

Minutes

of a meeting of the

Planning Committee

held on Wednesday 17 September 2014 at 6.30 pm
in The Beacon, Portway, Wantage



Open to the public, including the press

Present:

Members: Councillors Robert Sharp (Chairman), Eric Batts, Roger Cox, Anthony Hayward, Bob Johnston, Bill Jones, Jerry Patterson, Janet Shelley, and Margaret Turner

Substitutes: Councillor Jenny Hannaby (in place of Councillor Richard Webber), and Councillor Andrew Skinner (in place of Councillor Catherine Webber)

Officers: Holly Bates, Peter Brampton, Steve Culliford, Martin Deans, Tristan Hazel, Laura Hudson, Derek McKenzie, and Stuart Walker

Number of members of the public: 29

PI.106 Chairman's announcements

The chairman welcomed everyone to the meeting.

PI.107 Notification of substitutes and apologies for absence

Councillors Sandy Lovatt (Vice-Chairman), Sue Marchant, Catherine Webber, Richard Webber, and John Woodford had sent their apologies for absence. Councillors Andrew Skinner and Jenny Hannaby attended as substitutes for Councillors Catherine Webber and Richard Webber respectively.

PI.108 Declarations of pecuniary interests and other declarations

Councillors declared the following interests:

Councillor	Minute	Interest
All councillors present	108	They knew Mike Badcock who was speaking on behalf of Abingdon Town Council.
All councillors present	114 and 115	They knew Mr Dijkstra who was speaking on behalf of the applicant.
Bob Johnston	116	He had attended a South Hinksey Parish Council meeting but had not participated in that council's consideration of this application.
Janet Shelley	118	She was a member of East Hendred Parish Council but had not attended its meeting when the planning application was discussed.

PI.109 Urgent business

None

PI.110 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.111 Statements, petitions and questions from the public on other matters

None

PI.112 P14/V1241/RM - King's Field, Sheepstead Road, Marcham

The officer presented the report on a reserved matters planning application P14/V1241/RM for 43 dwellings with access, car parking, new footpath links, amenity space and landscaping, on land at King's Field, Sheepstead Road, Marcham. Consultation responses, relevant policy and guidance, and the site's planning history were set out in the report.

Stan Taylor, spoke objecting to the application as he believed that the drainage from the site was inadequate and there were no plans to mitigate this. He requested that the committee deferred the application until this had been resolved.

Mike Robinson, the applicant's agent, spoke in support of the application. The development was well designed to integrate with the surroundings, providing no overlooking or harm. Some diseased trees had been removed but the site still retained its leafy setting.

Councillor Catherine Webber, the ward councillor, had submitted a statement that was read out at the meeting in her absence. This raised concerns over the path to Kings' Avenue obtaining permission and asked that the new planting included some mature trees.

The committee noted that the developer would need to produce a full sustainable urban drainage strategy. The committee considered that with the drainage strategy in place, the development would be successful.

RESOLVED (11 votes for, none against)

To grant reserved matters approval for application P14/V1241/RM subject to:

- 1 : Commencement within three months
- 2 : Approved plans
- 3 : Slab and ridge heights to be agreed
- 4 : Panel of walling materials to be provided on site and agreed
- 5 : New Estate Roads to County Council specification
- 6 : Garage accommodation to be retained
- 7 : Refuse storage as approved
- 8 : Commencement after all outline consent conditions agreed.

PI.113 P13/V0821/FUL AND P13/V0822/CA - 57-59 Stert Street, Abingdon

The officer presented the report on planning applications P13/V0821/FUL and P13/V0822/CA for the demolition of 57 to 59 Stert Street and Abbey Court in Abingdon, and their replacement with a three-storey building fronting Stert Street comprising nine flats, and a three-storey terrace building fronting Old Station Yard comprising four dwellings and one maisonette. Consultation responses, relevant policy and guidance, and the site's planning history were set out in the report. The officer also tabled the comments received from English Heritage.

Mike Badcock made a statement on behalf of Abingdon Town Council. He questioned what had changed in this amended application as the town council believed that the proposed development did not enhance the character or appearance of the conservation area. There would be an adverse impact on Stert Street, giving a tunnelling effect, and this could result in worsening air quality. The removal of the barn adjacent to Old Station Yard would spoil the appearance of the area. The whole scheme required a better design, with larger dwellings as currently these were too small.

