

Minutes

of a meeting of the

Planning Committee

held on Wednesday, 17 August 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 Sandy Lovatt (Chairman), Janet Shelley (Vice-Chairman), Eric Batts, Stuart Davenport, Anthony Hayward, Bob Johnston, Monica Lovatt, Ben Mabbett, Catherine Webber and Chris McCarthy

Officers: Holly Bates, Peter Brampton, Martin Deans, Sarah Green, Nicola Meurer and Stuart Walker

Also present: Councillors Matthew Barber and Roger Cox

PI.84 Chairman's announcements

The chairman welcomed everyone to the meeting, outlined the procedure to be followed and advised on emergency evacuation arrangements. He also made the following announcements:

- Item 14 – P16/0448/O – Trescove, Didcot Road, Harwell, had been withdrawn from the committee's agenda due to administrative reasons.
- Item 15 – P16/V1231/FUL – Land at the former Didcot A power station had been brought forward following publication of the agenda due to changes in the constitution scheme of delegation and would therefore need to be considered at committee as a matter of urgency.
- Materials would no longer be tabled as a standing item on future agendas.
- An update on recent appeal decisions.

PI.85 Notification of substitutes and apologies for absence

Councillor Jenny Hannaby tendered her apologies for the meeting; Councillor Margaret Crick attended as her substitute.

PI.86 Declarations of pecuniary interests and other declarations

None.

PI.87 Minutes

RESOLVED: to adopt the minutes of the committee held on 6 July 2016 and agree that the chairman sign them as a correct record.

Vale of White Horse District Council - Planning Committee Minutes

Wednesday, 17 August 2016

PI.1

PI.88 Urgent business

None.

PI.89 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.90 Statements, petitions and questions from the public on other matters

None.

PI.91 Materials

None.

PI.92 P16/V0364/O - Land south of The Causeway, East Hanney

The officer presented the report and addendum on application P16/V0364/O for outline planning permission to construct up to 24 dwellings with all matters reserved except for access on land south of The Causeway, East Hanney.

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.

James T Triffit, a representative of East Hanney parish council, spoke objecting to the application. His concerns included the following:

- East Hanney has seen a 62% increase in housing in the last 5 years and would like to ensure future developments are reasonable and controlled as per the emerging neighbourhood plan;
- The parish council dispute the county council traffic assessment of the proposed access route deeming it dangerous and concern for the speed limit where a speed of 47mph was recorded recently (in a 30mph zone); and
- The proposed development is out of character and too dense in relation to the adjacent development.

Trevor Brettell, a representative of West Hanney parish council, spoke objecting to the application. His concerns included the following:

- Safety concerns due to the proposed access being directly opposite the school;
- The community woodland is accessed by pedestrians by this site;
- A high proportion of vehicles exceed the speed limit;
- Traffic construction would need to be controlled;
- The area would be at a greater risk of flooding; and
- The proposal is out of character and would double the number of homes in this part of the village.

James Craddock, a local resident, spoke objecting to the application. His concerns included the following:

- The site density is double the surrounding area and out of character, therefore contrary to policy DC1 of the Local Plan;
- The road network cannot accommodate the new development without compromising safety;
- The proposed access is opposite the primary school and therefore not safe;
- The school is already at capacity; and
- The Causeway floods on an annual basis, which would be exacerbated by the proposed development.

Daniel Stiff and John Legan, the applicant's agent and applicant, spoke in support of the application. Their speeches included the following:

- There are no statutory objections;
- Drainage, flooding and highway safety can be dealt with by condition;
- Paragraph 14 of the NPPF is engaged due to the lack of five year land supply;
- The applicant has worked with the parishes and reduced the density from 30 to 24 dwellings; and
- It is possible to incorporate a formal pedestrian crossing as part of reserved matters to improve safety.

Matthew Barber, the local ward member, spoke objecting to the application. His concerns included the following:

- Flooding, school provision, highway safety and the access being opposite the school would not be viable reasons to sustain a refusal should the application go to appeal;
- Density is higher than in the surrounding area; and
- The harm on the conservation area, landscape and character are sufficient reasons for refusal.

