

Date: 16 October 2009

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 OCTOBER, 2008** at **6.30 PM**.

Yours faithfully



Carole Nicholl
Head of Democratic Services

Members are reminded of the provisions contained in the Code of Conduct adopted on 30 September 2007 and Standing Order 34 regarding the declaration of Personal and Prejudicial Interests.

A G E N D A

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, Head of Democratic Services, on telephone number (01235) 547631 / carole.nicholl@whitehorsedc.gov.uk.

Please note that this meeting will be held in a wheelchair accessible venue. If you would like to attend and have any special access requirements, please let the Democratic Officer know beforehand and he will do his very best to meet your requirements.

Open to the Public including the Press

Map and Vision

(Pages 8 - 9)

A map showing the location of the venue for this meeting and a copy of the Council's 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

To adopt and sign as a correct record the minutes of the meeting of the Development Control Committee held on 15 September 2008 (circulated with the Council Summons and Agenda dated 22 October 2008).

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.

Any Member with a personal interest or a personal and prejudicial interest in accordance with the provisions of the Code of Conduct, in any matter to be considered at a meeting, must declare the existence and nature of that interest as soon as the interest becomes apparent in accordance with the provisions of the Code.

When a Member declares a personal and prejudicial interest he shall also state if he has a dispensation from the Standards Committee entitling him/her to speak, or speak and vote on the matter concerned.

Where any Member has declared a personal and prejudicial interest he shall withdraw from the room while the matter is under consideration unless

- (a) His/her disability to speak, or speak and vote on the matter has been removed by a dispensation granted by the Standards Committee, or
- (b) members of the public are allowed to make representations, give evidence or answer questions about the matter by statutory right or otherwise. If that is the case, the Member can also attend the meeting for that purpose. However, the Member must immediately leave the room once he/she has finished; or when the meeting decides he/she has finished whichever is the earlier and in any event the Member must leave the room for the duration of the debate on the item in which he/she has a personal and prejudicial interest.

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 10 - 13)

Allowed

The following appeal has been allowed by the Planning Inspectorate.

(i) Appeal by Mr I Maconochie against the decision of the Council 52 Tyrrells Way, Sutton Courtenay, Oxfordshire OX14 4DF to refuse permission for the erection of a single storey dwelling with one bedroom and one car parking space on land to the rear of 52 Tyrrells Way.

Recommendation

that the agenda report be received.

10. **Forthcoming Public Inquiries and Hearings**

(Pages 14 - 19)

A list of forthcoming public inquiries and hearings is presented.

Recommendation

that the report be received.

PLANNING APPLICATIONS

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 (July 2006) and the Draft South East 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 **107/08** of the Deputy Director refers.

11. **SUTAPF616(60CM) Waste Recycling Group Ltd Energy from Waste Incinerator (EfW) Infrastructure plus that for Combined Heat and Power (CHP), Incinerator Bottom Ash (IBA) processing plant with outside storage area, and Air Pollution Control Residue (APCR) treatment and disposal facility, Visitor and Office accommodation and landscaping. Land at Appleford Sidings, Appleford, Didcot, Oxon.**
(Wards Affected: Sutton Courtenay and Appleford)
(Pages 20 - 50)
12. **DRA6169(7) - Erection of a chalet bungalow. 85 Abingdon Road, Drayton, OX14 4HL**
(Wards Affected: Drayton)
(Pages 51 - 65)
13. **ABG10185(2X) Erection of 2 detached dwellings with associated garaging, parking and upgrading of access drive. 7A Chandlers Close, Abingdon, OX14 2NN**
(Wards Affected: Abingdon Peachcroft)
(Pages 66 - 78)
14. **UPT18307(3) Erection of a detached two-storey dwelling (re-submission) 1 Beeching Close, Upton OX11 9JR**
(Wards Affected: Blewbury and Upton)
(Pages 79 - 91)
15. **CUM19155(4) Entrance gates, pillars and driveway wall 44 Cumnor Hill, Oxford OX2 9HB**
(Wards Affected: Appleton and Cumnor)
(Page 92)

