

Minutes

of a meeting of the

Planning Committee

held on Wednesday, 2 March 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), Roger Cox, Stuart Davenport, Jenny Hannaby, Anthony Hayward, Bob Johnston, Monica Lovatt, Chris McCarthy, Janet Shelley and Catherine Webber

Officers: Sally Appleyard, Holly Bates, Katie Cook, Martin Deans, Laura Hudson, Piotr Kulik, Kayleigh Mansfield, Nicola Meurer, Penny Silverwood, Stuart Walker and Hanna Zembrzycka-Kisiel

Number of members of the public: 29

PI.266 Chairman's announcements

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

PI.267 Notification of substitutes and apologies for absence

Councillor Eric Batts tendered his apologies; Councillor Monica Lovatt substituted for him.

PI.268 Declarations of pecuniary interests and other declarations

Councillor Roger Cox stated that in relation to P15/V2317/HH – Merrow Down Road, between Woolstone and Uffington, he and many of the other members knew the applicant's agent, having been a former Vale of White Horse district council member of staff. He also stated that in relation to application P15/V2447/FUL – land to the south of High Street, Drayton, he and many of the other members knew county councillor Richard Webber, a supporter, having been a former district councillor.

PI.269 Minutes

RESOLVED: to adopt the minutes of the committees held on 27 January, 3 February and 15 February 2016 and agree that the chairman signs them as a correct record.

PI.270 Urgent business

None.

PI.271 Statements and petitions from the public on planning applications

The list showing 12 members of the public that had registered to speak on planning applications was tabled at the meeting.

PI.272 Statements, petitions and questions from the public on other matters

None.

PI.273 Materials

None.

PI.274 P15/V2447/FUL - Land to the south of High Street, Drayton

The officer presented the report and addendum on application P15/V2447/FUL for the erection of 140 new dwellings, extension of the existing access with the High Street, creation of new pedestrian and cycle routes, formation of public open space, construction of internal access roads, surface water attenuation, landscaping features and ancillary development to the south of High Street, Drayton.

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.

Richard Williams, a representative of Drayton Parish Council, spoke in support of the application. His speech included the following:

- The site is allocated in the Drayton neighbourhood plan;
- It would enlarge the village envelope, but avoids ribbon development;
- Good access to amenities;
- No traffic noise;
- Fields to be built on are largely invisible to existing residents and there are mitigation measures in the open space around the perimeter neighbouring existing properties;
- Much needed children's play areas; and
- The developers have been responsive and helpful in negotiations.

Paul Coster, a local resident, spoke objecting to the application. His concerns included the following:

- Flood risk assessment to the east of the proposed development which has been identified as 75% at risk of groundwater flooding on environment agency maps; and
- Concern for the flow rates in impermeable areas.

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

- Extensive discussions with the neighbourhood plan steering group, parish council and residents; and

- The flood risk has been discussed at length. The strategy would reduce the risk of water entering Mr Coster's land to the east of the site with swales on the eastern boundary and ponds for excessive rainfall. There have been no objections from the environment agency nor drainage officer.

County Councillor Richard Webber spoke in support of the application.

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

RESOLVED: (11 votes to nil)

To authorise the head of planning to grant planning permission for application P15/V2447/FUL, subject to the following:

1. A S106 agreement being entered into in order to secure contributions towards local infrastructure and to secure affordable housing; and
2. The following conditions:
 1. Time limit for commencement – three years.
 2. Approved plans.
 3. Sample materials to be submitted for approval.
 4. Access in accordance with approved plans, with further boundary detail to be submitted for approval.
 5. Car parking in accordance with approved plans.
 6. Carriageways to be provided prior to first occupation of each dwelling to which it relates.
 7. Bicycle parking provision prior to occupation.
 8. Bin storage provision in accordance with approved plans.
 9. No occupation within the site, until the path suitable for pedestrian and cyclist use, the details of which shall have first been approved by the local planning authority, has been constructed.
 10. Full travel plan to be submitted for approval.
 11. Travel information pack to be submitted for approval.
 12. Scheme of archaeological investigation.
 13. Programme of archaeological evaluation and mitigation.
 14. No development shall take place until a detailed scheme for the surface water drainage of the development, developed in accordance with the submitted flood risk assessment ref 21021/10-15/3621 REV.A and as part of a sustainable urban drainage system, has been submitted to and approved in writing by the Local Planning Authority.

