

# Minutes

of a meeting of the

## Planning Committee

held on Wednesday, 8 June 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, Catherine Webber and Robert Hall (In place of Janet Shelley)

Officers: Emily Hamerton, Martin Deans, Susan Harbour, Sally Appleyard, Peter Brampton and Adrian Butler

Number of members of the public: 45

### PI.14 Chairman's announcements

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

### PI.15 Notification of substitutes and apologies for absence

Apologies were received from Councillors Chris McCarthy and Janet Shelley. Councillors Robert Hall and Ben Mabbett substituted.

### PI.16 Declarations of pecuniary interests and other declarations

Item	Councillor	Interest	Action
P16/V0652/O	Hannaby	Knows applicant	None
P16/V0527/O	Hannaby	Knows applicant	None
P15/V1858/FUL	Cox	Knows applicant	None
P15/V0345/FUL	Davenport	Applicant is neighbour	Will withdraw from meeting and not participate in discussion or vote
P16/V0911/HH	Johnson	On Radley Parish Council, but not present when item discussed	None

## **PI.17 Minutes**

The minutes of 20 April and 8 May were agreed as a true record of the meeting and the Chairman signed them as such.

## **PI.18 Urgent business**

None.

## **PI.19 Statements and petitions from the public on planning applications**

The speakers' list was tabled at the meeting and the agenda followed the order of this list. All speakers spoke directly before the relevant application.

## **PI.20 Statements, petitions and questions from the public on other matters**

None.

## **PI.21 Materials**

None.

## **PI.22 P16/V0652/O - Land at Park Farm, East Challow**

The officer presented the report and addendum on application P16/V0652/O for a development of up to 88 dwellings, including 40 percent affordable housing, landscaping and other associated works with all matters reserved with the exception of access; to land at Park Farm, East Challow.

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 was asked to consider the principle of the scheme and the access arrangements.

The applicant has amended the plans to widen the footway and therefore the highway authority no longer object.

Phil Knight, a representative of East Challow Parish Council, spoke objecting to the application; the key points raised were:

- Lack of five year housing land supply: figures used by the planning officers are out of date. The local inspector's response today states that there is a 7.2 year supply of deliverable housing and therefore there is no need to allocate more land for housing in advance of Local Plan Part 2.
- East Challow should not be allocated as a "larger village" even using the Vale's criteria.

Craig Roberts, the applicants' agent, spoke in support of the application as follows:

- The location is sustainable, and is very close to Wantage.

- Integration of the proposal with the rest of the village.
- Consultation has been carried out with the local residents.
- The development would bring numerous benefits to the local community.

Yvonne Constance, the local ward member, spoke in objection to the application:

- East Challow Parish Council do not object to all development and are in consultation with the developers.
- Park Farm is a visual setting and country frame for the whole village.
- The proposed development would further increase coalescence with Wantage.
- The proposed development is not sustainable.
- The planning inspector's acceptance of 7.2 years of housing land supply is significant.

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

- The planning inspector's report is an interim report and carries limited weight. There are still points to be addressed and it cannot be considered as evidence of the district having a five year housing land supply.
- It is important for the committee to be consistent.
- No statutory consultees are objecting to the application
- Concern about contractors' vehicles going up Letcombe Hill: this will be covered by condition 13, the traffic management plan.
- The sustainability issues are covered in the officer's report.
- The Inspector's letter is positive news, however he emphasises that it may be subject to change and it has limited weight and cannot be relied on until the Local Plan, Part 1 is adopted.
- The roundabout is not absolutely necessary; however it improves safety on the major roads and was broadly welcomed by residents in consultation.
- Concerns raised about impact of accumulative development in the village.

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

**RESOLVED (For 9; Against 0; Abstentions 2)**

To delegate authority to grant planning permission to the head of planning subject to:

1. A S106 agreement being entered into to secure 40% affordable housing and contributions towards local infrastructure; and
2. Conditions as follows:
  - i. Details of reserved matters.
  - ii. Reserved matters to be submitted within 18 months of the outline consent.
  - iii. Commencement of development – 12 months after reserved matters approval.
  - iv. Tree protection to be provided.
  - v. On site open space provision.
  - vi. Sustainable drainage scheme to be agreed and implemented.
  - vii. Foul drainage strategy to be agreed and implemented.
  - viii. Archaeological scheme of investigation.
  - ix. Implementation of programme of archaeological investigation.
  - x. Roundabout details to be agreed and implemented.
  - xi. Vision splays to be agreed and implemented.
  - xii. Pavement connections to north and south of A417.
  - xiii. Construction method statement and construction traffic management plan to be agreed.
  - xiv. Residential travel plan and information pack to be agreed.
  - xv. Great crested newt mitigation and enhancement and licence.
  - xvi. Slab levels to be submitted and agreed.
  - xvii. Noise levels.
  - xviii. Contamination mitigation scheme.

