

# Minutes

of a meeting of the

## Planning Committee

held on Wednesday, 18 March 2015 at 6.30 pm  
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, Jerry Patterson, Janet Shelley, Catherine Webber, Richard Webber, John Woodford and Mike Badcock

Officers: Holly Bates, Adrian Butler, Martin Deans, Laura Hudson, Brett Leahy, Nicola Meurer and Cathie Scotting

Number of members of the public: 69

### PI.1 CHAIRMAN'S ANNOUNCEMENTS

The chairman welcomed everyone to the meeting, outlined the procedure to be followed and advised on emergency evacuation arrangements.

### PI.2 NOTIFICATION OF SUBSTITUTES AND APOLOGIES FOR ABSENCE

Councillor Margaret Turner sent her apologies; Councillor Mike Badcock substituted for her.

### PI.3 DECLARATIONS OF PECUNIARY INTERESTS AND OTHER DECLARATIONS

None.

### PI.4 MINUTES

The minutes of the meeting held on 3 December 2014 were circulated separately in advance of the meeting.

**RESOLVED:** to approve the minutes of the meeting of 3 December 2014 as a correct record and that the chairman sign them as such.

## **PI.5 URGENT BUSINESS**

None.

## **PI.6 STATEMENTS AND PETITIONS FROM THE PUBLIC ON PLANNING APPLICATIONS**

None.

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

None.

## **PI.8 MATERIALS**

None.

## **PI.9 P12/V0299/O - LAND AT GROVE AIRFIELD, DENCHWORTH ROAD, GROVE, WANTAGE**

Councillor Mike Badcock left the meeting prior to this application being considered.

The officer presented the report and addendum on application P12/V0299/O for outline planning permission for a residential development of about 2,500 dwellings with associated services and facilities including secondary school, primary schools, local centre, open space including community park and the realignment of Denchworth Road to the South; to include a material change to one of the accesses into the site at Grove Airfield, Denchworth Road, Grove, 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.

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

- Already approved in principle;
- The entrance is not ideal for a flagship development; and
- Concerns around the gap in ownership of the Highway.

### **RESOLVED (for 12; against 0; abstentions 0)**

To authorise the head of planning in consultation with the chairman of the planning committee to approve the amendment to application P12/V0299/O for a revised site access 2 from Newlands Drive and footway to Denchworth Road, in accordance with the drawings and accompanying plans submitted in February 2015 and subject to the following conditions:

1. Outline permission - approved plans.
2. Submission of reserved matters.
3. Commencement of reserved matters.
4. Development on site.

5. Phasing plan pre commencement.
6. Housing delivery document (mix and tenure).
7. Development brief - local centre.
8. Development brief - open space.
9. Development brief – schools.
10. Archaeology.
11. Construction and environmental management plan.
12. Contaminated land.
13. Stopping up highways.
14. Traffic management scheme Denchworth Road.
15. Drainage details.
16. Earthworks strategy.
17. Tree protection.
18. Detailed access design.
19. Landscaping implementation.
20. Landscape management plan.
21. Noise protection.
22. Noise assessment – non-residential buildings.
23. Hours of use – non-residential buildings.
24. Monitoring ecological receptors.
25. Landscape and ecological plan.
26. Details to be submitted with reserved matters.
27. Boundary treatment implementation.
28. Dwelling access and footpath implementation.
29. Northern Link Road.
30. Parking in local centre.
31. Travel plan phase or sub phase.
32. Building regulations reduction in CO2 emissions.
33. Energy delivery strategy.
34. BREEAM very good non residential buildings.
35. Code sustainable homes.
36. Garage size.
37. Information technology.
38. Protection of amenity Churchward Close.
39. Protection of Wiltshire canal.
40. Signs regarding the rail crossing.
41. Fire hydrants.

## **PI.10 P13/V1810/O - LAND TO THE EAST OF HIGHWORTH ROAD, SHRIVENHAM**

The officer presented the report and addendum on application P13/V1810/O for outline planning permission for up to 240 dwellings and a site for a primary school along with associated public open space and highway works on land to the East of Highworth Road, Shrivenham.

