

# Minutes

of a meeting of the

## DEVELOPMENT

## CONTROL COMMITTEE

held at the Guildhall, ABINGDON on  
Wednesday, 26TH JANUARY, 2011 at  
6.30pm

Open to the public, including the press

### Present:

Members: Councillors Richard Gibson, John Woodford (Vice-Chair), Paul Burton, Roger Cox, Jenny Hannaby, Anthony Hayward, Bob Johnston (Chair), Sue Marchant, John Morgan, Jerry Patterson, Val Shaw, Margaret Turner and Terry Cox.

Substitute Members: Councillor Mary de Vere.

Officers: Martin Deans, Mike Gilbert, Claire Litchfield and Stuart Walker

Number of members of the public: 89

### DC.88 NOTIFICATION OF SUBSTITUTES AND APOLOGIES FOR ABSENCE

Apologies for absence were received from Councillor Chris Wise. Councillor Mary de Vere was in attendance as a substitute member.

### DC.89 MINUTES

The minutes of the meetings held on 27 October and 25 November 2010 were adopted and signed as a correct record.

### DC.90 DECLARATIONS OF INTEREST

The following interests were declared:

Councillor	Agenda Item	Interest	Nature
Richard Gibson	23	Personal and Prejudicial	He was the executive portfolio holder for property and would be making the decision as to whether

			to sell the property.
Anthony Hayward	12	Personal and prejudicial	He was the architect on the application
John Morgan	8, 22	Personal	He was a member of Wantage Town Council, however had not taken part in any discussions on the application.
John Morgan	11	Personal	He was a member of sovereign group.
Jenny Hannaby	8, 22	Personal	She was a member of Wantage Town Council, however had not taken part in any discussions on the application.

All members of the committee declared a personal interest in item 12 in that they were acquainted with the applicant, Councillor Melinda Tilley.

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

The chair announced that item 16 had been withdrawn from the agenda.

### **DC.92 STATEMENTS AND PETITIONS FROM THE PUBLIC ON PLANNING APPLICATIONS**

It was noted that 26 people had registered to speak on planning applications.

### **DC.93 STATEMENTS, PETITIONS AND QUESTIONS FROM THE PUBLIC ON OTHER MATTERS**

None.

### **DC.94 MATERIALS**

None.

### **DC.95 WAN16716A-WAN/167/16-A - GREGGS OF THE MIDLANDS, 1 NO. INDIVIDUAL LETTERED FASCIA SIGN ON THE FRONT ELEVATION, 1 NO. NON-ILLUMINATED FASCIA SIGN ON THE SIDE ELEVATION, 1 NO. VINYL FASCIA SIGN ON THE REAR ELEVATION, 1 NO. HANGING SIGN. 1 - 4 VICTORIA CROSS GALLERY, MARKET PLACE, WANTAGE, OX12 8AS**

Councillors Jenny Hannaby and John Morgan had each declared a personal interest in this item and remained in the meeting room.

The committee considered an application for advertising consent to erect a fascia board at the Victoria Cross Gallery, Wantage.

It was reported that the town council had objected to the application as was not in keeping with their policy of requiring wooden hand painted signs in the town centre.

The committee noted that the conservation officer had not raised any concerns.

*RESOLVED (By 15 votes in favour to nil against)*

*to grant advertisement consent subject to standard advertisement conditions 1-5.*

**DC.96 CUM52014- PROPOSED TWO STOREY EXTENSION TO FLANK (ENCOMPASSING EXISTING GROUND FLOOR EXTENSION). 14 HIDS COPSE ROAD, CUMNOR HILL, OXFORD, OX2 9JJ**

The committee considered an application for the extension to 14 Hids Copse Road, Cumnor Hill.

It was noted that the application came to the committee as the parish council had objected. The parish council raised concerns about the design.

The committee considered the application to be acceptable.

*RESOLVED (15 votes in favour to nil against)*

*to grant planning permission in respect of CUM/52014 subject to the following conditions:*

1 *TL1 Time limit*

2 *RE 1 Matching materials*

**DC.97 ABG/7189/2 - ERECTION OF A TWO STOREY SIDE EXTENSION. 5 GLYME CLOSE, ABINGDON, OX14 3SY**

The committee considered an application for the erection of a two storey side extension at 5 Glyme Close, Abingdon.

