

Minutes

of a meeting of the

Planning Committee

held on Wednesday 3 August 2016 at 6.30 pm
in The Beacon, Portway, Wantage, OX12 9BY



Open to the public, including the press

Present:

Members: Councillors Sandy Lovatt (Chairman), Janet Shelley (Vice-Chairman), Eric Batts, Margaret Crick (in place of Bob Johnston), Stuart Davenport, Jenny Hannaby, Anthony Hayward, Monica Lovatt, Ben Mabbett, Chris McCarthy and Helen Pighills (in place of Catherine Webber)

Officers: Sally Appleyard, Abbie Barnes, Katie Cook, Steve Culliford, Martin Deans, Sarah Green, Emily Hamerton and Kayleigh Mansfield

Number of members of the public: 8

PI.70 Chairman's announcements

The chairman welcomed everyone to the meeting and advised on the emergency evacuation arrangements.

The chairman announced that this was the first meeting that would follow the new procedures adopted by the Council on 20 July 2016, and ward councillors who were also committee members would have to stand from the committee for any item in their ward and sit in the public gallery, although they would have the opportunity to address the committee as ward member. The committee would also now have the opportunity to ask the public speakers any questions to clarify their statements.

PI.71 Notification of substitutes and apologies for absence

Councillors Bob Johnston and Catherine Webber had sent their apologies for absence. Councillors Margaret Crick and Helen Pighills respectively attended as their substitutes.

PI.72 Declarations of pecuniary interests and other declarations

Councillor Jenny Hannaby declared a pecuniary interest in the planning application for Old Yeomanry House, 27 Wallingford Street, Wantage. Councillor Ben Mabbett reported that he was a member of Wantage Town Council's Planning Committee but had not been present when it discussed that application.

PI.73 Minutes

RESOLVED: to adopt as a correct record the minutes of the committee meeting held on 15 June 2016, and agree that the chairman signs them.

PI.74 Urgent business

The chairman accepted one item of urgent business, being application P16/V1171/FUL for the change of use of Old Yeomanry House, 27 Wallingford Street, Wantage. This application had been deferred at the meeting on 27 July 2016 as the plan showing the extent of the application site had been incorrect. The committee had asked the officers to resolve this quickly. The chairman accepted the item as urgent business in order to avoid any further undue delay to the applicant.

PI.75 Statements and petitions from the public on planning applications

The chairman referred to the list of public speakers tabled at the meeting. Four members of the public had registered their request to address the committee.

PI.76 Statements, petitions and questions from the public on other matters

None

PI.77 Materials

None

PI.78 Squirrel Cottage, Hinton Road, Longworth

The officer presented the report and addendum on application P16/V0304/FUL for the extension of the existing Squirrel Cottage, the conservation of an existing Pool House into a four bed dwelling, and the creation of nine new dwellings on the adjacent land, and provision of a footway, on land at Squirrel Cottage, Hinton Road, Longworth.

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.

Councillor Anthony Hayward stood down from the committee as local ward member.

The Democratic Services Officer read out a statement from Michael Pearce, the chairman of Longworth Parish Council. The statement included the following:

- The parish council and about 60 villagers objected to the application as it was contrary to the emerging neighbourhood plan, which was the subject of a referendum on 18 August 2016
- The neighbourhood plan was no longer in draft form, it was an emerging plan and therefore should be given more weight as a material planning consideration
- The application opposite this site had been called-in for determination by the Secretary of State and this application would be called-in also, therefore the neighbourhood plan should be given more weight

- The planning inspector had concluded that the new local plan had enough housing land

Patrick Stout spoke in objection to the application highlighting:

- There was a planning restriction on the use of Pool House requiring it to be ancillary to Squirrel Cottage; this application overrode that and therefore he urged the committee to reject the proposed conversion of Pool House
- The neighbourhood plan had been ignored; this was disappointing
- The application was not in keeping with the character of the surrounding area

Kieron Roberts, the applicant's agent, spoke in support of the application, his speech included:

