.	DC.143
Councillor Tony de Vere	Personal	Item 15 – GFA/20204	He knew the applicant's architect.	DC.143
Councillor Richard Farrell	Personal	Item 15 – GFA/20204	He knew the applicant's architect.	DC.143
Councillor Richard Gibson	Personal	Item 15 – GFA/20204	He knew the applicant's architect.	DC.143
Councillor Jenny Hannaby	Personal	Item 15 – GFA/20204	She knew the applicant's architect.	DC.143
Councillor Bob Johnston	Personal	Item 15 – GFA/20204	He knew the applicant's architect.	DC.143
Councillor Angela Lawrence	Personal	Item 15 – GFA/20204	She knew the applicant's architect.	DC.143
Councillor	Personal	Item 15 –	She knew the applicant's	DC.143

Name	Type of Interest	Item	Reason	Minute Ref
Sue Marchant		GFA/20204	architect.	
Councillor Jerry Patterson	Personal	Item 15 – GFA/20204	He knew the applicant's architect.	DC.143
Councillor Terry Quinlan	Personal	Item 15 – GFA/20204	He knew the applicant's architect.	DC.143
Councillor Val Shaw	Personal	Item 15 – GFA/20204	She knew the applicant's architect.	DC.143
Councillor Jenny Shepherd	Personal	Item 15 – GFA/20204	She knew the applicant's architect.	DC.143
Councillor Margaret Turner	Personal	Item 15 – GFA/20204	She knew the applicant's architect.	DC.143

DC.132 URGENT BUSINESS AND CHAIR'S ANNOUNCEMENTS

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

DC.133 STATEMENTS AND PETITIONS FROM THE PUBLIC UNDER STANDING ORDER 32

None

DC.134 QUESTIONS FROM THE PUBLIC UNDER STANDING ORDER 32

None

DC.135 STATEMENTS AND PETITIONS FROM THE PUBLIC UNDER STANDING ORDER 33

Six members of the public had each given notice that they wished to make a statement at the meeting.

DC.136 MATERIALS

None

DC.137 APPEALS

The Committee received and considered an agenda item which advised of one appeal which had been dismissed by the Planning Inspectorate and one appeal which had been withdrawn.

RESOLVED

that the agenda report be received.

DC.138 FORTHCOMING PUBLIC INQUIRIES AND HEARINGS

The Committee received and considered details of forthcoming Public Inquiries and Hearings.

RESOLVED

that the report be received.

PLANNING APPLICATIONS

The Committee received and considered report 60/07 of the Deputy Director (Planning and Community Strategy) detailing six planning applications, the decisions of which are recorded below. Applications where members of the public had given notice that they wished to make a statement were considered first.

DC.139 CUM/2421/7 - DEMOLITION OF SIDE EXTENSION AND EXISTING GARAGES. ERECTION OF A SIDE EXTENSION WITH ALTERATIONS TO EXISTING BUILDING TO PROVIDE 4 FLATS. 3 AND 3A CHAWLEY LANE, CUMNOR HILL, OXFORD, OX2 9PX

Further to the report, the officers reported that the Vice-Chair, who was absent, had suggested a permeable parking surface condition. The Committee supported the application subject to the addition of this condition.

RESOLVED (by 15 votes to nil)

that application CUM/2421/7 be approved, subject to conditions set out in the report and an additional condition requiring a permeable parking surface.

DC.140 ABG/2649/2 - DEMOLITION OF EXISTING GARAGE. ERECTION OF TWO STOREY FLANK EXTENSION AND SINGLE STOREY REAR EXTENSION. NEW PITCHED ROOF TO EXISTING REAR EXTENSION. 37 SELLWOOD ROAD, ABINGDON, OX14 1PE

(Councillor Angela Lawrence declared a personal interest in this item but in accordance with Standing Order 34 she remained in the meeting during its consideration. Rodger Hood (Deputy Director - Planning and Community Strategy) declared a personal interest in this item and in accordance with Standing Order 35 he left the meeting during its consideration.)

Mr Philip Davis made a statement objecting to the application, believing that the proposed development would take natural light away from his neighbouring property. He reported that although neighbours across the road from the application site had not been informed of the application it did not affect them. The applicant had also carried out two further extensions to properties nearby.

Mrs Elaine Davis made a statement objecting to the application, believing that the proposed development would take light away from her neighbouring property. It would block her only natural light source.

While some objection was made to the proposal on the grounds of loss of light, the Committee considered that, on balance, the harm caused by the proposed development was not great enough to justify refusal.

RESOLVED (by 13 votes to 2)

that application ABG/2649/2 be approved, subject to the conditions set out in the report.

DC.141 NHI/19724 - NEW RESIDENTIAL DEVELOPMENT, ACCESS AND OPEN SPACE (SITE AREA 3.9 HECTARES). LAND OFF LIME ROAD, BOTLEY

(Councillor Matthew Barber declared a personal and prejudicial interest in this item and in accordance with Standing Order 34 he left the meeting during its consideration. Councillors Roger Cox, Terry Cox and Bob Johnston all declared personal interests in this item and in accordance with Standing Order 34 they remained in the meeting during its consideration.)

