

Minutes

of a meeting of the

Planning Committee

held on Monday, 12 June 2017 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), St John Dickson, Robert Hall, Jenny Hannaby, Anthony Hayward, Bob Johnston, Ben Mabbett and Margaret Crick (In place of Catherine Webber)

Officers: Peter Brampton, Martin Deans, Sarah Green, Emily Hamerton and Ron Schrieber

Also present: Councillors Roger Cox, Monica Lovatt and Chris Palmer

PI.1 Chairman's announcements

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

PI.2 Apologies for absence

Councillors Stuart Davenport, Chris McCarthy and Catherine Webber tendered apologies. Councillor Margaret Crick acted as a substitute.

PI.3 Minutes

RESOLVED: to approve the minutes of the meeting held on 10 May 2017 as a correct record and agree that the chairman sign these as such.

PI.4 Declarations of interest

Councillor Anthony Hayward declared that in relation to application P17/V0308/FUL – Field to the north of playing fields adjacent to village hall, East Hanney, he would be stepping down from the committee as he was the agent for a neighbouring landowner.

Councillors Jenny Hannaby, Anthony Hayward, Bob Johnston and Janet Shelley declared that in relation to applications P16/V0727/O – Chowles Farm Industrial Estate, Great Coxwell, Faringdon and P17/V0134/RM – The Bungalow, Townsend Grove, Wantage, they were acquainted with the applicants' agents.

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PI.1

PI.5 Urgent business

There was no urgent business.

PI.6 Public participation

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

PI.7 P17/V0321/FUL - Bellingers, 111 Ock Street, Abingdon

Councillor Margaret Crick stepped down from the committee and took no part in the debate or voting for this item as she arrived after the committee had begun its consideration of the application.

The officer presented the report and addendum on application P17/V0321/FUL for a redevelopment to form 39 apartments for the elderly (sixty years of age and/or partner over fifty five years of age), guest apartment, communal facilities, access, car parking and landscaping at Bellingers, 111 Ock Street, Abingdon.

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.

Jeanette Halliday, a representative of Abingdon Town Council, spoke objecting to the application. Her concerns included the following:

- Unsafe access onto Mullard Way; and
- Inadequate parking provision.

She requested the committee to commission its own independent parking survey before making a decision.

Charlotte George and Margaret Horton, local residents, spoke objecting to the application. Their concerns included the following:

- The bulk and height of the buildings were not in keeping with neighbouring properties;
- The buildings were overbearing and would cause overshadowing and loss of light to properties on Mayotts Road; and
- The development would generate increased traffic and more parking problems on already busy streets.

Simon Cater, the applicant's agent, spoke in support of the application. His points included the following:

- The development was in a sustainable location with access to public transport;
- Elderly residents of these kinds of developments did not tend to drive;
- The highway authority had not objected to the application; and
- It was proposed to extend the layby in front of the site to provide additional parking spaces.

Monica Lovatt and Chris Palmer, the local ward councillors, spoke objecting to the application. Their concerns included the following:

- Inadequate parking and unsafe access;

- The additional parking provision could not be restricted to staff and visitors so would be used by other drivers; and
- Increased overlooking and overshadowing of neighbouring properties.

The committee discussed the application, with clarification from officers where appropriate. In response to members' questions and comments, officers advised that:

- Oxfordshire County Council (OCC) did not have any guidelines for parking provision for specialist elderly accommodation;
- Whilst some members had expressed concern about OCC's lack of objections to the proposal, the committee had to have regard to the views of a statutory consultee; and
- The officer report concluded that the proposal would cause some harm in terms of the design and scale of the building being not entirely in keeping with the character of the area. Furthermore, the new building would cause some harm to the amenity of existing residents, particularly those in Nos 2 and 4 Mayotts Road. However, on balance, officers concluded that the benefits of the scheme outweighed the harm.

The committee did not agree that the planning benefits outweighed the harm to the character of the area or the amenity of neighbours

Contrary to the officer recommendation, a motion moved and seconded to refuse planning permission was declared carried on being put to the vote.

RESOLVED: to refuse planning permission for application P17/V0321/FUL for the following reasons:

- That, having regard to the scale, bulk and close proximity of the proposed building to existing dwellings, the proposal will cause an undue loss of light, sunlight and privacy to neighbouring properties, in particular Nos.2 and 4 Mayotts Road. It will also have an unacceptably oppressive impact on the outlook from these properties. Furthermore, the proposed parking and access arrangements will have a detrimental impact to the amenity of nearby neighbours through increased noise and disturbance. Accordingly, the harm to neighbouring amenity is considered contrary to the provisions of the Vale of White Horse Development Plan, in particular Saved Policy DC9 of the Local Plan 2011, advice in the council's Design Guide and within the National Planning Policy Framework. The benefits of the proposal are not considered to outweigh this harm and no material considerations exist to warrant a departure from the Development Plan.
- That, having regard to the prevailing character of the area and the form and detailing of the proposed building, the application does not offer a suitably high quality design that responds positively to the site and its surroundings nor would it create a distinctive sense of place. Accordingly, the proposal is considered contrary to the provisions of the Vale of White Horse Development Plan, in particular Core Policy 37 of the Local Plan 2011 Part One and Saved Policy DC6 of the Local Plan 2011, advice in the council's Design Guide and within the National Planning Policy Framework. The benefits of the proposal are not considered to outweigh this harm and no material considerations exist to warrant a departure from the Development Plan.

