

Minutes

of a meeting of the

Planning Committee

held on Wednesday 25 October 2017 at 6.30 pm
in 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, Robert Hall, Jenny Hannaby, Bob Johnston, Ben Mabbett, Chris McCarthy and Catherine Webber

Officers: Holly Bates, Steve Culliford, Martin Deans, Liz Fay, Emily Hamerton, Andy Heron and Hanna Zembrzycka-Kisiel

Also present: Councillor Margaret Crick, Councillor Roger Cox and Councillor Judy Roberts

Number of members of the public: 52

PI.79 Chairman's announcements

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

PI.80 Apologies for absence

Councillors StJohn Dickson and Anthony Hayward had sent his apologies for absence.

PI.81 Minutes

RESOLVED: to adopt the minutes of the committee meeting held on 4 October 2017 as a correct record and agree that the chairman signs them as such.

PI.82 Declarations of interest

The following interests were declared:

- Application P16/V0775/O on land south of Highworth Road, Faringdon – Councillors Jenny Hannaby, Bob Johnston and Sandy Lovatt knew the applicant's agent;
- Application P17/V1891/FUL at Close End House, 19 East Way, Drayton – Councillor Chris McCarthy knew the objector registered to speak at the meeting, and Councillors Jenny Hannaby, Bob Johnston and Sandy Lovatt knew the applicant's agent; and

- Application P17/V1299/FUL at Days House, 7 Westcot, Sparsholt – Councillors Sandy Lovatt and Janet Shelley knew the parish councillor registered to speak at the meeting.

PI.83 Urgent business

The development manager advised that application P17/V0205/FUL - land adjoining no16 Yarnells Road, North Hinksey - had been withdrawn from the agenda to allow for a further site visit.

PI.84 Public participation

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

PI.85 P16/V0775/O - Land south of Highworth Road, Faringdon

The committee considered application P16/V0775/O for residential development of up to 190 homes on land south of Highworth 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 officer's addendum report tabled at the meeting provided updates on the financial contributions from the developer, the views of one of the local ward members, confirmation that a play area would be provided on site, and appended a plan showing the extent of new housing on the edge of Faringdon, encroaching into Great Coxwell parish.

Dr Mike Wise, a representative of Faringdon Town Council, spoke objecting to the application.

Jacqui Russell, a representative of Great Coxwell Parish Council, spoke objecting to the application.

Tom Mouat spoke objecting to the application.

Ken Dijksman, the applicant's agent, spoke in support of the application.

Councillor Roger Cox, one of the local ward members, spoke in support of the application.

The committee noted that:

- the site had been allocated in Local Plan Part 1 to 2031 as a strategic housing site and that this had been approved by the planning inspector. The proposal complied with the Faringdon Neighbourhood Plan
- this was an outline application, therefore the committee must concentrate on the principle of the development and its access; other matters would be considered at the reserved matters stage
- the plan displayed was for illustrative purposes only but showed that up to 190 homes could be accommodated on the site; housing layout would be determined at the reserved matters stage
- officers would seek to avoid housing on the highest part of the site
- the section 106 agreement set aside funds to improve health infrastructure in the town

- Highworth Road had a 30 miles per hour speed limit at the proposed access point to this development
- a play area would be provided within the site
- both Faringdon Town Council and Great Coxwell Parish Council would be consulted on any reserved matters application
- any reserved matters application must comply with the neighbourhood plan

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

RESOLVED: to authorise the head of planning to grant outline consent for application P16/V0775/O subject to:

- (i) A section 106 legal agreement being entered into to ensure financial contributions towards local infrastructure and to secure affordable housing (and authority to vary the items in the agreement as appropriate to reflect Community Infrastructure Levy implementation should this occur between the committee resolution and the signing of the S106 legal agreement); and

- (ii) Conditions (or provision in S106 as appropriate) as follows:

Standard

1. Commencement two years after the Reserved Matters application is approved; Reserved Matters application within 3 years
2. Reserved matters to be submitted
3. Approved plans list