- The application followed planning policy and guidance and maximised the potential of this infill plot
- There were no technical objections and the application caused little harm

Councillor Anthony Hayward, the local ward member, spoke to the application. His concerns included:

- The site was in open countryside, adjacent to the conservation area and had created many objections in the village
- He believed it was contrary to local plan policy and the reasons for refusing the application at Cow Lane in 2013 were appropriate in this case also

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

- Concerns about too little weight given to the emerging neighbourhood plan
- Concerns about the application overriding the restriction on Pool House being ancillary to Squirrel Cottage
- The distance from the site to the nearest bus stop
- Affordable housing being grouped at one end rather than spread throughout the site
- Impact of the development on the character of the surrounding area

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

RESOLVED: (By 10 votes to nil)

to refuse planning permission for application P16/V0304/FUL for the following reason:

Having regard to its particular location on the edge of the village, its landscape setting and its close proximity to the conservation area, this development would cause significant and demonstrable harm to the character and appearance of the area. This harm is not outweighed by the associated benefits and the proposal is therefore contrary to policies DC1, NE7, HE1 and HE4 of the adopted Vale of White Horse Local Plan 2011; policies 37 and 44 of the emerging Vale of White Horse Local Plan 2031 Part 1; and advice contained within the National Planning Policy Framework.

PI.79 Roadside Farm Barns, The Green, Longcot

The officer presented the report and addendum on application P15/V0366/FUL and listed building application P15/0224/LB for the conversion of existing barns to a single dwelling at Roadside Farm Barns, The Green, Longcot.

Vale Of White Horse District Council – Planning Committee Minutes

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.

Robert Birtwhistle spoke objecting to the application, his concerns included:

- The triangular shaped window, marked W10 on the plans, could give rise to overlooking of his property, resulting in a loss of privacy
- The window was contrary to the council's design guide and could also result in light pollution

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

- The triangular shaped window, although 1.7 metres above first floor level, could give rise to overlooking of the neighbour's property
- Could the officers negotiate a better design alternative with the applicant and Conservation Officer to overcome these concerns?
- Would roof lights provide enough light to bedrooms 2 and 3 instead of the triangular shaped window?

A motion, moved and seconded, to defer consideration of the application, was declared carried on the chairman's casting vote.

RESOLVED: (6 for; 5 against; and 1 abstention)

To defer consideration of applications P15/V0366/FUL and P15/V0224/LB to seek removal of window W10 and allow a re-design to provide sufficient light to bedrooms 2 and 3, while avoiding unneighbourly overlooking of the neighbour's property.

PI.80 Westbrook Farm, Westbrook Street, Blewbury

The officer presented the report on application P16/V0192/FUL for the demolition of existing farm buildings and the construction of four dwellings on land at Westbrook Farm, Westbrook Street, Blewbury.

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.

Councillor Janet Shelley stood down from the committee but spoke as local ward member raising the following points:

- Although permission had previously been given to build four houses on the site, the latest proposal contained some larger dwellings, making the changes substantial; the previous design was better
- The dwellings had several flues instead of chimneys that appeared to be too high
- There was too much use of red brick
- The development was not in keeping with the Area of Outstanding Natural Beauty and would be seen from the footpath and the A417

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

- The principle of four homes on this site had been established

- The design was considered acceptable and the dwellings were of comparable size to the previous application
- The flue heights were stipulated by building control regulations

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

RESOLVED: (11 for; 0 against)

To grant planning permission for application P16/V0192/FUL subject to the following conditions:

1. Commencement three years - full planning permission.
2. Approved plans.
3. Details of materials to be submitted.
4. Details of surface and foul water drainage to be submitted.
5. Landscaping scheme to be submitted.
6. Landscaping scheme to be implemented.
7. Details of bird nesting boxes to be submitted.
8. Visibility splays to be provided.
9. Access, parking, turning to be provided.
10. Details of slab levels to be submitted.
11. Contamination investigation.

