

Minutes

of a meeting of the

Planning Committee

held on Wednesday, 1 October 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, Richard Webber, John Woodford and Judy Roberts (In place of Catherine Webber)

Officers: Derek McKenzie, Martin Deans, Sarah Green, Susan Harbour and Nicola Meurer

Number of members of the public: 12

PI.1 CHAIRMAN'S ANNOUNCEMENTS

The chairman welcomed everyone to the meeting; he also advised everyone present of the upcoming planning committee meeting to hear a planning application for West Way, Botley, provisionally scheduled for 10 November 2014 at 6:30pm at the Beacon, Wantage.

PI.2 NOTIFICATION OF SUBSTITUTES AND APOLOGIES FOR ABSENCE

Councillor Catherine Webber sent apologies. Councillor Judy Roberts was her substitute.

PI.3 DECLARATIONS OF PECUNIARY INTERESTS AND OTHER DECLARATIONS

None.

PI.4 URGENT BUSINESS

None.

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

A list showing the members of the public wishing to address the committee on each planning application was tabled and agenda items were taken in the order of the list.

Vale of White Horse District Council - Planning Committee Minutes

Wednesday, 1 October 2014

PI.1

PI.6 MINUTES

There were no minutes presented to this meeting.

PI.7 STATEMENTS, PETITIONS AND QUESTIONS FROM THE PUBLIC ON OTHER MATTERS

None.

PI.8 93 EYNHAM ROAD, BOTLEY, OXFORD - P14/V1440/FUL

The officer presented the report on application P14/V1440/FUL to demolish the existing 4 bedroom, two storey detached dwelling; to erect a building on three floors containing three x 1 bedroom and four x 2 bedroom flats; and to develop parking spaces for 9 cars, secure storage for 14 cycles and bin store at 93 Eynsham Road, Botley, Oxford.

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.

Steve Viner, a representative of Cumnor Parish Council, spoke objecting to the application. His concerns included the following:

- the historical value of the property to be demolished;
- increased traffic;
- the flat roof design being out of character; and
- drainage and sewerage.

David Kane, a local resident, spoke objecting to the application. His concerns included the following:

- flat roof design being out of character with the rest of the street; and
- the visual impact of the proposed design due to the mass of the building.

Peter Uzzell, the applicant's agent, spoke in favour of the application. His speech included the following:

- the conservation officer was content;
- the drainage officer report satisfies the council;
- the traffic generation, parking and access to the bus stop have all been considered by the highway authority with no objections; and
- the contemporary design will fit in with a variety of different styles on the street and not dominate the street scene.

Councillor Judy Roberts, one of the ward councillors, spoke against the application. The points she raised included an objection to the skyline being out of character with the rest of the street as all the other properties have pitched roofs.

Councillor John Woodford, one of the ward councillors, spoke in favour of the application.

The committee considered this application, with advice from officers where appropriate; the discussion covered the following points:

- the flat roof design not a material planning consideration;

- concern for a window overlooking a neighbour was within policy guidance and would not materially affect the neighbour's privacy; and
- all assessments (traffic, historic, drainage) having been deemed satisfactory.

RESOLVED (for 12; against 1; abstentions 1)

To grant planning permission for application P14/V1440/FUL – 93 Eynsham Road, Botley, Oxford, subject to the following conditions:

- TL1 – Time limit – full application (full);
- Approved plans;
- HY6[I] – Access, parking and turning in accordance with plan;
- HY20[I] – Bicycle parking (full);
- LS5[I] – Retain existing hedgerow/trees boundary (full);
- MC3 – Materials in accordance with application (full);
- MC24 – Drainage details (surface and foul {full});
- RE29 – Refuse storage (full); and
- Communal TV aerial/dish.

PI.9 LAND ADJACENT TO 1 NEW COTTAGES, ARDINGTON, WANTAGE - P14/V1218/FUL

The officer presented the report on application P14/V1218/FUL to propose a new dwelling on land adjacent to 1 New Cottages, Ardington, Wantage.

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.

Christine Thomas, the applicant's agent, spoke in favour of the application. Her speech included the following:

- there is a need for three bedroom social housing in the area, 18 families are currently waiting for this type of housing;
- the impact on the conservation area is negligible; there are clear social and economic benefits;
- no neighbour objections;
- the parish council is in favour of the application; and
- an independent tree expert has recommended specialist foundations as a condition of the tree preservation measures.

