

Minutes

of a meeting of the

Planning Committee

held at Abbey House, Abingdon on
Wednesday 22 June 2011 at 6.30pm



Open to the public, including the press

Members: Councillors Robert Sharp (Chairman), John Morgan (Vice-Chairman), Eric Batts, Roger Cox, Jenny Hannaby, Anthony Hayward, Bob Johnston, Bill Jones, Sandy Lovatt, Sue Marchant, Jerry Patterson, Helen Pighills, Kate Precious, Margaret Turner and John Woodford

Officers: Steven Corrigan, Martin Deans, Adrian Duffield, Mike Gilbert, Laura Hudson and James Walker.

Number of members of the public: 20

PI.1 URGENT BUSINESS AND CHAIRMAN'S ANNOUNCEMENTS

The chairman asked everyone to ensure their mobile telephones were switched off, reminded everyone of the fire evacuation procedure, and reminded visitors of the committee's procedure.

PI.2 NOTIFICATION OF SUBSTITUTES AND APOLOGIES FOR ABSENCE

None.

PI.3 MINUTES

The committee agreed to defer consideration of the minutes of the meetings held on 23 March and 20 April 2011 to allow for their completion.

PI.4 DECLARATIONS OF INTEREST

The following interests were declared:

Councillor	Item	Nature of interest	Reason
Bob Johnston	Materials	Personal	Member of Kennington Parish Council.
Jenny Hannaby John Morgan	10/02169/REM 11/00210/FUL	Personal	Members of Wantage Town Council but had

	11/00458/FUL		not taken part in any discussions on the matter.
Roger Cox Sandy Lovatt Jerry Paterson Margaret Turner	10/02169/REM	Personal	All acquainted to Stewart Lilly, an objector to the proposed development.
Jenny Hannaby Bob Johnston Jerry Patterson Robert Sharp	11/00210/FUL	Personal	All knew Anita Hutchins, a former council employee, who was objecting to the proposed development.
Robert Sharp	11/00458/FUL	Personal	Member of National Union of Farmers

PI.5 STATEMENTS AND PETITIONS FROM THE PUBLIC ON PLANNING APPLICATIONS

Councillors received a list of members of the public who had registered to address the committee on each application at the meeting.

PI.6 STATEMENTS, PETITIONS AND QUESTIONS FROM THE PUBLIC ON OTHER MATTERS

None.

PI.7 MATERIALS

The committee considered materials for applications 10/01846/FUL at St. Johns Court, Grove and KEN/20928/1 land adjacent to 31 & 34 Simpsons Way, Kennington.

St Johns Court, Grove - application 10/01846/FUL

It was noted that the brick panels on display on site had once again been damaged. The brick panels are required to be on site during construction therefore Members requested that they be re-constructed within the site once the development commences.

Bricks

Ibstock Surrey Russett (plots 2,3,8,9 and 10)

Ibstock Hardwicke Lenton Golden Russett (Plots 1,4,5,6,7 and 11)

All approved

Tiles

Marley Modern Smooth Grey - not acceptable too large and dark in colour. Would prefer smaller plain tile in a lighter colour and material. Authorised the Head of Planning in consultation with the Chairman and local ward councillors to approve a alternative tiles.

**Land adjacent to 31 & 34 Simpsons Way, Kennington – application
KEN/20928/1**

Walls

Bekstone Golden Buff Reconstructed Stone and Terca Baggeridge Warnham
Terracota stock brick both approved

Roofs

Forticrete Gemini plain concrete tiles in Mixed Russett approved.
Forticrete Minislate tiles in slate grey not approved. Authorised the Head of
Planning in consultation with the Chairman and local ward councillor present at the
meeting, Councillor Jerry Patterson, to approve an alternative tile.

**PI.8 11/00433/FUL - DEMOLITION OF EXISTING OUTBUILDINGS.
ERECTION OF A SINGLE DETACHED DWELLING WITH
GARAGE. ERECTION OF GARAGE TO SERVE EXISTING
PROPERTY. CHURCHFIELD, ALL SAINTS LANE, SUTTON
COURTENAY**

The committee considered application 11/00433/FUL for the erection of a single
detached dwelling with garage at Churchfield, All Saints Lane, Sutton Courtenay.

