

Minutes

of a meeting of the

Planning Committee

held on Wednesday, 7 October 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), , Eric Batts, Roger Cox, Jenny Hannaby, Anthony Hayward, Chris McCarthy, Janet Shelley, Catherine Webber, Emily Smith (In place of Bob Johnston), Chris Palmer (In place of Stuart Davenport) and Robert Hall (In place of Sandy Lovatt)

Officers: Brett Leahy, Susan Harbour, Laura Hudson, Charlotte Brewerton, Peter Brampton, Adrian Butler and Simon Dunn-Lwin

Number of members of the public: 20

PI.122 CHAIRMAN'S ANNOUNCEMENTS

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

PI.123 NOTIFICATION OF SUBSTITUTES AND APOLOGIES FOR ABSENCE

Apologies were received from Councillors Stuart Davenport (substitute Councillor Chris Palmer); Bob Johnston (substitute Councillor Emily Smith); and Sandy Lovatt (substitute Councillor Robert Hall). Councillor Eric Batts would be late for the meeting and was absent for P15/V0271/O - Land at King's Lane, Longcot, SN7 7SZ and P15/V0770/FUL - The Manor Court Road running North East From Manor Court, Chilton, Didcot, OX11 0RN. The business was not heard in the order of the agenda

PI.124 DECLARATIONS OF PECUNIARY INTERESTS AND OTHER DECLARATIONS

None.

PI.125 MINUTES

RESOLVED: to adopt the minutes of the committee meeting held on 12 August 2015 and agree that the chairman signs them as a correct record.

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PI.1

PI.126 URGENT BUSINESS

None.

PI.127 STATEMENTS AND PETITIONS FROM THE PUBLIC ON PLANNING APPLICATIONS

The list showing members of the public who had registered to speak on planning applications was tabled at the meeting. The speakers would be heard after the officer had presented the relevant application.

PI.128 STATEMENTS, PETITIONS AND QUESTIONS FROM THE PUBLIC ON OTHER MATTERS

None.

PI.129 MATERIALS

None.

PI.130 P15/V1795/FUL - LAND OFF FIELD CLOSE, KINGSTON BAGPUIZE WITH SOUTHMOOR

The officer introduced this application for the erection of 73 dwellings with provision of new internal access roads and associated vehicular, pedestrian and cycle access; related highway works; car parking; drainage; and landscape works including provision of public open space, following demolition of existing buildings (amended planning layout and house types).

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.

Local residents Martin Cohn and Claire Winchester spoke against the application.

- Given the proximity to the A420 it was likely that the development would experience high levels of traffic noise
- The proposed development would negatively impact on the views and amenities of existing residents.

Adrian Williams from Bowyer Planning, the agent for the applicant, spoke in favour of the application.

The ward member, Eric Batts, spoke to the application

- The Environmental Health Officer was content with the noise levels from the A420 and the mitigation which could be put in place
- There were questions around the section 106 contributions. He felt that money should be used to improve the bus services and that it was inappropriate for money to be used for Witney library which was not the main library used by residents of Kingston Bagpuize (Abingdon was more accessible).

- There should be a robust and enforceable construction management plan to include a compound for vehicles within the site and deliveries to site only taking place at certain times of the day.
- The first occupation should not take place until the drainage is properly sorted out. This should be a long term solution and should not involve trucking waste off site.
- The parish council had asked for a contribution of £100,000 towards a new scout hut, together with other contributions.

The committee then debated this application and asked clarification questions of the officers.

- The section 106 contributions would need to be proportionate to the development proposal;
- issues around open spaces within the site and the village and the impact of this site on the landscape and the visual impact;
- whether the noise survey carried out in accordance with guidelines: the environmental health officer is content although accepting that the noise survey was limited;
- moderate condition 7, further reports: an acoustic assessment undertaken between 4 am and 7 am, and mitigation measures considered;
- amend sewerage and drainage condition;
- £540,000 was being allocated to schools (an additional £15,000 from the developer).

The officer's recommendation with the amendment to condition 7 to require further acoustic reports, as above, was proposed and seconded.

Resolved (For 9; abstentions 1; against 1)

To authorise the head of planning to grant planning permission, subject to the following conditions:

1: A S106 agreement being entered into with both the county council and district council in order to secure contributions towards local infrastructure as listed in the table in paragraph 6.56 of the report and to secure affordable housing, and;

2: Conditions as follows:

1. Time limit – three years.
2. Approved plans.
3. Materials.
4. Landscaping scheme.
5. Implementation of landscaping.
6. Tree protection.
7. Acoustic measures to be implemented, including a further acoustic assessment, undertaken between 4 am and 7 am, and mitigation measures.
8. Surface water drainage scheme to be agreed and implemented.
9. Foul water drainage scheme to be implemented in accordance with the Thames Water impact study, taking into account the Planning Committee's concerns.
10. Water supply in accordance with the Thames Water potable water supply study.
11. Open space provision and maintenance.
12. Local areas for play (LAP) to be relocated to the north east of the central open space.
13. Boundary treatments in accordance with approved plan.
14. Archaeological watching brief.
15. Implementation of archaeological watching brief.
16. Carriageways prior to work on dwelling.

