

Minutes

of a meeting of the

Planning Committee

held on Wednesday, 6 July 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, Stuart Davenport, Jenny Hannaby, Anthony Hayward, Bob Johnston, Chris McCarthy, Janet Shelley and Catherine Webber

Officers: Peter Brampton, Adrian Butler, Martin Deans, Emily Hamerton, Lisa Kamali and Nicola Meurer

Also present: Councillor Reg Waite

Number of members of the public: 52

PI.38 Chairman's announcements

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

PI.39 Notification of substitutes and apologies for absence

None.

PI.40 Declarations of pecuniary interests and other declarations

Councillor Bob Johnston declared that in relation to application P16/V0290/RM – land at Besselsleigh Road, Wootton, he is the county councillor for Wootton, but was not present when the planning committee considered this item.

Councillor Roger Cox declared that in relation to item P15/V2560/FUL – land to the east of Portway Cottages, Reading road, East Hendred, he and many other members of the committee are acquainted with the applicant's agent, Ken Disjksman.

PI.41 Urgent business

None.

PI.42 Statements and petitions from the public on planning applications

The list showing 14 members of the public that had registered to speak on planning applications was tabled at the meeting.

PI.43 Statements, petitions and questions from the public on other matters

None.

PI.44 Materials

The committee considered materials for P16/V0698/DIS – Land west of Didcot Power Station, Sutton Courtenay.

RESOLVED: to approve the materials displayed at committee.

PI.45 P15/V1504/FUL - Land North of Grove Road, Harwell

The officer presented the report and addendum on application P15/V1504/FUL for a residential development providing 207 dwellings with associated highway works, open space and infrastructure improvements on land north of Grove Road, Harwell.

Consultations, representations, policy and guidance and the site's planning history were detailed in the officer's report and addendum, 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:

- This is another application which will enclose the green gap between Didcot and Harwell;
- Weight should be given to policy DC1 to give regard to local distinctiveness; and
- The plan is a high-density grid which is unsympathetic to and not in keeping with a rural village that has developed slowly over 1000 years.

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

- The applicants have had detailed discussions and negotiations with the council and members of the public;
- The site has been approved for housing allocation by the inspector in the emerging local plan;
- The applicant has offered an off-site highway improvements package of contributions to include a reduction of speed limit, a footpath and traffic calming measures; and
- £2.5m will be invested in local services and infrastructure.

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

- Although he and local residents acknowledge the need for housing, the density, layout, character and design of the proposal are out of keeping with the village;

- The play area would involve children having to cross the central roads of the development;
- A new access onto Grove Road could add further traffic issues; and
- We cannot overlook the extension of 18% increase in dwellings to Harwell when taking other developments already permitted into consideration.

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

- Too dense for an edge of village development;
- Concern for children crossing the main arterial road to get to the playing area;
- Design is too uniform and garden frontage lacks landscaping;
- However, it is an allocated site, meets technical requirements and conforms to the Design Guide;
- Significant contributions are offered as part of the package, which would be lost should the application be won at appeal.

Concerns were raised by the committee that the health and fitness contribution has been removed due to pooling restrictions. Officers assured members that an appropriate sum can be explored as part of the S106 discussions.

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

RESOLVED: (8 for; 2 against; and 1 abstention)

To authorise the head of planning to grant planning permission for application P15/V1504/FUL subject to the highway authority having no objection to the revised plans and 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, the developers commitment to entering into a s278 agreement for the road changes; and
2. Conditions as follows:
 1. Development to commence within three years.
 2. Approved plans.
 3. Permitted development removal – Classes A and B.
 4. Garage accommodation to be retained.
 5. No side windows at first floor –plot three.
 6. Landscaping scheme required.
 7. Landscaping implementation.
 8. Tree protection to be provided.
 9. Boundary treatments.
 10. On site open space provision including provision of benches, bins and notice board.
 11. Sustainable drainage scheme to be agreed and implemented.
 12. Foul drainage strategy to be agreed before development commences and implemented prior to occupation.
 13. Water supply to be agreed and implemented prior to occupation.
 14. Vehicular access details to be implemented.
 15. Emergency access details to be agreed.
 16. New 1.5m wide footway to be provided along Grove Road.
 17. Footway link to Barrow Road to be re-aligned to allow trees to be retained.
 18. Surface details for the existing footpath behind The Croft to be agreed.

