

# Minutes

of a meeting of the

## Planning Committee

held on Wednesday, 22 July 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 Robert Sharp (Chairman), Sandy Lovatt (Vice-Chairman), Eric Batts, Roger Cox, Stuart Davenport, Jenny Hannaby, Anthony Hayward, Chris McCarthy, Janet Shelley, Catherine Webber and Margaret Crick (In place of Bob Johnston)

Officers: Martin Deans, Sarah Green, Piotr Kulik, Nicola Meurer and Hanna Zembrzycka-Kisiel

Also present: Councillor Debby Hallett

Number of members of the public: 22

### **PI.49 CHAIRMAN'S ANNOUNCEMENTS**

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

### **PI.50 NOTIFICATION OF SUBSTITUTES AND APOLOGIES FOR ABSENCE**

Councillor Bob Johnston tendered his apologies; Councillor Margaret Crick substituted for him.

### **PI.51 DECLARATIONS OF PECUNIARY INTERESTS AND OTHER DECLARATIONS**

Councillor Jenny Hannaby stated that in relation to application P15/V0108/FUL – land to rear of 23 Denchworth Road, Wantage; she is a member of Wantage Town Council, but did not take part in the discussion of this planning application.

Councillor Margaret Crick stated that in relation to applications P15/V0518/FUL – 23 John Morris Road, Abingdon and P15/V1042/FUL – 9 Masefield Crescent, Abingdon; she is a member of Abingdon Town Council, but did not take part in the discussion of these planning applications.

Councillor Chris McCarthy stated that in relation to application P15/V0108/FUL – land to rear of 23 Denchworth Road, Wantage; he is friends with the applicant's son and would therefore not take part in the consideration nor voting of this application.

## **PI.52 MINUTES**

**RESOLVED:** to adopt the minutes of the committee meeting held on 17 June 2015 and agree that the chairman signs them as a correct record.

## **PI.53 URGENT BUSINESS**

The chairman read out a statement regarding application P15/V0729/FUL – Wantage Police and Magistrates Court:

*Members will recall that at the last planning committee on 1 July 2015, this application was discussed and it was decided to delegate the decision to the head of planning in consultation with the chairman subject to conditions; specifically subject to improving the section 106 contribution towards affordable housing, which we agreed at a sum of £125,000.*

*I can report that subsequent to the meeting, officers successfully, but not without further robust negotiation, secured that sum, which made the total contribution in excess of £340,760.*

*Having considered both subsequent representations from some members about the advice given by officers and the investigation of a complaint by Wantage Town council about the process followed that evening, there followed a review by democratic services, who advised that the correct process was followed.*

*Having considered the application again and having consulted with the head of planning, I am now content that the decision was arrived at correctly, that due process was followed and that the sum secured was that agreed by you at committee.*

*Therefore, I have signed the delegated authority to recommend planning permission subject to conditions.*

The chairman also drew the committee's attention to the addendum report regarding a Kingston Bagpuize and Southmoor drainage update.

## **PI.54 STATEMENTS AND PETITIONS FROM THE PUBLIC ON PLANNING APPLICATIONS**

The list showing 7 members of the public that had registered to speak on planning applications was tabled at the meeting.

## **PI.55 STATEMENTS, PETITIONS AND QUESTIONS FROM THE PUBLIC ON OTHER MATTERS**

None.

## **PI.56 MATERIALS**

None.

## **PI.57 P15/V1020/FUL - THE FIRS, MAIN STREET, GROVE, OX12 7LE**

The officer presented the report application P15/V1020/FUL for a residential development of four dwellings at The Firs, Main Street, Grove, OX12 7LE.

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.

June Stock, a representative of Grove Parish Council, spoke objecting to the application, raising concerns about:

- Lack of safe access to all sites;
- The volume of traffic will make it impossible for residents to leave the site;
- The bus stop is 100m from the junction of School Lane and Main Street;
- Lorries deliver to Tesco in a layby close to the site entrance; and
- A Keep Clear sign is needed.

Chris McCarthy, one of the local ward councillors, spoke about the application:

- Parked cars all the way to the end of School Lane as well as in the bus stop; and
- Entrance is not in a safe position.

