

Minutes

of a meeting of the

Planning Committee

held on Wednesday 10 September 2014

at 6.30 pm

in The Ridgeway, 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, Steve Culliford, Martin Deans, Sarah Green, Derek McKenzie, Tim Stringer, and Stuart Walker

Number of members of the public: 18

PI.93 Chairman's announcements

The chairman welcomed everyone to the meeting.

PI.94 Notification of substitutes and apologies for absence

None

PI.95 Declarations of pecuniary interests and other declarations

None

PI.96 Urgent business

None

PI.97 Statements and petitions from the public on planning applications

A list of the public who had registered to speak was tabled at the meeting.

PI.98 Statements, petitions and questions from the public on other matters

None

PI.99 P14/V0576/O Land west of Bellinger's Garage, Station Road, Grove

The officer presented the report on planning application P14/V0576/O for residential development comprising up to 75 dwellings including access, on land at Bellinger's Garage, Station Road, Grove. Consultation responses, relevant policy and guidance, and the site's planning history were set out in the report.

June Stock, representing Grove Parish Council, spoke objecting to the application as this site was considered to be part of the Monk's Farm development north of the village. Without a master plan for the whole site, this application should be rejected as there was no plan for facilities to service the whole development such as a primary school, employment, shops, or footpaths to the village. The site was also prone to flooding so there should be a sustainable urban drainage scheme.

David Jackson, the applicant's agent, spoke in support of the application. The developer was committed to the scheme and would begin construction early in 2015. This site was integral to the development north of the village.

Councillor Sue Marchant, one of the ward councillors, reiterated concerns expressed by the parish council.

The committee considered that it could not refuse this application for the lack of a master plan for the site as the council did not currently have a five-year housing land supply; therefore the application had to be determined on its merits. The proposed development was considered acceptable and the proposed conditions reasonable, with contributions towards local infrastructure. The site had also been included in the emerging local plan for housing development. Also, the drainage engineer had withdrawn his objection. It was noted that discussions were ongoing with the county council for school provision; the developers would be required to contribute funding for education.

RESOLVED (for 11, against 1, abstentions 2)

To delegate authority to grant outline planning permission to the head of planning in consultation with the committee chairman and the three local ward members, subject to:

- (i) section 106 agreements to secure the affordable housing and the requested financial contributions, and
- (ii) conditions as follows:
 - 1 : TL2 – Time Limit (Outline Apps)
 - 2 : OL2 - Standard OL Condition (Excluding Access)
 - 3 : Approved plans
 - 4 : Maximum number of dwellings
 - 5 : Access in accordance with specified plan
 - 6 : Landscape
 - 7 : Trees
 - 8 : Maintenance plan of Open Space/Play Areas

9 : Prior to the commencement of the development, a detailed sustainable drainage scheme for foul and surface water of the development shall be submitted to, and approved in writing by the District Planning Authority. The approved scheme shall be implemented prior to the occupation of any dwelling to which the scheme relates.

10 : The detailed drainage scheme to be developed and implemented in accordance with the submitted Drainage Strategy and Flood Risk Assessment version 9 dated 5 August 2014 prepared by CH2M HILL (formerly Halcrow Group Ltd).

11 : Garage accommodation

12 : The development hereby permitted shall be implemented in accordance with the Assessment and Mitigation Proposals contained in Chapter 5 of Ecological Assessment (Hankinson Duckett Associates March 2014) in all respects. Any variation shall be agreed in writing by the Local Planning Authority before such change is made. This condition will be discharged on receipt of a letter from the project ecologist stating that the mitigation has been completed according to the approved report.