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.

Sarah Day, a representative of Shrivenham Parish Council, spoke in support of the application. She requested that the Parish Council is involved in any consultations regarding boundary treatments.

Neil Clennel, a representative of BBOWT (Berkshire, Buckinghamshire and Oxfordshire Wildlife Trust) spoke objecting to the application. His concerns included:

- The effect of the increased recreational pressure on the SSSI (Site of Special Scientific Interest) of Tuckmill Meadow;
- The financial contribution offered by the applicant for future management is not needed; and
- Concern the proposed country park will not be delivered.

Nathan McLoughlin, the applicant's agent, spoke in support of the application. His speech referred to the following:

- The site is already allocated in the local plan;
- The proposal includes land and financial contributions towards a new primary school; and
- Natural England have dropped their objection in principle.

Elaine Ware and Simon Howell, two of the local ward councillors, spoke in support of the application. Their speech referred to the following:

- The preferred site is included in Part I of the Local Plan and will meet the housing allocation for the village;
- The applicant is sympathetic to the needs of the village; and
- Highways concerns of the impact on the A420 and local road networks will be addressed at reserved matters.

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

- There are no objections from statutory consultees;
- Support for the reduction to 35% of affordable housing;
- The proposed new primary school is welcome;
- The concerns for the SSSI need to be considered in balance with other matters;
- Future access and management of the SSI will be covered in the S106 agreement and mitigation in the reserved matters layout;
- The impact on the SSI will need to be monitored; and
- Proposed Thames Water upgrade welcome.

### **RESOLVED (for 13; against 0; abstentions 0)**

To delegate the authority to grant planning permission for application P13/V1810/O to the head of planning in consultation with the Chair and Vice Chair of the Planning Committee subject to the completion of S106 agreements with the County and District Councils to secure contributions to local infrastructure and affordable housing and subject to the following conditions:

1. Time limit - outline application (full).
2. Standard OL Condition (excluding access) (full).
3. Approved plans listed.
4. Landscaping scheme required to be submitted and approved.
5. Implementation of landscaping scheme.
6. Tree protection to be submitted and agreed.

7. Sustainable drainage scheme to be agreed and provided.
8. Foul water drainage strategy including upgrade works to be agreed and implemented pre commencement.
9. Upgrade to Highworth Road water main to be carried out prior to commencement.
10. Development in accordance with flood risk assessment.
11. Development carried out in accordance with recommendations of noise assessment.
12. Wildlife enhancement and mitigation measures to be agreed and provided prior to occupation of the development.
13. Landscape and ecology management plan to be submitted and approved.
14. Implementation of programme or archaeological work.
15. Contamination investigation to be submitted and agreed.
16. Construction traffic management plan to be agreed.
17. Residential travel plan to be submitted and agreed.
18. Access including vision splays as approved plan.
19. New estate roads to OCC specification.
20. No drainage to highway.
21. Layout and detail to follow parameters set out in the design and access statement.
22. No obstructions of the public rights of way across the site.
23. No damage to the surface of the public rights of way.

## **PI.11 P13/V1514/O - LAND AT LONGCOT ROAD, SHRIVENHAM**

The officer presented the report and addendum on application P13/V1514/O for outline planning permission for a residential development of 59 dwellings with associated highway works, landscaping and infrastructure improvements.

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.

Sarah Day, a representative of Shrivenham Parish Council, spoke objecting to the application. Her concerns included the following:

- Strong opposition from the village;
- Concern for the Grade I agricultural land;
- The proposal lacks fluidity with the surrounding area;
- The connection to the mains is complex and extensive;
- The proposed wildlife ponds are dangerous for children; and
- There is already favoured available and deliverable allocation site in the village.

