

Minutes

of a meeting of the

Planning Committee

held on Wednesday, 13 April 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, Emily Smith and Robert Hall

Officers: Holly Bates, Adrian Butler, Sarah Green, Brett Leahy, Kayleigh Mansfield, Nicola Meurer, Stuart Walker and Hanna Zembrzycka-Kisiel

Also present: Councillors Dudley Hoddinott and Reg Waite.

Number of members of the public: 70

PI.302 Chairman's announcements

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

PI.303 Notification of substitutes and apologies for absence

Councillors Stuart Davenport and Catherine Webber tendered their apologies; Councillors Robert Hall and Emily Smith substituted for them respectively.

PI.304 Declarations of pecuniary interests and other declarations

Councillors Jenny Hannaby and Chris McCarthy declared that in relation to applications P15/V2952/O – King Alfred School East, Springfield Road, Wantage and P16/V0053/FUL – Land to rear of 28 Ormond Road, Wantage; they are both members of Wantage Town Council but did not take part in any discussion or voting on these items.

PI.305 Minutes

RESOLVED: to adopt the minutes of the committee held on 23 March 2016 and agree that the chairman sign them as a correct record.

PI.306 Urgent business

None.

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PI.1

PI.307 Statements and petitions from the public on planning applications

The list showing 20 members of the public that had registered to speak on planning applications was tabled at the meeting.

PI.308 Statements, petitions and questions from the public on other matters

None.

PI.309 Materials

The committee considered materials for P16/V0197/DIS – Land off Barnett Road, Steventon.

The decision was deferred to the meeting of 20 April 2016 to consider tile samples alongside the brick samples already seen.

PI.310 P15/V2952/O - King Alfred's School, East Springfield Road, Wantage

The officer presented the report and addendum on application P15/V2952/O for outline planning permission for a residential development of up to 150 dwellings with associated access, new footpath link, areas of public open space and landscaping on the King Alfred's school site, East Springfield, 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.

Professor John Garvey, a local resident, spoke objecting to the application. His concerns included the following:

- Traffic generation;
- East site impact only considered, concern about the impact on the central site;
- Dispute brownfield site allocation; and
- Has the redevelopment of the playing fields had secretary of state approval?

Simon Spiers, the applicant, spoke in support of the application. His speech included the following:

- The development ensures continued outstanding education;
- Reduced travelling for teachers;
- Support from Ed Vaizey MP and Wantage Town Council;
- Local support; and
- Surprised and disappointed that primary school contributions are going to a new school in Grove, which will not provide for the increased numbers of pupils as a result of the development.

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

- 40% affordable housing is welcome;
- Reassurance that the Sweatbox youth club will be relocated; and

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PI.2

- Loss of sports facilities a concern – Grove and Crab Hill will provide for the shortfall when completed. The other two academy sites will have public access in the short term.

A motion, moved and seconded for approval, was declared carried on being put to the vote.

RESOLVED: (11 votes to nil)

To authorise the head of planning to grant outline planning permission for application P15/V2952/O, subject to:

1. A S106 agreement being entered into with the district council in order to secure contributions towards local infrastructure and to secure affordable housing; and
2. The following conditions:
 1. Approval of reserved matters.
 2. Reserved matters to be submitted within three years.
 3. Time limit for implementation – two years after final reserved matters approval.
 4. Approved plans.
 5. Access in accordance with specified plans.
 6. Off-site highways works completed prior to occupation.
 7. Construction traffic management plan.
 8. Travel plan statement.
 9. Garage accommodation to be retained.
 10. Sustainable drainage scheme (in accordance with approved floor risk assessment) to be agreed and implemented prior to occupation.
 11. Foul drainage details to be agreed and implemented prior to occupation.
 12. Tree protection.
 13. Community use agreement for two remaining school sites.

Informatives

1. Market housing mix to complement the SHMA.
2. Affordable housing mix to accord with housing team requirements.

PI.311 P15/V2933/O - Land North of Appleford Road, Sutton Courtenay

The officer presented the report and addendum on application P15/V2933/O for outline planning permission (with all matters except access reserved) to erect up to 93 dwellings including associated car parking, public open space and landscaping on land north of Appleford Road, 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.