13 : No development shall take place until full details of a habitat creation and restoration scheme for the green spaces to the west of the site including the corridor of the Letcombe Brook have been submitted to and approved in writing by the local planning authority. These works shall be carried out as approved. The developer should liaise with both the Local Planning Authority and the Letcombe Brook Project when developing the plans. Details to be submitted should include but not be limited to: (i) Purpose, aims and objectives for the scheme; (ii) A review of the site's ecological potential and any constraints; (iii) Description of target habitats and range of species appropriate for the site; (iv) Selection of appropriate strategies for creating / restoring target habitats or introducing target species; (v) Selection of specific techniques and practices for establishing vegetation; (vi) Sources of habitat materials (e.g. plant stock) or species individuals; (vii) Method statement for site preparation and establishment of target features; (viii) Extent and location of proposed works; (ix) Aftercare and long term management; (x) The personnel responsible for the work; (xi) Timing of the works; (xii) Monitoring; (xiii) Disposal of wastes arising from the works. All habitat creation works shall be carried out in accordance with the approved details, unless otherwise approved in writing by the local planning authority. The works shall be carried out prior to the occupation of any part of the development.

14 : Private housing mix and build out rate to be agreed

15 : Travel plan for both phases to be submitted

16 : Construction environmental management plan

17 : Written scheme of archaeological investigation

18 : Staged programme of archaeological investigation

19 : MC22 – Contamination

20 : noise mitigation measures

PI.100 P14/V0676/FUL Land at Sutton Road, Milton

The officer presented the report on planning application P14/V0676/FUL for residential development comprising 31 dwellings, public open space and access on land at Sutton Road, Milton. Consultation responses, relevant policy and guidance, and the site's planning history were set out in the report.

The officer gave an update to the report suggesting an additional condition to require 10 per cent of the housing to be provided to the Lifetime Home Standard. He also reported

that section 106 agreement financial contributions had been agreed: £70,553 towards leisure provision, £47,928 towards public open space provision, and £14,826 towards children's play equipment.

Mr Pattison, a local resident, spoke objecting to the application as he believed the density and layout of the site were inappropriate. There would be overshadowing from the tall trees along the southern boundary also. This development would reduce the gap between Milton and Sutton Courtenay. He also objected to the position of the parking area which would be adjacent to his garden and asked that the layout was revised to avoid this.

Ken Dijksman, the applicant's agent, reported that the developer had met all of the council's requirements and presented a deliverable scheme that would contain 12 affordable homes.

Councillor Margaret Turner, one of the ward councillors, did not believe that Milton was a large village with good facilities and that Milton Heights, on the opposite side of the A34, could not reasonably be included in the assessment of local facilities. She urged officers to ensure that condition 22, to retain garage accommodation, must be enforced. She also expressed concerns at the erosion of the gap to Sutton Courtenay; this must be protected.

The committee did not consider it was reasonable to require a re-design of the site layout to reposition the garage area. Instead, the applicant should be asked to provide a two-metre high fence between the garage/parking area and the neighbouring property, 19 Heather Road.

Whilst some concern was expressed at the cumulative impact of many developments adding to the traffic along to Milton to Sutton Courtenay road, the committee noted that the county council had not objected to the application. Therefore, the committee considered that the application was acceptable.

RESOLVED (14 for, none against)

To delegate authority to grant planning permission to the head of planning in consultation with the committee chairman, subject to:

- (i) a section 106 agreement with both the county council and district council in order to secure contributions towards local infrastructure and to secure the affordable housing; and
- (ii) conditions as follows:
 - 1 : Commencement One Year
 - 2 : Approved plans
 - 3 : Slab and ridge levels to be agreed
 - 4 : Sample materials to be agreed
 - 5 : Panel of walling materials to be agreed
 - 6 : Construction Traffic Management Plan to be agreed
 - 7 : Green Travel Plans to be agreed
 - 8 : Archaeological Watching Brief to be agreed
 - 9 : Programme or Archaeological Work to be agreed
 - 10 : Refuse Storage to be agreed
 - 11 : Contaminated Land Risk Assessment to be agreed
 - 12 : Surface and Foul Drainage Strategies to be agreed
 - 13 : Sustainable Drainage Scheme to be agreed
 - 14 : Landscaping Scheme to be agreed