Roberta Nichols made a statement on behalf of the Friends of Abingdon Civic Society, opposing this inappropriate development in the conservation area. She supported the town council's views also and believed that more weight should be given to local opinion.

Michael Knott, the applicant's agent, spoke in favour of the application. The application had been amended substantially to reflect the committee's concerns expressed on 18 December 2013, as well as taking account of the views of objectors. The application met local and national planning policies, was of a high quality design, and was in keeping with the conservation area. English Heritage and the council's conservation officer had agreed.

Councillor Tony de Vere, one of the ward councillors, expressed concern at the appearance of the proposed development from Stert Street; it was not an improvement on the existing street scene. He welcomed the new housing but considered that the dwellings were too small.

The committee considered that the amended plans reflected a more traditional style appropriate to the conservation area. The external design was an improvement on the existing building, enhanced the conservation area, and was supported by English Heritage. However, the committee considered that there should be a condition requiring the landscaping along Stert Street to be mature planting. The committee asked the officers to investigate the possibility of further contributions to the Town Council as part of the section 106 agreement. The committee also agreed that the ward councillors should be consulted as part of the delegation.

RESOLVED (11 votes for, none against)

To authorise the head of planning in consultation with the committee chairman and the two ward councillors to grant planning permission and conservation area consent for applications P13/V0821/FUL and P13/V0822/CA to, subject to:

1. The completion of section 106 agreements for financial contributions,
2. Conditions as follows:

P13/V0821/FUL:

- 1 : Commencement three years - full planning permission
- 2 : Approved plans *
- 3 : HY2[I] - access in accordance with specified plan (full)
- 4 : HY7[I] - car parking (full)
- 5 : HY19 - no drainage to highway (full)
- 6 : MC2 - materials (samples) (full)
- 7 : MC9 - building details (full – including eaves, verges, undercloak, rainwater goods, door and window frames, reveals, and vents)
- 8 : MC24 - drainage details (surface and foul)(full)
- 9 : RE2 - PD restriction on dwellings exten/outbld.(full)
- 10 : RE5 - restriction on fences/walls (full)
- 11 : RE7[I] - boundary details in accordance with specified plan
- 12 : RE11 - garage accommodation (full)
- 13 : HY20 – bicycle parking
- 14 : RE29 – refuse storage
- 15 : CN11 – scheme of archaeological investigation
- 16 : RE15 – sound insulation (dwellings)
- 17 : CN8 – details of protection against air pollution
- 18 : LS1 – details of planting
- 19 : LS2 – planting to be implemented, to include mature planting along Stert Street
- 20 : MC22 – surface water drainage - SUDS

P13/V0822/CA:

- 1 : TL4 – time limit

PI.114 P14/V0866/FUL - Land off School Close, Causeway Farm, Steventon

The officer presented the report on planning application P14/V0866/FUL for residential development comprising 25 units, including 11 affordable homes, parking, public open space and landscaping on land off School Close, Causeway Farm, Steventon. Consultation responses, relevant policy and guidance, and the site's planning history were set out in the report.

The chairman agreed that this application should be considered together with the change of use application on the adjacent site (application P14/V1197/FUL, minute P.115 refers).

Robert Green made a statement on behalf of Steventon Parish Council. The parish council had objected to phase 1 of the development and remained opposed to further development of this site as the village was unable to sustain it. However, liaison with the developer had proved positive, with mitigation measures included in the application. If the committee was minded to approve the application for residential development, he urged councillors to also approve the application for change of use of the land that would provide a car park to benefit the village and the school.

Mrs S Rees, a local resident, made a statement expressing concern at poor drainage on this site, the likelihood of additional water run-off to surrounding land, the additional traffic that would be generated, and the strain this would put on village services.

Ken Dijkman, the applicant's agent, spoke in favour of the application. The developer had worked with the planning officers, the parish council and the school to achieve an

acceptable scheme, which had been reduced by five homes. The developer was committed to providing the car parking through a section 106 agreement.

Alison Jarrett made a statement in support of the application on behalf of the school, welcoming improvements to the car parking available and the possibility of building a sports hall also.

Councillor Mike Murray, one of the ward councillors, had submitted a statement that was read out at the meeting in his absence. He had urged the committee to consider both this application and the change of use application P14/V1197/FUL together. He believed that it was important that conditions were put in place to ensure the change of use application being implemented before commencing the phase 2 development. He also raised concerns at the drainage solutions of both the phase 1 and 2 sites and questioned why they had been treated differently.