19. East/west footway along Grove Road within the site to be provided and offered to the highway authority for adoption.
20. Grove Road traffic calming and shared surface changes to be implemented.
21. Visibility splays at Grove Road/A4130 junction.
22. Parking provision.
23. Stage 1 safety audit and technical audit and implementation of findings.
24. Residential travel plan.
25. Archaeological watching brief.
26. Implementation of a programme of archaeological work.
27. Construction method statement and construction traffic management plan to be agreed – access to be west along Grove Road to the A4130.
28. Bat box provision.
29. Slab levels to be agreed.

Informative

1. Bird nesting.

PI.46 P15/V2560/FUL - Land to the east of Portway Cottages, East Hendred

The officer presented the report and addendum on application P15/V2560/FUL for a residential development of 48 dwellings on land to the east of Portway Cottages, East Hendred.

Consultations, representations, policy and guidance and the site's planning history were detailed in the officer's report and addendum, which formed part of the agenda pack for this meeting.

Dr John Sharp, a representative of East Hendred parish council, spoke objecting to the application. His concerns included the following:

- This application is a disproportionate extension of the village with insufficient contributions to infrastructure;
- The site will combine with other approvals to form a separate community of 100 new homes without access to the village facilities;
- The effects on the AONB have not been properly addressed, as amplified by the objection from the North Wessex AONB conservation board;
- The cumulative impact has not been addressed at all; and
- Highway safety concerns.

Dair Farrar-Hockley and Mark Beddow, two local residents, spoke objecting to the application. Their concerns included the following:

- No housing in East Hendred is allocated in the emerging Local Plan;
- No amenity contributions;
- Driving would be necessary to live here, which is not sustainable; and
- Safety concerns due to poor visibility.

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

- East Hendred is a larger village and a sustainable location;
- The site is within walking distance of local facilities including three pubs, two schools and a shop;

- The site is not within the AONB; and
- The application is in accordance with the Design Guide, has 20% open space and 21 dwellings per hectare.

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

- The Vale of White Horse are still in the position of not having five year land or a local plan in place;
- A solar park was refused to the north of this site due to the impact on the landscape;
- A three-storey apartment block would have a detrimental impact on the AONB;
- Concern for the amount of amenity space afforded some of the properties, which is below the recommended amount;
- The sites lost at appeal had different locations with continuous housing to the south – this application site is more open to the south;

The committee did not agree that the design of the application was acceptable due to the scale of the apartment block, garden sizes, sustainable drainage system and open space. The committee also requested further clarification on the visibility from neighbouring properties once the proposed A417 realignment is completed. A motion, moved and seconded for deferral, was declared carried on being put to the vote.

RESOLVED: (11 votes to nil)

To defer consideration of application P15/V2560/FUL, to allow the applicant to address the design issues and clarify access arrangements.

PI.47 P16/V0290/RM - Land at Besselsleigh Road, Wootton

The officer presented the report and addendum on application P16/V0290/RM for the approval of reserved matters to demolish the existing building and erect 64 dwellings with associated car parking and landscaping following the grant of outline planning permission P13/V0385/O on land at Besselsleigh Road, Wootton.

Consultations, representations, policy and guidance and the site's planning history were detailed in the officer's report and addendum, which formed part of the agenda pack for this meeting.

Ian Bristow, a representative of Wootton parish council, spoke to the application. His speech included the following:

- There is a need for a roundabout to slow down traffic at the entrance to site off Besselsleigh Road;
- Passive surveillance request of children's play area by turning two of the properties 90 degrees;
- Concern for some of the amenity space not meeting required minimum standards;
- Proximity of the pumping station being a concern; and
- Emergency vehicle access concerns.

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

- Alleviates pressure on greenfield sites;
- Good location, easy access;

- The public open space to the north of the site will be accessible in perpetuity by the landowners;
- The layout is designed to make the most efficient use of space;
- OCC have approved the existing entrance and parking; and
- No parish or statutory objections.