- 15 : Implementation of landscaping scheme to be agreed
- 16 : Tree Protection to be agreed
- 17 : Southern boundary hedgerow to be retained
- 18 : Boundary Details to be agreed, to include a two-metre high fence adjacent to No. 19 Heather Road
- 19 : Access, Parking & Turning as approved
- 20 : Estate roads completed prior to occupation
- 21 : No Drainage to Highway
- 22 : Garage Accommodation to be retained
- 23 : Wildlife Protection as approved

PI.101 P14/V1184/FUL 46 Cumnor Road, Boars Hill, in the parish of Wootton

The officer presented the report on planning application P14/V1184/FUL for the demolition of a house and single garage and replacement with two new houses and garaging on land at 46 Cumnor Road, Boars Hill, in the parish of Wootton. Consultation responses, relevant policy and guidance, and the site's planning history were set out in the report.

The committee considered the proposal acceptable.

RESOLVED (14 votes for, none against)

To grant planning permission subject to the following conditions:

- 1) Commencement 3 yrs - Full Planning Permission
- 2) Approved plans
- 3) Samples of materials
- 4) Parking and turning in accordance with plan
- 5) Details of visibility splays to be submitted
- 6) Landscaping scheme to be submitted
- 7) Landscaping scheme to be implemented
- 8) Tree protection details to be submitted
- 9) Drainage details to be submitted
- 10) Garage accommodation to be retained and not adapted

PI.102 P14/V1220/FUL Public open space at Chilton Dene/Chestnut Fields, Chilton

The officer presented the report on planning application P14/V1220/FUL for a work of art that is also a seating area in public open space at Chilton Dene/Chestnut Fields, Chilton. Consultation responses, relevant policy and guidance, and the site's planning history were set out in the report.

The committee considered the proposal acceptable and of good design.

RESOLVED (14 votes for, none against)

To approve planning permission subject to:

- 1: TL1 - Time limit - Full Application (Full)
- 2 : Approved plans

PI.103 P12/V2257/D Cowan's Camp Depot, High Street, Watchfield

The officer presented the report on planning application P12/V2257/D for a prior notification for demolition of buildings at Cowan's Camp Depot, High Street, Watchfield. Consultation responses, relevant policy and guidance, and the site's planning history were set out in the report.

The officer gave an update to the report: the council had received a further letter of objection setting out concerns raised by other objectors and set out in the report.

Sue Nodder, chairman of Watchfield Parish Council, spoke objecting to the application, raising concerns about the impact of the demolition on local wildlife and urging the council to enforce the planning conditions.

The committee considered that the proposed method of demolition was acceptable. Health and safety requirements were covered in the application, and the applicant would be required to follow the informatives to protect wildlife.

RESOLVED (14 for; none against)

To agree that there is sufficient information in application P12/2257/D for the approved to be agreed, subject to the following informatives:

- 1 : Protection of bats – in accordance with Conservation of Habitats regulations.
- 2 : Great Crested Newts – to refer to Natural England consents.

PI.104 TPO 14V03 Water's Edge, Church End, Blewbury

The officer presented the report on application TPO 14V03 to confirm a tree preservation order for an Ash tree in the rear garden of Water's Edge, Church End, Blewbury. Consultation responses, relevant policy and guidance, and the history were set out in the report.

Paul Springford, the land owner, spoke objecting to the tree preservation order. He believed that the tree was dangerous and restricted his and his neighbour's amenity value.

The committee considered that the tree looked strong and in good condition and to lose it would reduce the visual amenity of that part of the conservation area. Therefore the committee considered that the tree preservation order should be confirmed without amendment.

RESOLVED (12 for, 1 against, and 1 abstention)

To confirm the tree preservation order no. 14V03 as made and without modification.

PI.105 Materials

None

The meeting closed at 8.47 pm