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

- Change in traffic activity since the 2012 application;
- Feeding back to Oxfordshire County Council regarding concerns;

**RESOLVED:** (8 votes for; 1 against; and 2 abstentions)

To grant planning permission on application P15/V1020/FUL subject to the following conditions:

1. Commencement – three years.
2. Planning condition listing the approved drawings.
3. Materials in accordance with details submitted.
4. Windows and doors in accordance with details submitted.
5. Removal of permitted development for extensions only.
6. Access, parking and turning in accordance with plan.
7. Closure of existing access in accordance with plan.
8. Landscaping scheme implemented in accordance with details submitted.
9. Tree protection in accordance with details submitted.
10. Drainage scheme in accordance with details submitted.
11. Development carried out in accordance with approved flood risk assessment.
12. Boundary treatments in accordance with details submitted.
13. Garage and car port accommodation to be retained at all times.

## **PI.58 P15/V1055/HH - 31 WILLOW LANE, MILTON, OX14 4EG**

The officer presented the report application P15/V1055/HH to convert an existing garage into a new annexe for an elderly relative at 31 Willow Lane, Milton.

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

- The proposal is overbearing with extra height, width and dormer width;
- There is less than 12m from the back of the proposal to their own habitable window and 7m from their conservatory;
- Concern for overshadowing in west side of garden in the evening; and
- Potential to become separate dwelling.

Stuart Davenport, the local ward councillor, spoke about the application:

- Concern that glazed fixed windows will make building look bulky;
- A kitchen could easily be installed, can a condition be added to prevent rent or sale out of family?

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

- To include an extra condition for the conversion to remain ancillary; and
- Most of the application could be carried out under permitted development.

**RESOLVED:** (10 votes for; none against; and 1 abstention)

To grant planning permission on application P15/V1055/HH subject to the following conditions:

1. Approved plans.
2. Materials in accordance with application.
3. Obscured glazing (non-opening).
4. Time limit - full application.
5. Ancillary accommodation.

### **PI.59 P15/V0108/FUL - LAND TO REAR OF 23 DENCHWORTH ROAD, WANTAGE, OX12 9AX**

Councillor Chris McCarthy left the room and did not take part in consideration nor voting for this application.

The officer presented the report on application P15/V0108/FUL to erect a new dwelling on land to the rear of 23 Denchworth Road, Wantage.

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:** (8 votes for; 2 against; and no abstentions)

To grant planning permission for application P15/V0108/FUL subject to the following conditions:

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1. Commencement of development.
2. Approved plans.
3. Details of materials.
4. Details of access and visibility splay submitted prior to commencement.
5. Car parking to be in accordance with plan prior to occupation and retained.
6. Details of boundary treatments to be submitted prior to commencement.
7. Details of sustainable drainage scheme to be submitted prior to commencement.

### **PI.60 P15/V0518/FUL - 23 JOHN MORRIS ROAD, ABINGDON, OX14 5HN**

The officer presented the report on application P15/V0518/FUL to extend and subdivide the existing dwelling to form two x two bedroom flats and erect an additional three bedroom dwelling to the side at 23 John Morris Road, Abingdon.

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/V0518/FUL subject to the following conditions:

1. Commencement three years - full planning permission.
2. Approved plans.
3. Materials as on plan.
4. UNIQUE - highways miscellaneous.
5. Specified visibility splays.
6. Car parking spaces (details not shown).
7. Sustainable drainage scheme.
8. Construction of method statement.
9. Single boundary details.

### **PI.61 P15/V0857/FUL - PINWOOD SCHOOL, BOURTON, SN6 8HZ**

The officer presented the report and addendum on application P15/V0857/FUL to extend the existing car park to improve on site traffic management and movement on site at Pinewood School, Bourton.

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.

Brian Lennon-Smith, a local resident, spoke objecting to the application, raising concerns about:

- Unsustainable location;
- Parents currently drop off at edge of village – with the proposal they will have to drive all the way through;
- The current volume of HGVs travelling through village;
- The Manor House is only 150 yards away;
- Effects of light; and

- Encroachment of privacy.

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

- Other solutions to the parking issues in the village have not worked;
- The parish council representatives were supportive in pre-application discussions;
- Letters from supporters outweigh objections;
- Planting deciduous trees to reduce visual impact; and
- Lighting will be low level bollards.

Simon Howell and Elaine Ware, the local ward councillors, provided a statement to be read out objecting to the proposal. Their concerns included the following:

- Light pollution;
- The harmful effect on the visual amenity of listed buildings;
- HGV traffic will hinder school traffic;
- Ensuring school travel plan and car parking management plan is in place before construction begins;
- Tree protection and landscaping;
- The existing car park is not fully utilised at the moment; and
- Enforcement.

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

- No objection from highways or forestry;
- Suggestion to include a condition to submit scheme for lighting control;
- The planting mix includes evergreen and also beech, which has year round leaves; and
- School will have to implement car parking management plan to enforce no parking in village.