Town Councillor Timothy Oates made a statement to the committee on behalf of Abingdon town council objecting to the application. He stated that there was no architectural merit in the plan, it was out of keeping and over dominant and raised concerns regarding the lack of adequate parking provision.

The committee considered that the proposed plans were acceptable.

*RESOLVED (by 15 votes in favour to nil against)*

*to grant planning permission in respect of application ABG/7189/2 subject to the following conditions:*

1. *TL1 Time limit*

2. *RE1 Matching materials*

**DC.98 GRO/20987/2 - SOVEREIGN VALE HOUSING. DEMOLITION OF EXISTING SHELTERED HOUSING AND CONSTRUCTION OF 11 DWELLINGS. ST JOHNS COURT, OXFORD LANE, GROVE**

Councillor John Morgan had declared a personal interest in this item and remained in the meeting room.

The committee considered an application to demolish existing sheltered housing and to construct 11 new dwellings at St John's Court, Grove.

Parish Councillor June Stock made a statement to the committee objecting to the application. She raised concerns regarding the lack of green space, lack of play space and lack of adequate parking provision. She commented that the proposed design was out of keeping in an area of predominantly older properties. She raised concerns regarding increased traffic movements and the implications of the use of Oxford Lane as part of the future development of Grove airfield.

Mr J Lodge and Mr A Boyle addressed the committee objecting to the application. They regretted the loss of sheltered accommodation for the elderly. They raised concerns regarding access and the implications for traffic. They stated that the proposed development lead to loss of privacy for the occupants of neighbouring property "Roma", and would lead of overshadowing.

One member of the committee was concerned about the loss of sheltered housing for the elderly in Grove. She commented that there were already traffic problems in Grove, and this would add to them. She commented that the proposed gardens were very small.

Another member commented that in the absence of any adverse comment from the County Engineer it would be difficult to refuse on highways grounds. He added that the style of the buildings was suitable for purpose and supported the officer's recommendations.

Another member was concerned about the access, its narrow nature and it being the main access on to the A338. He commented that currently the usage of the access was low; however these plans would increase the usage. He suggested that a waiting place to turn into the access way would be of benefit. Other members shared this concern. One member felt that proposed condition 12 addressed this concern.

The chair proposed an amendment to the officer's recommendation, requiring negotiations on a "waiting place" for turning traffic, which was seconded by Councillor Terry Cox, on being put the voting was as follows:

10 FOR  
2 AGAINST  
3 ABSTENTIONS

it was

*RESOLVED*

to delegate the decision to grant planning permission to the head of planning, in consultation with the Chair and Vice Chair of the development control committee, and ward members, subject to the completion of a S106 Agreement, and negotiations between officers and Oxfordshire County Council regarding the provision of a "waiting place" for turning traffic into the access and subject to the following conditions:

- 1 TL1 – Time Limit
- 2 MC2 – Materials Samples
- 3 MC9 – Building Details (Windows, Doors etc)
- 4 LS1 – Landscaping Scheme – Submission
- 5 LS2 – Landscaping Scheme – Implementation
- 6 MC24 – Drainage Details – Foul and Surface Water
- 7 MC29 – Sustainable Drainage Scheme
- 8 RE7 – Boundary Details
- 9 RE17 – Slab Levels
- 10 HY3 - Visibility Splays
- 11 HY7 – Car Parking
- 12 *Prior to the commencement of the development hereby permitted, a construction traffic management plan shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved plan.*
- 13 *Prior to the commencement of the development hereby permitted, full details of the proposed solar panels shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.*

**DC.99 STA/21082/3 - ERECTION OF NEW LIGHTING TO PRE-SCHOOL BUILDING & PRE-SCHOOL PLAYGROUND. FORM NEW PATH TO EAST ENTRANCE. RECREATION GROUND, HUNTERS FIELD, STANFORD IN THE VALE.**

In accordance with the provisions of Standing Order 33, Councillor Anthony Hayward left the meeting room having declared a personal and prejudicial interest and had no involvement in the item.

The committee considered an application to erect new lighting to the pre-school building and playground and to form a new path to the east entrance at Hunters Field, Stanford in the Vale.

The committee was satisfied that the conditions addressed any concerns.