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17. Construction method statement and traffic management plan.
18. Travel information pack.
19. Garage accommodation.
20. Permitted development restrictions.
21. Slab levels to be agreed.
22. Fire hydrant provision.

PI.131 P15/V0271/O - LAND AT KING'S LANE, LONGCOT

The officer introduced this **outline** application for the development of 15 dwellings, with all matters reserved except access and landscaping. It had been updated as per the addendum report (available with the original agenda pack). The officer drew the committee's attention to the fact that the application had been amended following consultation.

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.

Andi Cunningham from Longcot Parish Council spoke about the application.

- The parish council understood the need to take some growth but would prefer more smaller houses.
- There were transport issues and the bus stops were considered unsafe. The parish council was requesting that the district council assists in ensuring that the s106 money was made best use of to improve public transport.

Sarah Nash, a local resident spoke. She was representing 19 objectors who were local residents. She believed that the application would significantly increase the village size, and also that it failed the National Planning Policy Framework (NPPF) on three counts:

- Facilities and amenities: the primary school is oversubscribed, there is no community centre, pharmacy or doctor;
- Transportation links: there is an infrequent bus service and lack of footpaths and street lights and that the A420 is dangerous for bikes;
- Employment and internet: there is no fast broadband and little local employment.

Richard Boother the agent for this application spoke.

- The plan had been amended following consultations. The applicant had mitigated the potentially negative implications of the development.

The ward councillors, Simon Howell and Elaine Ware had sent a statement to the committee, of which the following is a summary extract:

"We support the comments made by the Parish Council.

Given local knowledge, we are extremely concerned about some of these comments from the County Council with respect to the safety and sustainability of the proposals.

As explained in the report the proposed development is located to the north of the village and access will be onto Kings Lane which for the most has no pavement or street lighting. Pedestrians will find it risky to walk in the road, wheelchair users and people with prams and pushchairs will find it difficult to manoeuvre which may in our opinion be considered dangerous.

As there is no longer a bus serving the village it will be necessary for the residents to use their own transport. Existing residents, if they have a car, are already having to drive to either Shrivenham or Watchfield where they park and then use the No.66 bus service. This course of action has become the norm as residents are reluctant to walk over a mile along Kings Lane to the A420 where the nearest bus stops are located. The distance from the proposed development is 0.7 of a mile. Those without a car will have to walk to the A420 or Shrivenham to get the bus.

The proposed s106 agreement recommends contributions towards highway works, local infrastructure etc. A sum of £20,000 is requested for the provision of upgrades to bus stop facilities on the A420 at the Longcot Turn. This would be a total waste of this S106 money spent on bus shelters that would still be dangerous to access and rarely used. It would be a waste as it is impractical for residents to get there. Crossing the A420 to get to the bus stop at this junction is near impossible and dangerous. It is suggested that a more sensible proposal would be to extend the footpath to the A420 and make it safer to reach the No. 66 bus service. "

Officers responded to the questions raised by the public speakers.

The village of Longcot had limited facilities but was accessible to Watchfield and Shrivenham.

Transport issues are for Oxfordshire County Council. In planning terms this application is in a sustainable location.

The issues around the bus service to the village are wider than those connected to this development and therefore it would not be reasonable to expect this developer to fund the local bus services.

The committee then debated this application as follows:

- Concerns were raised about whether more houses would get squeezed into the application between outline permission being granted and full permission being sought;
- The affordable housing contribution would be 40%;
- There were concerns about the inadequate number of local school places;
- Concerns about the safety of crossing the roads and the lack of lighting;
- Mitigation would only be for the site and not for the whole village.
- Concerns about the lack of a bus service.
- The lack of a five year housing land supply meant that the development was sustainable in these terms.
- The local plan authority was sensitive to the issues of transport and schooling but they are matters for the county council and the committee were only able to make decisions based on planning issues.

The proposal in the report was amended as follows:

- Condition 1 was 12 months not six.
- Condition on details of access and visibility splay was to be removed as it had already been met.

The officer's recommendation with the above amendments was proposed and seconded.