David Hignell, a representative of Sutton Courtenay parish council, spoke objecting to the application. His concerns included the following:

- Cumulative impact on infrastructure not considered;
- Pollution and drainage impact; and
- No demonstrable need in village; suggested there is a 6-year land supply.

Tom Duckham, a local resident, spoke objecting to the application. His concerns included the following:

- Residents have reported flooding in the field in question;
- Road is currently three times over capacity – the proposed mitigation is ineffective for current vehicles, let alone the extra 300+ houses; and
- Oxfordshire county council have ignored the traffic report.

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

- No statutory consultee objections; and
- 40% affordable housing included in the plans.

Councillor Gervase Duffield, the local ward members, was unable to attend the committee but submitted a statement to be read out objecting to the application:

- Concern for the volume of large scale developments already in Sutton Courtenay;
- The site is near a flood risk area, further buildings add to that risk;
- The adjacent T-junction is already a traffic black spot which will only get worse with this and the already approved Amey site; and
- The proposed traffic lights are not welcome in the village – can further consultation be carried out?

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

- No history of fluvial flooding on the site where housing is shown;
- The council cannot currently demonstrate a five year land supply;
- Highways have put forward traffic lights and extension of the 30mph speed limit; and
- Lack of reply on traffic report from Highways not acceptable.

A motion, moved and seconded for approval, was declared carried on being put to the vote.

RESOLVED (6 for; 1 against; 3 abstentions):

To authorise the head of planning to grant outline planning permission for application P15/V2993/O, subject to:

1. A S106 agreement being entered into to secure contributions towards local infrastructure and to secure affordable housing; and
2. Conditions as follows:
 1. Commencement of development – 12 months after reserved matters approval.
 2. Reserved matters to be submitted within 18 months of the outline consent.
 3. Layout based on principles in the design and access statement.
 4. Tree protection to be provided.
 5. On site open space provision.
 6. On site open space management.
 7. Sustainable drainage scheme to be agreed and implemented.
 8. Foul drainage strategy to be agreed and implemented.
 9. No development in Flood Zones 2 or 3.
 10. Vehicular access details and vision splays.
 11. Pavement connection to south side of Appleford Road.

12. Construction method statement and construction traffic management plan to be agreed.
13. Travel information pack to be agreed.
14. Method statement for biodiversity enhancements.
15. Mitigation strategy for badgers.
16. Slab levels to be agreed.
17. Contamination remediation scheme.
18. Confirmation of any contamination encountered during construction and remediation.
19. Ground gas monitoring and remediation.

Informatives

1. Market housing mix to complement the SHMA.
2. Bird nesting.

PI.312 P15/V2998/FUL - 40 Cumnor Hill, Oxford

The officer presented the report and addendum on application P15/V2998/FUL for the demolition of the existing house; erection of one five bedroom detached two-storey house with integral garage and forecourt parking; and provision of vehicular access to the land at the rear at 40 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.

Dianne Rees, a local resident, spoke objecting to the application. Her concerns included the following:

- Impact of height and footprint on the neighbour's amenity;
- Minor amendments made don't address issues; and
- Adding balcony screens doesn't reduce overlooking.

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

- The amended scheme complies with policy; and
- Harmful overlooking has been addressed.

Councillor Dudley Hoddinott, one of the local ward members, spoke objecting to the application. His concerns included the following:

- The proposal does not maintain the existing level of privacy;
- The large flat roof is not in keeping; and
- Drainage issues.

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

- Plans have addressed the issues highlighted by the Inspector;
- Subject to extra landscaping condition as suggested in the addendum report; and
- There are a significant number of contemporary buildings in the area.

A motion, moved and seconded for approval with an extra landscaping condition, was declared carried on being put to the vote.

RESOLVED (10 for; none against; 1 abstention):

To grant planning permission for application P15/V2998/FUL, subject to the following conditions:

1. Commencement of development - three years.
2. Approved plans.
3. Prior to commencement details of materials, including finished colour to be submitted for approval.
4. Constructed in accordance with level details on approved plans.
5. New access, parking and turning in accordance with plan.
6. Prior to commencement construction traffic management plan to be submitted for approval.
7. Prior to occupation existing access shall be closed up.
8. Garage accommodation to be retained for parking.
9. Flats roofs shall at no time not be used as external living areas.
10. Prior to occupation privacy screens erected in accordance with approved plan and retained.
11. Prior to commencement fully detailed sustainable drainage scheme submitted and approved.
12. No works including demolition until protected area for badgers erected and retained during all construction.
13. Full landscaping details to be submitted.