Officers responded to the committee's questions:

- The conservation officer would be consulted at the reserved matters stage, however a heritage impact assessment deemed there to be sufficient space between the heritage assets and the development; and
- The County Council have assessed the issue of the new junction and had insufficient evidence to demonstrate severe harm.

The committee did not agree with the recommendation and considered the development would have a severe impact on the character and appearance of the area.

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

RESOLVED:

To refuse outline planning permission for application P16/V0364/O for the following reason:

Having regard to its particular location on the edge of the village, its landscape setting and 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 20111; policies

37 and 44 of the emerging Vale of White Horse Local Plan 2031 Part 1; and advice contained within the NPPF.

PI.93 P15/V2649/O - Land at Fernham Road, Great Coxwell

The officer presented the report and addendum on application P15/V2649/O for outline planning permission to erect 25 dwellings with open space and associated infrastructure on land at Fernham Road, Great Coxwell.

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.

Officer update on the repeated conditions set out in the report:

- Condition 5 will refer to an on/off site drainage works strategy.
- Condition 6 will refer to the Faringdon sewage treatment works upgrade.
- Condition 12 will refer to tree protection details.
- Condition 13 will refer to the long term landscaping management and maintenance.

Robert Froud-Williams, the applicant's agent, spoke in support of the application.

Roger Cox, one of the local ward members, spoke to the application.

Officers responded to the committee's questions:

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:

To delegate authority to the head of planning to grant planning permission for application P15/V2649/O subject to the following:

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. S278 agreement being entered into with the County Council in order to secure the off-site highway works; and
3. Conditions as follows:
 1. Commencement - outline planning permission.
 2. Submission of reserved matters.
 3. Approved plans list.
 4. Details of surface water drainage works to be submitted.
 5. No commencement on site without the submission and approval of an on/off site drainage works strategy.
 6. No occupation of dwellings until the upgrade works to the Faringdon sewage treatment works is complete.
 7. Details of noise insulation scheme to be submitted.
 8. Slab levels details to be submitted.
 9. Details of vehicular access to be submitted.
 10. No construction of dwellings until roads have been constructed in accordance with Oxfordshire County Council specification.
 11. Construction traffic management plan to be submitted.

12. Arboricultural method statement including tree protection plan to be submitted.
13. Long term management and maintenance plan for the woodland area to be submitted.

Informatives

1. Thames Water will aim to provide customers with a minimum pressure of 10m head (approx. 1 bar) and a flow rate of 9 litres/minute at the point where it leaves Thames Water's pipes. The developer should take account of this minimum pressure in the design of the proposed development.
2. No surface water drainage to highway.

PI.94 P16/V1088/FUL - The Manor Preparatory School, Faringdon Road, Shippon

Councillor Catherine Webber, the local ward councillor, stepped down from the committee and took no part in the debate or voting on this item.

The officer presented the report and addendum on application P16/V1088/FUL for a hybrid application comprising a detailed application for a sports hall, AstroTurf pitch and pavilion, relocated netball and tennis courts, new canopy to the lower school building, car park extension to the rear and rearranged access, car park and drop off at the front of the school; and an outline application for the erection of a swimming pool, two classroom buildings and extension to the dining room with all matters reserved except access.

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.

Geoff Fitzgerald, a representative of St Helen Without parish council, spoke objecting to the application. His concerns included the following:

- The parish council feels that the applicant does not consider the residents' concerns as material;
- The proposal will have a high impact on the local community;
- The parish council would have to pay for traffic calming measures with the extra vehicle movements;
- The impact of light pollution in a rural area; and
- The proposed facilities are not exceptional circumstances that would warrant the harm to the greenbelt.