Pre-commencement

4. Site access and connecting footway to be agreed
5. Emergency access to be agreed
6. Off-site highway works to be agreed
7. Construction traffic management plan to be agreed
8. Details of footpath/cycle links to be agreed
9. Sustainable urban drainage scheme to be agreed
10. Foul Water drainage details to be agreed
11. Water supply impact study to be agreed
12. Tree protection and method statement to be agreed
13. Contamination risk assessment to be agreed
14. Written scheme of archaeological investigation to be agreed
15. Programme of archaeological work to be agreed

With reserved matters

16. Biodiversity Enhancement Plan to be agreed
17. Housing mix to be agreed
18. Noise survey undertaken and any required mitigation to be agreed
19. Electric charging points designed into properties with garages
20. Slab levels to be submitted

Pre-occupation

21. Visibility splays to be agreed
22. Residential travel plan to be agreed
23. Travel information pack to be agreed

Compliance

24. New estate roads to Highway Authority specification
25. No drainage to highway
26. No occupation until drainage scheme implementation
27. Hours of construction work

PI.86 P17/V0205/FUL - Land adjoining 16 Yarnells Road, North Hinksey

This item was withdrawn from the agenda to allow for a further site visit.

PI.87 P17/V1106/FUL - 131 Pinnocks Way, Oxford

The committee considered application P17/V1106/FUL to partially demolish and reconfigure the existing house and new construction for conversion into four two-bedroomed four-person flats over ground floor, first floor and attic loft, together with four parking bays, bicycle stores, refuse and recycle stores, hard and soft landscaping and associated site works, on land at 131 Pinnocks Way, Cumnor.

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.

Steve Viner, a representative of Cumnor Parish Council, spoke objecting to the application.

Hossein Moghaddam, the applicant, spoke in support of the application.

Councillor Judy Roberts, one of the local ward members, spoke objecting to the application.

The committee noted that:

- The county highways authority had independently assessed the parking provision and, having regard to the quantified parking survey conducted by the applicants, concluded that the proposal would cause no severe harm
- There was a need to manage the construction of this development carefully and a time limited management plan was suggested
- The parking area would have a sustainable drainage scheme
- Boundary details would need prior approval

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

RESOLVED: to grant application P17/V1106/FUL subject to the following conditions:

Standard

1. Commencement 3 yrs - Full Planning Permission
2. Approved plans

Prior to commencement

3. Boundary treatments and landscaping details to be submitted
4. Surface water drainage, including parking area, to be submitted
5. Construction management plan to be submitted, including details of on site operation hours, delivery hours and parking plan for contractor vehicles

Prior to occupation

6. Cycle store to be implemented in accordance with plans
7. Bin store to be implemented in accordance with plans
8. Access, visibility splays and parking in accordance with plans
9. Boundary and landscaping to be implemented

Compliance

10. Materials to match existing

PI.88 P17/V1727/FUL - 11 Dean Court Road, Oxford

The committee considered application P17/V1727/FUL to demolish the existing five-bedroomed dwelling and erect eight two-bedroomed flats in two buildings and a single replacement detached five-bedroomed dwelling at 11 Dean Court Road, 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. The officer's addendum report corrected paragraph 5.5 of the officer's report in the table, where the datum level for Building 1 secondary side element should read 98 metres, not 97.5.

Steve Viner, a representative of Cumnor Parish Council, spoke objecting to the application.

Paul Southouse, the applicant's agent, spoke in support of the application.

Councillor Judy Roberts, one of the local ward members, spoke objecting to the application.

The committee noted that:

- the proposed development was sustainable and complied with the Local Plan and the design guide
- the boundaries between the gardens of the two apartment blocks and the house would be delineated
- condition 4 would be enhanced to protect the trees along the entrance road to require hand-digging near the root systems
- details of all hard and soft landscaping proposed would be required before development took place
- condition 16 would be amended to confirm that the obscure glazed windows would be fixed to prevent opening and overlooking

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

RESOLVED: to grant application P17/V1727/FUL subject to the following conditions:

Standard

1. Commencement 3 years - Full Planning Permission
2. Approved plans

Pre-commencement

3. Full details of materials to be submitted
4. A revised tree protection plan to be submitted
5. Drainage scheme for foul water to be submitted