*RESOLVED (by 14 votes to nil – one member out of the room)*

*to grant planning permission in respect of application STA/21082/3 subject to the following conditions:*

1. *TL1 – time limit*
2. *MC3 – Materials in accordance with the application*
3. *The works shall only be undertaken in accordance with the root protection measures outlined in the correspondence received 18 November 2010. Prior to the commencement of the works the Council's Arboricultural Officer shall be advised of the intended commencement date.*
4. *The lights hereby approved shall only be used between 07.00 and 21.00.*

**DC.100 CUM/16125/4 - CONSTRUCTION OF NEW GARAGE. 133 CUMNOR HILL, OXFORD**

The committee considered an application for the construction of a new garage at 133 Cumnor Hill, Cumnor.

Vivian Cuffalo addressed the committee on behalf of the applicant. She advised that the visual impact of the garage had been reduced in the resubmitted plans.

One member commented that he would like to see the fence retained as it had been mentioned in the report that the fence provided a screen to the bulk of the building, lessening the visual impact.

The Chair moved the officer's recommendation with an additional condition that the fence referred to in the officer's report be retained.

*RESOLVED (by 15 votes in favour to nil against)*

*to grant planning permission in respect of application CUM/16125/4 subject to the following conditions:*

1. *The retention of the close-boarded fence on the front boundary*
2. *TL1 – Time limit (full application)*
3. *MC1 Materials (details)*
4. *RE18 Slab level (Single dwelling)*
5. *HY11 Turning space in accordance with specified plan*
6. *LS1 Landscaping scheme (submission)*

7. *LS2 Landscaping scheme (implementation)*

8. *LS4 Tree protection*

**DC.101 ABG1781(5) DEMOLITION OF DETACHED DWELLING. ERECTION OF TWO STOREY BUILDING OF 4 X 2 BEDROOM AND 3 X 1 BEDROOM APARTMENTS, NEW VEHICLE ACCESS WITH CAR PARKING AND ASSOCIATED LANDSCAPING. 116 OXFORD ROAD, ABINGDON, OX14 2AG**

The committee considered an application for the demolition of a detached dwelling and the construction of apartments with associated landscaping and car parking at 116 Oxford Road, Abingdon.

Councillor Timothy Oates made a statement to the committee on behalf of the Abingdon Town Council, objecting to the application. He raised concern regarding car parking provision for visitors and the impact on traffic.

Councillor Janet Morgan made a statement to the committee expressing concern on the impact on the character of the area, in replacing an existing house with flats. She also raised concern regarding the limited parking and the adequacy of the space available to turning vehicles.

Members of the committee considered that the conditions addressed any concerns and were in agreement with the officer's reports.

The Chair moved that the decision to grant planning permission be delegated to the head of planning, in consultation with the Chair and Vice Chair of the development control committee.

*RESOLVED (by 15 votes in favour to nil against)*

*to delegate the decision to grant planning permission to the head of planning subject to the completion of a legal agreement for financial contributions and the following conditions:*

*1 TL1 – Time limit*

*2 MC2 – Sample materials*

*3 RE7 boundary details in accordance with specified plan*

*4 HY6 – access, parking and turning space in accordance with the specified plan*

*5 MC24 – drainage details (foul and surface water)*

*6 Landscaping in accordance with specified plan*

**DC.102 ABG/4172/3 -PROPOSED SINGLE STOREY REAR EXTENSION, ENLARGING EXISTING LOWER LEVEL REAR DORMER AND LOFT CONVERSION WITH DORMER WINDOWS. 136 OXFORD ROAD, ABINGDON, OX14 2AG**

The committee considered an application to extend the rear, enlarge and existing lower level dormer and loft conversion at 136 Oxford Road, Abingdon.

Mr Faulkener made a statement to the committee objecting to the application. He commented that this would amount to a major development of a small plot. He stated that the current building affected the sunlight getting to his property at Wheatcroft close, and the plans would exacerbate that problem. He was also concerned about parking provision.

Mrs Boswell addressed the committee in support of her application. She expressed surprise that the application was recommended for refusal, and invited members to visit the site so that they could properly understand the relationship between hers and neighbouring properties. She disagreed that the plans would cause harm to neighbouring properties and commented that the proposed alterations were minor.