The officer clarified the following points in response:

- The 15 metre distance restriction for dwellings close to foul water pumping stations is a sewage industry guideline not enshrined in planning legislation. Properties in Deerhurst Park are also equally close to the pumping station as those proposed;
- The access road is fixed and would be difficult to realign, reducing the opportunity to redesign some of the scheme; and
- Turning properties would affect the back to back distances between properties.

The committee considered the application, with advice from officers where appropriate. A request to replace proposed Canadian Oaks with English Oaks was made and acknowledged by officers

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

RESOLVED: (6 for; 1 against; 4 abstentions)

To authorise the head of planning to grant reserved matters approval for application P16/V0290/RM, subject to:

1. A Deed of Variation to the original S106 agreement being entered into with the district council in order to secure alterations to the tenure mix for the affordable housing; and
2. Conditions as follows:
 1. Commencement one year.
 2. Approved plan.
 3. Slab levels for all dwellings to be agreed.
 4. Samples of all materials to be agreed.
 5. Boundary details to be agreed.
 6. Tree protection to be agreed.
 7. Tree pits to be agreed.
 8. Landscaping scheme to be agreed.
 9. Implementation of landscaping scheme.
 10. Access and visibility splays as approved.
 11. Parking as approved.

PI.48 P16/V0755/RM - Land adjoining Drayton Road, Milton

The officer presented the report and addendum on application P16/V0755/RM for reserved matters approval for outline application P14/V0052/O for details of the appearance, landscaping, layout and scale of 18 dwellings on land adjoining Drayton Road, Milton.

Consultations, representations, policy and guidance and the site's planning history were detailed in the officer's report and addendum, which formed part of the agenda pack for this meeting.

Sean Bates and Steve Young, the applicant and applicant's agent, spoke in support of the application.

The committee considered the application, with advice from officers where appropriate. As per the recommendations within the addendum report, the committee agreed that commencement would be within six months; an extra condition regarding external materials would be included; and to ensure the protection of the open space within the site, a condition would be included to keep the space in perpetuity.

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

RESOLVED: (11 votes to nil)

To grant reserved matters approval for application P16/V0755/RM, subject to the following conditions:

1. Commencement - six months.
2. Approved plans.
3. Slab levels to be agreed.
4. Tree protection to be agreed.
5. Boundary details to be agreed.
6. Full landscaping scheme to be agreed.
7. Refuse storage to be agreed.
8. Parking and manoeuvring areas provided and maintained.
9. Details of external materials to be agreed.
10. The open space within the site to remain so in perpetuity.

PI.49 P16/V0721/FUL - 82 Cumnor Hill, Oxford

The officer presented the report and addendum on application P16/V0721/FUL for the redevelopment of the site to provide eight 2-bedroom apartments along with external amenity space, car parking, cycle parking and refuse store at 82 Cumnor Hill, Oxford.

Consultations, representations, policy and guidance and the site's planning history were detailed in the officer's report and addendum, which formed part of the agenda pack for this meeting.

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

- Despite the obscure glazing, overlooking would still be an issue;
- The scale and mass of the proposal is out of keeping in Cumnor Hill;
- A requirement for a badger strategy and method statement;
- A query concerning who owns and would be responsible for maintain the access (Officer response: jointly owned by numbers 82, 86 and 88 Cumnor Hill); and
- Potential for flooding due to run-off.

The committee considered the application, with advice from officers where appropriate. The committee agreed to include two extra conditions relating to obscure glazing and an arboricultural method statement.

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 P16/V0721/FUL, subject to the following conditions:

1. Three year time limit - full application.
2. Approved plans.
3. Access, parking and turning to be in accordance with approved plans.
4. Cycle parking revision and provision prior to occupation.
5. Construction traffic management plan to be agreed prior to commencement of works.
6. Closure of existing access prior to occupation.
7. Grit/salt bins to be incorporated into the site management plan and provided prior to occupation.
8. Drainage details, surface and foul (full).
9. SuDS compliant drainage strategy to be agreed and implemented prior to occupation.
10. Landscaping scheme (including boundary details, opportunities for bats, installation of bird nest boxes, and mature replacement tree) to be developed in consultation with a qualified ecologist and submitted and implemented prior to occupation.
11. Landscaping scheme to be maintained.
12. Materials samples (full).
13. No works to commence in absence of Natural England license or evidence that no license is required.
14. Development to be implemented in accordance with the badger survey and method statement.
15. Levels to be agreed.
16. Obscure glazing to be retained in perpetuity.
17. Arboricultural method statement.

