

Minutes

of a meeting of the

Planning Committee

held on Wednesday 20 August 2014 at
6.30pm

in the The Ridgeway (main hall first floor),
The Beacon Portway, Wantage, OX12 9BY



Open to the public, including the press

Present:

Members: Councillors Robert Sharp (Chairman), Sandy Lovatt (Vice-Chairman), Eric Batts, Roger Cox, Anthony Hayward, Bob Johnston, Bill Jones, Sue Marchant, Jerry Patterson, Janet Shelley, Margaret Turner, Catherine Webber, Richard Webber and John Woodford

Officers: Peter Brampton, Alison Burdett, Martin Deans, Mark Doodles, Tobias Fett, Sarah Green and Kim Langford

Number of members of the public: 18

PI.76 CHAIRMAN'S ANNOUNCEMENTS

None.

PI.77 NOTIFICATION OF SUBSTITUTES AND APOLOGIES FOR ABSENCE

None.

PI.78 DECLARATIONS OF PECUNIARY INTERESTS AND OTHER DECLARATIONS

Councillor Roger Cox stated that in relation to item P13/V2301/O at 5B Lechlade Road, Faringdon, he is a councillor for Faringdon Town Council, but does not sit on the planning committee.

Councillor Janet Shelley stated that in relation to P14/V1269/HH at East View, St Marys Road, East Hendred, Wantage, OX12 8LF, she is a councillor for East Hendred Parish Council, but did not take part in discussions regarding this planning application.

PI.79 MINUTES

The minutes of the meeting of 9 July 2014 were circulated separately in advance of the meeting.

RESOLVED: to approve the minutes of the meetings of 9 July 2014 as a correct record and that the chairman sign them as such.

PI.80 URGENT BUSINESS

None.

PI.81 STATEMENTS AND PETITIONS FROM THE PUBLIC ON PLANNING APPLICATIONS

None.

PI.82 STATEMENTS, PETITIONS AND QUESTIONS FROM THE PUBLIC ON OTHER MATTERS

None.

PI.83 P14/V0130/O LAND ADJACENT TO MANOR CLOSE CHILTON OXFORDSHIRE

The officer presented the report on outline application P14/V0130/O for the erection of 15 dwellings with associated means of access, car parking and landscaping, on the land adjacent to Manor Close, Chilton, Oxfordshire.

Consultations, representations, policy and guidance and this site's planning history are detailed in the officer's report which forms part of the agenda pack for this meeting.

Updates from the report: The planning officer corrected a small typographical error in paragraph 6.16 of the planning officer's report. This should read: 'The council's Housing Needs Assessment indicates that half of the dwellings on any housing site should be two bedrooms or less'.

Frank Dumbleton, from Chilton Parish Council, spoke objecting to the application. His concerns included the impact of the proposed development on the sewage and drainage systems, particularly as there are existing problems with sewers overflowing.

Peter Oliver, a local resident, spoke objecting to the application. His concerns included the size and scale of the proposed development, the impact on the area, given that it is classed as an area of outstanding natural beauty, and whether the proposed development is within planning guidelines and policies.

Simon Handy, the applicant's agent, spoke in favour of the application. His speech referred to the sustainability and unobtrusiveness of the proposed development, the close proximity to amenities, the S106 package, enhancement of the area, the noise assessment and drainage reports not showing potential problems, and that his client will accept a Grampian condition relating to sewerage and drainage.

Councillor Margaret Turner, one of the ward councillors, spoke objecting to the application. The points she raised included the impact of the proposed development on the drainage and sewerage systems, the unpredictability of noise from nearby slip roads, the pressure on local schools, the wording of the planning conditions and the lack of public open space provided.

The committee considered this application, with advice from officers where appropriate; the discussion included the effect of the proposed development on neighbours, potential noise levels, the impact on drainage and sewerage systems and air quality and the increased pressure on local schools.

RESOLVED (for 12; against 1; abstentions 1)

to grant outline planning permission for application P14/V0130/O, on the land adjacent to Manor Close, Chilton, Oxfordshire subject to:

a S106 agreement with both the County Council and District Council in order to secure contributions towards local infrastructure and to secure the affordable housing;

and conditions as follows:

1. commencement - six months after reserved matters approval;
2. reserved matters submitted within one year of outline consent;
3. approved plans;
4. tree protection to be agreed;
5. drainage details (surface and foul) to be agreed (a Grampian condition);
6. biodiversity enhancement measures to be agreed;
7. car parking spaces to be agreed;
8. turning space to be agreed;
9. construction traffic management plan to be agreed;
10. children's play space to be agreed;
11. roads to OCC specification prior to dwelling construction;
12. visibility splays as specified;
13. access only to and from Townsend;
14. no drainage to highway; and
15. noise mitigation as approved.

