

# Minutes

of a meeting of the

## Planning Committee

held on Wednesday, 10 June 2015 at 6.30 pm  
in the The Ridgeway, The Beacon, Portway,  
Wantage, OX12 9BY



**Open to the public, including the press**

### Present:

Members: Councillors Sandy Lovatt (Chair), Eric Batts, Roger Cox, Stuart Davenport, Jenny Hannaby, Anthony Hayward, Bob Johnston, Chris McCarthy, Janet Shelley, Catherine Webber and Monica Lovatt

Officers: Charlotte Brewerton, Adrian Butler, Katie Cook, Martin Deans, Brett Leahy, Nicola Meurer, Stuart Walker and Hanna Zembrzycka-Kisiel

Number of members of the public: 26

### 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 Robert Sharp tendered his apologies; Councillor Monica Lovatt substituted for him.

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

Councillor Stuart Davenport declared that he would not take part in the debate nor vote on applications P14/V2540/FUL (land east of Drayton, Drayton Road, Drayton) and P14/V2504/FUL (land west of Abingdon Road, Drayton) as he knows the applicant of both items.

### PI.4 MINUTES

**RESOLVED:** to adopt the minutes of the committee meetings held on 8 and 22 April 2015 and agree that the chairman sign them as such.

## **PI.5 URGENT BUSINESS**

None.

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

The list showing 11 members of the public that had registered to speak on planning applications was tabled at the meeting.

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

None.

## **PI.8 MATERIALS**

**RESOLVED:** to approve the following materials for application P15/V0571/DIS for a residential development of 90 houses at land south of Downsview Road, Wantage:

- Ibstock Capital Multi stock facing brick;
- Ibstock Weston Red stock facing brick;
- Ibstock Leicester Multi Cream Stock facing brick;
- Ibstock Parham Red facing brick for use as feature brick;
- Forticrete Gemini Mixed Russett roofiles;
- Forticrete Gemini Autumn roofiles;
- Marley Riven Edgmere Smooth Grey roofiles; and
- Bath colour reconstituted stone.

## **PI.9 P14/V2540/FUL - LAND EAST OF DRAYTON, DRAYTON ROAD, DRAYTON, ABINGDON, OX14 4HA**

The officer presented the report and addendum on application P14/V2540/FUL for the erection of a new farmyard complex comprising a 4000 tonne grain store, straw barn, workshop and two smaller grain storage buildings. To include a concrete apron area and weighbridge, a new access track, entrance and landscaping scheme.

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

David Russell, a local resident, spoke objecting to the application raising concerns about:

- The site being seen for 6 months of the year due to winter leaf loss;
- Traffic dangers exacerbated by slow moving lorries;
- Whether there may be a more suitable location; and
- Noise impact.

Mr Bird, the applicant's agent, spoke in support of the application. His speech included the following:

- The applicant's other land holdings are unsuitable;
- Amalgamating their operations makes economic sense; and
- They followed guidance on the acoustic report.

Stuart Davenport, the local ward councillor, spoke about the application. He raised the following points:

- Questioning why there is no environmental impact assessment; and
- Whether the site can now be classed as schedule 2 with an intensification of agricultural use (*clarification: not intensification due to no increase in fertilisers being used*)

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

- Improving the planting mix to give year round screening; and
- Concern for the temporary rerouting of footpath.

**RESOLVED:** (10 votes for; none against; and no abstentions)

To approve planning permission on application P14/V2540/FUL to include an extra condition to increase screening of the farming complex from the long views of Drayton and the Drayton Road (B4016). To be subject to the following conditions:

1. Time limit - full application.
2. Approved plans.
3. Access, park and turning in accordance with the plan.
4. Construction traffic.
5. Drainage details (surface and foul).
6. Slab Levels (approval as built).
7. Noise attenuation (external noise).
8. Prior to commencement of the development hereby permitted landscaping details shall be submitted and approved in writing by the Local Planning Authority. These details shall include the provision of beech trees and evergreens within the green belt to the west of the new access road and along the southern boundary bordering the roadside verge.

### **PI.10 P15/V0306/FUL - LANES END, SELLWOOD ROAD, ABINGDON, OXON, OX14 1PZ**

The officer presented the report on application P15/V0306/FUL to remove condition 6 from planning application P02/V0762/RM, which currently restricts occupancy of a permitted self-contained annex attached to the dwelling to family members.

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

David Isherwood, the applicant, spoke in support of the application.

