

Minutes

of a meeting of the

Planning Committee

held on Monday, 15 February 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 Robert Sharp (Chairman), Sandy Lovatt (Vice-Chairman), Eric Batts, Roger Cox, Jenny Hannaby, Anthony Hayward, Bob Johnston, Chris McCarthy, Janet Shelley and Catherine Webber

Officers: Peter Brampton, Laura Hudson, Piotr Kulik, Brett Leahy, Nicola Meurer, Josh Webley-Smith and Hanna Zembrzycka-Kisiel

Number of members of the public: 15

PI.255 Chairman's announcements

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

PI.256 Notification of substitutes and apologies for absence

Councillor Stuart Davenport tendered his apologies.

PI.257 Declarations of pecuniary interests and other declarations

Councillor Bob Johnston stated that in relation to application P15/V2670/HH – 237 Whitecross, Wootton; he is the Oxfordshire county councillor for the Wootton area but was not present when this application was discussed at their parish council meeting.

Councillor Anthony Hayward declared a pecuniary interest in relation to application P15/V2693/FUL – Carswell Golf Course, Buckland, Faringdon – he is the agent for the application and would not be present during discussion nor voting of this item. Councillor Robert also declared a pecuniary interest in this application as he has had financial dealings with the applicant and would therefore not take part in the consideration of this item.

PI.258 Urgent business

None.

PI.259 Statements and petitions from the public on planning applications

The list showing 3 members of the public that had registered to speak on planning applications was tabled at the meeting.

PI.260 Statements, petitions and questions from the public on other matters

None.

PI.261 Materials

RESOLVED: to approve the following materials for application P14/V1663/FUL – land to the south of Blenheim Hill, Harwell – for the construction of 80 dwellings with associated open space, roads and parking provision:

Main Bricks:

- Autumn Glow Multi
- Chelsea Smoked Red
- Arden Special Reserve
- Clumber Red

Detail Brick:

- Autumn Glow

Roof Tiles:

- Sandtoft Tile – Rustic – Duo type as shown on site.
- Sandtoft Tile – Dark Grey – Duo type as shown on site

Hanging tile samples as shown on site.

PI.262 P15/V2545/O - Land at Challow Park (including former Council depot), Challow Road, East Challow

The officer presented the report and addendum on application P15/V2545/O for outline planning permission to develop up to 36 residential dwellings, including up to 14 affordable dwellings, associated parking, amenity space and on-site public open space on land at Challow Park, Challow Road, East Challow.

The addendum included an update regarding an extra condition requiring a preliminary risk assessment for land contamination to be agreed in writing to the local planning authority prior to commencement of work on site, due to the proximity of the site to a principal aquifer.

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.

Phil Knight, a representative of East Challow Parish Council, spoke objecting to the application. His concerns included the following:

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- The site is not identified in the local plan part one (this site wouldn't be in the emerging local plan part one 2031 as that plan only seeks to allocate "strategic" sites of more than 200 houses. This site is thus too small for consideration at this stage.)
- Disagree that there is a housing shortage in the area due to the number for sale in the locality;
- Disconnection to shops – not a sustainable location;
- No provision for the disabled;
- Full independent traffic assessment dismissed;
- No cycleways; and
- Importance of separation between East Challow and Wantage.

Graham Blyth, a local resident, spoke objecting to the application. His concerns included the following:

- Has policy changed as a result of court ruling that garden land can be considered brownfield? It needs to be tested;
- Beech tree has a fungal infection, but otherwise could live for decades;
- Importance of tree lines and view from the Lowland Vale;
- Enough development in the area; and
- Infrastructure needed first.

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

- The development will be well contained, therefore the gap between East Challow and Wantage will be preserved – no statutory objections;
- East Challow is considered to be a large village and the site is an acceptable location;
- No highways objections, effect on A417 capacity not considered severe;
- No objections regarding drainage;
- No objections from the tree officer – the current plan accommodates the Beech tree; and
- Contribution to St Nicholas' school expansion.