Mr D Hignall, representative of Sutton Courtenay Parish council, spoke objecting
to the application.

Mr Orr, agent for the applicant, spoke in support of the application.

RESOLVED (by 15 votes to 0) to grant planning permission for application
11/00433/FUL, Churchfield, All Saints, Sutton Courtenay subject to the following
conditions:

1. TL1 – time limit
2. MC2 – materials to be approved
3. MC9 – building details
4. RE27 – obscured glazing- window in side elevation
5. HY3 – visibility splays

**PI.9 10/02169/REM - APPLICATION FOR RESERVED MATTERS
FOR ERECTION OF THREE TWO-STOREY DWELLINGS. 49
CHARLTON ROAD, WANTAGE**

The committee considered reserved matters application 10/02169/REM for the
erection of three two storey dwellings at 49 Charlton Road, Wantage.

The planning officer proposed an additional recommendation to require the
windows in plot one facing 49 Charlton Road be obscure glazed.

Mr S Lilly addressed the committee on behalf of the residents of 43 Charlton Road
objecting to the application.

In supporting the officer's recommendation for approval, with the additional condition proposed by the planning officer, the committee agreed a further condition regarding slab levels to protect the amenity of the neighbouring property.

RESOLVED (by 15 votes to 0) to grant reserved matters approval for application 10/02169/REM subject to the County Engineer raising no objections and the following conditions:

1. TL3 – reserved matters
2. RE2 – permitted development restriction on dwellings – extensions and outbuildings
3. MC2 – materials samples
4. MC9 – building details
5. MC24 – drainage details (surface water and foul water)
6. MC29 – sustainable drainage scheme
7. RE6 – boundary details
8. LS1 – landscaping scheme (submission)
9. LS2 – landscaping scheme (implementation)
10. HY3 – visibility splays (access)
11. RE11 – garage accommodation
12. Obscure glazed windows in side elevation
13. Details of slab levels.

PI.10 11/00210/FUL - ERECTION OF A DETACHED DWELLING. LAND REAR OF 31 ORMOND ROAD, WANTAGE

The committee considered application 11/00210/FUL for the erection of a single dwelling on land to the rear of 31 Ormond Road, Wantage.

The planning officer reported amendments to the report to replace east with west in paragraph 6.5 and west with east in paragraph 6.6.

The planning officer reported that Wantage Town Council had raised no objection to the revised plans. She also reported the receipt of a further three letters and a petition signed by 18 residents of Chandlers Close objecting to the proposal.

Mrs A Hutchins, a local resident, spoke objecting to the application.

Mr S Lay, applicant, spoke in support of the application.

In supporting the application the committee agreed an additional condition requiring details of slab levels to protect the amenity of neighbouring properties.

RESOLVED (by 15 votes to 0) to grant planning permission for application 11/00210/FUL subject to the following conditions:

1. TL1 – time limit
2. RE2 – permitted development restriction on dwellings – extensions and outbuildings
3. MC2 – materials samples
4. MC9 – building details

5. MC24 – drainage details (Surface Water and Foul Water)
6. RE6 – boundary details
7. LS1 – landscaping scheme (Submission)
8. LS2 – landscaping scheme (Implementation)
9. No development shall commence on site until the access has been constructed in accordance with the approved plan.
10. RE11 – garage accommodation
11. HY7 – car parking
12. RE28 – obscured glazing
13. RE23 – rooflight sill height
14. Details of slab levels.

PI.11 11/00458/FUL - ERECTION OF SITE MANAGER'S ACCOMMODATION AND SECURITY OFFICE (LAND ADJACENT TO MANOR FARM). MANOR FARM, MANOR ROAD, WANTAGE, OX12 8NE

The committee considered application 11/00458/FUL for the erection of a site manager's accommodation and security office at Manor Farm, Manor Road, Wantage.

Jane Piper, agent for the applicant, spoke in support of the application.

Whilst the majority of the committee supported the officer's recommendation as set out in the report to refuse the application the contrary view was expressed that there was a need for security on the site to protect and attract businesses and that the proposed building would not harm the rural character of the area due to the existing buildings on the site.