PI.8 P17/V0308/FUL - Field to the north of playing fields adjacent to Village Hall, East Hanney

Councillor Anthony Hayward stepped down from the committee and took no part in the debate or voting for this item.

The officer presented the report on application P17/V03081/FUL for a change of use from agricultural land to amenity land including playing field and sports pitch on a field to the north of playing fields adjacent to the village hall, 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.

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

A motion, moved and seconded, to grant planning permission was declared carried on being put to the vote.

RESOLVED: To grant planning permission for application P17/V0308/FUL subject to the following conditions:

Standard

1. Commencement within three years – full planning permission.
2. Approved plans.

Compliance

3. No building or raising of land levels in flood zone 3.

PI.9 P17/V0366/HH - Viewlands, Stainswick Lane, Shrivenham

The officer presented the report on application P17/V03066/HH for the erection of a double garage with bedroom above Viewlands, Stainswick Lane, 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.

Councillors Simon Howell and Elaine Ware, the local ward councillors, had provided a written statement objecting to the proposal which was read out. Their main points included the following:

- Given the planning history of the site, the application should be refused; and
- The officer report stated that a condition would ensure that the building would remain ancillary to the main dwelling but no such condition had been included in the recommendation.

The committee discussed the application, with clarification from officers where appropriate. Officers advised that, as planning permission would be required to convert the proposed building into a separate dwelling, a condition to ensure ancillary use was unnecessary.

A motion, moved and seconded, to grant planning permission was declared carried on being put to the vote.

RESOLVED: To grant planning permission for application P17/V0366/HH subject to the following conditions:

1. Commencement within three years – full planning permission.
2. Access, parking and turning in accordance with approved plans.
3. Materials in accordance with application (full).

PI.10 P16/V0727/O - Chowle Farm Industrial Estate, Great Coxwell, Faringdon

The officer presented the report and addendum on application P16/V0727/O, an outline application for the demolition of existing buildings used for class B1 and B8 purposes and the erection of 18 new dwellings at Chowle Farm Industrial Estate, Great Coxwell, Faringdon.

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 addendum report included new comments from the county council in response to the latest amendments together with a request for additional information about manoeuvrability for emergency vehicles and concerns that the level of parking was excessive. Officers were satisfied that manoeuvrability for vehicles could be dealt with by condition and that the level of parking was acceptable

Richard May, a representative of Great Coxwell Parish Council, spoke objecting to the application. His concerns included the following:

- The site was in an unsustainable location;
- The access arrangements were dangerous;
- There would be an increase in traffic;
- It would be dangerous for pedestrians to cross the A420; and
- The proposal would have a detrimental visual impact.

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

- Although the site was in an isolated location it was sustainable as there was an excellent bus service;
- Existing planning permissions would generate far more traffic than this development which would represent a reduction in traffic movements; and
- The visual impact would not be harmful as permission had been granted for a larger development.

Councillors Simon Howell and Elaine Ware, the local ward councillors, had provided a written statement objecting to the proposal which was read out. Their main points included the following:

- They supported the views of the Parish Council; and
- They were concerned about vehicular and pedestrian safety and access.

The committee discussed the application, with clarification from officers where appropriate. Officers recommended an amendment to condition 14 to also include samples of materials.

A motion, moved and seconded, to grant planning permission, subject to the securing of the financial contributions with a S106 agreement and an amendment to condition 14, was declared carried on being put to the vote.

RESOLVED: to grant planning permission for application P16/V0727/O subject to the securing of the financial contributions with a S106 agreement and the following conditions:

Standard

1. Submission of reserved matters.
2. Commencement of development – outline permission.
3. Approved plans.

Pre commencement

4. No development until scheme submitted to eradicate Japanese Knotweed.
5. No development until a drainage strategy detailing any on/off site works.
6. Contaminated land investigation.
7. Details of wheel washing for construction and demolition traffic.
8. Details of vision splays.
9. No other development before means of access formed.
10. No other development before off site highway works implemented (to include ghosted right hand junction, pedestrian crossing point, two bus stop laybys).
11. Tracking plan for waste vehicle.
12. Updated badger and otter surveys and mitigation strategy submitted.
13. Sustainable surface water drainage scheme submitted.
14. Details of and sample of materials for boundary treatments to be submitted.
15. Details of landscape boundary screening to south (within blue edged land) and implementation plan submitted.

Pre-occupation

16. Existing access to Chowle Farmhouse to be stopped up.

PI.11 P17/V0118/RM - The Steeds, Land West of Coxwell Road, Faringdon

The officer presented the report and addendum on application P17/V0118/RM, a reserved matters application following outline planning permission P15/V1934/O, for the appearance, landscaping, layout and scale for the erection of 200 houses and flats, along with associated roads, parking, drainage, and landscaping, and provision of access to Coxwell Road at The Steeds, land west of Coxwell Road, Faringdon.