Councillor Julia Bricknell addressed the committee as local member, supporting the application. She commended Mrs Boswell's facilities which provided accommodation for disabled bed and breakfast guests, commenting that support should be given to facilities which encourage visitors to the town.

One member commented that he had visited the site and applauded the idea of encouraging visitors to Abingdon. He pointed out that this should not be done at the expense of neighbours. He was surprised that the current extensions had been permitted as he felt that they were already dominating the neighbouring properties. He commented that he considered that the officer's recommendation was correct.

Other members agreed with this view. One member, having visited the site stated that he thought the plans to extend were acceptable.

One member pointed out that the officer's recommendations referred to the impact on numbers 1 and 2 Wheatcroft Close, but that it should refer to numbers 1 and 3.

*RESOLVED (by 14 votes in favour, to 1 vote against)*

*to refuse planning permission for the following reasons:*

- 1. The proposed development by reason of its juxtaposition with neighbouring dwellings, represents an unneighbourly form of development that is detrimental to the amenities of those properties, resulting in a harmful and oppressive impact in particular on nos. 1 and 3 Wheatcroft close, in terms of over dominance, loss of light and loss of privacy. As such the proposal is contrary to Policies DC 1 and DC9 of the adopted Vale of White Horse Local Plan 2011 and to section 4.6 of the adopted Residential Design Guide. (2009)*
- 2. The proposed flat roofed rear extension with associated fire escape by virtue of its size and design represents an over development of the site that would detract from the visual amenity of the area. As such the proposal would be contrary to policy DC1 of the Vale of White Horse Local Plan 2011 and to advice contained in PPS1 "Delivering Sustainable Development."*



**DC.103 KEN/20928/1 ERECTION OF 16 DWELLINGS (INCLUDING 3 AFFORDABLE HOMES) WITH PARKING, LANDSCAPING AND ACCESS. LAND ADJOINING 31 AND 34 SIMPSONS WAY, KENNINGTON**

This item was withdrawn from the agenda.

**DC.104 ABG202(37)THE SCHOOL OF ST HELEN AND ST KATHARINE. REMOVAL OF CONDITION 3 OF PLANNING PERMISSION ABG/202/11-X AND ABG/202/15 TO INCREASE THE NUMBER OF PUPILS TO 800. THE SCHOOL OF ST HELEN AND ST KATHARINE, FARINGDON ROAD, ABINGDON, OX14 1BE**

The committee considered an application from The School of St Helen and St Katharine to remove a condition from its existing planning permission limiting the number of pupils permitted to enrol.

It was noted that since the report had been published there had been one extra letter of objection to the plan relating to the impact on traffic.

Councillor Timothy Oates addressed the committee on behalf of Abingdon Town Council objecting to the application. He raised concerns that an increase in the number of pupils would lead to an increase in nuisance to neighbours caused by increased traffic movements.

Mr Eley made a statement to the committee supporting the application. He advised that the school had achieved excellent results, being ranked ninth in the country. He commented that the school was undertaking partnership work with Abingdon boys school, so that a range of courses could be offered. He stated that the school had made a positive contribution to the town, having arrangements with local traders. He advised that the development of a dedicated drop off and pick up point within the school grounds and operating a minibus from the Manor School, had assisted in lessening the impact on traffic.

Councillor Jim Halliday made a statement to the committee. He acknowledged that the school was becoming more popular, however expressed the view that a cap was necessary. He suggested that that a smaller incremental increase could be a useful approach.

One member commented that he sympathised with the residents of the immediate area and commented that there were a number of schools in the area contributing to the traffic issues. Another member commented that the school impacted on traffic in other areas of the town, not just Harding Road and Faringdon Road.

One member stated that every business had an impact on the traffic in Abingdon. He commented that the school did make a valuable contribution to the economy of the town. He advised that he supported the officer's recommendations. One member commented that the county engineer had no objections.

