

Minutes

of a meeting of the

Planning Committee

held on Wednesday, 13 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, Jenny Hannaby, Anthony Hayward, Bob Johnston, Ben Mabbett, Chris McCarthy and Catherine Webber

Officers: Martin Deans, Sarah Green, Emily Hamerton, Nicola Meurer and Hanna Zembrzycka-Kisiel

Also present: Councillors Gervase Duffield and Robert Sharp

PI.57 Chairman's announcements

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

PI.58 Apologies for absence

There were no apologies for absence.

PI.59 Declarations of interest

St John Dickson declared that in relation to application P17/V1399/FUL – Abingdon United Football and Social Club, Northcourt Road, Abingdon, he would be stepping down from the committee as he was chairman of the licensing panel that considered this application.

PI.60 Urgent business

There was no urgent business.

PI.61 Public participation

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

PI.62 P15/V2353/O - Land off Hobbyhorse Lane, Sutton Courtenay, Abingdon

The committee considered outline application P15/V2353/O for up to 200 dwellings, including vehicular access, pedestrian and cycle links, public open space, car parking, landscaping, drainage and associated works on land off Hobbyhorse Lane, Sutton Courtenay, Abingdon.

Consultations, representations, policy and guidance and the site's planning history were detailed in the officer's report and which formed part of the agenda pack for this meeting. An addendum was circulated prior to the committee meeting to update the committee on any updates since publication of the agenda.

Sammy Spaine, a representative of WSP, was present to answer questions on drainage matters.

Ian Marshall, Principal Transport Engineer for Oxfordshire County Council, was also present to answer questions on highway matters.

As addressed in the officer's report, the applicant has appealed against the non-determination of this application and therefore the committee did not have power to grant or refuse planning permission. The committee were therefore deciding whether they would have granted or refused the application if the council had been in a position to do so and whether they agreed to the reasons set out on page 8 of the committee papers which would form the basis of the grounds for the appeal.

Karl Gebhart, a representative of Sutton Courtenay Parish Council, spoke objecting to the application.

Anne Morgan-Smith spoke in objection to the application:

David Bainbridge, the applicant's agent, spoke in support of the application.

Gervase Duffield, the local ward councillor, spoke objecting to the application.

In response to questions raised by the committee, the officers reported that:

- Environmental Health are satisfied with the proposed mitigations for the health risks from contamination.
- The loss of amenity is considered acceptable in policy terms.
- Highways are satisfied with the access arrangements.
- Ian Marshall confirmed that Oxfordshire County Council's objection to the application would not be withdrawn; without any further development in the area, if the signals are optimised the current situation would be acceptable until 2022 with projected car usage. If cumulative impact of this application and four others currently submitted are taken into account, there would be saturation of the junctions and therefore Highways strongly object on the basis of exit blocking and gridlock in the area.
- Sammy Spaine confirmed that WSP's objection would not be withdrawn in relation to this application as with the current proposals, the area, where there is a 75% risk of ground water emergence, would be more likely to flood than not. He confirmed that the proposed size of infiltration basin is big enough, but that the location is not practical due to the topography of the land.

- The proposed mitigation for contamination of a permeable column to catch potential gas without blocking drainage is considered acceptable.
- The proposed reasons for refusal were sufficiently robust due to the quality of technical support.

The committee were satisfied with the officer's recommendations and a motion, moved and seconded, to refuse the application, if the planning committee had been in a position to do so, was declared carried on being put to the vote.

RESOLVED: If planning committee had been in a position to do so, it would refuse outline planning permission for application P15/V2353/O, for the following reasons and that the council resists the appeal against non-determination on the basis of these reasons:

1. Drainage

The NPPF provides that development should not increase flood risk elsewhere and should be appropriately flood resilient and resistant (paragraph 103).

Core Policy 42 of the Local Plan 2031 Part One seeks to minimise the risk and impact of flooding through:

- Directing new development to areas with the lowest probability of flooding.
- Ensuring new development effectively manages all sources of flood risk.
- Ensuring new development does not increase the risk of flooding elsewhere.
- Ensuring wider environmental benefits of development in relation to flood risk.

In the opinion of the local planning authority the proposal fails to demonstrate it is flood resilient and resistant whereby residual flood risk can be safely managed, including by emergency planning. Therefore, the proposal does not amount to sustainable development and would be contrary to the National Planning Policy Framework, Planning Practice Guidance, Core Policy 42 of the Local Plan 2031 Part One and to advice contained in the council's Strategic Flood Risk Assessment.

2. Highways

Paragraph 32 of the National Planning Policy Framework states:

“Development should only be prevented or refused on transport grounds where the residual cumulative impacts of development are severe.” Further, saved Policy DC5 of the Local Plan 2011 requires safe and convenient access for developments and that the road network can accommodate the traffic arising from the development without causing safety or congestion problems.

Notwithstanding the fact that the application site is allocated in the adopted Local Plan 2031 Part 1, based on the findings of the additional traffic surveys and modelling carried out by the local highway authority, the impact of the proposed development has now been confirmed to be severe.

As such, in the opinion of the local planning authority the proposal, does not amount to sustainable development and would be contrary to the saved policy DC5 of the Local Plan 2011, National Planning Policy Framework, and Planning Practice Guidance.