J E Varney, a local resident, spoke objecting to the application. His concerns included:

- The dangerous proposed access point where visibility is poor;
- Access to shops and amenities is poor;
- The site requires a £1.5m sewer upgrade;
- Part I of the local plan does not include this site.

Steven Neal, the applicant's agent, spoke in support of the application. His speech referred to the following:

- The applicant has worked closely with officers;
- The mitigation scheme for the Great Crested Newt population has been greatly improved;
- There are no technical objections from statutory consultees;
- There will be a sustainable system for flooding and drainage;

- The illustrative layout is irrelevant as it is only outline; and
- A proposed mix of 40% affordable housing.

Elaine Ware and Simon Howell, two of the local ward councillors, spoke objecting to the application. Their concerns included the following:

- Following consultation with residents, the North of the village is the preferred allocation site for new housing;
- Inappropriate location and scale;
- Cumulative impact and need for infrastructure are material planning reasons for refusal;
- The applicant has only offered £10,600 in contributions; and
- The proposal will have a negative impact on the community.

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

- The negative impact on the long views of the lowland Vale;
- Concern for the safety of children around the new mitigation ponds;
- Concern for the rare Grade I agricultural land;
- The view of the Grade I listed church would be adversely affected; and
- The layout of the proposal.

The officer's recommendation to approve planning permission, was rejected on being put to the vote (for 2; against 11; abstentions 0).

The committee resolved to refuse planning permission on the following grounds:

- The loss of Grade I agricultural land;
- The negative impact on views from the Grade I listed church;
- Detrimental landscape impact;
- Overdevelopment and poor design;
- The proposal is not in keeping with the character of the area; and
- In the absence of a s.106 agreement, the proposal would not provide affordable housing or sufficient infrastructure for the development.

**RESOLVED (for 11; against 1; abstentions 1)**

To refuse planning permission for application P13/V1514/O for the following reasons:

1. Paragraph 112 of the National Planning Policy Framework requires the economic and other benefits of the best and most versatile agricultural land to be taken into account and where significant development of agricultural land is necessary, planning authorities should seek to use areas of poorer quality land in preference to that of higher quality. According to a Ministry of Agriculture Fisheries and Food soil survey plan the site is grade 1 agricultural land which is the highest classification and a rare commodity in this District making up only some 0.3% of land. The proposal would result in the loss of 3.5 hectares of grade 1 agricultural land for which there is no overriding justification particularly as poorer quality agricultural land exists in the District including elsewhere at the edges of Shrivenham. The Council gives weight to the economic and other benefits of grade 1 agricultural land and considers this proposal contrary to paragraph 112 of the National Planning Policy Framework.
2. Policy HE4 of the adopted Vale of White Horse Local Plan 2011 is consistent with criterion 10 of paragraph 17 of the National Planning Policy Framework which seeks

to conserve heritage assets in a manner appropriate to their significance. In accordance with paragraph 129 of the National Planning Policy Framework the Council has identified and assessed the significance of heritage assets that may be affected by the proposal.

St Andrew's church is a grade I listed building and its tower is clearly visible and prominent in views north across the site from the public footpath at the southern boundary of the site. The application site makes an important contribution to the setting of the church. Residential development would obscure vital and important views of the church and would significantly and demonstrably have an adverse impact on the setting of this grade I listed building. The Council has given significance importance and weight to protecting the setting of this grade I listed building and the harm to its setting is considered substantial. The proposal is considered contrary to policy HE4 of the adopted Local Plan and paragraphs 17(10), 131, 132 and 133 of the National Planning Policy Framework.