Councillor Bill Jones, the other ward councillor, believed that the parish council had negotiated well with the developer to produce the best scheme possible. He believed that the committee should approve both this application and the change of use application together.

The committee noted that the drainage engineer had supported the drainage schemes for both phases 1 and 2. The committee considered that the application was acceptable and should be approved along with the change of use application. The committee congratulated the parties for achieving a positive solution. However, the officers must ensure that the land was transferred as part of the section 106 agreement.

RESOLVED (11 votes for, none against)

To authorise the head of planning in consultation with the chairman and vice-chairman to grant planning permission for application P14/V0866/FUL to subject to the completion of section 106 agreements for on-site affordable housing provision, on site open space provision, and contributions towards off-site facilities and services; and the following conditions:

1 : Time limit – 12 months

2 : Approved plans

3 : MC2 - materials (samples)

4 : HY6 - access, parking. & turning in accordance with specified plan.

5 : HY12 – new estate roads

6 : Landscaping scheme

7 : LS4 - tree protection

8 : LS5 - retain existing hedgerow / trees on boundary

9 : LS6 - maintenance of open space

10 : MC22 - contamination

12 : Prior to the commencement of development, a detailed scheme for the surface water and foul water drainage of the development shall be submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be fully implemented prior to the occupation of any new building and the drainage works once installed shall be inspected and agreed by the Local Planning Authority prior to any works above slab levels.

13 : The drainage strategy shall be developed and implemented in accordance with the submitted Flood Risk Assessment Reference 14/0230/4978 revision C dated 1 August 2014.

14 : The applicant, or their agents or successors in title, shall be responsible for organising and implementing an archaeological investigation, to be undertaken prior to development commencing. The investigation shall be carried out by a professional archaeological organisation in accordance with a Written Scheme of Investigation that has first been approved in writing by the Local Planning Authority.

15 : Prior to the commencement of the development and following the approval of the Written Scheme of Investigation referred to in condition 14, a staged programme of archaeological investigation shall be carried out by the commissioned archaeological organisation in accordance with the approved Written Scheme of Investigation. The programme of work shall include all processing, research and analysis necessary to produce an accessible and useable archive and a full report for publication which shall be submitted to the Local Planning Authority.

17 : Boundary details

18 : RE17 - slab levels (dwellings)

18 : Prior to the commencement of the development hereby permitted, including any demolition, and any works of site clearance, a method statement for biodiversity enhancements based on the recommendations contained in chapter 4 of the Extended Phase 1 Ecological Assessment (ECOSA, February 2014) shall be submitted to and approved in writing by the Local Planning Authority. Thereafter, the biodiversity enhancement measures shall be carried out and retained in accordance with the approved details.

PI.115 P14/V1197/FUL - Land off School Close, Steventon

The officer presented the report on planning application P14/V1197/FUL for the change of use of land to D1/D2 uses on land off School Close, Causeway Farm, Steventon. Consultation responses, relevant policy and guidance, and the site's planning history were set out in the report.

The chairman agreed that this application should be considered together with the application for residential development on the adjacent site (application P14/V0866/FUL, minute P.114 refers). As such, statements relating to this application by the parish council, the objector, the supporters, and the local members are recorded under minute P.114.

The committee considered that the application was acceptable and should be approved along with the application for residential development. The committee congratulated the parties for achieving a positive solution. However, the officers must ensure that the land was transferred to the parish council as part of the section 106 agreement under application P14/V0866/FUL.

RESOLVED (10 votes for, 1 against)

To grant planning permission for application P14/V1197/FUL subject to the following conditions:

- 1 : TL1 - time limit - full application
- 2 : Approved plans
- 3 : Access, parking & turning details to be submitted
- 4 : Landscaping scheme
- 5 : LS4 - tree protection (full)
- 6 : LS6 - maintenance of open Space
- 7 : RE6 - boundary details to be submitted
- 8 : Travel plan to be submitted

PI.116 P14/V1239/FUL - 19 Eynsham Road, Botley

The officer presented the report on planning application P14/V1239/FUL for three two-bedroom and two one-bedroom flats with parking and alteration to the access at 19 Eynsham Road, Botley, in Cumnor parish. Consultation responses, relevant policy and guidance, and the site's planning history were set out in the report.

