

Minutes

of a meeting of the

Planning Committee

held on Wednesday, 11 November 2015 at 6.30pm
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), Roger Cox, Stuart Davenport, Jenny Hannaby, Anthony Hayward, Bob Johnston, Chris McCarthy, Janet Shelley and Catherine Webber

Officers: Sally Appleyard, Katie Cook, Laura Hudson, Brett Leahy, Kayleigh Mansfield, Nicola Meurer, Jeremy Peter, Chloe Staddon, Penny Silverwood and Shaun Wells

Also present: Councillors Yvonne Constance and Margaret Crick

Number of members of the public: 25

PI.156 CHAIRMAN'S ANNOUNCEMENTS

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

PI.157 NOTIFICATION OF SUBSTITUTES AND APOLOGIES FOR ABSENCE

Councillor Eric Batts tendered his apologies; Councillor Charlotte Dickson substituted for him.

PI.158 DECLARATIONS OF PECUNIARY INTERESTS AND OTHER DECLARATIONS

Councillors Jenny Hannaby, Charlotte Dickson and Chris McCarthy stated that in relation to application P15/V2020/FUL – 19 Church Street, Wantage; they are members of Wantage Town Council, who is the applicant, and would therefore not take part in the consideration nor voting on this item. In relation to application P15/V1636/FUL, they stated that although members of Wantage Town Council, they did not take part in the discussion of this planning application.

Councillor Charlotte Dickson also stated that in relation to application P15/V1860/FUL – The White Horse Leisure and Tennis Centre, Audlett Drive, Abingdon; she is the Cabinet Vale of White Horse District Council - Planning Committee Minutes

member for Leisure and would therefore not take part in the consideration nor voting on this item.

Councillor Bob Johnston stated that in relation to application P15/V2078/HH – 2 Norfolk Cottages, Radley, Abingdon; he is acquainted with the applicant. In relation to application P15/V1865/HH – 75 Lower Radley, Radley, Abingdon; he is a member of Radley Parish Council, but did not take part in the discussion of this planning application.

Councillor Sandy Lovatt stated that in relation to application P15/V0554/FUL – 52 Selwood Road, Abingdon; he had been mentioned in a letter of objection with regard to the decision-making process and therefore did not take part in the consideration nor voting on this item.

PI.159 MINUTES

RESOLVED: to adopt the minutes of the committee held on 7 October 2015 and agree that the chairman signs them as a correct record.

PI.160 URGENT BUSINESS

None.

PI.161 STATEMENTS AND PETITIONS FROM THE PUBLIC ON PLANNING APPLICATIONS

The list showing 10 members of the public that had registered to speak on planning applications was tabled at the meeting.

PI.162 STATEMENTS, PETITIONS AND QUESTIONS FROM THE PUBLIC ON OTHER MATTERS

None.

PI.163 MATERIALS

None.

PI.164 P15/V1938/FUL - 219 SAXTON ROAD, ABINGDON

The officer presented the report on application P15/V1938/FUL to separate the existing dwelling into two properties by creating a new entrance through the garage at 219 Saxton 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 to nil)

To grant planning permission on application P15/V1938/FUL, subject to the following conditions:

1. Time limits – standard full application.
2. Application in accordance with the approved plans.
3. Full details of the parking and access to be provided.
4. Materials in accordance with the application.

Informative:

1. Surface water drainage.

PI.165 P15/V1721/HH - THE HOUSE, ALL SAINTS LANE, SUTTON COURTENAY

The officer presented the report on application P15/V1721/FUL for a first floor extension at The House, All Saints Lane, Sutton Courtenay.

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 to nil)

To grant planning permission on application P15/V1721/FUL, subject to the following conditions:

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

PI.166 P15/V2176/FUL - LAND TO REAR OF 28 ORMOND ROAD, WANTAGE

The officer presented the report and addendum on application P15/V2176/FUL to erect six dwellings on land to the rear of 28 Ormond 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.