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

To grant planning permission on application P15/V0857/FUL subject to the following conditions:

1. Commencement three years - full planning permission.
2. To be carried out in accordance with approved plans.
3. Tree protection and landscaping in accordance with submitted details/plans.
4. Surface water drainage details to be submitted and approved and implemented.
5. School travel plan submitted for approval and implemented.
6. Car parking management plan submitted for approval and implemented.
7. Details of signage, road markings, lighting submitted for approval and implemented.
8. Scheme for lighting control to be submitted.

## **PI.62 P15/V1042/FUL - 9 MASEFIELD CRESCENT, ABINGDON, OX14 5PB**

The officer presented the report and addendum on application P15/V1042/FUL to amend conditions 2 and 7 of application P13/V2280/FUL, for the removal of the porch to provide space for parking at the front of the development, which is now deemed unnecessary due to the rearrangement of parking, at 9 Masefield Crescent, Abingdon.

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:** (10 votes for; none against; and 1 abstention)

To grant planning permission on application P15/V1042/FUL, to remove conditions 2 and 7 on application P13/V2280/FUL, subject to the following conditions:

1. Approved plans.
2. Time limit - full application.
3. Boundary treatment.

### **PI.63 P15/V1000/FUL AND P15/V1001/LB - PARK END BARNES, KENNINGTON ROAD, RADLEY, OX14 2JW**

The officer presented the report on applications P15/V1000/FUL and P15/V1001/LB to convert and extend the existing barn to a residential unit at Park End Barns, Kennington Road, Radley.

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. Members suggested an amendment to condition 6 to require samples of materials and an additional condition requesting details on the proposed flue.

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

To grant planning permission on application P15/V1000/FUL subject to the following conditions:

1. Commencement three years - full planning permission.
2. Approved plans.
3. Access, parking and turning in accordance with plan.
4. Closure of existing access.
5. No drainage to highway.
6. Materials to be submitted.
7. No surface water to foul sewer.
8. UNIQUE - wildlife protection.
9. Sustainable drainage scheme.
10. School residential use only.
11. Additional details required on proposed flue.

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

To grant listed building consent permission on application P15/V1001/LB, subject to the following conditions:

1. Commencement three years - listed building consent.
2. Approved plans (listed building).

## **PI.64 P15/V1230/HH - GROVE HOUSE, BADGER LANE, OXFORD, OX1 5BL**

The officer presented the report and addendum on application P15/V1230/HH to construct a timber framed garage with storage above; addition of a first floor above the existing garage; conversion of the existing garage; and a new detached building to enclose the existing external swimming pool at Grove House, Badger Lane, Oxford.

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.

Maggie Rawcliffe, a representative of South Hinksey Parish Council, spoke objecting to the application, raising concerns about:

- Over-dominance and over-development;
- The residents' management company were not consulted;
- Proximity to main building;
- Majority of residents object.

Debby Hallett, one of the local ward councillors, spoke objecting to the proposal. Her concerns included the following:

- Query about percentage increase within the green belt;
- The size and scale of the outbuilding should not compete with the main building (design guide);
- Overdevelopment; and
- Condition for ancillary use only.

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

- Condition to limit outbuilding to ancillary use.

**RESOLVED:** (9 votes for; 1 against; and 1 abstention)

To grant planning permission on application P15/V1230/HH subject to the following conditions:

1. Time limit.
2. Approved plans.
3. Materials in accordance with application.
4. Ancillary use only.

## **PI.65 P15/V0891/FUL - 81 HURST ROAD, BOTLEY, OX2 9HF**

The officer presented the report on application P15/V0891/FUL to convert the existing roof space to create two new bedrooms with en-suite at 81 Hurst Road, Botley.

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.

Paul Allen, a local resident, spoke objecting to the application, raising concerns about:

- 6.3 of the report should read "kitchen";



- The design and scale are not in keeping with the area;
- Shadowing half the year will result in extra heating costs as well as loss of light;
- Tree removal will result in loss of privacy; and
- A sense of enclosure.

Debby Hallett, one of the local ward councillors, spoke objecting to the proposal. Her concerns included the following:

- Blocking of sunlight (policies DC9 and DG104); and
- 60% rise in ridge height – a 3m increase.

The committee considered that the application was not acceptable on design grounds, being overbearing and overdominant, thus in contravention of policies DC9 and DC1 of the adopted local plan. It was therefore suggested that the item was deferred to allow for negotiations with the applicant.

**RESOLVED:** (9 votes for; none against; and 2 abstentions)

To defer planning permission on application P15/V0891/FUL on design grounds, to allow the applicant to resubmit the proposal following negotiations.

The meeting closed at 9.05 pm