*RESOLVED (by 14 votes in favour to 1 against)*

*to grant planning permission in respect of application ABG202(37) to remove condition 3 of ABG/202/11-X and ABG/202/15 subject to the following conditions:*

1. *The total number of pupils enrolled at the school shall not exceed 800 at any one time, and the school shall make its enrolment records available to the local planning authority for inspection if requested to do so. Reason: in the interests of highway safety*
2. *There shall be no increase in pupil numbers above 650 until the pick up and drop off facility permitted under application ABG/202/38 has been laid out in accordance with the approved drawings and its attached conditions, and that the area shall not thereafter be used for any purpose other than as a pick up drop off facility. Reason: In the interests of highway safety.*

**DC.105 ABG/21072/1 DEMOLITION OF EXISTING SHOP AND FLAT ABOVE. REPLACEMENT WITH 2 RESIDENTIAL FLATS. REDEVELOPMENT OF REMAINDER OF SITE TO PROVIDE 2 SEMI-DETACHED DWELLINGS AT REAR OF SITE WITH ASSOCIATED PARKING AND PRIVATE GARDENS. 97 OCK STREET, ABINGDON, OX14 5DQ**

The committee considered an application to demolish the existing shop and flat above and construction of 2 semi-detached dwellings at 97 Ock Street, Abingdon.

Councillor Timothy Oates made a statement to the committee on behalf of Abingdon Town Council. He commented that the design of the application was poor in a prominent location. He welcomed the condition requiring archaeological investigations to be undertaken prior to any commencement of development.

Mr Garrud addressed the committee objecting to the plans. He raised concerns regarding overlooking and overshadowing of neighbouring gardens. He considered that the plans were out of proportion with existing buildings.

Mr Kevin Brady made a statement to the committee in support of the application. He commented that this was previously developed land and a well considered application.

One member commented that the styles of buildings in Ock street was varied and was in support of the officer's recommendations.

*RESOLVED (by 15 votes in favour to nil against)*

*to grant planning permission in respect of application ABG/21072/1, subject to the completion of a legal agreement to secure financial contributions towards ABITS and the following conditions:*

1. *TL1 – Time limit*
2. *MC2 – Materials*
3. *RE2 – Restrictions on extensions and alterations to dwellings*
4. *Prior to the first use or occupation of the new development*

5. *RE7- boundary details in accordance with specified plan*
6. *The development hereby approved shall only be carried out in accordance with the approved Flood Risk assessment by Shepherd Gilmour Infrastructure LTD, dated August 2010 and the mitigation measures contained therein.*
7. *No development shall commence on site until the applicant has secured a staged programme of archaeological investigations in accordance with a written scheme of investigation which has been submitted to and approved in writing by the local planning authority.*

**DC.106 ABG/21299 DEMOLITION OF EXISTING DWELLING AND ERECTION OF NEW BUILDING CONTAINING 6 FLATS WITH PARKING. 17 GALLEY FIELD, ABINGDON**

The committee considered an application for the demolition of an existing dwelling and the erection of a new building containing six flats with parking at 17 Galley Field, Abingdon.

Further to the Officer's report it was noted that 41 letters of objection had been received. The letters raised concerns regarding loss of gardens to parking, loss of the bungalow and therefore impact on the character of the area and the lack of adequate bin storage.

Councillor Tim Oates made a statement to the committee on behalf of Abingdon town council, objecting to the application. He commented that this development amounted to a Trojan horse if approved, with more applications likely to follow. He commented that the application would change the character of the area, that the parking provision was inadequate and that there was inadequate provision for bin storage. He referred to the contribution to ABITS in the report, commenting that ABITS was no longer in operation.

Dr Richards made a statement to the committee objecting to the application. She urged the committee to reject the plans, as they were in conflict with Planning Policy Statements 1 and 3 and policies H10/H15 and would set an undesirable precedent in the area. She commented that the area had a clearly defined character; that of single detached dwellings with spacious gardens. She advised that 58 signatures had been put to a petition objecting to the application and that the impact on local character and the amenity of the neighbouring properties was unacceptable.

Mr Peter Uzzell made a statement supporting the application. He commented that the site was tucked away and fell within the definition of previously developed land. He disagreed that the plans were unneighbourly.

Councillor Laurel Symons made a statement to the committee as the local member, objecting to the plans. She commented that this development would change the nature of the area and stated that the proposed building was too dense and too large. She agreed with the other speakers concerns regarding bin storage and cycle storage and commented that the car parking provision was inadequate.

Mike Gilbert, the development control manager reminded the committee that every application that came before it must be considered on its own merits and to not be concerned with setting precedents.