Councillor Yvonne Constance, one of the local ward members, had submitted written representation objecting to the application. Her concerns included the following:

- Not a sustainable location as there is no shop, few facilities and limited access to Wantage other than by car;
- Future of the number 67 bus route;
- Capacity for both primary and secondary schools;
- Connection to the sewerage network, potential flood risk and drainage issues; and
- Infrastructure will need to be enforced through S106 contributions.

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

- Affordable housing welcome;
- Extension of the 30mph speed limit is welcome;
- Request for hand digging around the beech tree as a condition;
- It is an indicative layout, which can change at reserved matters;
- No decision has been made regarding the number 67 bus service – contributions will help retain it;
- Previously developed land and planning history make it a suitable site;

- An error was identified on page 23 of the report whereby Drayton School should read St Nicholas' school;
- Concern at loss of potential employment site; and
- There will be contributions towards a zebra crossing, involving public consultation.

RESOLVED: (8 votes for; 1 against; 1 abstention)

To authorise the head of planning to grant outline planning permission for application P15/V2545/O, subject to the following:

1. 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
2. Conditions as follows:
 1. Reserved matters application(s) to be submitted within 18 months with commencement on site within 6 months of final reserved matters approval.
 2. Approved plans.
 3. Tree protection to be agreed – to include no mechanical excavation within the root protection area of the Beech tree.
 4. Scheme for replacement of orchard to be agreed.
 5. Access details to be agreed.
 6. Visibility splay details to be agreed.
 7. Closure of existing access to Challow Park to be agreed.
 8. Construction traffic management plan to be agreed.
 9. Travel information pack to be agreed.
 10. Sustainable urban drainage scheme for surface water to be agreed.
 11. Foul drainage strategy to be agreed.
 12. Written scheme of archaeological investigation to be agreed.
 13. Programme of archaeological monitoring and mitigation to be agreed.
 14. Badger survey and mitigation to be agreed.
 15. Biodiversity enhancement to be agreed.
 16. New estate roads to highway authority specification.
 17. No drainage to highway.
 18. No occupation until surface and foul drainage strategies implemented.
 19. A preliminary risk assessment for land contamination to be agreed in writing by the local planning authority prior to the commencement of work on site.

PI.263 P15/V1110/O - 18 Cumnor Hill, Cumnor

The officer presented the report and addendum on application P15/V1110/O for outline planning permission to erect two detached dwellings with new access and to erect a replacement garage at 18 Cumnor Hill, Cumnor.

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 outline planning permission for application P15/V1110/O, subject to the following conditions:

1. Time limit - outline application.
2. Approved plans.
3. Standard outline condition.
4. Access, car parking spaces and turning space.
5. Drainage details (surface water).
6. Drainage details (foul water).
7. Sustainable drainage scheme.

Informatives:

1. Surface water drainage.

PI.264 P15/V2670/HH - 237 Whitecross, Wootton

The officer presented the report on application P15/V2670/HH to provide a pitched roof over a partially constructed detached store at 237 Whitecross, Wootton.

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 for application P15/V2670/HH, subject to the following conditions:

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

PI.265 P15/V2693/FUL - Carswell Golf Course, Buckland, Faringdon

Councillors Robert Sharp and Anthony Hayward stepped down from the committee and did not take part in the consideration nor voting for this item.

The officer presented the report on application P15/V2693/FUL for the cessation of use of the existing 10 bay 1 bay store golf driving range and to erect a new 10 bay 2 bay store open driving range together with floodlighting and projecting fencing at Carswell Golf Course, 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.

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

RESOLVED: (8 votes to nil)

To grant planning permission for application P15/V2693/FUL, subject to the following conditions:

1. Time limit - full application.

2. Approved plans.
3. Materials in accordance with application.
4. External lighting – general.
5. Floodlights house of use.

The meeting closed at 7.45 pm