

Minutes

of a meeting of the

Planning Committee

held on Wednesday, 4 October 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), St John Dickson, Robert Hall, Jenny Hannaby, Anthony Hayward, Chris McCarthy and Catherine Webber

Officers: Lewis Dixey, Emily Hamerton, Laura Hudson, Nicola Meurer and Kerry Street.

PI.67 Chairman's announcements

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

PI.68 Apologies for absence

Councillors Janet Shelley and Bob Johnston had tendered their apologies for the meeting.

PI.69 Minutes

RESOLVED: to approve the minutes of the meetings held on 23 August, 6 and 13 September 2017 as correct records and agree that the chairman sign these as such.

PI.70 Declarations of interest

There were no declarations of interest.

PI.71 Urgent business

The development manager advised the committee that application P16/V0775/O – Land South of Highworth Road, Faringdon had been withdrawn from the committee agenda following further discussions with Oxfordshire County Council as Highways Authority for further assessment of the highway impacts of the development.

Application P17/V0205/FUL – Land adjoining 16 Yarnells Road, North Hinksey had been deferred to allow members to visit the site at a later date.

PI.72 Public participation

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

PI.73 P17/V1507/FUL - Botley Centre, West Way, Botley, Oxford

The committee considered application P17/V1507/FUL for temporary planning consent for a period of three years for the change of use, relocation and addition of units at Botley Centre, West Way, Botley, Oxford.

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.

John Patey, Highway Officer from Oxfordshire County Council was present to answer any questions.

Officer update: committee members' attention was drawn to the addendum report, which listed full wording of the conditions relating to this application and included new and amended conditions since publication of the agenda.

Mary Gill and Simon Banks, two local residents, spoke objecting to the application and presented a video.

Neil Rowley, the applicant's agent, spoke in support of the application.

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

- There will be two separate construction traffic management plans; one for the temporary use application (under consideration) and one for the site as a whole, which relates to the previous planning permission.
- A construction site access management plan restricting HGV's making deliveries during peak hours (including school drop off / pick up times) was clarified and amended as part of the recommendation.
- A plan showing construction traffic routing on the network is conditioned.
- The access on West Way will be for service vehicle access.
- The planning conditions for the approved wider site application have yet to be discharged.
- Wheel washing can be included in condition 3, as requested.
- The requirement for a Banksman will be included as part of condition 3.

Although concern was raised about the potential for left-turn access, committee were reassured that the details of the construction management traffic plan agreed by the officers and highways authority would ensure optimum safety. Committee were pleased that there would be continuity of some kind of service within the West Way area whilst construction for the wider site takes place.

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

RESOLVED: to grant temporary planning permission for application P17/V1507/FUL, subject to the following conditions:

1. Temporary use for three years.
2. Approved plans.
3. Construction management plan to be agreed (prior to commencement of any works on site in connection with this application) to include:

- Duration requirements for the temporary access arrangements.
 - Construction traffic site access management restricting HGV's making deliveries during peak hours (including school drop off and pick up times).
 - Details of construction traffic routing on local highway network (to prevent the use of Cumnor Hill / Eynsham Road or that part of Westminster Way south of site).
 - Details on number of construction vehicles using West Way.
 - That measures are taken for a Banksman to oversee HGV construction traffic movements onto Westminster Way.
 - Wheel-washing to be included in the CMP.
4. Servicing and delivery plan to be agreed prior to first use.
 5. Details of public toilets to be agreed prior to first use.
 6. Details of cycle parking to be agreed prior to first use.
 7. Details of waste management during construction to be agreed prior to demolition works.
 8. Demolition or construction works on site shall only take place between 07:30 – 18:00 Monday to Friday and 08:00 – 13:00 on a Saturday.

Informative

This temporary change of use application relates solely to this proposal. Any details included on the plans which relate to planning permission reference P16/V0246/FUL or the associated conditions discharge application are not deemed approved through the granting of this application.

PI.74 P16/V0775/O - Land South of Highworth Road, Faringdon

This application had been withdrawn from the committee agenda following further discussions with Oxfordshire County Council as Highways Authority for further assessment of the highway impacts of the development.

PI.75 P17/V0205/FUL - Land adjoining 16 Yarnells Road, North Hinksey, Oxford

This application had been deferred to allow members to visit the site at a later date.

PI.76 P17/V1869/HH - 109 Poplar Grove, Kennington

The committee considered application P17/V1869/HH for a single and two storey side and rear extension to 109 Poplar Grove, Kennington.

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.

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/V1869/HH, subject to the following conditions:

1. Commencement three years - full planning permission.
2. Development to be built in accordance with approved plans.

3. Materials to match existing dwelling.
4. Two car parking spaces to be permanently retained.

PI.77 P17/V2162/LB - Beaulieu Court Cottage, Sunningwell, Abingdon

The committee considered application P17/V2162/LB for listed building consent to fit out a ground floor entrance hall and stairwell following permissions (P16/V0923/LB and P16/V1964/DIS) to remove the stud work cement render from the internal walls at Beaulieu Court Cottage, Sunningwell, 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.

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

RESOLVED: to grant listed building consent for application P17/V2162/LB, subject to the following conditions:

1. Commencement within three years.
2. Development completed in accordance with approved plans.
3. Details and materials in accordance with application.

PI.78 P17/V2020/HH - 7 Third Acre Rise, Oxford

The committee considered application P17/V2020/HH for a replacement front porch and rear extension at 7 Third Acre Rise, Oxford.

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.

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/V2020/HH, subject to the following conditions:

1. Commencement within three years.
2. Development completed in accordance with approved plans.
3. Materials in accordance with application.

The meeting closed at 7.30 pm