PI.84 P13/V2301/O 5B LECHLADE ROAD FARINGDON SN7 8AL

The officer presented the report on application P13/V2301/O to erect 14 dwellings with associated access at 5B Lechlade Road, Faringdon.

Consultations, representations, policy and guidance and this site's planning history are detailed in the officer's report which forms part of the agenda pack for this meeting.

Jane Boulton, from Faringdon Town Council, spoke about the application. The points she raised included that a s 106 contribution should be made to help provide the services required.

Henry Lafferty, the applicant, spoke in favour of the application and primarily regarding the issue of a s 106 contribution. The points he raised included that the site had been vacant

and unproductive for years, they had endeavoured to be good neighbours and a normal s106 contribution would make the scheme unviable.

Councillor Roger Cox, one of the ward councillors, spoke in support of the application. The points he raised included the decontamination of the site, the parking, the viability of the development if a S106 agreement were to be imposed and the length of time the site has been vacant.

The committee considered this application, with advice from officers where appropriate; the discussion included the need for housing and the viability of the development, including the effect a S106 agreement would have on viability.

A condition was proposed that a S106 agreement be completed.

RESOLVED (for 5; against 5; abstentions 4)

to not include a S106 agreement as a condition of granting outline planning permission.

RESOLVED (for 8; against 3; abstentions 3)

to grant outline planning permission for application P13/V2301/O, 5B Lechlade Road, Faringdon, subject to the following conditions:

1. commencement period;
2. approved plans;
3. slab and ridge heights to be agreed;
4. surface and foul water drainage strategy to be agreed;
5. sustainable drainage scheme to be agreed;
6. contamination to be agreed;
7. reptile survey to be agreed;
8. access, parking and turning as approved;
9. closure of existing access; and
10. no drainage to highway.

PI.85 P14/V0736/FUL 1 BAYWORTH PARK BAYWORTH (IN THE PARISH OF SUNNINGWELL) OX13 6QX

The officer presented the report on application P14/V0736/FUL to change the use from agricultural land to parking associated with mobile home parking at 1 Bayworth Park, Bayworth, OX13 6QX.

Consultations, representations, policy and guidance and this site's planning history are detailed in the officer's report which forms part of the agenda pack for this meeting.

The committee considered this application, with advice from officers where appropriate; the discussion covered the conditions relating to hard standings.

RESOLVED (for 14; against 0; abstentions 0)

to grant planning permission for application P14/V0736/FUL, 1 Bayworth Park Bayworth, OX13 6QX, subject to the following conditions:

1. commencement three years - full planning permission;

2. approved plans;
3. boundary walls and fences;
4. withdrawal of permitted development rights (unspecified);
5. turning area and car parking; and
6. landscaping scheme (trees and shrubs only).

Informative: existing hardstandings to be removed prior to development taking place.

PI.86 P14/V1131/FUL 20 CUMNOR HILL OXFORD OX2 9HA

The officer presented the report on application P14/V1131/FUL to demolish the existing bungalow and replace it with two four-bedroom semi-detached dwellings with separate amenity space together with parking and retention of existing access at 20 Cumnor Hill, Oxford, OX2 9HA.

Consultations, representations, policy and guidance and this site's planning history are detailed in the officer's report which forms part of the agenda pack for this meeting.

Simon Sharp, the applicant's agent, spoke in favour of the application. His speech made reference to the generous amenity space, the traditional aesthetic of the proposed development and the carefully considered distance from the neighbours.

Councillor John Woodfood, one of the ward councillors, spoke about the application. He was sympathetic with the parish council's position regarding concerns about surface water and the need to ensure that the proposed development will not worsen the situation.

The committee considered this application, with advice from officers where appropriate; the discussion covered the design, parking and problems with surface water.

RESOLVED (for 14; against 0; abstentions 0)

to grant outline planning permission for application P14/V1131/FUL, 20 Cumnor Hill Oxford OX2 9HA, subject to the following conditions:

1. commencement three years - full planning permission;
2. approved plans;
3. parking and manoeuvring areas retained;
4. sample materials required (all);
5. landscaping and protection of retained trees/ hedgerows;
6. MC27 - no surface water to foul sewer (full);
7. removal of permitted development rights for extensions and outbuildings; and
8. MC29 - sustainable drainage scheme (full).

PI.87 P14/V1422/FUL 2 FULLWELL CLOSE ABINGDON OX14 1JX

The officer presented the report on application P14/V1422/FUL for an extension and conversion to form four two-bedroom flats at 2 Fullwell Close, Abingdon, OX14 1JX.

Consultations, representations, policy and guidance and this site's planning history are detailed in the officer's report which forms part of the agenda pack for this meeting.

Tony Sliney, a local resident, spoke objecting to the application. His concerns included a restrictive covenant in relation to the property. Mr Sliney requested a deferral to allow for further investigation of this.

