

Minutes

of a meeting of the

Planning Committee

held on Wednesday, 13 January 2016 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 (Chairman), Eric Batts, Roger Cox, Stuart Davenport, Jenny Hannaby, Anthony Hayward, Bob Johnston, Chris McCarthy, Janet Shelley and Catherine Webber

Officers: Charlotte Brewerton, Martin Deans, Brett Leahy, Nicola Meurer, Penny Silverwood, Stuart Walker and Shaun Wells

Number of members of the public: 28

PI.210 Chairman's announcements

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

PI.211 Notification of substitutes and apologies for absence

Councillor Robert Sharp tendered his apologies.

PI.212 Declarations of pecuniary interests and other declarations

Councillor Jenny Hannaby stated that in relation to applications P15/V2365/FUL – Wantage Tennis Club, Foliat Drive, Wantage and P15/2041/FUL and P15/V2042/LB – The Woolpack Inn, Church Street, Wantage; she is a member of Wantage Town Council and although sat in to listen to the planning committee discussions, did not take part.

Both Councillors Jenny Hannaby and Bob Johnston stated that in relation to application P15/V1035/FUL – Buckland Service Station, Buckland, Faringdon; they are both acquainted with the applicant's agent, Paul Butt.

PI.213 Minutes

RESOLVED: to adopt the minutes of the committees held on 23 September and 9 December 2015 and agree that the chairman signs them as correct records.

PI.214 Urgent business

None.

PI.215 Statements and petitions from the public on planning applications

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

PI.216 Statements, petitions and questions from the public on other matters

None.

PI.217 Materials

None.

PI.218 P15/V1808/O - Land South of A420 and east of A415, Witney Road, Kingston Bagpuize

The officer presented the report on application P15/V1808/O for outline planning permission to develop up to 280 dwellings with access from Witney Road and Oxford Road and associated open space and landscaping on land south of the A420 and east of the A415, Witney Road, Kingston Bagpuize.

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 Groves, a representative of Kingston Bagpuize with Southmoor Parish Council, spoke objecting to the application. His concerns included the following:

- Request that financial contributions are consistent and fair compared to other developments and in proportion to the size of the development;
- Questions why Wantage receives the sport allocation – where is the local provision?
- Youth provision has been requested and ignored;
- Scout hut is not justifiable and not asked for;
- Why is a new crossing on A415 needed when a new junction is being provided?
- Questions financial contribution to the Matthew Arnold School when Abingdon and Faringdon are much easier to get to from the village.

Roy Wolfe, a local resident, spoke objecting to the application. His concerns included the following:

- Along with approved applications and others in the planning stage, this will double the size of the village;
- Require a new and bigger school;
- Only one shop in the village with limited parking – more parking is needed; and
- A415 is very busy and will need joining/crossing.

Nicky Brock, the applicant's agent, spoke in support of the application. Her speech included the following:

- This site has been allocated in the emerging local plan;
- It is appropriate, suitable and deliverable;
- Complies with policy requirements;
- Community land is included;
- The applicant does not mind where contributions are spent; and
- Only three objections from local residents.

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

- Concerns for highway safety regarding the A415 junction;
- Questioning of school financial contribution to the Matthew Arnold school (a need identified by Oxfordshire County Council);
- Suggestion of a fixed 40% affordable housing provision;
- Bus stops are still to be determined as part of the S278 agreement;
- Wantage leisure facilities were requested by the Vale of White Horse leisure team;
- The Parkour youth facility meets local needs;
- Highways have made no objections regarding safety of the junction;
- Site has been passed by full Council as an allocated site having gone through a detailed examination; and
- Removing a clause about a legal agreement referencing emerging affordable housing policy and insisting 40% affordable housing provision.

RESOLVED: (9 votes for; 1 against; no abstentions)

To authorise the head of planning to grant outline planning permission for application P15/V1808/O, subject to the following:

1. A S106 agreement being entered into with the district council in order to secure contributions towards local infrastructure and to secure 40% affordable housing; and
2. The following conditions:
 1. Commencement of development.
 2. Reserved matters to be submitted.
 3. Approved plans and documents.
 4. Detailed landscaping scheme, including acoustic bund details.
 5. Landscaping implementation.
 6. Tree protection details.
 7. On site open space provision.
 8. On site open space / parkour management plan.
 9. Sustainable drainage scheme to be agreed and implemented.
 10. Foul drainage strategy to be agreed and implemented prior to occupation.
 11. Vehicular access details in accordance with approved plans.
 12. A415 off-site highway works prior to commencement of development on site.
 13. Bus stop provision in accordance with approved plans.
 14. Provision of off-site footways and cycleway details to be agreed.
 15. Construction traffic management plan to be agreed.
 16. Ecological mitigation measures.

Informatives

1. Market housing mix to complement the SHMA.

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PI.219 P15/V1035/FUL - Buckland Service Station section of A420 running through Buckland, Faringdon

The officer presented the report on application P15/V1035/FUL to demolish the existing single storey building; remove the existing telecommunications mast; erect a motel and diner with drive through and associated works including access, car parking and landscaping at the Buckland Service Station section of the A420 running through Buckland, Faringdon.

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.

Officer update: the elevations of the diner in the report were incorrectly shown as front and rear elevations; they are in fact side elevations. An extra condition will be included to agree the finer detail of the plant room.

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

- The existing building has been empty for some time;
- It is well set back from the A420; and
- The applicant is happy to move the proposal back to its original site if necessary.