PI.81 Corbiere, Church Hill, Chilton

The officer presented the report on application P16/V0223/HH for single and two-storey extensions, the conversion from bungalow to two-storey dwelling, and the re-positioning of the existing access, on land at Corbiere, Church Hill, Chilton.

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.

Councillor Janet Shelley stood down from the committee as local ward member.

Brian Morris spoke objecting to the application. His concerns included:

- The proposed development was too large and would cause overlooking, would be overbearing and dominate other properties
- If the committee was minded to approve the application he asked for conditions to mitigate the overlooking, replace the fence with a 2 metre high wall, protect against damage to others' property during construction and provide indemnity against such damage, protect the grassed area of public land next to the site, and introduce a site construction and vehicle movement plan

Councillor Janet Shelley, one of the local ward members, spoke to the application supporting the Mr Morris' concerns and proposed conditions.

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

- The design had been amended, lowering it to mitigate the impact on neighbouring property
- The site was too small to require a site construction plan
- It would be unreasonable to remove permitted development rights

- There could not be any condition protecting the grassed area of public space as it was beyond the site boundary although an informative could be added to this effect

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

RESOLVED: (11 for; 0 against)

To authorise grant planning permission for application P16/V0223/HH subject to the following conditions and informative:

Conditions:

1. Time limit – full permission.
2. Planning condition listing the approved drawings.
3. Materials – details to be submitted.
4. Prior to the use or occupation of the new development, the new vehicular access, parking area/spaces and turning space shall be constructed and the visibility splays provided in accordance with the details shown on approved drawing number MD/6/16. The parking and turning areas shall be constructed to prevent surface water discharging onto the highway. Thereafter, the parking and turning areas shall be kept permanently free of any obstruction to such use, and the visibility splays shall be permanently maintained free from obstruction to vision.
5. Prior to the use of the new vehicular access, the existing vehicular access to the highway shall be permanently stopped up in accordance with a detailed scheme which shall first have been submitted to and approved in writing by the Local Planning Authority.

Informative:

1. The applicant is advised that all materials used should be stored in the curtilage of the property and not deposited on the grassed area adjacent to the existing access outside the site. Upon completion of the works any damaged footpaths, verges and highways should be properly and completely made good (not just patched).

PI.82 Botley Cemetary Lodge, 16 North Hinksey Lane, Oxford

The officer presented the report on application P16/V1068/HH for a two-storey rear extension at Botley Cemetery Lodge, 16 North Hinksey Lane, 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.

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

- The proposal met the design guide
- There would be no overlooking

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

RESOLVED: (10 for; 0 against; and 1 abstention)

To grant planning permission for application P16/V1068/HH subject to the following conditions:

1. Time limit – full permission
2. Planning condition listing the approved drawings.
3. Materials in accordance with the application.
4. The car parking area shown on approved drawing number shall be retained and kept permanently free of any obstruction to such use.

PI.83 Old Yeomanry House, 27 Wallingford Street, Wantage

The officer presented the report and addendum on application P16/V1171/FUL for a change of use from C1 to a residential family home, at Old Yeomanry House, 27 Wallingford Street, Wantage.

Councillor Jenny Hannaby declared a pecuniary interest in this application and left the room during its consideration.

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 noted that a corrected plan had now been submitted showing the site boundary.

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

RESOLVED: (10 for; 0 against)

To grant planning permission for application P16/V1171/FUL subject to the following conditions and informatives:

Conditions:

- 1 : Development to commence within three years of the decision notice date
- 2 : Development to accord with approved plans

Informatives:

1. Listed Building Consent

The building to which this planning permission relates is a statutorily listed building. This permission does not authorise any internal or external works which would affect the building's historic or architectural character. This includes the removal or alteration of internal or external features such as windows, doors, fireplaces, staircases, chimneys, wood panelling and decorative plasterwork. Such works will require a separate grant of listed building consent, and to carry out such works without first obtaining listed building consent is a criminal offence.

2. Change of Use Only

This planning permission is for the change of use of the building/premises only and does not authorise any other development works or the display of advertisements which may require planning permission or advertisement consent.

The meeting closed at 9.00 pm