Julia Reynolds, a representative of Wantage Town Council, spoke objecting to the application. Her concerns included the following:

- Overdevelopment of the site;
- Effects on the street scene;
- There won't be less traffic than when the taxi business was formerly on site, as this did not exist [error in report];
- Extra traffic onto Trinder Road;
- No room for improvements to footway; and
- Pedestrian linkage to Ormond Road is not possible.

Liz Wilson, a local resident, spoke in objection to the application. Her concerns included the following:

- Overdevelopment;
- Detrimental impact on the environment;
- Bin collection concerns;
- Safety for school pedestrians on an unlit road; and
- Suggestion to include condition on hours of work and vehicle movement and storage.

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

- Scale, massing, density and design were part of pre-application discussions to improve the scheme;
- Neighbours have been taken into consideration; and
- Approval in principle by Highways.

Councillor Charlotte Dickson, one of the local ward councillors, spoke objecting to the application. Her concerns included the following:

- Trinder Road is a well-used cut-through for children and the elderly – the lack of pavement is therefore an issue;
- 19 extra cars is a huge concern;
- Bottleneck at Ormond Road junction; and
- Bin stores will be unpleasant for the neighbours.

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

- Lack of material planning reasons not to approve, as statutory consultees don't object;
- Turning area concerns;
- Adding extra condition regarding bins; and
- Construction traffic condition not considered reasonable but potential to add informative.

RESOLVED: (6 votes for; 4 against; 1 abstention)

To grant planning permission on application P15/V2176/FUL, subject to the following conditions:

1. Development must accord with approved plans.
2. Access details to be submitted prior to commencement.
3. Materials in accordance with application.
4. Time limit - Commence within three years from the date of permission.
5. Car parking space details to be submitted prior to commencement.
6. Turning space detail to be submitted prior to commencement.
7. No drainage to be discharged onto adjacent highway.
8. Sustainable drainage scheme to be submitted prior to commencement.
9. Garage accommodation to be retained and not adapted for any other purpose.
10. Further details on bin storage to be submitted.

Informative:

To be mindful of residents during the construction phase.

PI.167 P15/V2043/FUL - LAND AT HILL FARM, DIDCOT

The officer presented the report on application P15/V2043/FUL for a two year temporary consent for an 814 space car park located on agricultural land at Hill Farm, Didcot.

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; the discussion covered the following:

- Condition 4 to incorporate further details to be submitted;
- A new condition to request a membrane is laid prior to gravel.

RESOLVED: (10 votes for; 1 against)

To delegate authority to grant planning permission on application P15/V2043/FUL, to the head of planning in consultation with the chairman of the committee, subject to the following conditions:

1. Time limit.
2. In accordance with approved plans.
3. Temporary use – two year permission.
4. Reinstatement of site to agricultural use, removal of all surfacing and associated infrastructure within 12 months of the expiry of the permitted parking use. Details to be agreed prior to commencement.
5. Shuttle bus schedule/timetable and routing to be agreed prior to commencement of use.
6. Details of lighting to be provided/agreed in writing prior to commencement.
7. All construction traffic shall enter the site via the proposed access at Hill Top Farm only.
8. Access, parking and turning to be in accordance with approved plans.
9. Bicycle parking to be provided prior to commencement of use.
10. An offsite directional signage strategy shall be submitted, to be agreed in writing with the local planning authority and implemented in accordance with details agreed.
11. Surface water drainage details to be submitted/agreed prior to commencement.
12. No drainage to highway.
13. Petrol/oil interceptors to be fitted in car park – details to be submitted.
14. Archaeological Written Scheme of Investigation (WSI) to be submitted.
15. Following WSI (condition 12) a staged programme of archaeological evaluation and mitigation shall be carried out.
16. Development shall be carried out in accordance with habitat survey submitted.
17. Details of a suitable under surface membrane to the car park shall be submitted and agreed. The development shall then be carried out in accordance with the agreed details.

PI.168 P15/V0554/FUL - 52 SELLWOOD ROAD ABINGDON

Councillor Sandy Lovatt left the room and did not take part in the consideration nor voting for this item.