One member commented that the provision for waste and recycling storage was inadequate, however stated that the car parking provision had raised no objections from the County Council engineer and therefore he could see no reason to refuse the application on this point. With reference to the referral to ABITS by the first speaker, he commented that although ABITS had been suspended it was likely to be revived at some future point.

Other members agreed that there were issues with bin storage, however that there were no other material planning considerations on which to base a refusal.

The Chair moved an insertion to the officer's recommendation to require a solution to the waste storage issue, and the requirement for a permeable surface to the car parking area.

#### **RESOLVED**

*to delegate authority to grant planning permission in respect of application ABG/21299 to the head of planning, in consultation with the Chair, Vice Chair and local members subject to the following conditions:*

- (i) The completion of Section 106 Obligations to secure financial contributions to local services and ABITS.*
- (ii) Conditions to include external materials, architectural detailing, boundary treatment, hard and soft landscaping, vehicle and cycle parking.*
- (iii) Provision of adequate bin and cycle storage.*

#### **DC.107 WCH/21338 AND WCH/21338/1 - ERECTION OF A PORTAL FRAME HAY BARN AND ERECTION OF A PORTAL FRAME CATTLE PEN. PETWICK FARM BUILDINGS, CHALLOW, FARINGDON, OXON, SN7 8NT**

The committee considered an application to erect a portal frame hay barn and erection of a portal frame cattle pen at Petwick Farm Buildings, Challow.

Mr Randall made a statement to the committee on behalf of the parish council. He commented that although there was no objection to the application he felt that the applicant had referred to the roofs as "pent" and they were in fact apex.

Mr Robin Heath made a statement to the committee as the applicant. He commented that the structures were not out of keeping and that the roofs would be painted. He confirmed that there was one slurry pit on the site, which would remain in use and was shown by the ordinance survey map.

*RESOLVED (by 15 votes to nil)*

*to grant planning permission in respect of application WCH/21338 subject to the following conditions:*

- 1. TL1 – Full application*
- 2. The building hereby permitted shall be painted a dark green colour details of which shall first be submitted to and approved in writing by the Local Planning Authority.*
- 3. Prior to the commencement of the development full details of the method of filling the slurry pit and the material to be used shall be submitted to and approved in writing by the local planning authority.*

*to grant planning permission in respect of application WCH/21338/1*

- 1. TL1 – Time Limit (full application)*
- 2. The building hereby permitted shall be painted a dark green colour details of which shall first be submitted to and approved in writing by the local planning authority.*

**DC.108 FER/21349 - REMOVAL OF CONDITION 12 OF PLANNING PERMISSION FER/17938 TO ALLOW USE OF LAND AS GARDEN. THE HAYLOFT, SILVER STREET, FERNHAM**

The committee considered an application to remove a condition of the planning permission FER/17938 to allow use of land as garden at the Hayloft, Silver Street, Fernham.

Robin Heath made a statement to the committee, objecting to the application. He advised that no negotiations had been entered into between the neighbours. He commented that the owners of Oxlease Barn had been assured that agricultural land could not be domesticated. He commented that the applicant had sufficient garden space.

Jeremy Flawn made a statement to the committee in support of the application. He commented that the area of land in question was small and would be screened from the view of Oxlease Barn by a fence. He argued that the current available space was small.

Councillor Yvonne Constance addressed the committee as local member. She commented that the original condition 12 did not suggest that planning permission could never be granted permitting use of the garden as it stated “without prior grant of planning permission”. She advised that care should be taken to protect the visual amenity of neighbouring property.

One member commented that village boundaries should be retained and agreed with the spirit of the original condition in retaining the rural nature of the space.

Another member considered that the application should be refused due to the impact on the neighbouring property. Other members agreed that the countryside should be protected and considered the conversion of agricultural land unacceptable.