The surface water drainage scheme shall include details of the following:

- i. Surface water – surface water flows shall be attenuated and regulated into the receiving watercourse through on-site storage.
- ii. Ground water - no ground water shall be discharged into a sewer or a combined sewer without first obtaining a ground water discharge permit from Thames Water. (Ground water discharges typically result from construction site de-watering, deep excavations, basement infiltration, borehole installation, testing and site remediation).
- iii. Limiting the surface water run-off generated by the 1 in 100 year critical storm event plus 30% allowance for climate change so that it will not exceed the run-off from the undeveloped site following the corresponding rainfall event and not increase the risk of flooding offsite.
- iv. Further soil infiltration testing in accordance with BRE365.

- v. Finished floor levels set no lower than 150mm above Ordnance Datum (AOD) than existing ground levels.
 - vi. A detailed management and maintenance plan for the lifetime of the development, i.e. arrangements for adoption by any public authority or statutory undertaker and any other arrangements to secure the operation of system throughout its lifetime.
The approved surface water drainage scheme shall be fully implemented prior to the occupation of any new dwelling and all mitigation measures required as a result of this condition shall be fully implemented in accordance with the timing and phasing arrangements embodied within any agreed schemes.
15. No dwelling hereby approved shall be occupied until the foul water drainage upgrades as set out in the submitted Thames Water Sewer Impact Study (reference: X4503 – 708) (or alternative options as otherwise agreed in writing) have been fully carried out.
 16. Development shall not commence until a foul water drainage strategy detailing all on-site drainage works, has been submitted to and approved by, the local planning authority.
 17. Tree protection details.
 18. Open space / play area management plan.
 19. Hard and soft landscape scheme to be submitted for approval.
 20. Landscape maintenance for five years.
 21. Boundary details in accordance with approved plans.
 22. Garage accommodation restriction.
 23. Prior to the commencement of the development hereby permitted, including any works of site clearance, a method statement for biodiversity enhancements shall be submitted to and approved in writing by the Local
 24. Planning Authority. The method statement should demonstrate how the development will achieve a net gain for biodiversity when compared to the pre development site conditions and should wherever possible incorporate the aspirations of the Drayton Neighbourhood Plan and its supporting documents. Thereafter, the biodiversity enhancement measures shall be carried out and retained in accordance with the approved details.
Prior to the commencement of the development (including ground works and vegetation clearance) a Construction Environmental Management Plan for Biodiversity (CEMP: Biodiversity) shall be submitted to and approved in writing by the local planning authority. The CEMP (Biodiversity) shall include the following:
 - i. Update ecological surveys for badgers shall be undertaken.
 - ii. Risk assessment of potentially damaging construction activities.
 - iii. Identification of biodiversity protection zones.
 - iv. Practical measures (both physical measures and sensitive working practices) to avoid, reduce or mitigate the impacts on important habitats and protected species during construction.
 - v. The location and timing of sensitive works to avoid harm to biodiversity features.
 - vi. The times during construction when specialist ecologists need to be present on site to oversee works.
 - vii. Responsible persons and lines of communication.
 - viii. Use of protective fences, exclusion barriers and warning signs.
The approved CEMP shall be adhered to and implemented throughout the construction period strictly in accordance with the approved details, unless otherwise agreed in writing by the local planning authority.

PI.275 P15/V2025/FUL - Land off Oxford Road, Kingston Bagpuize

The officer presented the report on application P15/V2025/FUL to erect 8 two storey residential dwellings and associated infrastructure on land off Oxford 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.

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

- The site will be surrounded by built up areas following the recent grant of planning permission for the only break in development in the surrounding area;
- It is policy compliant; and
- Building in the conservation area is permitted as long as it enhances the area.

Councillor Eric Batts, the local ward councillor, was not present for the meeting but had submitted a statement to be read out covering the following points:

- The mix of 2, 3 and 4 bedroom dwellings is good;
- When materials are submitted, the conservation officer must be satisfied they are suitable;
- Mitigation measures for great crested newts and roosting bats must be adhered to and monitored closely;
- Concern for cumulative impact on traffic;
- Concern for foul water drainage; and
- Construction management plan not mentioned.

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

- Well screened from the road;
- Welcome the affordable housing;
- Can there be a hand-digging condition included for the mature yew trees on site?
- Local member to approve materials;
- Construction management plan not requested by highways – it has to be in scale and kind to the development; and
- More details of landscaping species/mix to be submitted.