RESOLVED (For 7; abstentions 2; against 1)

To authorise the head of planning, in consultation with the Chair and Vice Chair of the committee, to grant planning permission subject to:

1: A S106 agreement being entered into, with both the county council and district council in order to secure contributions towards local infrastructure, S278 highway works to extend the footway on King's Lane, S38 adoption of the access road and affordable housing; and

2: Conditions as follows:

1. Commencement – two years or 12 months after reserved matters approval.
2. Reserved matters on layout, appearance and scale submitted within nine months of outline consent.
3. Approved plans.
4. Hard and soft landscaping and boundary treatment to include species rich hedgerows along site boundary.
5. Tree protection in accordance with RPS landscape proposals (ref: OXF8239 dated January 2015)
6. Details of sustainable drainage scheme.
7. Foul and surface water drainage strategy.
8. Construction traffic management plan.
9. No drainage to highway.
10. Carriageway provision prior to construction of dwellings
11. Parking, servicing and turning areas completed prior to occupation.
12. Wheel washing facilities on site during construction.

PI.132 P15/V0770/FUL - THE MANOR COURT ROAD RUNNING NORTH EAST FROM MANOR COURT, CHILTON, DIDCOT

The officer introduced this application for a change of use from office space (B1 use class) to a 53 bedroom hotel (C1 use class). It had been updated as per the addendum report (available with the original agenda pack).

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.

Simon Handy, the agent for this application spoke.

- The applicant had not been successful in finding business tenants for this building;
- There was a shortage of hotel accommodation in the area.

Janet Shelley, the ward member, spoke. She considered that it would be good to see this elegant building put to use.

The committee discussed this item.

- There was adequate parking for the number of potential guests and staff;
- There would be very little external alteration to the building.

The motions, as per the officer's recommendation, was proposed and seconded.

RESOLVED (For 10; Abstentions 0; Against 0)

To authorise the head of planning to grant planning permission, subject to:

1: A S106 agreement being entered into in order to secure contributions towards local public transport infrastructure, and;

2: Conditions as follows:

1. Time limit - full application.
2. Approved plans.
3. Car parking.
4. Visitor travel information packs.
5. Air quality survey.
6. Drainage details (surface and foul).
7. Construction of method statement.
8. Noise mitigation measures.

PI.133 P15/V0698/FUL - 197 - 199 CUMNOR HILL, OXFORD

The officer introduced this application for the proposed development of five detached dwellings with associated garages and landscaping. It had been updated as per the addendum report (available with the original agenda pack).

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 discussed this item.

The motion, as per the officer's recommendation, was proposed and seconded.

RESOLVED (For 11; Abstentions 0; Against 0)

To grant planning permission subject to the following conditions:

1. Time limit.
2. Approved plans.
3. Slab and ridge levels to be agreed.
4. Sample materials to be agreed.
5. Landscaping scheme to be agreed.
6. Implementation of landscaping scheme to be agreed.
7. Boundary details to be agreed.
8. Tree protection to be agreed.
9. Surface and foul water drainage schemes to be agreed.
10. Access position and visibility splays to be agreed.
11. Turning space to be agreed.
12. Closure of existing access.
13. Car parking as approved.

PI.134 P15/V1101/FUL - THE OLD PUMP STATION AND KENNELS, WINAWAY, HARWELL

The officer introduced this application for the erection of a new dwelling on site designated as a residential zone under certificate of lawful development dated 30 October 2009. It had been updated as per the addendum report (available with the original agenda pack).

Two conditions were to be added:

Implementation of a landscaping scheme, post and rail fencing
Strengthen natural boundaries.

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 Marsh of Harwell Parish council spoke objecting to the application

- The consultation and communications with the parish council on changes had not been adequate.
- The proposal would have a negative impact on the Area of Outstanding Natural Beauty.
- There was potential damage to the footpath.

Janet Shelley, the ward member echoed the concerns about consultation with the parish council.

In response to the above, officers confirmed that there was no statutory duty for reconsultation and that any consultation needed to be proportionate. If material changes reduce size or if there are non material changes the planning department would not reconsult. If changes were material, then all interested parties would be notified.

The committee discussed this item.

The motion, as per the officer's recommendation, was proposed and seconded.

RESOLVED (For 11; Abstentions 0; Against 0)

To grant planning permission subject to the following conditions:

1. Commencement three years - full planning permission.
2. Approved plans.
3. Details of materials, including finished colour to be submitted.
4. Drainage details (surface and foul).
5. Slab levels to be submitted.
6. Annexe to remain ancillary and not used separately.
7. Existing mobile home to be removed from land.
8. Submission.
9. Implementation.

PI.135 P15/V1876/HH - 12 WELFORD GARDENS, ABINGDON

The officer introduced this application for the proposed development to install a driveway to the front of the house. It had been updated as per the addendum report (available with the original agenda pack).

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 discussed this item.

The motion, as per the officer's recommendation, was proposed and seconded.

RESOLVED (For 11; Abstentions 0; Against 0)

To grant planning permission subject to the following conditions:

1. Approved plans.
2. Materials in accordance with application.
3. Time limit - full application.
4. Access in accordance with specified plan.
5. Car parking spaces (details not shown).

The meeting closed at 9.15 pm