3. Policy NE9 of the adopted Vale of White Horse Local Plan 2011 is consistent with paragraph 109 of the National Planning Policy Framework. The site is located within the Lowland Vale landscape which is distinctive and valued for its own quality. This is an area of open land clearly beyond the edge of the village. It is highly visible from the public footpath on the southern boundary of the site and also from Longcot Lane and Stainswick Lane south of Glebe Close. Viewing the site from the south it appears as part of the wider patchwork of fields on the village edge. It is also part of the open vistas available at the edge of the village which users of the footpath at the very least enjoy. It is the Council's opinion that the proposal is insensitively located, detracts from important views, impacts on the quality of this part of the Lowland Vale. The proposal is therefore, contrary to policy NE9 of the adopted Local Plan and paragraph 109 of the National Planning Policy Framework.
4. Policy DC1 of the adopted Policy DC9 of the adopted Local Plan and the 2015 adopted Design Guide require high quality design and this accords with criterion 4 of paragraph 17 and paragraphs 56, 57, 58, 61 and 64 of the National Planning Policy Framework. In accordance with the National Planning Policy Framework the Council gives great importance to the design of the built environment. The proposal has failed to demonstrate that up to 59 dwellings could be adequately accommodated on this site. The Vicarage Lane housing is low density with large back gardens which help soften the edge of the village. On the contrary this development is an overdevelopment of the site comprising a density of development at odds with the low density character of development on this edge of the village which in turn detracts from the open, semi-rural aspect of the village. In addition, the proposed layout is car dominated with focal points dominated by hardsurfaces and/or parking and including access and parking against the open space, other courtyards of parking, road side parking and parking in front of dwellings. As such the proposal is contrary to policy DC1 of the adopted Local Plan, the 2015 adopted Vale of White Horse Design Guide March 2015 and paragraph 17(4), 56, 57, 58, 61 and 64 of the National Planning Policy Framework.
5. In the absence of a s.106 agreement relating to the provision of affordable housing and financial contributions towards recreation, open space maintenance, public art, public transport, education, libraries, waste collections and waste disposal, policing, museum resource and adult day care the proposal would place increased pressure on these facilities and fail to provide the social, recreational, and cultural facilities and services the community needs. This is considered contrary to policies DC8 and DC17 of the adopted Local Plan, policies CP7 and CP24 of the emerging Local Plan 2031 - Part 1 and paragraphs 17 and 70 of the National Planning Policy Framework.

## **PI.12 P14/V1196/FUL - LAND EAST OF DRAYTON ROAD, ABINGDON**

The officer presented the report and addendum on application P14/V1196/FUL for 158 dwellings, open space, a new access off Drayton Road (to include the removal of 7 Tree Preservation Ordered Lime Trees), engineering works, infrastructure works, car parking and lighting on land East of Drayton Road, 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.

Jim Halliday, an adjacent ward councillor, spoke objecting to the application. His concerns included the following:

- The impact of traffic and air quality; and
- A suggestion to install the proposed pedestrian crossings and monitor prior to consideration.

Alice Badcock, a representative of Abingdon Town Council, spoke objecting to the application. Her concerns included the following:

- Concern that up-to-date objections from 5 December 2014 had not been published;
- Overlooking on the Virginia Road side;
- The proposal is out of keeping with the area;
- Uncertainty about the proposed traffic mitigation measures;
- Suggestion to put these in place and review in six months;
- The pumping station floods gardens in Virginia Way; and
- Traffic safety regarding the bus stop directly opposite the site.

Janet Moreton, a local resident, spoke objecting to the application. Her concerns included the impact of the increase in cars on congestion.

Neil Fawcett, a County Councillor, spoke objecting to the application; he suggested seeing if the traffic mitigation proposals work first.

Anthea Norman-Taylor, a local resident, spoke objecting to the application, her concerns were about the quality of evidence concerning the ecological impact of the proposal.

Andy Cattermole, the agent, spoke in support of the application. His speech referred to the following:

- The applicant has extant planning permission and can therefore be implemented;
- The applicant has worked with officers to improve the scheme;
- The Highways and traffic impact will be less than the already approved scheme; and
- They will commit to delivering the pedestrian crossings at the earliest opportunity.

Aidan Melville, a local ward councillor, spoke objecting to the application. His concerns included the following:

- The traffic is already critical on Drayton Road and within Abingdon;
- The strain on local amenities; and
- The proposed pedestrian crossings are for safety not traffic calming.