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 addendum report contained an objection to the amended proposal from Faringdon Town Council and the officers' response to the issues raised.

Richard May, a representative of Great Coxwell Council, spoke objecting to the application. His concerns included the following:

- Insufficient information about the proposed footpath. It would be preferable to upgrade the existing right of way;
- The number of buildings over two storeys were detrimental to the landscape setting of Great Coxwell and might impinge on sight lines; and

- Increased risk of flooding.

Alexa Denham-Cookes, a local resident, spoke objecting to the application. Her concerns included the following:

- Building heights in excess of 2.5 storeys were contrary to the Great Coxwell Neighbourhood Plan;
- The proximity, height and bulk of the apartment block would cause overlooking, overshadowing, loss of light and outlook to neighbouring properties; and
- The development would have an adverse impact on local wildlife.

Dan Holland, the applicant, spoke in support of the application. His points included the following:

- Following negotiations with officers, the scale and height of the apartment block had been reduced. The proposal was now in compliance with Policy NDS9 of the Great Coxwell Neighbourhood Plan;
- Given that the apartment block would be over 40 metres from neighbouring properties, there would be no loss of light, overshadowing or overlooking; and
- There were no objections from statutory consultees.

Councillors Simon Howell and Elaine Ware, the local ward councillors, had provided a written statement objecting to the proposal which was read out. Their main points included the following:

- They supported the views of the Parish Council; and
- They were concerned about the size of the buildings and their position and landscaping.

Roger Cox, one of the local ward councillors spoke about the planning history of the site and the background to this application.

The committee discussed the application, with clarification from officers where appropriate. In response to a member's question, officers advised that it would be possible to add a condition restricting permitted development on satellite dishes.

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

RESOLVED: to grant reserved matters approval for item P17/V0118/RM subject to the following conditions:

General

1. Approved plans.

Pre-commencement

2. Levels to be agreed.
3. Adoption plan for visibility splays and foot/cycle links to be agreed.
4. Tracking for waste collection vehicles to be agreed.
5. Refuse storage for apartments to be agreed.
6. Bin collection points for private drives to be agreed.
7. Pedestrian access points to southern grassland area to be agreed.
8. Woodland planting plan to be agreed.
9. Wall-climber planting to be agreed.
10. Materials to be agreed.

Compliance

11. Boundary treatments as agreed.
12. Garaging to be retained at Plots 12, 13, 18, 35, 36, 37, 38, 60, 62, 63, 97, 108, 110, 114, 115, 130, 131, 132, 147, 148, 149, 150, 152, 153, 161, 162, 178, 179, 188, 189 and 190.
13. New estate roads, footways and cycleways to highways authority standard.
14. No more than two external aerials (including satellite dishes) to be erected on the approved apartment block without prior permission from the council.

Informative – above conditions and conditions attached to P15/V1934/O combine to represent the planning permission for this development.

Informative – additional information required to satisfy surface and foul water drainage conditions of outline planning permission.

PI.12 P17/V0134/RM - The Bungalow, Townsend Grove, Wantage

Ben Mabbett, one of the local ward councillors, stepped down from the committee. He took no part in the debate or voting for this item.

The officer presented the report on application P17/V0134/RM, a reserved matters application following outline planning permission P16/V0527/O (which permitted 14 flats, access only approved) for appearance, landscaping, layout and scale at The Bungalow, Townsend Grove, 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.

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

- The scheme had been amended to ensure the preservation of a mature oak tree that was the subject of a tree preservation order; and
- The design of the proposal differed from that submitted at the outline stage which was illustrative.

Ben Mabbett, one of the local ward councillors, spoke objecting to the application. His concerns included the following:

- The size of the development was excessive; and
- The proposed three storey layout was not in keeping with the surrounding area.

The committee discussed the application, with clarification from officers where appropriate. Members expressed concerns about the design of the development and, in particular, the proposed balconies, which they considered to be not in keeping with the surrounding area.

A motion, moved and second, to defer consideration of the application, pending the submission of amended plans and a site visit was declared carried on being put to the vote.

RESOLVED: to defer consideration of application P17/V0134/RM pending the submission of amended plans and a site visit.

PI.13 P17/V0856/HH - 2 Old Bakery Cottages, Bakery Lane, Letcombe Regis, Wantage

The officer presented the report on application P17/V0856/HH, for the construction of a single storey side extension, replacement of porch and demolition of existing detached garage and the erection of a garden shed at 2 Old Bakery Cottages, Bakery Lane, Letcombe Regis, 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 discussed the application, with advice from officers where appropriate.

A motion, moved and seconded, to grant planning permission was declared carried on being put to the vote.

RESOLVED: to grant planning permission for application P17/V0856/HH subject to the following conditions:

Compliance

1. Commencement within three years – full planning permission.
2. Approved plans.
3. Materials in accordance with application (full).

The meeting closed at 9.05 pm