PI.313 P15/V1074/O - Land at Reading Road, Harwell

The officer presented the report and addendum on application P15/V1074/O for outline planning permission for a residential development (access only) consisting of 16 dwellings and open space on land at Reading Road, Harwell.

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, a representative of Harwell parish council, spoke objecting to the application. His concerns included the following:

- Significant permanent impact on the AONB;
- Harm to views from Reading Road;
- No exceptional need demonstrated;
- Disconnect between this site and the rest of the village; and
- Request for condition for safe pedestrian crossing.

Mike Gilbert, the residents' agent, spoke objecting to the application. His concerns included the following:

- Application was withdrawn in 2014 due to harmful impact on AONB;
- In 1989 an appeal was dismissed due to incursion into the countryside; and
- Visually obtrusive from Reading Road.

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

- Since the 2014 application, the number of dwellings proposed has reduced from 44 to 16;
- No highways or drainage objections;

- Worked with design and landscaping officers;
- Existing housing on three sides of the site and same depth as neighbouring development;
- Building on AONB is not unacceptable in principle; and
- Affordable housing offered.

Councillor Reg Waite, one of the local ward members, spoke objecting to the application. His concerns included the following:

- AONB must be preserved;
- The proposal is overbearing and would destroy the character of the area; and
- Need gaps in between housing to preserve the rural nature.

Councillor Janet Shelley, one of the local ward members, also spoke objecting to the application and therefore did not vote. Her concerns included the following:

- The site is outside of the built up area of Harwell and within the AONB;
- Visually prominent encroachment into protected landscape;
- Would change the character of the area;
- Would visibility splays affect the vegetation on the site boundary? and
- Excessive speed of motorists and difficulty in safely crossing the A417.

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

- There is housing on each side of the site – effectively infill;
- Views open towards the ridge;
- Doesn't add any further harm to the AONB;
- Highways haven't objected on safety; and
- Policies have changed since 1989, making that appeal irrelevant.

A motion, moved and seconded for approval, was declared carried on being put to the vote.

RESOLVED (10 vote to nil):

To authorise the head of planning to grant outline planning permission for application P15/V1074/O, 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 and to secure affordable housing; and
2. Conditions as follows:
 1. Standard outline condition.
 2. Submission of reserved matters.
 3. Approved plans.
 4. Access (details not shown).
 5. Surface water drainage works (details required).
 6. Foul drainage works (details required).
 7. Construction of method statement.
 8. No drainage to highway.
 9. Surface water drainage
 10. Works within the highway.
 11. Surface water drainage.
 12. Wildlife protection.

PI.314 P15/V0524/FUL - 45 Cumnor Hill, Cumnor

The officer presented the report on application P15/V0524/FUL for the demolition of the existing dwelling; erection of replacement dwelling with garage, associated works, parking and landscaping at 45 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.

David Edwards, a local resident, spoke objecting to the application. His concerns included the following:

- The proposal is three times the size of the neighbouring property;
- Architects Panel recommends refusal;
- Overlooking and over dominance; and
- Shadowing impact when the sun is low.

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

- There is no single build line on Cumnor Hill;
- The height is lower and there is more space to each side than the existing building provides;
- The tree preservation order at the front of the property protects the depth of the greenery;
- Exceeds guidance of back to back distances; and
- No conflicts with adopted policies.

Councillor Dudley Hoddinott, one of the local ward members, spoke objecting to the application. His concerns included the following:

- Scale, massing and size relative to neighbours is contrary to policy;
- Flooding risk;
- Loss of privacy with number of windows facing neighbouring properties;
- Loss of light in winter; and
- Architect advisory panel ignored.

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

A motion, moved and seconded for approval, was declared carried on being put to the vote.

