

Minutes

of a meeting of the

Planning Committee

held on Monday, 13 November 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, Bob Johnston and Chris McCarthy

Officers: Emily Hamerton, Laura Hudson, Adrian Butler, Stuart Walker, Hanna Zembrzycka-Kisiel, Susan Harbour, Andy Heron and Charlotte Brewerton

Also present: Councillor Yvonne Constance and Councillor Margaret Crick

Number of members of the public: 63

PI.92 Chairman's announcements

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

PI.93 Apologies for absence

Apologies were received from Councillors Stuart Davenport, Anthony Hayward and Catherine Webber.

PI.94 Minutes

The minutes of the meeting held on 4 October 2017 were agreed as a correct record and were signed by the chairman as such.

PI.95 Declarations of interest

The following interests were declared:

- Councillors Bob Johnston and Councillor Jenny Hannaby knew Sparsholt Parish Councillor Iain Brown, agent Ken Dijksman and agent Mike Gilbert;
- Councillor Janet Shelley knew Sparsholt Parish Councillor Iain Brown, Dr Sharp and Mark Beddow from East Hendred and agent Mike Gilbert;

- Councillor Jenny Hannaby had been present at the town council for item 10 but had not taken part in the discussion or vote;
- Councillor Sandy Lovatt declared that he did not feel that he could come to Item 11 with an open mind as he was the ward councillor for the neighbouring ward which would be significantly impacted so he would stand down for this item.

PI.96 Urgent business

There were no items of urgent business.

PI.97 Public participation

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

PI.98 P17/V0242/FUL Brookvale, 8 South Avenue, Abingdon

Committee chair, Councillor Sandy Lovatt, stepped down for this item as he was one of the ward councillors. Vice-chair, Councillor Janet Shelley, chaired this item.

The committee considered application P17/V0242/FUL for the demolition of an existing dwelling and the erection of a new two-storey building containing four 2-bedroom 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 and the addendum report which formed part of the agenda pack for this meeting.

Ted Yeates spoke in objection to this application.

Andre Botha, the agent, spoke supporting the application.

Local ward Councillor Sandy Lovatt, a ward councillor, spoke objecting to the application.

Councillor Margaret Crick, a ward councillor, spoke objecting to the application.

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

- an objection on highways grounds was unlikely to be upheld as the highways officer had visited the site multiple times and could find no grounds for refusal;
- the access track could be conditioned to make good;
- the national width requirement for a car and lorry to pass on a highway is 4.8 metres, the officer has measured the track and can confirm that it meets this standard;
- the site is sustainable;
- car parking spaces and cycle storage are adequate;
- the highways officer considers that there is adequate access from the site onto the bridleway;
- no-one has come forward to claim ownership of the bridleway.

The committee discussed this item and concluded that:

- the development was out of character with the local area and was unneighbourly, particularly for the adjoining properties and those on the road behind;

- the application would lead to over development, as it would be too large for the site;
- the width of the road was not considered to be adequate for lorries, including bin lorries.

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

RESOLVED: To refuse planning permission on the following grounds:

- That having regard to the proposed scale and design of the development and its relationship to nearby neighbouring properties, this development would be harmful to the amenity of nearby neighbouring properties and result in an overbearing form of development to the adjoining neighbouring properties 4 and 10 South Avenue. It would also lead to the loss of privacy to 4 Mandeville Close and 4 South Avenue. This is contrary to Policy DC9 of the Vale of White Horse Local Plan Saved Policies 2011, and Policy CP37 of the Vale of White Horse Local Plan 2031 Part 1, the Vale of White Horse Design Guide and advice contained within paragraph 17 of the NPPF.
- That having regard to the scale, plot coverage, design and predominance of the vehicle parking across the front of the plot, this development would be out of keeping with the character of the area and represent an overdevelopment of the plot. As such the application is contrary to Policy CP37 of the Vale of White Horse Local Plan 2031 Part 1, the Vale of White Horse Design Guide and advice contained within paragraphs 17 and 64 of the NPPF.