RESOLVED: (11 votes to nil)

To authorise the head of planning to grant planning permission for application P15/V2025/FUL, subject to the following:

1. A S106 agreement being entered into with the district council in order to secure affordable housing and open space maintenance by way of a management company; and
2. Conditions as follows:
 1. Commencement within three years.
 2. Approved plans list.
 3. Details of materials to be submitted.
 4. Details of windows, doors, cills, lintels etc. to be submitted.
 5. Details of boundary treatments to be submitted.
 6. Surface water drainage details to be submitted.

7. Foul water drainage details to be submitted.
8. Licence from Natural England required (great crested newts).
9. Development to be carried out in accordance with protected species mitigation report.
10. Landscaping scheme to be submitted.
11. Landscaping (implementation).
12. Details of tree protection scheme to be submitted.
13. Archaeological written scheme of investigation (WSI) to be undertaken.
14. Archaeological scheme of evaluation and mitigation to be undertaken in accordance with the WSI.
15. Development to be implemented in accordance with submitted noise assessment report.
16. Access, parking and turning space in accordance with submitted plans.
17. New roads to be constructed in accordance with Oxfordshire county council specifications
18. Vehicular access to be taken from Oxford Road only.
19. No surface water shall be discharged onto the highway.
20. Permitted development restriction on fences and walls.
21. Garage accommodation to be retained for parking purposes only.
22. Obscure glazing to referenced bathroom/en-suite windows.

PI.276 P15/V3032/FUL - 3 Finmore Road, North Hinksey

The officer presented the report on application P15/V3032/FUL to alter and extend 3 Finmore Road and develop two new flats to the side of the property in North Hinksey.

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.

Antony Di Pinto and Martin Shaw, the applicant and agent, spoke in support of the application. Their speeches included the following:

- Following the objections from the last submitted application, they have worked on a new scheme to be more in keeping with the crescent;
- There is little opportunity to downsize or for starter homes in Botley;
- Amenity space is sufficient for requirements; and
- Parking arrangements are sufficient.

Councillor Emily Smith, one of the local ward councillors, provided a statement to be read out objecting to the application, covering the following points:

- Accessing the site would require driving over the pavement;
- The loss of on-road parking; and
- No other houses on St Pauls Crescent have such large side extensions, it would therefore look out of character.

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

RESOLVED: (11 votes to nil)

To grant planning permission for application P15/V3032/FUL, subject to the following conditions:

1. Time limit - full application.
2. Approved plans.
3. Matching materials.

4. Visibility splays.
5. No drainage to highway.
6. Bicycle parking.
7. Sustainable drainage scheme.
8. Permitted development restriction on dwellings (extensions/ outbuildings).
9. Boundary walls and fences.

PI.277 P15/V2623/O - Land off Blackbird Lane, Milton

The officer presented the report on application P15/V2623/O for outline planning permission for one dwelling and an open fronted timber framed cart shed on land off Blackbird 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.

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

RESOLVED: (11 votes to nil)

To grant outline planning permission for application P15/V2623/O, subject to the following conditions:

1. Development to commence within two years of the reserved matters approval.
2. Development to be in accordance with approved plans.
3. Details to be submitted: Reserved matters submitted within three years.
4. Details to be submitted: New vehicular access arrangement.
5. Details to be submitted: Turning area and car parking within the application site.
6. Details to be submitted: Sustainable Drainage Scheme, to include soil inspection.

Informatives:

1. No temporary obstructions to public right of way.
2. No alterations to be made to the public right of way.
3. Construction vehicle access not to be permitted without prior approval from the countryside access team.

PI.278 P15/V3041/FUL - Days House, Westcot, Sparsholt, Wantage

The officer presented the report and addendum on application P15/V3041/FUL to demolish an existing house on site, dividing the site and erecting a new house attached to the existing pool house at Days House, Westcot, Sparsholt, 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: (11 votes to nil)

To grant planning permission for application P15/V3041/FUL, subject to the following conditions:

1. Time limit - full application.
2. In accordance with the approved plans.
3. Demolish specified buildings within the site prior to occupation of the new dwelling.
4. Retain existing hedgerow/trees.

5. Materials in accordance with the submitted application.
6. Drainage details to be submitted.
7. Access, parking and turning in accordance with the approved plan.

Informative

1. Surface water drainage

PI.279 P15/V2783/HH - 3 St Johns Watery Lane, Sparsholt

The officer presented the report on application P15/V2783/HH for a single storey and two storey extension at 3 St Johns Watery Lane, Sparsholt.

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.