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

**RESOLVED:** (11 votes for; none against; and no abstentions)

To grant removal of condition 6 of planning permission P02/V0762/RM, subject to the following condition:

1. A parking plan being submitted prior to commencement of the unit.

## **PI.11 P15/V0261/HH - 9 TATHAM ROAD, ABINGDON, OX14 1QB**

The officer presented the report on application P15/V0261/HH to erect front and rear single storey extensions.

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

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

**RESOLVED:** (11 votes for; none against; and no abstentions)

To grant planning permission for application P/15/V0261/HH, subject to the following conditions:

1. Time limit - full permission.
2. Planning condition listing the approved drawings.
3. Materials in accordance with application.

## **PI.12 P15/V0266/HH - 2 VICARAGE ROAD, STEVENTON, OX13 6SL**

The officer presented the report on application P15/V0266/HH to create a first floor to a bungalow.

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

Robert Green, a representative of Steventon Parish Council, spoke objecting to the application.

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

**RESOLVED:** (11 votes for; none against; and no abstentions)

To grant planning permission for application P15/V0266/HH, subject to the following conditions:

1. Time limit - full permission.
2. Planning condition listing the approved drawings.
3. Materials in accordance with application.
4. Prior to the commencement of the development, detailed particulars of an obscured screen to be positioned on the western and eastern elevations of the new balcony shall be submitted to and approved in writing by the Local Planning Authority. The screen shall be a minimum of 1.7 metres high from the floor level of the balcony in order to prevent overlooking. The approved screen shall be installed prior to the first occupation or use of the new development, and notwithstanding the provisions of part 1 Class A of the Town and Country Planning (General Permitted Development) Order 1995 (or the equivalent provisions of any order revoking and re-enacting that Order), the screen shall be maintained and retained.

### **PI.13 P15/V0022/FUL - WANTAGE MOTORS, WALLINGFORD STREET, WANTAGE, OX12 8BA**

The officer presented the report and addendum on application P15/V0022/FUL to demolish the existing garage outbuilding and replace it with a new steel frame building of equivalent size.

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

Mr Shepherd, the applicant, spoke in support of the application.

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

**RESOLVED:** (11 votes for; none against; and no abstentions)

To grant planning permission for application P15/V0022/FUL, subject to the following conditions:

1. Time limit - full permission.
2. Planning condition listing the approved drawings.
3. Materials in accordance with application.
4. Prior to commencement of the development full details of noise attenuation measures to be incorporated within the building shall be submitted to and approved in writing by the Local Planning Authority. The approved attenuation measures shall be installed prior to the first use of the building and shall be maintained.

### **PI.14 P15/V0541/FUL - 1 REDWOOD CLOSE, SOUTHMOOR, OX13 5DH**

The officer presented the report and addendum on application P15/V0541/FUL to demolish an existing double garage and erect a single storey dwelling.

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

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

**RESOLVED:** (11 votes for; none against; and no abstentions)

To grant planning permission for application P15/V0541/FUL, subject to the following conditions:

1. Time limit - full application.
2. Approved plans.
3. Materials in accordance with application.
4. Access (details not shown).
5. Car parking details to be submitted.
6. Drainage details (surface and foul).

### **PI.15 P15/V0343/O - LAND NORTH OF SUMMERTOWN, EAST HANNEY**

The officer presented the report and addendum on application P15/V0343/O for a residential development for up to 55 dwellings, including site access, public open space and landscaping.

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

David Kirk, a representative of East Hanney Parish Council, spoke objecting to the application. His concerns included the following:

- The cumulative impact on the character of the village with 6 developments on the way;
- Out of character being high density;
- Not identified in the neighbourhood plan;
- The community is opposed – 44 letters of objection;
- The long list of conditions is evidence of how many issues there are with the site; and
- There are no appropriate infrastructure improvements.

Penny Iles, a local resident, spoke objecting to the application raising concerns about:

- The cumulative impact;
- The caring community feel will not survive the influx of new residents;
- Increased traffic flow; and
- The ecological impact, especially the sub-standard mitigation plan of moving the barn owl population.

Mr Still, the applicant's agent, spoke in support of the application. His speech included the following:

- The application is supported by technical reports;
- The site provides much needed housing; and
- Investment in schools, public transport and East Hanney projects.

Matthew Barber, the local ward councillor, provided a statement objecting to the application. His concerns included the following:

- The proposed density is more intense than the proposed strategic site and existing village;
- Impact of displaced water on areas of the village in flood zones 2 and 3; and
- The cumulative impact.

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

- Potential for widening footpath;
- Concern for the Thames Water Grampian condition being enforced;
- Flooding and traffic issues; and
- Concern for children having to go by bus/car to other schools.