The officer presented the report and addendum on application P15/V0554/FUL for a part single and part two storey extension to the rear of the existing house, including the erection of an attached single garage; and erection of a single detached dwelling to northern end of the garden with associated parking amenity space at 52 Sellwood Road Abingdon.

Officer update: an extra objection email has been received and circulated to members for consideration.

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.

Andy Heelas, a local resident, spoke in objection to the application. His concerns included the following:

- The application will negatively affect seven properties;
- Overdevelopment;
- Minimum proximity gap not met;
- No window on 1st floor extension is not in keeping and will be a claustrophobic bedroom;
- Height exceeds 1 Willow Court bungalow;
- Overshadowing, loss of sunlight, loss of privacy and overlooking for neighbouring properties;
- Maladministration of the application; and
- Request a deferral.

Councillor Margaret Crick, one of the local ward councillors, spoke objecting to the application. Her concerns included the following:

- Overdevelopment;
- Loss of light;
- This is retrospective - any new buildings will exacerbate the problem; and
- Need to take into account the strength of local feeling.

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

- The distances between properties meet design guide criteria;
- Technically the application is acceptable; and
- Several residents were not notified – there has since been a 21 day statutory period in accordance with legislation.

RESOLVED: (9 votes for; 1 abstention)

To grant planning permission on application P15/V0554/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. Drainage details (surface and foul).
5. Slab levels (single dwelling).
6. Prior to the use or occupation of the new development, the new vehicular access, and parking area/spaces shall be constructed and the visibility splays provided in accordance with the details shown on approved drawing number BLO_001 rev.A.

The parking areas shall be constructed to prevent surface water discharging onto the highway. Thereafter, the parking areas shall be kept permanently free of any obstruction to such use, and the visibility splays shall be permanently maintained free from obstruction to vision.

7. Garage accommodation.
8. All of the site's internal and external boundaries shall be enclosed in accordance with the details shown on approved drawing number BLO_001 rev.A. The approved boundary treatments for each dwelling shall be completed prior to the occupation of that dwelling, and all of the approved boundary treatments shall be completed prior to the occupation of the last dwelling on the site.
9. The first-floor window / rooflight on the east elevation of the new extension shown on drawing numbers 1461_02_15 Rev.1 and 1461_03_15 Rev.1 shall be installed with a sill height of not less than 1.7 metres above the finished floor level of the room(s) in which they are fitted and shall be retained as such. Notwithstanding the provisions of Class A of Part 1 Schedule 2 of the Town and Country Planning (General Permitted Development) Order 2015 (or the equivalent provisions of any order revoking and re-enacting that Order), the window sill height shall not be lowered without the prior grant of planning permission.
10. Notwithstanding the provisions of Classes A, B and C of Part 1 Schedule 2 of the Town and Country Planning (General Permitted Development) Order 2015 (or the equivalent provisions of any order revoking and re-enacting that Order), no first-floor windows or rooflights shall be installed in the north or west elevations of the new extension without the prior grant of planning permission.
11. Notwithstanding any details shown on the approved drawings, the new first-floor windows on the west elevation of the new dwelling shown on drawing number 1473_01_15 Rev.1 shall be glazed with obscured glass and shall be fixed shut, apart from a top-hung opening vent only. Thereafter, the windows shall remain obscure glazed with top-hung opening vents only. Notwithstanding the provisions of Class A of Part 1 Schedule 2 of the Town and Country Planning (General Permitted Development) Order 2015 (or the equivalent provisions of any order revoking and re-enacting that Order), no additional first-floor windows shall be inserted in the west elevation of the dwelling without the prior grant of planning permission.
12. Notwithstanding the provisions of Classes A, B, C, D and E of Part 1 Schedule 2 of the Town and Country Planning (General Permitted Development) Order 2015 (or the equivalent provisions of any order revoking and re-enacting that Order), there shall be no extension to the dwelling hereby permitted and no ancillary buildings or structures shall be erected within the curtilage of the new dwelling without the prior grant of planning permission.