*RESOLVED (by 14 votes in favour with 1 abstention)*

*to refuse planning permission in respect of application FER/21349 for the following reasons:*

- 1 In the opinion of the local planning authority, the proposal would result in the domestication of this area of agricultural land which would have a harmful impact on the rural character of the area and the setting of the Manor Farm development of former farm buildings when viewed from the wider landscape. As such the proposal contravenes the adopted Vale Local Plan, in particular, policy H25.*
- 2. In the opinion of the local planning authority, the use of the land as garden, by reason of its proximity to the rear facing principal windows of Oxlease Barn, would result in a loss of privacy for both the occupants of this neighbouring property and the applicants utilising the land as private residential amenity space. As such the proposal is contrary to the adopted Vale of White Horse Local Plan in particular policy DC9.*

**DC.109 WAN/21361 PROPOSED RESIDENTIAL DEVELOPMENT OF FIVE HOUSES WITH ASSOCIATED GARAGES, PARKING, ACCESS AND DRAINAGE. LAND TO THE REAR OF 53 TO 67 NEWBURY STREET, WANTAGE**

Councillors Jenny Hannaby and John Morgan had each declared personal interests in this item and remained in the meeting room.

The committee considered an application to develop five houses to the rear of 53-67 Newbury Street, Wantage.

Mr Phil Smith made a statement to the committee objecting to the application. He commented that the land had not been used as a car storage site, and had in fact been a garden. He objected to the scale of the proposed buildings in the site, their domineering nature, drainage issues, the impact on traffic and the proximity to a school.

Mr Andrew Saunders Davies made a statement to the committee supporting the application. He commented that the site was unused and had been the subject of detailed discussions with officers in order to improve on the original proposals.

Councillor John Morgan commented that the application amounted to complete overdevelopment of the site and objected to the size and dominating nature of the buildings. He raised concerns regarding preservation of wildlife, and the development of more accommodation in an area which was losing local amenities.

Some other members agreed with the concerns raised. Other members commented that although the form of the buildings would be large and dense, they did not consider there were any material planning grounds on which to refuse the application. .

*RESOLVED (by 13 votes in favour and 2 against)*

*to delegate the decision to grant planning permission to the head of planning in consultation with the Chair and Vice Char of the development control committee subject to the completion of a section 106 agreement with the County Council and subject to the following conditions:*

- 1. TL1 – Time Limit*
- 2. MC2 Materials Samples*
- 3. RE2 – Restriction on PD*
- 4. MC9 Building details (Windows/doors etc)*
- 5. LS1 – Landscaping scheme (including hard surfacing) – submission*
- 6. LS2 – Landscaping scheme – implementation*
- 7. MC24 – Drainage details – foul and surface water*
- 8. RE7 – Boundary details*
- 9. HY8 – Car parking (plan to be submitted)*
- 10. Prior to the first occupation of the development hereby approved provision for the parking of bicycles within the site shall be made in accordance with the details which shall first have been submitted to and approved in writing by the planning authority.*

**DC.110 ABG/21378 - CHANGE OF USE OF COMMUNAL BUILDING TO RESIDENTIAL. FITZHARRYS COMMON ROOM, BOROUGH WALK, ABINGDON**

Councillor Richard Gibson had declared a personal and prejudicial interest in this item and had left the meeting room. Councillor Jerry Patterson had declared a personal interest in this item and remained in the meeting room.

The committee considered an application for the change of use of Fitzharrys common room, Abingdon from communal to residential.

Jeanette Halliday made a statement to the committee on behalf of the town council objecting to the change of use. She commented that the facility was important to residents in the area at a time when other community facilities were being withdrawn. She argued that the application would impact hardest on elderly, less mobile residents who lived in close proximity to the site.

Maureen Lambert made a statement to the committee. She commented that the reduction in the use of the facility was in response to the deterioration of the building and no investment being made in its fabric. She advised that there were alternatives to changing the use and disposing of the facility as a residential property, such as selling to a community group who would continue to provide the space as a community facility.

Councillor Jim Halliday made a statement as the local member. He raised concerns regarding the loss of the facility and in particular its impact on the elderly. He commented that the venue would be ideal if it were invested in.

One member commented that it was unfortunate to lose a community facility, however there were a number of alternative venues in Abingdon. Another member commented that whether to sell the property was a matter for the Executive and that the planning committee should consider whether there was any reason why the property should not be used for housing. One member commented that he agreed with the officer's recommendation.

*RESOLVED (by 8 votes in favour, 4 abstentions and 2 against)*

*to grant planning permission in respect of ABG/21378 subject to the following conditions:*

- 1. TL1 – Time limit – full application*

The meeting rose at 10.20 pm