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



- The potential for the pedestrian crossings being installed and monitored prior to development;
- Concerns that Abingdon Town Council's latest comments had not been published on the website – officers advised that they had;
- Possible to refer to the Chair if there are new material considerations.

**RESOLVED (for 7; against 5; abstentions 1)**

To authorise the head of planning in consultation with the chairman to grant planning permission for application P14/V1196/FUL subject to:

- i. Completion of section 106 agreements with the district council and county council to secure affordable housing and financial contributions to necessary off-site infrastructure.
- ii. Conditions as follows:
  1. Commencement three years - full planning permission.
  2. Approved plans.
  3. Materials as approved.
  4. LS2 – Implementation of approved landscaping.
  5. LS4 – Implementation of approved tree protection.
  6. RE8 – Boundary treatments.
  7. HY3 – New access in accordance with approved plan.
  8. HY9 – Car parking in accordance with approved plan.
  9. HY13 – Estate road prior to occupation of dwellings.
  10. Construction traffic management plan.
  11. Bin storage as on approved plan.
  12. Scheme for electric charging points to be submitted and agreed.
  13. MC25 – Surface water drainage in accordance with approved strategy.
  14. MC26 – Foul drainage scheme to be approved and implemented prior to first occupation.
  15. No development shall take place until the approved highway works relating to the pedestrian crossings in Marcham Road and Ock Street have been implemented.
  16. Prior to commencement of development a mitigation strategy for bats shall be submitted to, and approved in writing by, the local planning authority. The development shall be implemented in accordance with the approved strategy.
  17. Prior to the first occupation of the development a lighting strategy for bats using the site shall be submitted to, and approved in writing by, the local planning authority. No external lighting shall be installed other than in accordance with the approved lighting strategy.
  18. Prior to commencement of development a mitigation strategy for badgers shall be submitted to, and approved in writing by, the local planning authority. The development shall be implemented in accordance with the approved strategy.
  19. CN11 – Scheme of archaeological investigation.
  20. CN12 – Implementation of archaeological investigation/recording.

**PI.13 P14/V2318/FUL - MOTORLUX, 32 NEWBURY STREET, WANTAGE, OX12 8DA**

The officer presented the report and addendum on application P14/V2318/FUL for the demolition of existing buildings and redevelopment of the site to provide 14 dwellings at the former Motorlux site, 32 Newbury Street, 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.

Richard Shepherd, the applicant, spoke in support of the application. His speech referred to the business no longer being viable and the attempts made to keep the site commercial.

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

**RESOLVED (for 12; against 0; abstentions 0)**

To authorise the Head of Planning in consultation with the Chair and Vice Chair of the planning committee to grant planning permission for application P14/V2318/FUL subject to:

- i. Completion of a section 106 legal agreement to secure contributions towards off-site services and facilities; and
- ii. The following conditions:
  1. Commencement of development three years.
  2. Approved plans.
  3. Samples of materials to be submitted.
  4. Boundary treatment details to be submitted.
  5. Bat activity surveys and mitigation measures to be undertaken and submitted.
  6. No commencement on site without either licence from Natural England or confirmation from them that one is not required.
  7. Access, parking and turning space in accordance with submitted plans.
  8. Bicycle Parking in accordance with submitted plans.
  9. Submission of a Construction Traffic Management Plan (CTMP).
  10. Residential travel information pack provided prior to occupation for each unit, details to be submitted.
  11. Sustainable surface water and foul water drainage details to be submitted.
  12. Provision of fire hydrants - details to be submitted of locations.
  13. Tree protection plan to be submitted.
  14. Landscaping scheme – submission.
  15. Landscaping scheme – implementation.
  16. Contaminated land details to be submitted.
  17. Details of slab levels to be submitted.
  18. Removal of permitted development rights (extensions, outbuildings and external alterations).
  19. Removal of permitted development rights for walls, fences and enclosures.

The meeting closed at 10.35 pm