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6. Drainage scheme for surface water to be submitted
7. Landscaping scheme to be submitted, including details of all hard and soft landscaping
8. Updated badger survey and mitigation as appropriate
9. No development including site clearance stripping or demolition until relevant bat licence

Pre-occupation

10. Access and vision splays provided
11. Parking and turning provided
12. Landscaping scheme implemented
13. Bin store provided
14. Cycle parking provided

Compliance

15. Levels in accordance with plans
16. Fixed, obscure glazing at first floor in north western side elevations of buildings 1 and 2
17. Rooflights in north western elevations of building 1 and 2 to have minimum cill level of 1.7m.

PI.89 P17/V1891/FUL - Close End House, 19 East Way, Drayton

The committee considered application P17/V1891/FUL to demolish 19 East Way and develop three new dwellings at Close End House, 19 East Way, Drayton.

Councillor Stuart Davenport, the local ward councillor, stood down from the committee and took no part in any decision-making on this application.

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 planning officer updated the committee by reporting that a section 278 agreement would be required to ensure the upgrade and maintenance of the access road for ten years.

Sharon Hagen spoke objecting to the application.

Mike Gilbert, the applicant's agent, spoke in support of the application.

Councillor Stuart Davenport, the local ward member, spoke objecting to the application.

The committee noted responses from the officers and concluded that:

- this site and the adjacent site to the west, upon which eight dwellings were recently approved, should have been considered as one development site
- the neighbourhood plan permitted development within the built-up area of the village but this principle should be tested in this case
- the impact of the net addition of two homes could have a marked increase on traffic along the bridleway and access road
- an agreement to upgrade and maintain the access road for ten years was unlikely to provide sufficient mitigation
- there was likely to be an adverse impact on the neighbouring properties to the west of the site

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

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

RESOLVED: to refuse application P17/V1891/FUL for the following reasons:

1. That having regard to the location of the site which is not allocated within the Drayton Neighbourhood Plan, the principle of the development would not be in accordance with the Drayton Neighbourhood Plan policy P-LF2.
2. That the proposed development would result in unsatisfactory standards of privacy and amenity for occupants of both the proposed dwellings and the existing static mobile homes to the west of the site, and would result in mutual overlooking of habitable rooms and the overlooking of the rear gardens of the proposed dwellings. In addition, the traffic generated by the proposed development, both during construction and on occupation, would cause unacceptable levels of noise and disruption along East Way, having an unsatisfactory impact on the amenity and privacy of neighbouring properties. Contrary to Local Plan 2031 part 1 core policy CP37, Local Plan 2011 policy DC9 and Design Guide principles DG63 and DG64.

PI.90 P17/V2042/FUL - Brookvale, 8 South Avenue, Abingdon

The committee considered application P17/V2042/FUL to demolish the existing dwelling and erect a new two-storey building containing four two-bedroomed flats, provision of parking for six cars, covered cycle storage and enclosed bin store at Brookvale, 8 South Avenue, 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. The officer's addendum report recommended an additional condition to limit the hours of deliveries during construction.

In accordance with the council's constitution, after two and a half hours since the start of the meeting, the committee decided to continue the meeting for up to thirty minutes to complete the application under consideration.

Margaret Crick, a representative of Abingdon Town Council, spoke objecting to the application.

Ted Yeates spoke objecting to the application.

Andre Botha, the applicant's agent, spoke in support of the application.

Councillor Sandy Lovatt, one of the local ward members, spoke objecting to the application.

Further to a point raised by the speakers, the committee asked officers to obtain clarification on the ownership of the road and the responsibility to maintain it.

In accordance with the council's constitution, the meeting closed after three hours, the maximum meeting length permissible. Consideration of this application was therefore deferred to a future committee meeting.

RESOLVED: to defer consideration of application P17/V2042/FUL to a future committee meeting.

PI.91 P17/V1299/FUL - Days House, 7 Westcot, Sparsholt

Consideration of application P17/V1299/FUL was deferred to a future committee meeting.

The meeting closed at 9.30 pm