Further to the report, the Planning Officer updated the Committee on the County Engineer's consultation response. The County Engineer raised no objection to the application subject to conditions and financial contributions towards the Oxford Transport Strategy and public transport. In addition to items listed in the report, the District Council was also seeking a financial contribution towards providing composters. In response to a local request for a 'bus gate' to link the adjoining Oxford Brookes campus, he reported that the applicant was uncertain about the bus routes through the site as no detailed site layout had been prepared, and had argued that the provision of a bus gate should be a matter for consideration at the reserved matters stage. The officers agreed with the applicant that the provision of a bus gate could not be required by a condition but an informative could be placed on any permission to encourage its provision.

Mr Eric Batts made a statement, on behalf of the Parish Council, in support of the application subject to financial contributions towards the improvement of the nearby Louie Memorial Field. There was a need to improve the whole facility, not just the play equipment. He urged the Committee to approve the application and ensure the Parish Council had priority for financial contributions.

The officers reminded the Committee that the Council could only require financial contributions for facilities that reasonably related to the development.

Mr Bryan Cranston made a statement objecting to the application, believing that he and his neighbours in Lime Road would be greatly affected by the proposed development. Many local residents had signed a petition objecting to the development. He believed that there would be an adverse impact on the health and wellbeing of the local community and there would be a strain on the sewer and surface water systems which were already inadequate. There would also be a loss of view from his property, increased traffic, noise, increased use of the car park, potential reduction in house values, and mud on the roads from construction traffic.

The officers reminded the Committee that loss of view and potential reduction in house values were not material planning considerations.

The Local Member supported the Parish Council's request for a contribution towards improvements to the Memorial Field.

The Committee recalled that the site had been allocated for housing development in the Local Plan at the request of the Local Plan Inquiry Inspector. Therefore, the principle of development on the site had been established. However, Members requested that best endeavours were used to introduce a bus gate on the site to link the development with Cumnor Hill. All of the suggestions for financial contributions were supported, including the making of a financial contribution to the Louie Memorial Field in lieu of equipped play areas on the application site. The inclusion of a condition regarding necessary drainage infrastructure was considered essential. It was requested that the affordable housing provision should be spread throughout the site rather than being grouped in one area. It was also suggested that the contribution towards the Oxford Transport Strategy should be spent in this locality.

RESOLVED (by 14 votes to nil)

that authority to approve application NHI/19724 be delegated to the Deputy Director (Planning and Community Strategy), in consultation with the Chair, Vice-Chair and Local Members, subject to:

- (i) Section 106 obligations to secure financial contributions and the provision of 40% affordable housing; and*
- (ii) conditions to include access, provision of 15% public open space, and necessary drainage infrastructure.*

DC.142 CUM/20199 - ERECTION OF A SINGLE AND TWO STOREY REAR EXTENSION. 23 PINNOCKS WAY, BOTLEY, OX2 9DD

The Committee supported the application.

RESOLVED

that application CUM/20199 be approved, subject to the conditions set out in the report.

DC.143 GFA/20204 - ERECTION OF A TWO STOREY SIDE EXTENSION. 21 PYE STREET, FARINGDON SN7 7AS

(Councillor Anthony Hayward declared a personal and prejudicial interest in this application and in accordance with Standing Order 34 he left the meeting during its consideration. Councillors Matthew Barber, Roger Cox, Terry Cox, Tony de Vere, Richard Farrell, Richard Gibson, Jenny Hannaby, Bob Johnston, Angela Lawrence, Sue Marchant, Jerry Patterson, Terry Quinlan, Val Shaw, Jenny Shepherd and Margaret Turner all declared personal interests in this item and in accordance with Standing Order 34 they remained in the meeting during its consideration.)

Further to the report the officers suggested an additional condition requiring details of the parking scheme to be submitted to and approved by the Planning Officers. The Committee supported the application with this additional condition.

RESOLVED (by 14 votes to nil)

that application GFA/20204 be approved, subject to the conditions set out in the report and an additional condition requiring details of the parking scheme to be submitted to and approved by the Local Planning Authority.

DC.144 CUM/19859/2-D - APPROVAL OF RESERVED MATTERS FOR ERECTION OF 1,050SQM OF OFFICE ACCOMMODATION WITH CYCLE AND CAR PARKING. LAND REAR OF 173 - 175 CUMNOR HILL AND ADJACENT TO TIMBMET HEAD OFFICE, CUMNOR HILL OX2 9PH

Further to the report, the officers announced that two further letters of objection had been received, one requesting a right-turn lane, the other objecting to the disturbance likely to be caused during development. It was also reported that the Vice-Chair, who was absent, had suggested a permeable parking surface condition.

Dr Philip Hawtin made a statement on behalf of the Parish Council, objecting to the reserved matters of this application. He was pleased that Thames Water had acknowledged the problems with the drainage system in the area. He appealed for a similar management approach to be taken to manage the increased traffic that would result from this development.

Miss Nicky Green made a statement on behalf of the applicant, in support of the application. She believed that the development was in keeping with the area and would not impact on its neighbours.

Members supported the application but asked that an informative was attached to the permission to ensure that all service equipment was contained within the building and that a condition should specify the requirement for permeable parking surfaces.

RESOLVED (by 15 votes to nil)

that application CUM/19859/2-D be approved, subject to conditions including the requirement for permeable parking surfaces, the addition of an informative to ensure that all service equipment must be contained within the building, and that materials for the development are submitted to the Committee for approval.

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

None

The meeting rose at 8.15 pm