RESOLVED (by 13 votes to 2) to refuse planning permission for application 11/00458/FUL for the following reasons:

1. The principle of the proposed site manager's dwelling in this rural location is not considered acceptable. The dwelling would be located outside the Wantage development boundary and would be associated with an enterprise not genuinely requiring a countryside location, with no special or exceptional justification provided. As such, the proposal is contrary to the advice in PPS7, Sustainable Development in Rural Areas, and policy H13 of the adopted Vale of White Horse Local Plan.
2. The proposed development would result in a prominent and visually intrusive development in the countryside, which would be harmful to the rural character of the area and the natural beauty of the North Wessex Downs AONB. As such, the proposal is contrary to policy NE6 of the adopted Vale of White Horse Local Plan.

PI.12 11/00492/FUL - CREATION OF A WILDLIFE POND ON AGRICULTURAL LAND. FIELD VIEW, WESTCOT LANE, SPARSHOLT, OX12 9PZ

The committee considered application 11/00492/FUL for the creation of a wildlife pond on agricultural land at Filed View, Westcot Lane, Sparsholt.

Caroline Stephen, the applicant, spoke in support of the application.

RESOLVED (by 15 votes to 0) to grant planning permission for application 11/00492/FUL subject to the following conditions:

1. TL1 – Time limit – full application.
2. The pond hereby permitted shall not be used as part of the residential curtilage of Field View.
3. No development shall take place until there has been submitted to, and approved in writing by, the local planning authority a scheme of landscaping for the pond, which shall include details of proposed levels and planting. Development shall be carried out in accordance with the approved details and in accordance with a programme to be agreed in writing by the local planning authority.
4. All landscape works shall be carried out in accordance with the details and programme approved under Condition 3 above. Thereafter, the landscaped areas shall be maintained for a period of 5 years. Any trees or shrubs which die or become seriously damaged or diseased within 5 years of planting shall be replaced by trees and shrubs of similar size and species to those originally planted.
5. No excavated material from the pond shall be exported off the site.

PI.13 11/00922/FUL - ERECTION OF A TWO STOREY SIDE EXTENSION AND SINGLE STOREY FRONT EXTENSION. 13 THE PARK, CUMNOR, OX2 9QS

The committee considered application 11/00922/FUL for the erection of a two storey side extension and single storey front extension at 13 The Park, Cumnor.

A letter from Cumnor Parish Council was circulated to committee members prior to the meeting.

Mrs M Lay, a local resident, spoke objecting to the application.

RESOLVED (by 15 votes to 0) to grant planning permission for application 11/00922/FUL subject to the following conditions

1. TL1 – time limit – full application.
2. RE1 – materials to match.

PI.14 11/00572/FUL - TWO STOREY SIDE EXTENSION AND GARAGE CONVERSION. 19 THE ORCHIDS, CHILTON, OX11 0QP

The committee considered application 11/00572/FUL for a two storey side extension and garage conversion at 19 The Orchids, Chilton.

RESOLVED (by 15 votes to 0) to grant planning permission for application 11/00572/FUL subject to the following conditions:

1. TL1 – Time limit – full application
2. RE1 – Matching materials
3. RE12 – Ancillary accommodation (garage)

PI.15 11/00584/FUL - LOFT CONVERSION WITH FOUR NEW DORMER WINDOWS ON THE SOUTH ELEVATION. STOW HOUSE, STOWHILL, CHILDREY, OX12 9XQ

The committee considered application 11/00584/FUL for a loft conversion with four new dormer windows on the south elevation at Stow House, Stowhill, Childrey.

RESOLVED (by 15 votes to 0) to approve planning permission for application 11/00584/FUL subject to the following conditions:

1. TL1 – Time limit
2. RE1 – Matching materials

PI.16 11/00477/FUL - RETROSPECTIVE APPLICATION FOR A PROPOSED REPLACEMENT DOUBLE GARAGE. CORAL OAKS, LONGWORTH ROAD, CHARNEY BASSETT

The committee considered retrospective application 11/00477/FUL for a replacement garage at Coral Oaks, Longworth Road, Charney Bassett.

Mr B Jezzard, the applicant, spoke in support of the application.

RESOLVED (by 15 votes to 0) to grant planning permission for application 11/00477/FUL.

The meeting closed at 8.30pm