Andrew Melton, the applicant's agent, spoke in favour of the application. His speech referred to the drainage, the design, privacy and parking.

The committee considered this application, with advice from officers where appropriate; the discussion covered the relevance of the restrictive covenant when determining the planning application. The planning officer confirmed that the restrictive covenant was not a relevant planning consideration.

RESOLVED (for 14; against 0; abstentions 0)

to grant planning permission for application P14/V1422/FUL, 2 Fullwell Close Abingdon, OX14 1JX, subject to the following conditions:

1. commencement three years - full planning permission;
2. approved plans;
3. access, parking and turning in accordance with plans;
4. bicycle parking;
5. drainage details (surface and foul);
6. matching materials (full);
7. landscaping scheme (submission);
8. landscaping scheme (implement);
9. obscured glazing to first floor side window; and
10. refuse storage.

PI.88 P14/V1285/FUL 29 BADSWELL LANE APPLETON OX13 5JN

The officer presented the report on application P14/V1285/FUL to erect an attached house at 29 Badswell Lane, Appleton, OX13 5JN.

Consultations, representations, policy and guidance and this site's planning history are detailed in the officer's report which forms part of the agenda pack for this meeting.

Updates from the report: The planning officer stated that an additional condition relating to the oil tank had been added to the list of proposed planning conditions.

Councillor John Woodford, one of the ward councillors, spoke about the application and referred to the layout of the front garden and turning circles.

The committee considered this application, with advice from officers where appropriate.

RESOLVED (for 14; against 0; abstentions 0)

to grant planning permission for application P14/V1285/FUL, 29 Badswell Lane, Appleton, OX13 5JN, subject to the following conditions:

1. commencement three years - full planning permission;
2. approved plans;
3. details of materials to be submitted;

4. access, parking and turning in accordance with plan;
5. landscaping scheme including boundary details (submission);
6. landscaping scheme (implementation);
7. drainage details to be submitted; and
8. that if the existing oil tank is to be relocated forward of the front elevations of the dwellings, details of its relocation shall be submitted to and approved in writing by the local planning authority. The oil tank shall be located in accordance with the approved details.

PI.89 P14/V1193/HH 26 WINTERBORNE ROAD ABINGDON OXFORDSHIRE OX14 1AJ

The officer presented the report on application P14/V1193/HH for a first floor rear dormer extension at 26 Winterborne Road, Abingdon, Oxfordshire, OX14 1AJ.

Consultations, representations, policy and guidance and this site's planning history are detailed in the officer's report which forms part of the agenda pack for this meeting.

The committee considered this application, with advice from officers where appropriate.

RESOLVED (for 14 ; against 0; abstentions 0)

to grant planning permission for application P14/V1193/HH, 26 Winterborne Road, Abingdon, Oxfordshire, OX14 1AJ, subject to the following conditions:

1. commencement three years - full planning permission;
2. approved plans; and
3. matching materials (dormers).

PI.90 P14/V1242/HH DOWNLEIGH NEWMANS CLOSE UPTON DIDCOT OX11 9JA

The officer presented the report on application P14/V1242/HH for a single storey garage extension, raising of the front gable and conversion of loftspace and a two storey rear extension at Downleigh, Newmans Close, Upton, Didcot, OX11 9JA.

Consultations, representations, policy and guidance and this site's planning history are detailed in the officer's report which forms part of the agenda pack for this meeting.

Councillor Janet Shelley, the ward councillor, spoke about the application.

The committee considered this application, with advice from officers where appropriate.

RESOLVED (for 14; against 0; abstentions 0)

to grant planning permission for application P14/V1242/HH, Downleigh, Newmans Close, Upton, Didcot, OX11 9JA, subject to the following conditions:

1. TL1 - time limit - full application (full);
2. approved plans;
3. MC3 - materials in accordance with application (full); and
4. RE11 - garage accommodation (full).

PI.91 P14/V1269/HH EAST VIEW ST MARYS ROAD EAST HENDRED WANTAGE OX12 8LF

The officer presented the report on application P14/V1269/HH for a two storey side extension and provision of dormer windows to front and rear at East View, St Mary's Road, East Hendred, Wantage, OX12 8LF.

Consultations, representations, policy and guidance and this site's planning history are detailed in the officer's report which forms part of the agenda pack for this meeting.

Councillor Bill Jones, one of the ward councillors, spoke about the application.

The committee considered this application, with advice from officers where appropriate.

RESOLVED (for 14; against 0; abstentions 0)

to grant planning permission for application P14/V1269/HH, East View, St Marys Road, East Hendred, Wantage, OX12 8LF, subject to the following conditions:

1. TL1 - time limit - full application (full);
2. approved plans; and
3. MC3 - materials in accordance with application (full).

PI.92 MATERIALS

None.

The meeting closed at 9.10 pm