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

- Disappointment at not seeing front and rear elevations;
- Employment will be welcome;
- Location is welcome;
- New signing and lining to overcome safety concerns;
- Clarification that the time limit is three years; and
- Planting mix/type will be agreed with the landscape officer.

RESOLVED: (10 votes to nil)

To authorise the head of planning to grant planning permission for application P15/V1035/FUL, subject to the following:

1. A S106 agreement (unilateral undertaking) being entered into by the applicant in order to secure contributions towards highways infrastructure, bus stops, footway provision and associated works; and
2. Conditions as follows:
 1. Time limit.
 2. Approved plans.
 3. Materials to be submitted, development carried out in accordance with details.
 4. Detailed landscaping scheme to be submitted and include preferred planting mix.
 5. Landscaping detail to be submitted to include five year maintenance period.
 6. Site specific arboricultural method statement with 'no dig' construction areas to be submitted/agreed.
 7. Details of all external lighting to be agreed.

8. Development to be implemented in accordance with the reptile method statement and extended phase 1 habitats survey report submitted.
9. Scheme for sustainable surface water and foul water drainage of the development to be submitted to local planning authority and approved prior to commencement.
10. The approved foul and surface water drainage scheme shall be implemented in accordance with the flood risk assessment already submitted.
11. No discharge of foul or surface water from the site shall be accepted into the public system until the drainage works referred to in the strategy have been completed.
12. Framework travel plan to be prepared and submitted for approval prior to first occupation.
13. Car parking areas to be constructed prior to occupation.
14. Visibility splay to A420 to be maintained during operation of uses approved.
15. Further details to be submitted for the plant room.

PI.220 P15/V2365/FUL - Wantage Tennis Club, Foliat Drive, Wantage

The officer presented the report and addendum on application P15/V2365/FUL to redevelop the existing tennis facilities and clubhouse, and their replacement with 8 semidetached houses at Wantage Tennis Club, Foliat Drive, 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.

Allister Godfrey, a local resident, spoke objecting to the application. His concerns included the following:

- Overlooking, overdevelopment and over-dominance of site;
- Distances to the flank of Little End;
- The design is much more awkward than the original proposal; and
- Traffic impact.

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

- The rear to rear distance is only just under the required 21 metres;
- Three visitor car parking spaces are welcomed;
- Reversing on to road could be dangerous and hold traffic up (no highway objections); and
- Central government directive to make efficient use of brownfield sites.

RESOLVED (5 for; 3 against; 2 abstentions)

To grant planning permission for application P15/V2365/FUL, subject to the following conditions:

1. Commencement three years - full planning permission.
2. Approved plans.
3. Submission of slab levels.
4. Submission of materials details.
5. Access, parking and turning in accordance with approved plan.
6. Landscaping scheme to be submitted.
7. Approved landscaping scheme to be implemented.

8. Submission of foul and surface water details.
9. Tree protection during construction.
10. Withdrawal of permitted development rights for extensions and outbuildings.
11. Rooflights to be no lower than 1.7 metres above floor level.
12. Closure of existing access to Oxfordshire County Council standards.
13. Bound surface to be used within the scheme as opposed to gravel.
14. Open plan along Foliat drive with hedges to be kept no taller than 1m in height to prevent vision splays and pedestrian safety becoming affected.

PI.221 P15/V1752/FUL - Land at Penstones Farm, Horsecroft, Stanford in the Vale

This item was withdrawn from the agenda and was therefore not considered.

PI.222 P15/V2041/FUL & P15/V2042/LB - The Woolpack Inn, Church Street, Wantage

The officer presented the report on applications P15/V2041/FUL and P15/V2042/LB to convert the existing listed offices into 10 residential units (including 2 dwellings within the existing car park area) at the Woolpack Inn, 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.

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

RESOLVED (8 for; 1 against; 1 abstention)

To grant planning permission for application P15/V2041/FUL, subject to the following conditions:

1. Commencement of three years.
2. In accordance with the approved plans.
3. Prior to commencement details of vision splays and access should be provided.
4. Archaeological watching brief shall be submitted.
5. Implementation of watching brief.
6. Details of surface water and foul drainage to be submitted.
7. No gate across access.

RESOLVED (8 for; 1 against; 1 abstention)

To grant listed building consent for application P15/V2042/LB, subject to the following conditions:

1. Commencement of three years.
2. In accordance with the approved plans.
3. All technical details should be implemented as per design details Rev A 181115 document.

PI.223 P15/V2144/HH - 9 Turnpike Road, Cumnor Hill, Oxford

The officer presented the report and addendum on application P15/V2144/HH to demolish the existing garage and erect a two storey side extension at 9 Turnpike Road, Cumnor Hill, 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.

Gordon Joyner, a local resident, spoke objecting to the application. His concerns included the following:

- The visual amenity, size and impact fail to meet the design guide;
- Increase in elevation, massing and footprint;
- Poor design;
- Request the flat roof be removed;
- Out of character; and
- Ownership certificate is incorrect.

The committee considered the application, with advice from officers where appropriate; it was suggested that the item be deferred on the grounds of insufficient evidence regarding ownership.

RESOLVED (8 for; 1 against; 1 abstention)

To defer the decision to grant planning permission for application P15/V2144/HH, due to there being insufficient evidence regarding ownership of the property; further clarification required.

The meeting closed at 8.50 pm