PI.50 P16/V0234/O - Springfield Farm, Bullockspit Lane, Kingston Bagpuize with Southmoor

The officer presented the report and addendum on application P16/V0234/O for outline planning permission for a residential development of up to 25 dwellings and details of access at Springfield Farm, Bullockspit Lane, Kingston Bagpuize with Southmoor.

Consultations, representations, policy and guidance and the site's planning history were detailed in the officer's report and addendum, which formed part of the agenda pack for this meeting.

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

- The site is a natural extension of the village with good access to facilities and services; and
- The density is only 9 dwellings per hectare and the gardens are three times the design guide recommendation.

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

- The road is too narrow where the proposed access is;
- However, the widening of the access would help people who already live down the lane; and
- The proposal would extend the village further south;

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

RESOLVED: (9 for; 2 against)

To authorise the head of planning to grant outline planning permission for application P16/V0234/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. Commencement – 12 months after reserved matters approval.
 2. Reserved matters submitted within 18 months of outline consent.
 3. Approved plans.
 4. Landscaping scheme required.
 5. Implementation of landscaping.
 6. Tree protection to be agreed.
 7. On site open space provision.
 8. Management of open spaces to be agreed.
 9. Sustainable drainage scheme to be agreed.
 10. Foul water drainage strategy to be agreed before development commences.
 11. Wildlife enhancement and mitigation measures to be agreed and provided.
 12. Construction traffic management plan to be agreed.
 13. Green travel plans to be agreed.
 14. Access construction.
 15. Vision splay.
 16. Footway provision.
 17. No drainage to highway.
 18. Finished slab levels to be agreed.
 19. Wheel washing facilities on site during construction.

Informatives:

1. Works within the highway

PI.51 P15/V2397/FUL - The Barn Park Farm, East Challow, Wantage

The officer presented the report on application P15/V2397/FUL to erect two detached residential dwellings with residential associated at The Barn Park Farm, East Challow, Wantage.

Consultations, representations, policy and guidance and the site's planning history were detailed in the officer's report and addendum, which formed part of the agenda pack for this meeting.

Tom Gerring, the applicant's son, 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 planning permission for application P15/V2397/FUL, subject to the following conditions:

1. Approved plans.
2. Submission of details.
3. Details of materials to be submitted.
4. Sustainable drainage scheme.
5. Boundary details in accordance with plan
6. Garage accommodation.
7. Time limit - full application.
8. Access and parking areas.
9. No drainage to highway.
10. Tree protection.
11. Wildlife protection.
12. Surface water drainage works

Informatives

1. Surface Water Drainage

PI.52 P16/V0982/FUL - 13 Cumnor Hill, Oxford

The officer presented the report on application P16/V0982/FUL, to vary condition 15 of planning application P15/V2941/FUL at 13 Cumnor Hill, Oxford.

Consultations, representations, policy and guidance and the site's planning history were detailed in the officer's report and addendum, 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: (11 votes to nil)

To grant planning permission for application P16/V0982/FUL, subject to the following conditions:

1. Commencement date as per the previous permission.
2. Approved plans.
3. Balcony and dormer window on building 2 to be obscured glazed.
4. Window details.
5. No drainage to highway.
6. Cycle parking as shown on plans.
7. Landscaping scheme.

8. Tree protection to be submitted and agreed.
9. Submission of material samples.
10. Drainage to be submitted.
11. Construction traffic management plan.
12. Slab levels to be submitted and approved.
13. Refuse storage as shown on plans.
14. Access to be provided.
15. Parking laid out as shown on plans and allocated.

The meeting closed at 9.50 pm