Councillor Bill Jones, from the Parish Council, spoke in support of to the application.

The committee considered this application, with advice from officers where appropriate; the discussion covered the following points:

- there is a clear audit trail showing reasons for refusal; and
- concern for the protected trees on the site, which has not been adequately mitigated.

RESOLVED (for 12; against 0; abstentions 2)

To refuse planning permission for application P14/V1218/FUL, on land adjacent to 1 New Cottages, Ardington, Wantage, for the following reasons:

- That particularly having regard to the design, detailing and materials, the proposed dwelling would be out of keeping with the character and grain of existing development in the village, and the proposed dwelling would be detrimental to the visual amenity of the street scene and rear gardens of New Cottages. The development is therefore considered to be contrary to policies DC1 and DC9 of the adopted Vale of White Horse Local Plan 2011, the advice contained in the NPPF, and the adopted residential design guide;
- That the proposed development, by reason of its design and bulk, would harm the character and appearance of the conservation area and is therefore contrary to policy HE1 of the adopted Vale of White Horse Local Plan 2011, the advice contained in the NPPF, and the adopted residential design guide;
- That the development would be detrimental to the amenities of the locality, in particular the occupants of New Cottages, through over-dominance and loss of outlook. The development is therefore considered to be contrary to policy DC9 of the adopted Vale of White Horse Local Plan 2011, the advice contained in the NPPF, and the adopted residential design guide; and
- That the proposed development would have a detrimental impact upon the health of the tree T1. This tree makes a significant contribution to the visual amenity of the area and its loss would be detrimental to the character of the conservation area and street scene. It is therefore contrary to policy DC6 and HE1 of the adopted Vale of White Horse Local Plan 2011 and advice contained in the NPPF.

PI.10 LAND AT WITNEY ROAD, KINGSTON BAGPUIZE - P14/V1540/FUL - P14/V1541/A

The officer presented the report on application P14/V1540/FUL and P14/V1541/A to erect a temporary sales and marketing suite with associated signs on land at Witney Road, Kingston Bagpuize.

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 officer amended the recommendation to delegate the authority to grant planning permission and advertisement consent to the Head of Planning in consultation with the committee chairman and vice-chairman.

Brian Forster, a representative of Kingston Bagpuize Parish Council, spoke objecting to the application. His concerns included the following:

- the proposed flagpole height;
- noise and visual intrusion on neighbours;
- distraction to motorists; and
- the sewerage system capacity.

Jonathan Headland, the applicant, spoke in favour of the application. His speech included the following:

- clarity of the flag pole height being 5.5m;
- the highway officer has deemed the proposed flags as acceptable; and
- the interim sewerage measure has also been deemed acceptable.

The committee considered this application, with advice from officers where appropriate; the discussion covered the following points:

- a construction site clearly needs advertising to ensure the properties are sold;
- proposal to take down flagpoles:
 - after completion on site; or
 - following occupation of the last dwelling

RESOLVED (for 6; against 5; abstentions 2)

To add a condition to the recommendation that the flagpoles be taken down when the last dwelling is occupied.

RESOLVED (for 14; against 0; abstentions 0)

To delegate the authority to grant planning permission and advertisement consent to the Head of Planning in consultation with the committee chairman and vice-chairman for applications P14/V1540/FUL and P14/V1541/A on land at Witney Road, Kingston Bagpuize, subject to the following conditions:

Planning Permission Conditions:

- Temporary planning permission until 31 December 2017;
- Approved plans; and
- Materials in accordance with application.

Advertisement consent conditions:

- Temporary consent until the last dwelling is occupied; and
- Approved plans.

PI.11 48 CULLERNE CLOSE ABINGDON - P14/V1783/FUL

The officer presented the report on application P14/V1783/FUL to remove a garden shed within the domestic boundary and to erect a new garden shed outside on the drive at 48 Cullerne Close, Abingdon.

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.

Bryan Thomas, the applicant, spoke in favour of the application. His speech included the following: there would be no loss of car parking spaces, as per Abingdon Town Council's objection.

Councillor Sandy Lovatt, one of the ward councillors, had no objections to 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/V1783/FUL – 48 Cullerne Close, Abingdon, subject to the following conditions:

- Approved plans;
- MC3 – Materials in accordance with application (full); and
- TL1 – Time limit – full application (full).

Councillor Judy Roberts left the meeting.

The meeting closed at 7.50 pm