#### Informatives

- i. Market and affordable housing mix to complement the SHMA or advice of the council's housing officer.
- ii. Bird nesting.
- iii. This authority is not committing to the illustrative layout presented.

### **PI.23 P16/V0370/FUL - Land off Colton Road, Shrivenham**

The officer presented the report and addendum on application P16/V0370/FUL for minor material amendments P14/V2757/FUL (residential development of 68 homes, public open space and new site accesses) for redesign of plots 19-22; at land off Colton Road, Shrivenham.

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 Bartle, the chairman of Shrivenham Parish Council, spoke in objection to the application.

- This is the third minor material amendment to this application.
- Linden Homes, the developer have not consulted with the parish council or local residents.
- The new proposals will overlook the neighbouring bungalows.
- The larger properties proposed will not meet the needs of local residents.

Michael Ross spoke in objection to the application as follows:

- This is a significant variation from the planning support statement which was originally submitted based on local residents and the parish council's view, which was for bungalows on this site.

The clerk read out a statement from the ward councillors, Simon Howell and Elaine Ware, objecting to the application. The statement is included in the addendum report.

The committee debated this issue with assistance from officers where appropriate.

- The proposed chalet bungalows will not be suitable for elderly people wishing to downsize and free up family homes, but the developer will need to provide appropriate suitable housing elsewhere in the site.
- Drainage – awaiting formal notification from Thames Water that the strategy has been agreed prior to first occupation.
- Some bungalows in the area have already been extended upwards.
- These bungalows are not part of the 40 percent affordable offer on the site.
- Neighbourhood plan is in draft in Shrivenham, and has not significant weight.

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

#### **RESOLVED (For 6, Against 1, Abstentions 4)**

**To delegate authority to grant planning permission to the head of planning subject to:**

1. A Deed of Variation to the previously completed S106 agreement being entered into with the district and county council in order to tie this approval into the same requirements as that agreement; and
2. Conditions as follows:
  - i. Commencement within 18 months of original permission (25 August 2015).
  - ii. Approved plans.
  - iii. Materials as approved under reference P15/V2293/DIS.
  - iv. Boundary walls and fences as approved under reference P15/V2293/DIS.
  - v. Removal of permitted development rights for all extensions.
  - vi. Obscure glazing for Plots 20 and 21 first floor windows.
  - vii. Access, parking and turning as approved under reference P15/V2293/DIS.

#### **PI.24 P16/V0527/O - The Bungalow, Townsend, Grove**

The officer presented the report on application P16/V0527/O for the demolition of the existing bungalow and industrial workshops/ storage sheds; and for the erection of 14 flats, car parking, landscape and works thereto at The Bungalow, Townsend, Grove.

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.

Officers consider that the application, as now presented, provides an acceptable solution to housing on the site.

Sarah Anns, a neighbour, spoke in objection to the application, her concerns included the following:

- The proposed development would be dominant and overlook the neighbouring properties.
- Three storeys would be too high.
- Parking would not be adequate for the site.

Ben Mabbett, one of the ward councillors, spoke to the application:

- Scale of the development is too great.
- Access into the development is on a busy corner with no facility for street parking: as proposed the parking is inadequate.
- The height of the building is out of keeping with the local area.

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

- This is an outline development and there would be a reserved matters application which would deal with the detail of the development, but as currently proposed, it would be likely to be proposed as it is currently shown, and therefore members of the committee can take it into consideration for this application.
- The county engineer is content with the current access proposals.
- The plans being shown are for outline agreement and access only.
- An additional condition could be added to limit the scale near to the neighbours.
- Amendments to condition 9.
- One extra condition relating to the height in relation to Cotton Close.

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

**RESOLVED (For 9, Against 2, Abstentions 0)**

**To grant outline planning permission, subject to the following conditions:**

1. Content of reserved matters.
2. Date for the submission of reserved matters – two years.
3. Commencement date – three years.
4. Development in accordance with approved plans.
5. Access only to specified road.
6. Construction traffic management plan to be submitted.
7. Cycle parking prior to occupation.
8. Contamination investigation to be undertaken.
9. Surface water drainage.
10. Height of the eaves shall be no higher than the roof ridge of 4 and 7 Cotton Close and no windows above ground floor level on any north facing elevation within ten metres of the north boundary of the site.

**Informative**

Bat roosting

**PI.25 P15/V1858/FUL - Linden House, 20 Market Place, Faringdon**

The officer presented the report and addendum on application P15/1858/FUL for the erection of a 3 bedroom dwelling on land associated with 20 Market Place, with access via Regent Mews. Demolition of section of wall to gain access into site (resubmission).

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.

Comments have been received concerning accuracy, these have been addressed in the addendum report.

The neighbourhood plan has been examined, but has not yet been subject to a referendum and is, therefore, still in draft form.

Technical officers are content except for the landscape officer who still has concerns about the height of the property although it has been improved since its previous submission.

