

## MINUTES

**RESOLVED** (by 14 votes in favour, 0 against and 1 abstention)

to grant planning permission in respect of application ABG/16669/3 subject to the following conditions:

- 1 TL1 – Time limit.
- 2 MC3 – Materials in accordance with application.
- 3 RE7 – boundary details in accordance with specified plan.
- 4 HY6 – access, parking and turning space in accordance with specified plan.
- 5 MC24 – drainage details (foul and surface water).
- 6 Landscaping in accordance with specified plan.
- 7 LS4 – Tree Protection.

**DC.87 KEN/20928/1 - ERECTION OF 16 DWELLINGS (INCLUDING 3 AFFORDABLE HOMES) WITH PARKING, LANDSCAPING AND ACCESS. LAND ADJOINING 31 AND 34 SIMPSONS WAY, KENNINGTON**

Councillor Paul Burton had declared a personal and prejudicial interest in this item and left the meeting room and took no part in the debate or voting.

The committee received and considered an application to erect 16 dwellings on land adjoining Simpsons Way, Kennington. It was noted that this site had been the subject of a refused application in October 2009.

Officers advised that further to the report the comments of Councillor Gareth Jennings had been received, raising concerns regarding road safety and traffic. It was reported that an additional 6 statements of objection had been received raising the issue of inadequate garden and bin storage space.

Karen Wirdam made a statement to the committee objecting to the application. She advised that the design was of low quality and suggested that the site should be treated sympathetically. She commented that the application failed to meet the minimal affordable housing allocation. She raised concerns regarding traffic problems, arguing that the development would exacerbate existing on street parking problems on a street that had a 1 in 10 gradient.

Nik Lyzba made a statement to the committee in support of the application on behalf of the applicant. He commented that the applicant had tried to address the reasons for refusal of the earlier planning application and argued that the site was excluded from the green belt and in a sustainable location. He commented that there were no objections from the county engineer.

Vale of White Horse District Council – Development Control Committee Minutes

Thursday, 25TH NOVEMBER, 2010

**DC.10**

The democratic services officer read out a statement that had been prepared by Councillor Angela Lawrence, the executive portfolio holder for health and housing, as she was unable to attend the meeting. It argued that the application did not comply with the local plan's requirements to provide 40 per cent social housing and as such should be refused. It commented that there was a need for social housing in Kennington and was likely to rise given the current economic climate.

One member argued that 40 per cent affordable housing should be required on this site. He argued that if the land owner was unwilling to lower the site value so as to enable the support of 6 affordable houses that was his prerogative.

Another member agreed with this view and commented that it must fall on the issue of affordable housing. Another member commented that affordable housing requirement had been relaxed in the past and the committee needed to bear in mind the housing supply.

Mike Gilbert, the development control manager advised that the committee needed to carefully balance the issue of bringing forward this available site now and the reduced provision of affordable housing now, given the shortfall in housing land supply, with the requirement for 40 per cent provision.

One member highlighted that the county engineer had not raised any objections in respect of traffic and road safety, and as such felt that it would be difficult to refuse permission on these grounds.

The Chair moved the officer's recommendation and the voting was as follows:

4 FOR  
9 AGAINST  
0 ABSTENTIONS  
(one member having left the room)

The motion was declared LOST

Councillor Jerry Patterson proposed and Councillor Terry Cox seconded and it was

**RESOLVED** (by 10 votes in favour, 1 vote against and 3 abstentions – one member having left the room)

*that Officers draft reasons for refusal to return to the next scheduled Development control meeting for approval by the committee. The reasons should reflect that the application failed to deliver the minimum requirement for affordable housing provision.*

The meeting rose at 8.45 pm