**RESOLVED:** (7 votes for; 1 against; and 3 abstentions)

To approve outline planning permission on application P15/V0343/O, subject to the following conditions:

1. Commencement – 12 months after reserved matters approval.
2. Reserved matters submitted within 18 months of outline consent.
3. Approved plans.
4. Landscaping scheme required.

5. Implementation of landscaping.
6. Tree protection to be agreed.
7. Sustainable drainage scheme to be agreed.
8. Foul water drainage strategy to be agreed before development commences.
9. Mitigation for barn owls.
10. Mitigation for reptiles.
11. Biodiversity enhancement.
12. Bat survey.
13. Archaeological watching brief.
14. Implementation of programme or archaeological work.
15. Contamination investigation to be agreed.
16. Construction traffic management plan to be agreed.
17. Green travel plans to be agreed.
18. Access construction as approved.
19. Vision splays.
20. Footpath surfacing.
21. Bus stop provision.
22. No drainage to highway.
23. Finished slab levels to be agreed.
24. Wheel washing facilities on site during construction.
25. Fire hydrants.

Informatives:

1. Bird nesting.
2. Works within the highway.

## **PI.16 P14/V2504/FUL - LAND WEST OF ABINGDON ROAD, DRAYTON**

The officer presented the report and addendum on application P14/V2504/FUL to erect 73 dwellings with associated access, parking, open space, sports pitches, new footpath connection to Corneville Road and pavilion.

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

Richard Williams, a representative of Drayton Parish Council, spoke in support of the application. His speech included the following:

- The site is included in the neighbourhood plan;
- There is 98% support of residents in Drayton;
- The application is good in design terms;
- The travel plan is to be sorted.

Daniel Scharf, a local resident, spoke objecting to the application raising concerns about:

- The neighbourhood plan has not yet been made;
- There is still under-occupancy within the village;
- Carbon emissions;
- Car ownership going up; and
- Housing mix not sustainable.

Martin Hawthorne, the applicant's agent, spoke in support of the application. His speech included the following:

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- The applicant is making a significant contribution to Drayton;
- The site is allocated in the neighbourhood plan;
- No objection from the housing team regarding the mix; and
- No objections from Highways.

Stuart Davenport, the local ward councillor, spoke in support of the application. However, he expressed concerns that the housing mix conflicts with the Strategic Housing Market Assessment (SHMA).

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

- The mix being considered acceptable; and
- Making SHMA targets clearer to applicants in future;

**RESOLVED:** (10 votes for; none against; and no abstentions)

To authorise the head of planning in consultation with the Chair and Vice Chair of the committee to grant planning permission for application P14/V2504/FUL subject to:

- I. A S106 agreement being entered into with both the county council and district council in order to secure contributions towards local infrastructure and to secure affordable housing; and
- II. Conditions as follows:
  1. Time limit – three years.
  2. Approved plans.
  3. Submission of reserved matters for sports pavilion, pitches and car parking.
  4. Submission of material samples including panel on site.
  5. Internal and external boundary treatment in accordance with approved plans.
  6. Submission and implementation of landscaping scheme.
  7. Submission of play area details and its future maintenance.
  8. Development to be carried out in accordance with arboricultural method statement, including tree protection measures.
  9. Existing hedges to be protected during construction.
  10. No occupation until permanent cessation of grain dryers.
  11. Prior to the commencement of the development, a fully detailed sustainable drainage scheme for foul and surface water of the development to be submitted and approved in writing by the local planning authority. The approved scheme shall be developed in accordance with the Flood Risk Assessment 14/0626/5014 rev A dated 03/02/15 and the Foul water impact study X4503-611 SMG1449 v2.0 July 2014.
  12. The approved drainage scheme shall be implemented prior to the occupation of any dwelling to which the scheme relates.
  13. Archaeological written scheme of investigation to be agreed.
  14. Programme of archaeological evaluation and mitigation to be agreed.
  15. Submission of access details.
  16. Parking and turning in accordance with approved plans.
  17. New estate roads to Oxfordshire County Council specification.
  18. Construction traffic management plan to be agreed.
  19. Submission of footpath link details.
  20. Cycle parking and bin storage in accordance with approved plans.
  21. Submission of travel plan for residential site.
  22. Submission of travel plan for sports site / pavilion.



23. Mitigation measures identified in Noise Report to be implemented in full prior to occupation.
24. Mitigation and enhancement measures set out in Ecology Report to be implemented in full prior to occupation.

The meeting closed at 9.05 pm