RESOLVED (11 votes to nil):

To grant planning permission for application P15/V0524/FUL, subject to the following conditions:

1. Three year commencement date.
2. Development to accord with approved plans.
3. Submission of details: materials.
4. Submission of detail: car parking.
5. Submission of detail: slab levels.
6. Submission of detail: sustainable drainage scheme.
7. No drainage to highway.
8. Tree protection plan.

PI.315 P15/V1379/FUL - Land adjacent to Yew Tree Barn, The Paddocks, East Hanney

The officer presented the report on application P15/V1379/FUL for the erection of nine dwellings with associated parking and amenity space on land adjacent to Yew Tree Barn, The Paddocks, East Hanney.

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.

Stephen McKechnie, a representative of East Hanney council, spoke objecting to the application. His concerns included the following:

- Where is the extra demand? None of the approved sites from last year have commenced yet;
- Too many journeys will need to be made by car as there is no direct bus to Didcot or Milton;
- Narrow footpath would not accommodate pedestrians and cyclists;
- 1600m away from oversubscribed school;
- Noise levels will be too high; and
- Flood risk assessment should have been carried out.

Ian Smith, a local resident, spoke objecting to the application. His concerns included the following:

- The A338 is busy, access will be dangerous and vision splays unacceptable; and
- Path is too narrow and tapers at the end, it would barely take a pram.

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

- No technical objections;
- There has been an acoustic assessment on noise impact – no objections;
- Environment Agency didn't consider the site a flood risk;
- Foul and surface water drainage strategy is in the conditions;
- Walking distance of key facilities; and
- Affordable housing included.

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

- Concern for safety on busy A338 – but no highway objections; and
- No conservation officer objection.

A motion, moved and seconded for approval, was declared carried on being put to the vote.

RESOLVED:

To authorise the head of planning to grant planning permission for application P15/V1379/FUL, subject to:

1. A S106 agreement being entered into with the district council in order to secure affordable housing; and
2. Conditions as follows:

1. Commencement within three years.
2. Approved plans list.
3. Details of materials to be submitted.
4. Boundary details to be submitted including to The Paddocks.
5. Sustainable surface water drainage details to be submitted.
6. Surface water drainage scheme to be in compliance with flood risk assessment.
7. Foul water drainage scheme to be submitted.
8. Archaeological written scheme of investigation (WSI) to be undertaken.
9. Archaeological scheme of evaluation and mitigation to be undertaken in accordance with the WSI.
10. Landscaping scheme to be submitted.
11. Landscaping scheme – implementation.
12. Tree protection scheme to be submitted.
13. Grampian condition to ensure all off-site highway works delivered within a specific timescale to be agreed.
14. Construction traffic management plan.
15. Access, parking and turning in accordance with the submitted plans.
16. Development to be carried out in accordance with noise mitigation measures within submitted acoustic report.
17. Garage and carport accommodation to be retained.
18. Permitted development restriction on fences/walls.

PI.316 P15/V2017/O - Land adjoining Dragon Hill, Woolstone Road, Uffington

The officer presented the report on application P15/V2017/O for outline planning permission to erect a single dwelling, with all matters reserved apart from access on land adjoining Dragon Hill, Woolstone Road, 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.

Simon Jenkins, a representative of Uffington parish council, spoke objecting to the application.

Rob Stewart, the applicant's agent, spoke in support of the application.

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

A motion, moved and seconded for approval, was declared carried on being put to the vote.

RESOLVED (11 votes to nil):

To grant outline planning permission for application P15/V2017/O subject to the following conditions:

1. Development must accord with approved plans.
2. Outline planning permission time limit.
3. Submission of reserved matters time limit.
4. Details to be submitted – access improvements.
5. Details to be submitted - Vision splay details.
6. Details to be submitted - Turning area and car parking.

7. Details to be submitted - sustainable drainage scheme.
8. Details to be submitted - landscaping plan.

**PI.317 P16/V0053/FUL - Land to the rear of 28 Ormond Road,
Wantage**

The officer presented the report and addendum on application P16/V0053/FUL for the erection of two three-bedroom semi-detached 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.

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

A motion, moved and seconded for approval, was declared carried on being put to the vote.

RESOLVED (10 for; 1 abstention):

To grant planning permission for application P16/V0053/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. No drainage to the highway.
5. Garage accommodation not to be converted.

The meeting closed at 9.50 pm