16. **DRA20146(2) Demolition of existing dwelling. Erection of two 3 bedroom semi-detached dwellings and associated car parking. (Resubmission of application DRA/20146/1) (Retrospective) 35 Sutton Wick Lane, Drayton, OX14 4HH..**
(Wards Affected: Drayton)
(Pages 93 - 100)
17. **KBA20244(1) - Application for a dropped kerb Woodruff, Faringdon Road, Kingston Bagpuize, OX13 5AQ.**
(Wards Affected: Kingston Bagpuize with Southmoor)
(Pages 101 - 105)
18. **SAH20411(1) Demolition of existing dwelling. Erection of a 1 ½ storey building to provide, 2 x 2 bed flats and 2 x 1 bed flats with forecourt parking. 79 Besselseigh Road, Wootton, Abingdon OX13 6DX**
(Wards Affected: Marcham and Shippon)
(Pages 106 - 123)
19. **SAH20594 Erection of a rear extension with alterations to roof to accommodate first floor living accommodation. 17 Landsdowne Road, Dry Sandford, Abingdon, Oxfordshire, OX14 2AE.**
(Wards Affected: Marcham and Shippon)
(Pages 124 - 129)
20. **CUM20624 Erection of a detached 2 storey dwelling with 3 bedrooms. Land adjacent to Tithe Barn, High Street, Cumnor, OX2 9PE**
(Wards Affected: Appleton and Cumnor)
(Pages 130 - 146)
21. **Abingdon Marina - Application to Modify Clause of the Section 106 Planning Obligation**
(Wards Affected: Abingdon Caldecott)
(Pages 147 - 169)

To receive and consider report 109/08 of the Solicitor.

Introduction and Report Summary

This report asks Committee to consider an application (ABG/742/43) by Builders Ede to modify clause 8 of the Section 106 planning obligation dated 3 December 1998 to permit an increase in the number of moorings at Abingdon Marina, Marina way, Abingdon from 100 to 113

The contact Officer for this report is Sarah Commins, Solicitor (01235 547613).
Sarah.commins@whitehorsedc.co.uk

Recommendation

That authority be delegated to the Deputy Director (Planning and Community Strategy) in consultation with the Chair of the Development Control Committee to approve application ABG/742/43 subject to the negotiation of a Deed of Variation under Section 106A of the Planning and Compensation Act 1991.

22. Abingdon Marina - Application to Modify the Fourth Schedule of Section 106 Planning Obligation

(Wards Affected: Abingdon Caldecott)

(Pages 170 - 172)

To receive and consider report 110/08 of the Head of Legal Services.

Introduction and Report Summary

This report asks Committee to consider an application (ABG/742/44) by Builders Ede to modify the Fourth Schedule of the Section 106 planning obligation dated 3 December 1998 as follows:

- i) to remove the restriction of reserving 20 of the total public moorings for overnight moorings
- ii) to remove the requirement to reserve a specific area of the marina for overnight moorings
- iii) to remove reference to the restriction on charges for public moorings

The contact Officer for this report is Sarah Commins, Solicitor (01235 547613). sarah.commins@whitehorsedc.co.uk

Recommendation

That authority be delegated to the Deputy Director (Planning and Community Strategy) in consultation with the Chair of the Development Control Committee to approve application ABG/742/44 subject to the negotiation of a Deed of Variation under Section 106A of the Planning and Compensation Act 1991.

23. Enforcement Programme

(Wards Affected: Abingdon Caldecott)

(Pages 173 - 189)

To receive and consider report number 108/08 of the Deputy Director (Planning and Community Strategy).

Introduction and Report Summary

This report seeks the approval of Committee to take enforcement action in one new case, and at the same time up dates Members on issues still outstanding following the report considered by Committee on 12th May 2008 (copy of report and Minutes attached as Appendix 1).

The contact Officer for this report is Paul Yaxley, Enforcement Officer (01235 540352). paul.yaxley@whitehorsedc.co.uk

Recommendations

- (a) *That authority be delegated to the Deputy Director (Planning and Community Strategy) in consultation with the Committee Chair and/or Vice Chair, to take enforcement action against Mr D Adlard, of 44 Cumnor Hill, Oxford, to remove the unauthorised entrance gates, pillars and wall if he considers it expedient to do so.*
- (b) **Total number of boats moored in the Abingdon marina exceeding agreed numbers.**
That Members consider the report of the Head of Legal Services to vary the terms of the Section 106 Agreement dated 3rd December 1998 before deciding whether to take enforcement action in relation to the number of boats moored at the marina.
- (c) **Provision, location and use of the 20 overnight moorings.**
That Members consider the report of the Head of Legal Services to vary the terms of the 1998 Section 106 Agreement before deciding whether to take enforcement action in relation to the lack of overnight moorings at the marina.
- (d) **Moored boats extending beyond the western limit on the Marina application site.**
That no action be taken against any boat, of less than 4 metres beam width, which may be moored directly to the western end of any of the three pontoon arms of the marina.
- (e) **Storage of box trailer in the secure compound.**
That no action be taken against the box trailer in question, other than requesting that it be painted a dark green colour.
- (f) **Permanent Residential Moorings.**
That authority be delegated to the Deputy Director (Planning and Community Strategy) in consultation with the Committee Chair and/or Vice Chair, to decide whether enforcement action should be taken against Builders Ede Ltd. Abingdon Boat Marina, South Quay, Abingdon, and any individual(s) residing on a boat if it is established that any boat(s) in the marina (apart from the Marina Manager's boat) are being used as an individual's sole or a principal place of residence.

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

None