Janine Elliott and Neil Parkin, two local residents, spoke objecting to the application. Their concerns included the following:

- Request deferral due to insufficient consultation;
- The application is unneighbourly and would have an impact on privacy;
- The new pupil drop-off area would not be safe and would cause congestion;
- Solutions to mitigate the harm could be an amended car park layout and mature tree line retention;
- The drainage system is not fully acceptable as school buildings have flooded in the past;
- There is no further need for this kind of facility with Tilsley Park nearby; and
- Impact of floodlights in a dark, rural area.

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

- Pre-application consultation with officers led to the current proposed configuration;
- No technical objections regarding highways or light pollution;
- The built development is in line with existing car parking and pitches; and
- There are no material changes to neighbour impact.

Catherine Webber, the local ward member, spoke to the application.

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

- This is a hybrid application to demonstrate the masterplan rather than being submitted piecemeal;
- The proposal is intended to ensure commercial viability of the school, as currently, they are falling behind other schools in what they can offer to attract pupils; and
- Sport England have requested a community use agreement by condition.

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

RESOLVED:

To delegate authority to the head of planning to grant planning permission for application P16/V1088/FUL subject to the following:

1. Either a legal agreement being entered into to secure the travel plan monitoring fee or the fee being paid upfront to the county council; and
2. Conditions as follows:
 1. Time commencement – three years from date of this permission or 2 years from reserved matters.
 2. Reserved matter application(s) made within 3 years.
 3. In accordance with approved plans.
 4. Details of reserved matters to include layout, scale, appearance and landscaping.
 5. Facilities shall be constructed in accordance with Sport England/governing body technical design guidance for artificial surfaces.
 6. Fencing around pitches/courts to be submitted.
 7. Community use agreement to be prepared in consultation with Sports England.
 8. Management and maintenance scheme prepared in consultation with Sports England.
 9. Details of surface water drainage to be submitted as each phase comes forward and prior to the relevant aspect of development it relates to.
 10. No development shall commence until foul drainage strategy detailing any on/off site works has been submitted.
 11. Details of altered/stopped up access to be submitted prior to commencement of the relevant works.
 12. New parking and circulation areas shall be provided in accordance with the plans.
 13. Construction method statement to be submitted prior to the commencement of each relevant phase of development.
 14. Updated school travel plan to be submitted.
 15. Landscaping scheme and implementation plan to be submitted for approval, as each phase comes forward.
 16. Landscaping implementation.

17. Details of the boundary treatment (hard and soft) and materials along the northern site boundary with Teague House shall be submitted prior to the commencement of development. These shall include a brick wall that is no lower than 2m in height when measured from the slab/ground level at Teague House.
18. The community use of the facilities permitted by this application shall be restricted to the following hours:
 - All-weather pitches.
 - Monday to Friday (out of term time) 9.00am to 9.00pm.
 - Monday to Friday (term time) 5.00pm to 9.00pm.
 - Saturday 9.00am to 6.00pm (all year).
 - Sunday and bank holidays – no use.
 - Sports hall/swimming pool.
 - Monday to Friday (out of term time) 8.00am to 9.00pm.
 - Monday to Friday (term time) 5.00pm to 9.00pm.
 - Saturday 9.00am to 6.00pm (all year).
 - Sundays and bank holidays – no use.
19. The floodlights and car park lights shall be restricted to the hours of 9am to 9pm Mon to Fri and 9am to 6pm Saturday, with no use on Sundays or Bank Holidays.
20. Details of floodlights to be submitted.
21. Details of external materials to be submitted for sports hall, pavilion.
22. Development to be carried out in accordance with ecology report recommendations.

PI.95 P16/V1714/O - Land at Challow Park (including Former Council Depot), Challow Road (A417), East Challow

The officer presented the report and addendum on application P16/V1714/O for outline planning permission with all matters reserved for a residential dwelling of up to 38 dwellings, including 13 affordable dwellings, with associated car parking and amenity space and on-site public open space.

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.

Philip Rawle, 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:

To delegate authority to the head of planning to grant planning permission for application P16/V1714/O subject to the following:

1. A S106 agreement being entered into 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 12 months with commencement on site within 6 months of final reserved matters approval.
 2. Approved plans.
 3. Off-site highway works to be agreed.
 4. Tree protection to be agreed.