Lisa Winterbourne, a local resident, spoke objecting to the application. Her concerns included the following:

- Loss of light to their property as the immediate neighbours;
- Extra bedroom in the roof will change the property to a gable end, which will have an impact on the street scene (conservation area);
- Sound insulation in the roof;
- Not enough room for the recommended three cars;
- Dominant and overbearing – doesn't conform to other extensions; and
- They have the full support of the parish council.

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

- What harm does a gable end have on the street scene?
- Sound insulation is a building control issue; and
- The proposal meets the 40 degree rule for shadowing;

RESOLVED: (10 votes for; 1 abstention)

To grant planning permission for application P15/V2783/HH, subject to the following conditions:

1. In accordance with the approved plans.
2. Time limit - full application.
3. Submission of details of proposed car parking spaces.
4. Materials to be in accordance with those specified in the application.
5. Specified windows to be obscured glazed and top hung only.

PI.280 P15/V2137/HH - Merrow Down Road between Woolstone and Uffington

The officer presented the report on application P15/V2137/HH for a single-storey side extension, modification of the existing garage and a new detached double garage with work room above on Merrow Down Road between Woolstone and Uffington.

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.

Penelope Spink, a local resident, spoke objecting to the application. Her concerns included the following:

- Visual impact of new double height garage will harm the street scene; and
- Drainage concerns.

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

- It is a single storey garage that makes use of the roof space;
- No uniformity to the built character of the area; and
- Will remain ancillary.

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

RESOLVED: (11 votes to nil)

To grant planning permission for application P15/V2137/HH, subject to the following:

1. In accordance with the approved plans.
2. Time limit - full application.
3. Submission of details of proposed car parking spaces.
4. Materials to be in accordance with those specified in the application.
5. Specified windows to be obscured glazed and top hung only.

PI.281 P15/V2733/FUL - 73 Oxford Road, Abingdon

The officer presented the report on application P15/V2733/FUL to change the use of an area of highway verge/open space to domestic garden use at 73 Oxford 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.

Dr Sheng Yue, the applicant, spoke in support of the application. His speech included the following:

- The county council have given their support; and
- The location/shape of the land make in not very usable for the public.

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

- Concern for the loss of amenity space;
- Angle created by the new fence may exacerbate anti-social behaviour – however, the police haven't objected;
- Granting planning permission wouldn't resolve the ownership of the land; and
- Consultation will take place prior to the bench being relocated.

RESOLVED: (7 votes for; 3 against; 1 abstention)

To grant planning permission for application P15/V2733/FUL, subject to the following conditions:

1. Time limit – full permission.
2. Planning condition listing the approved drawings.
3. Materials – details in accordance with application.
4. Tree protection measures.
5. Prior to the commencement of the development, detailed particulars of an obscured screen to be positioned at the top of the external staircase to the outbuilding on its north and west elevations shall be submitted to and approved in writing by the Local Planning Authority. The screen shall be a minimum of 1.7 metres high from the floor level of the staircase in order to prevent overlooking. The approved screen shall be

installed prior to the first occupation or use of the new development, and notwithstanding the provisions of Part 1 Class E 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 screen shall be maintained and retained.

6. Parking and turning area in accordance with plan.
7. Ancillary accommodation.

PI.282 P15/V2613/FUL - Waitrose Ltd, Abbey Close, Abingdon

The officer presented the report on application P15/V2613/FUL for the variation of condition 9 of planning permission P92/V0097 and condition 1 of planning permission P08/V1936 to allow the store to receive deliveries between the hours of 6:00am and 10:00pm and extended deliveries over the Christmas holiday period at Waitrose Ltd, Abbey Close, 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.

Ken Williams, the applicant's agent, spoke in support of the application.

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

RESOLVED: (11 votes for to nil)

To grant planning permission for application P15/V2613/FUL, subject to the following conditions:

1. Delivery times:

Deliveries to the food store hereby permitted shall be made only between the hours of 06:00 and 22:00 during any day the food store is open to the general public, with the exception of 20th, 21st, 22nd, 23rd and 24th of December, when deliveries can be carried out between the hours of 06:00 and 00:00. All deliveries shall adhere to the approved delivery management plan.

PI.283 P15/V2989/HH - 79 Abingdon Road, Drayton

The officer presented the on application P15/V2989/HH to erect a first floor side extension at 79 Abingdon Road, Drayton.

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 for application P15/V2989/HH, subject to the following conditions:

1. In accordance with the approved plans.
2. Materials used to be in accordance with the application.
3. Time limit - full application.

The meeting closed at 8.40 pm.