

# Minutes

of a meeting of the

## Planning Committee

held on Wednesday, 6 September 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), Stuart Davenport, Anthony Hayward, Bob Johnston, Ben Mabbett, Chris McCarthy, Catherine Webber, St John Dickson, Robert Hall and Dudley Hoddinott

Officers: Emily Hamerton, Susan Harbour and Hanna Zembrzycka-Kisiel

Also present: Councillor Yvonne Constance

Number of members of the public:

### **PI.50 Chairman's announcements**

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

### **PI.51 Apologies for absence**

Councillor Jenny Hannaby sent her apologies. Councillor Dudley Hoddinott attended as her substitute.

### **PI.52 Declarations of interest**

Sparsholt Parish Councillor Iain Brown was known to some members of the committee as he had previously been a district councillor.

### **PI.53 Urgent business**

There were no items of urgent business.

## **PI.54 Public participation**

The list showing six members of the public and one ward councillor who had registered to speak was tabled at the meeting.

## **PI.55 P17/V0662/RM - Land to the east of Witney Road, Kingston Bagpuize, OX13 5FZ**

The officer presented the report on reserved matters application P17/V0662/RM, following outline approval P15/V1808/O, for the construction of 280 dwellings, access, appearance, landscaping, scale and appearance at Land to the east of Witney Road, Kingston Bagpuize.

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

Brian Forster from Kingston Bagpuize with Southmoor Parish Council spoke objecting to the application.

James Yeoman (Savills) spoke on behalf of the applicant. The committee asked questions of clarification to the agent.

Councillor Eric Batts, the ward councillor, spoke to the application.

The committee discussed the matter and raised concerns about:

- screening and noise attenuation which had been considered acceptable by the council's environmental health officers;
- provision for broadband services, electric vehicle charging points and cycle parking;
- the lack of one bedroom units and two bedroom units proposed in the market housing mix as it was not consistent with guidelines of the SHMA (Strategic Housing Market Assessment) and the Local Plan: the officers confirmed that the SHMA data is not up to date and there is some flexibility within the guidelines for alternative mixes and the proposed mix was determined by what the applicant considered to be viable;
- access to rear gardens and parking provision: this was considered acceptable by officers.

It was noted that Kingston Bagpuize with Southmoor do not currently have a neighbourhood plan or community led plan.

A motion, moved and seconded, to delegate authority to grant outline planning permission to the head of planning was declared carried on being put to the vote.

### **RESOLVED**

**To grant approval of reserved matters, subject to the following conditions:**

1. Approved plans.
2. Material samples.
3. Boundary details in accordance with approved plans.
4. Refuse storage provided prior to occupation.
5. Acoustic mitigation implemented prior to occupation.

## **PI.56 P17/V1299/FUL - Days House, 7 Westcot, Sparsholt, Wantage, OX12 9QB**

The officer presented the report on application P17/V1299/FUL, for the demolition of a bungalow and pool house (not Day House), dividing the site and the erection of a new house at Days House, 7 Westcot, Sparsholt, Wantage.

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

Iain Brown, the representative of Sparsholt Parish Council, spoke objecting to the application.

Erik Anderson, spoke in objection to the application.

Michael Brooke (Simon Smith & Mickael Brooke Architects), agent for the application, spoke in favour.

Councillor Yvonne Constance, the ward member, spoke in objection to the application.

The committee discussed this application and raised concerns around:

- six metre ridge height closer to the boundary than the original approved application which was for a significant four bedroom dwelling;
- significant and permanent loss of light;
- septic tank capacity.

A motion, moved and seconded, to defer the application for a site visit, was declared carried on being put to the vote.

### **RESOLVED**

**To defer further consideration of this item until after a site visit has taken place, which will include considering the application site from the affected neighbouring properties and resolution of the following issues:**

- Potential overlooking
- Potential overbearing
- Drainage

The meeting closed at 8.10 pm