5. Scheme for replacement of orchard to be agreed.
6. Access details to be agreed.
7. Visibility splay details to be agreed.
8. Closure of existing access to Challow Park to be agreed.
9. Construction traffic management plan to be agreed.
10. Travel information pack to be agreed.
11. Sustainable urban drainage scheme for surface water to be agreed.
12. Foul drainage strategy to be agreed.
13. Written scheme of archaeological investigation to be agreed.
14. Programme of archaeological monitoring and mitigation to be agreed.
15. Badger survey and mitigation to be agreed.
16. Biodiversity enhancement to be agreed.
17. Contamination risk assessment to be agreed.
18. New estate roads to highway authority specification.
19. No drainage to highway.
20. No occupation until surface and foul drainage strategies implemented.

Informative – the illustrative masterplan is not approved through this permission and changes to the layout will be required as part of any subsequent reserved matters application.

PI.96 P15/V0366/FUL & P15/V0224/LB - Roadside Farm Barns, The Green, Longcot

The officer presented the report and addendum on application for P15/V0366/FUL and P15/V0224/LB for the proposed conversion of existing barns to a single dwelling at Roadside Farm Barns, The Green, Longcot.

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.

A motion, moved and seconded for approval of both planning permission and listed building consent, was declared carried on being put to the vote.

RESOLVED:

To grant planning application for application P15/V0366/FUL, subject to the following conditions:

1. Commencement of development within three years.
2. Approved plans list.
3. Roof materials in accordance with sample submitted (natural slate).
4. Phased contaminated land assessment to be submitted.
5. Sustainable foul and surface water drainage details to be submitted.
6. Access, parking and turning in accordance with the approved plan.
7. Roof lights to the west elevation to be more than 1.7m above floor level.
8. Removal of permitted development rights for any extensions or external alterations.
9. The first floor window on the north elevation of the new dwelling shall be installed with a sill height of not less than 2 metres above the finished floor level of the rooms in which they are fitted and shall be retained as such. The window shall also be glazed with obscured glass and shall be fixed shut.

Informative regarding compliance with ecology legislation.

To grant listed building consent for application P15/V0224/LB, subject to the following conditions:

1. Commencement of development within three years.
2. Approved plans list.
3. Roof materials in accordance with sample submitted (natural slate).
4. Window and door joinery details to be submitted.
5. Lime mortar pointing sample panel to be provided and photo sent.
6. Details of the freestanding interior structure to be submitted.
7. Details of the bin store to be submitted.
8. Any renewal of timbers must be carried out like-for-like (materials and construction).
9. Confirmation of existing paint to be removed from the quoins windows and doors.
10. Confirmation of removal of concrete walls within the barn.
11. Confirmation of removal of low brick walls and ramped access to barn.

PI.97 P16/V0448/FUL - Trescove, Didcot Road, Harwell

Application P16/V0448/FUL – Trescove, Didcot, Harwell, was withdrawn from the committee agenda of 17 August 2016 due to administrative reasons.

PI.98 P16/V1231/FUL - Land at the former Didcot A Power Station Purchase Road, Didcot

Councillor Janet Shelley, one of the local ward councillors, stepped down from the committee and took no part in the debate or voting on this item.

The officer presented the report and addendum on application P16/V1231/FUL for the erection of a building for storage and distribution with access, parking, landscaping and surface water attenuation.

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.

Officer updates:

- There is no longer a requirement for a Grampian condition for offsite works as Thames Water have no objections.
- The S106 agreement with the County Council has now been completed

James Hicks, 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:

To grant planning permission for application P16/V1231/FUL subject to the following conditions:

1. Time limit.

2. Approved plans.
3. Materials in accordance with application.
4. Access, parking and turning in accordance with plans.
5. Construction environmental management plan.
6. Landscaping scheme in accordance with plans.
7. Drainage details.
8. Contamination.
9. Bio-diversity enhancements.

The meeting closed at 9.50 pm