Jonathan Puddifoot spoke in objection to the application, his concerns included the following:

- This is one of the green corridors into the town centre which is part of the draft neighbourhood plan.
- This is outside of the Faringdon development plan boundary, inside the conservation area and surrounded by listed buildings.
- The site is boggy and dark.
- The site is not sustainable.

Alla Hassan, the applicants' agent spoke in favour of the application.

- The lack of a five year housing land supply and the sustainability of the site means that the application should be approved.
- The application has taken the local area and the vegetation into account.
- Impact has been minimised.

Councillor Cox, one of the local ward members, spoke to the application and considered that it was in a sustainable site close to the town centre, and does not impact negatively on the local area.

The committee discussed the application, with input from the officers, where appropriate.

- The statutory consultees have no objections, except for the conservation officer who still has an objection to the design and height, but the impact of this is considered to be minimal.
- The committee asked for a slab level condition to be included.
- Consideration should be given to hand digging round the trees (covered by condition 16).

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

### **RESOLVED (Unanimous)**

To grant planning permission subject to the following conditions:

1. Time limit.
2. Approved plans.
3. Sustainable drainage scheme.
4. Permitted development restriction - single dwelling, extensions, outbuildings.

5. Access (details not shown).
6. Car parking.
7. Turning space in accordance with plan.
8. Submission of details of new ventilation and extraction.
9. Submission of details of external lighting.
10. Materials (samples).
11. Building details.
12. Hard and soft landscaping details.
13. Archaeological watching brief.
14. The written scheme of archaeological investigation.
15. Wildlife protection (mitigation as approved).
16. An arboricultural method statement.
17. No development shall commence without drainage strategy.
18. Slab levels.

### **PI.26 P16/V0345/FUL - 41 Sutton Wick Lane, Drayton**

The officer presented the report on application P16/V0345/FUL for the demolition of the existing garage, workshop and ancillary accommodation, and the replacement with a 2 bedroom development at 41 Sutton Wick Lane, 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.

David Mitchell, the applicant, spoke in favour of the application, as follows:

- He had made amendments to the original design based on advice from officers.
- There were no outstanding objections from statutory consultees and it was in line with the Vale's design guide.

The ward councillor, Stuart Davenport, spoke in respect of this application.

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

### **RESOLVED (Unanimous)**

#### **To grant planning permission, subject to the following conditions:**

1. Commencement of development three years.
2. Development in accordance with approved plans.
3. Materials in accordance with application.
4. Visibility splay details to be submitted.
5. Sustainable drainage systems to be used.
6. Permitted development restriction.
7. No drainage to highway.

### **PI.27 P16/V0734/FUL - The Pack Horse, Abingdon Road, Milton Hill**

The officer presented the report and addendum on application P16/V0734/FUL for the installation of a giant umbrella to south elevation of pub and retractable roof system with bi-fold doors to east elevation; and to create a doorway from window to gain access to roof



system from dining room and reduce size of adjacent window; at the Pack Horse Pub, Abingdon Road, Milton Hill.

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.

Chris Green and Kelsey Jones spoke objecting to the application on behalf of six local residents, their concerns were:

- The pub has increased significantly in size in recent years, leading to increased noise. There are cooking smells coming from the gardens and a rat infestation, allegedly due to poor waste management.

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

## **RESOLVED**

### **To grant planning permission subject to the following conditions:**

1. Commencement of works within three years.
2. Development in accordance with the approved plans.
3. Materials to be in accordance with those specified in the application.

## **PI.28 P16/V0698/HH - 68 Howard Cornish Road, Marcham**

The officer presented the report on application P16/V0698 for a single story side extension to form a study at 68 Howard Cornish Road, Marcham.

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 ward member, Councillor Catherine Webber, spoke regarding the application. She was concerned as to whether this extension could later be increased by a storey, but it was confirmed that this would require a further planning application.

Micheal Hoath, representing Marcham Parish Council spoke regarding the application:

- Particular concerns were around the parking, access and potential traffic to the site, given its proximity to the local primary school.
- If the committee were minded to approve the application, the parish council would like a condition for a dropped kerb and additional car parking to prevent builders vans from parking in the road and on the pavement.

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

- It was not reasonable to add the condition suggested by the parish council.

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

## **RESOLVED (For 10, Against 1; Abstentions 0)**

### **To grant planning permission subject to the following conditions:**

1. Commencement of development three years.

2. Development in accordance with the approved plans.
3. Materials in accordance with application.

### **PI.29 P/16/V0911/HH - 40 Stonhouse Crescent, Radley**

The officer presented the report and addendum on application P16/V0911/HH for a single storey front extension to 40 Stonhouse Crescent, Radley.

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.

There were no public speakers or ward councillors to address this item.

The committee discussed the application with advice from the officers.

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

### **RESOLVED (Unanimous)**

#### **To grant planning permission, subject to the following conditions:**

1. Commencement of development three years.
2. Development in accordance with the approved plans.
3. Materials in accordance with plans.

The meeting closed at 9.50 pm