PI.169 P15/V2094/HH - PEAR TREE COTTAGE, FAWLER ROAD, KINGSTON LISLE

The officer presented the report on application P15/V2094/HH to erect a timber car port and store at Pear Tree Cottage, Fowler Road, Kingston Lisle.

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.

Julian Browne, a local resident, spoke in objection to the application. His concerns included the following:

- The garage is an overdevelopment of the available space;

- The bulk and scale will cause shadowing over the neighbouring garden/greenhouse and stables next door; and
- Questioning need for it to be 18ft high.

Councillor Yvonne Constance, the local ward councillor, spoke objecting to the application. Her concerns included the following:

- The height is unreasonable; and
- Mostly affects the properties to the West, Grade II listed property to the East and Little Court.

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

- Need to quantify harm;
- The trajectory of the sun would mean that there is minimal loss of sunlight to neighbouring properties; and
- Condition 4 covers concerns about use of first floor.

RESOLVED: (10 votes for; 1 against)

To grant planning permission on application P15/V2094/HH, subject to the following conditions:

1. Time limit - full application.
2. Application in accordance with the approved plans.
3. Materials to be used should be in accordance with those stated in the application.
4. Permitted development rights to convert the garage to living accommodation to be removed.

PI.170 P15/V1673/FUL - BLANDY'S FARM, BASSETT ROAD, LETCOMBE REGIS

The officer presented the report on application P15/V1673/FUL to erect a steel framed building for the preparation of cars for sale, together with staff facilities at Blandy's Farm, Bassett Road, Letcombe Regis.

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.

Jeanne Lapsley, a representative of Letcombe Regis parish council, spoke in objection to the application. Her concerns included the following:

- This is the second retrospective application on this site;
- Encroachment onto the AONB and agricultural land;
- Piecemeal development – there have been 10 applications since 2011;
- Cannot be controlled, despite policy and procedure; and
- Why erect another building when there is another barn?

Councillor Yvonne Constance, the ward councillor, spoke objecting to the application. Her concerns included the following:

- Applicants were told in April that permission was required and unlikely to be granted, but continued to build in June; and
- Should refuse on grounds of process.

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

- Supporting rural business and giving employment;
- Building is very similar to what is currently there;
- Visible from public vantage points;
- Unauthorised development is a material planning consideration only from 31 August 2015, which is therefore not applicable to this application; and
- The number of applications has now reached its limit on this site.

RESOLVED: (6 votes for; 3 against; 2 abstentions)

To grant planning permission on application P15/V1673/FUL, subject to the following conditions:

1. Approved drawings.
2. Landscaping scheme to be submitted and implemented.
3. Car parking spaces on the approved plans to be constructed within three months of the date of the planning permission.
4. A detailed scheme for the foul water drainage to be submitted within two months and implemented within a further two months.

PI.171 P15/V2078/HH - 2 NORFOLK COTTAGES, RADLEY, ABINGDON

The officer presented the report and addendum on application P15/V2078/HH for a proposed single and two storey extension at 2 Norfolk Cottages, Radley, 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.

John Platts, a local resident, spoke in objection to the application. His concerns included the following:

- No objection to development in principle, just to scale and effect on property; and
- Inaccuracies in report – scaling, drawing.

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

- Mr Platt's objections have been answered in the addendum with an extra condition to safeguard privacy.

RESOLVED: (10 votes for; 1 abstention)

To grant planning permission on application P15/V2078/HH, subject to the following conditions:

1. Time limit - full application.
2. Approved plans.
3. Materials in accordance with application.
4. Protection of trees and hedges.
5. Notwithstanding any details shown on the approved drawings, the new first-floor window on the east elevation shall be glazed with obscured glass and shall be fixed

shut, apart from a top-hung opening vent only. Thereafter, the window(s) shall remain obscure glazed with top-hung opening vents only. Notwithstanding the provisions of Class A of Part 1 Schedule 2 of the Town and Country Planning (General Permitted Development) Order 2015 (or the equivalent provisions of any order revoking and re-enacting that Order), no additional first-floor windows shall be inserted in the east elevation of the dwelling without the prior grant of planning permission.