Harry Dickinson made a statement on behalf of Cumnor Parish Council, objecting to the application as the proposed development was too large and would over-dominate surrounding bungalows. It was out of character with the surrounding area and would result in a loss of privacy for neighbours.

Mr G Frost made a statement objecting to the application on the grounds that it was too large for the site and overlooked other properties, and would result in a loss of privacy for neighbours. Also, it did not retain or improve the character of the area. He believed that fewer flats would be an improvement.

The committee considered that the impact of the proposed development on neighbouring properties did not justify refusing the application. There was a variety of building designs in the area. However, the committee considered that there should be no construction above slab level until the level has been inspected and approved by the local planning authority.

RESOLVED (11 votes for, none against)

To grant planning permission for application P14/V1239/FUL, subject to the following conditions:

- 1 : Commencement three years – full planning permission
- 2 : Approved plans
- 3 : Submission of material details
- 4 : Submission of surface water drainage details
- 5 : Submission of boundary details
- 6 : Submission of landscaping scheme
- 7 : Implementation of landscaping scheme
- 8 : Submission of waste and refuse storage details
- 9 : Visibility splays in accordance with approved plan
- 10 : Access, parking and turning space in accordance with approved plan
- 11 : Provision of bicycle parking in accordance with approved plan
- 12 : Slab levels in accordance with approved plans – no construction above slab level until the level has been inspected and approved by the local planning authority.

PI.117 P14/V0468/FUL - Bagley Croft, Hinksey Hill, Oxford

The officer presented the report on planning application P14/V0468/FUL for the creation of a new vehicular access on land at Bagley Croft, Hinksey Hill, in the parish of South Hinksey. Consultation responses, relevant policy and guidance, and the site's planning history were set out in the report. The planning officer further reported that three trees would have to be removed, and two further letters of objection had been received raising the same concerns as other objectors. Also, the Arboriculture Officer had raised no objection, subject to the inclusion of two additional conditions to plant replacement trees and to submit and implement a landscaping scheme to mitigate the impact of the proposed development.

Maggie Rawcliffe made a statement on behalf of South Hinksey Parish Council, believing that the proposed development was acceptable if it served the existing offices only. However, she expressed concern at the vision splay proposed and the need for additional measures such as traffic calming. She believed that the old access should be closed off, and that remaining trees must be protected.

Nicky Brock made a statement on behalf of neighbouring property owners, opposing this development due to the adverse impact it would have on the amenity of the neighbouring property, Dingle Dell. She also expressed concern at the loss of trees on the site and the impact on traffic along the road from vehicles entering and leaving the site. She believed that the access should be lit.

Nick Lyzba, the applicant's agent, spoke in favour of the application, believing that it would improve highway safety for traffic along Hinksey Hill.

Councillor Jerry Patterson, one of the ward councillors, agreed that the proposed development would improve highway safety. He asked that an additional condition was introduced to require details of the entrance, its lighting and signage.

The committee noted that the existing access would be stopped up, resulting in the county highways officer raising no objection. With the additional landscaping conditions, an additional condition to require details of the entrance, its lighting and signage, and a condition to require hand-digging to protect tree roots, the committee considered that the application could be approved.

RESOLVED (10 votes for, none against, and one abstention)

To grant planning permission for application P14/V0468/FUL subject to the following conditions:

- 1 : Commencement three years - full planning permission
- 2 : Approved plans
- 3 : HY3 visibility splays (access)
- 4 : HY17 closure of existing access
- 5 : LS4 tree protection – including hand-digging to protect tree roots
- 6 : Prior to commencement of development a methodology to ensure that the construction of the driveway causes no harm to the existing trees to be retained shall be submitted to, and approved in writing, by the local planning authority. The driveway shall be constructed in accordance with the approved methodology, unless otherwise first agreed in writing by the local planning authority.
- 7 : To plant trees to replace those removed.
- 8 : To submit to the local planning authority for approval a landscaping scheme to mitigate the impact of the proposed development.
- 9 : To require details of the entrance, its lighting and signage – the ward councillor to be consulted on the discharge of this condition.