PI.63 P16/V3097/FUL - 54 Hurst Rise Road, Cumnor Hill

The committee considered application P16/V3097/FUL to demolish the existing house and outbuildings and to provide three family houses at 54 Hurst Rise Road, Cumnor 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. The addendum report included an update concerning an additional neighbour representation having been received after the publication of the agenda.

Andrew Pritchard, a representative of North Hinksey Parish Council, spoke objecting to the application.

Jilly Cottee and Mike Meldrum spoke in objection to the application.

Nik Lyzba, the applicant's agent, spoke in support of the application.

In response to questions raised by the committee, the officers reported that:

- Highways have not objected to the parking arrangements proposed.
- Committee were referred to details within the report on the strategy for dealing with ground water (paragraph 5.27).
- Committee were advised that there would be a badger method statement to protect their presence on the site.
- The word 'details' will be replaced with 'samples' in Condition 3 to ensure materials are acceptable.
- The full wording of condition 5 will be expanded to include reference to the boundary between numbers 52 and 54 Hurst Rise Road and to include details of the drain, but that a condition to consult with neighbours is not considered reasonable.

The committee were satisfied that three dwellings on this site was acceptable for the location and that materials, boundary treatments and wildlife mitigations had been adequately addressed.

A motion, moved and seconded, to approve the application with the suggested two amendments to conditions 3 and 5, was declared carried on being put to the vote.

RESOLVED: to grant planning permission for application P16/V3097/FUL, subject to the following conditions:

1. Commencement three years - full planning permission.
2. Approved plans.
3. Samples of external materials.
4. Detailed tree protection measures.
5. Landscaping scheme and boundary treatments including details of what will be retain and improved and including ditch details.
6. Detailed drainage scheme for surface, foul and groundwater based on submitted strategy plan and supporting documents.
7. Details of screw piling method to be used.
8. Badger protection method statement.
9. Details of delivery times for construction/demolition traffic.
10. Details of wheel washing for construction/demolition traffic.
11. Access and vision splays to be provided as on plan.
12. Parking to be provided as on plan.
13. High level windows to be 1.7m cill height.
14. Landscaping and boundary treatments implemented as approved.
15. Routing of construction/delivery traffic shall be in accordance with section 3.2 of appendix G of the transport statement.

16. Use of banksman for construction traffic shall be in accordance with section 4.3 of appendix G of the transport statement.
17. Removal of permitted development rights for extensions and outbuildings.

PI.64 P17/V1350/FUL - Henleaze Farm, Fernham Road, Longcot, Faringdon

The committee considered application P17/V1350/FUL to upgrade the existing chick barn farm building and for a change of use from agricultural to leisure for glamping and camping sites at Henleaze Farm, Fernham Road, Longcot, 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.

Anne Gow, the applicant's agent, spoke in support of the application.

Simon Howell, one of the local ward councillors, objected to the application. He was unable to attend committee and therefore a statement was read out on his behalf.

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

RESOLVED: to grant planning permission for application P17/V1350/FUL, subject to the following conditions:

1. Commencement of development – three years.
2. Approved plans.
3. Materials for farm building as specified.
4. That the camping and glamping sites shall only be used as holiday accommodation, and no part of the accommodation shall be occupied by the same person(s) for a period exceeding 28 days in any 90 day period.
5. That the camping and glamping sites shall not operate for at least one full calendar month per calendar year and all temporary structures shall be removed for that month.

PI.65 P17/V0332/FUL - Craven Yard, Fernham Road, Uffington

The committee considered retrospective application P17/V0332/FUL to lower the roof of the new house and relocate the car port and drive at Craven Yard, Fernham Road, Uffington.

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 and addendum for this meeting.

Simon Jenkins, a representative of Uffington Parish Council, spoke objecting to the application.

Robert Sharp, the local ward councillor, spoke objecting to the application.

In response to questions raised by the committee, the officers reported that:

- The applicants have been willing to try and correct the error as soon as possible, but drawing accurate plans has taken time.

- The developer has reduced the pitch of the roof by 200mm.

The committee were of the opinion that although the process had been undertaken in an unfortunate manner, that the look of the house as it currently is will blend in to its surroundings in time.

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

RESOLVED: to grant planning permission for application P17/V0332/FUL, subject to the following conditions:

1. Approved plans.
2. Access, parking and turning in accordance with the approved plan.
3. Retain existing hedgerow/tree.
4. Permitted development restriction on single dwelling extensions and outbuildings.

PI.66 P17/V1399/FUL - Abingdon United Football Club & Social Club, Northcourt Road, Abingdon

St John Dickson stepped down from the committee and took no part in the debate or voting for this item.

The committee considered application P17/V1399/FUL to vary condition 4 of planning permission P96/V1020/EX to amend the opening hours at Abingdon United Football Club & Social Club, Northcourt Road, Abingdon to the following:

- Monday – Thursday 09:00 to 00:30
- Friday – Saturday 09:00 to 01:30
- New Year's Eve – 09:00 to 01:30

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.

Bill Fletcher, the applicant, spoke in support of the application.

In response to questions raised by the committee, the officers reported that:

- The proposed new opening times have been recommended by Environmental Health. Planning and licensing decisions are made under different regimes and may therefore differ.
- The impact will be monitored for 12 months and it falls to the management of the club to determine how they control it.

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

RESOLVED: to grant planning permission for application P17/V1399/FUL, subject to the following conditions:

1. Temporary permission for one year.
2. Hours of operation.

The meeting closed at 8:50pm.