PI.172 P15/V1865/HH - 75 LOWER RADLEY, RADLEY, ABINGDON

The officer presented the report on application P15/V1865/HH to convert the existing garage into living accommodation together with the extension and remodelling of the house including a new single-storey front entrance porch; and to erect a single storey building to incorporate garden storage and home gym at 75 Lower Radley, Radley, 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.

Michael Brooke, the applicant, spoke in support of the application.

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

RESOLVED: (11 votes to nil)

To grant planning permission on application P15/V1865/HH, subject to the following conditions:

1. Commencement three years – full planning permission.
2. Approved plans.
3. Materials in accordance with application.
4. Surface water drainage details.

PI.173 P15/V1636/FUL - MATRIX ARTS CENTRE, 15-17 THE NURSERY, SUTTON COURTENAY, ABINGDON

The officer presented the report on application P15/V1636/FUL to make internal alterations to form a main hall on the first floor with two classrooms on the ground floor and a single storey rear extension to provide an additional classroom, a staff room and a waiting room/exhibition space at Matrix Arts Centre, 15-17 The Nursery, Sutton Courtenay, 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.

David Hignell, a representative of Sutton Courtenay parish council, spoke in objection to the application.

Lindsay Mackenzie, the applicant, spoke in support of the application.

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

RESOLVED: (11 votes to nil)

To grant planning permission on application P15/V1636/FUL, subject to the following conditions:

1. Time limit - commence within three years from the date of permission.
2. Development must accord with approved plans.
3. Materials in accordance with application.
4. Full implementation of the mitigation scheme recommended in the accompanying acoustic report.
5. Submission of a construction traffic management plan.

PI.174 P15/V2020/FUL - 19 CHURCH STREET, WANTAGE

Councillors Charlotte Dickson, Jenny Hannaby and Chris McCarthy stepped down from the committee and did not take part in the consideration nor voting on this item.

The officer presented the report on application P15/V2020/FUL to install a bronze bust of Sir John Betjeman on a natural stone plinth to an area in front of a listed building and within a conservation area at 19 Church Street, 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.

Councillor Jenny Hannaby, one of the neighbouring ward members and representative of Wantage Town Council, spoke in favour of the application.

Councillor Charlotte Dickson, one of the local ward members, spoke in favour of the application.

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

RESOLVED: (8 votes to nil)

To grant planning permission on application P15/V2020/FUL, subject to the following conditions:

1. Application in accordance with the approved plans.
2. Materials in accordance with the application.
3. Time limit - full application.

PI.175 P15/V2165/HH - 5A THE GLEBE, WEST CHALLOW

The officer presented the report on application P15/V2165/HH to erect a single storey conservatory and timber shed at 5a The Glebe, West Challow.

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 to nil)

To grant planning permission on application P15/V2165/HH, subject to the following conditions:

1. Time limit - full application.
2. Application in accordance with the approved plans.
3. Materials in accordance with application.

PI.176 P15/V1860/FUL - THE WHITE HORSE LEISURE AND TENNIS CENTRE, AUDLETT DRIVE, ABINGDON

Councillor Charlotte Dickson stepped down from the committee and did not take part in the consideration nor voting on this item.

The officer presented the report on application P15/V1860/FUL to erect a gym extension, remodel the existing gym changing facilities, create an external deck for the existing crèche, a new main entrance structure, internal alterations and art installation at The White Horse Leisure and Tennis Centre, Audlett Drive, 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 to nil)

To grant planning permission on application P15/V2176/FUL, subject to the following conditions:

1. Approved plans.
2. Materials in accordance with application.
3. Time limit.
4. Contamination.
5. Drainage.
6. Details of landscaping and the proposed entrance structure.

Informative:

1. Surface water drainage.

The meeting closed at 9.45 pm