PI.118 P14/V1676/HH AND P14/V1677/LB - Wells Head, Newbury Road, East Hendred

The officer presented the report on planning applications P14/V1676/HH and P14/V1677/LB for structural repairs, including underpinning walls subject to subsidence, the upgrading of vehicular access including regrading of carriageway, the formation of new radiused access, the creation of new grass verges, banking and the formation of new stepped access, part replacement of concrete and steel handrail, the removal of two trees, Vale Of White Horse District Council – Planning Committee Minutes

and the rebuilding of boundary wall with Framptons, on land at Wells Head, Newbury Road, East Hendred. Consultation responses, relevant policy and guidance, and the site's planning history were set out in the report.

Nicky Brock made a statement on behalf of neighbouring residents, opposing the access element of the application as it neither preserved nor enhanced the character of the conservation area. She also expressed concern at the potential of the development to cause subsidence or damage to adjacent property.

Michael Orr, the applicant's agent, spoke in favour of the application. The conservation officer and the county highways officer had supported the application. As the current footpath was too narrow and too steep for pushchairs or mobility scooters, the replacement of the steep slope with steps would make little difference. There would be some impact on the visual amenity but this had been minimised, preserving the character and appearance of the street scene.

Councillor Bill Jones, one of the ward councillors, supported the application as it brought improvements to the access.

It was moved that the application P14/V1676/HH was approved subject to the conditions set out in the report. This was lost on a vote.

It was then moved that the application should be refused due to the impact on the character of the conservation area and the listed building. This was carried on a vote. However, the committee approved the application for listed building consent, subject to no cutting of the bank adjacent to the footpath and the road.

RESOLVED: To

- (a) refuse planning permission for application P14/V1676/HH due to the impact on the conservation area and the listed building (5 votes for, none against, and 6 abstentions);
- (b) (11 votes for, none against) authorise the head of planning to grant listed building consent for application P14/V1677/LB following consultation with the committee chairman, the opposition spokesman, and the ward councillor Bill Jones, subject to an informative restricting any cutting of the bank adjacent to the footpath and the road, and the following conditions:
 - 1 : TL4 - time limit - LB/CA consent (full)
 - 2 : Approved plans (listed building)
 - 3 : MC3 - materials in accordance with application(full)
 - 4 : HY6[I] - access, parking and turning in accordance with plan.
 - 5 : LS2[I] - landscaping scheme (implement) (full)

PI.119 P14/V1360/HH - Bannister Cottage, Chilton

The officer presented the report on planning application P14/V1360/HH for the erection of two flat-roof dormer windows to the north-west elevation on land at Bannister Cottage, Chilton. Consultation responses, relevant policy and guidance, and the site's planning history were set out in the report.

The committee considered that the changes were acceptable.

RESOLVED (11 votes for, none against)

To grant planning permission for application P14/V1360/HH subject to the following conditions:

1 : Approved plans

2 : RE1 - matching materials (full)

3 : TL1 - time limit - full application (full)

PI.120 Materials

RESOLVED: to approve the following materials:

- (i) Land at Saxon Gate, East Hanney – P13/V2608/FUL – 16 dwellings
same as existing materials:
Bricks – Wienerberger Blended Orange Gilt Stock – All units
Detail brick – Wienerberger Irish Rose – all units
Stone cills and heads – Cast Yorkstone YS5
Main roof – Redland Plain Tile – Farmhouse Red (all but unit 10)
Cupa N25 Slate – Unit 10
Garage roof – Redland Plain Tile Farmhouse Red (units 1-10)
Cupa Slate – units 11-16
- (ii) Barnett Road, Steventon - P14/V1538/DIS – 50 dwellings
Facing Brick – Montana Red – (feature brick – Irish Rose)
Irish Rose – (Montana Red)
Olde Alton Yellow – (Montana Red)
Tiles – Forticrete Gemini Jacobean
Forticrete Gemini Sunrise Blend
- (iii) University Technical College at Great Western Park in the parish of Harwell –
P14/V4607/FUL
Stack bonded facing blockwork – Lignacite Blackstone Weathered
Zinc Standing Seam Cladding
Single ply roof membrane – Dark Grey
Aluminium powder coated RAL 7037
White Render
Roller shutter door to workshop – RAL 1023
- (iv) King's Field, Sheepstead Road, Marcham - P14/V1307/DIS
Bricks - Buff stock and Red Multi Handmade
Render - Oatmeal
Tiles - Redland concrete plain tiles in Farmhouse Red and Breckland Brown

The meeting closed at 9.50 pm