PI.99 P17/V1299/FUL - Days House, 7 Westcot, Sparsholt, Wantage OX12 9QB

The committee considered application P17/V1299/FUL for the demolition of bungalow/pool house (not Days 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 which formed part of the agenda pack for this meeting.

Iain Brown, representing Sparsholt Parish Council, spoke objecting to the drainage arrangements relating to the application.

Erik Anderson spoke objecting to the application.

Michael Brooke, the agent, spoke in support of the application.

Tim Comyn spoke in support of the application.

Councillor Yvonne Constance, the ward councillor, spoke objecting to the drainage arrangements.

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

-the construction of the dwelling would not start until the drainage officer was satisfied with the discharge of the drainage condition;

-Policy H13, to which the objectors referred, holds no weight, since 15 December 2016, when the Local Plan 2031, Part 1 was adopted. Therefore, the new developments are assessed against the new Local Plan 2031, Part 1.

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

Committee was content with the condition as stated and with the alterations made by the parish council.

RESOLVED: To grant planning permission, subject to the following conditions:

Standard Condition

1. Time limit
2. Approved plans

Prior to commencement

3. Drainage details (surface and foul) to be submitted (condition in full below)*
4. Boundary details to be submitted

Prior to occupation

5. Demolish specified buildings within the site prior to occupation of the new dwelling

Compliance

6. Materials in accordance with the submitted application
7. Access, parking and turning in accordance with the approved plan
8. Retain existing hedgerow/trees
9. Window on the north elevation serving bathroom to be glazed with obscure glass

Informative

Surface water drainage

*Prior to the commencement of the construction of the dwelling, a fully detailed sustainable drainage scheme for foul and surface water of the development, including soil infiltration test results, shall be submitted to, and approved in writing by the District Planning Authority. The approved scheme shall be implemented prior to the occupation of any dwelling to which the scheme relates.

Reason: To ensure the effective drainage of the site and to avoid flooding (Policy CP44 of the he adopted Local Plan 2031, Part 1).

PI.100 P17/V2002/FUL - Land to the East of Portway Cottages, Reading Road, East Hendred, Wantage OX12 8JD

The committee considered application P17/V2002/FUL for a variation of condition 8 on planning permission P15/V2560/FUL to remove the requirement for bus stops and associated works to be provided on the A417, to allow for the Toucan-type crossing to become a Puffin-type crossing and to require the provision of a two metre wide footway on the southern side of the A417 (rather than the approved foot/cycleway). Proposed residential development of 46 dwellings at Land to the East of Portway Cottages, Reading Road, East Hendred, 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.

Dr Sharp, representing East Hendred Parish Council, objected to the footway as proposed.

Mark Beddow spoke in objection to the application.

Ken Dijksman, the agent, spoke in favour of the application.

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

-this variation application has come about as a result of the applicant trying to discharge section 278 conditions, and this is a result of negotiations between the county council and the applicant;

-the county council highways officers are content with this solution;

-the highways liaison officer considers, given that there will be 111 dwellings across the two sites, that the number of movements across the two sites to be acceptable.

The committee discussed the application:

-concerns were raised about the footpath and waiting area near the crossing;

-safety of people, especially children, at the crossing would be compromised by this application;

-there was agreement for further properties to be built along this road and this would lead to an increase in vehicular traffic at this crossing.

A motion, moved and seconded, to refuse the application on grounds of lack of highways safety, especially for children on the crossing, was declared carried on being put to the vote.

RESOLVED: To refuse planning permission on the following grounds:

That, having regard to the increased vehicular traffic along this road and the location of the school in relation to the new housing developments, the provision of a 2 metre wide footpath would create a highway safety issue. This is contrary to policies CP33 and CP35 of the adopted Vale of White Horse Local Plan Part 1 and advice contained within the National Planning Policy Framework.

PI.101 P17/V1499/RM - Land north of A417 and east of Wantage Cricket Club, Wantage OX12 8PL

Councillor St.John Dickson stepped down from the committee for this item, as he was one of the ward councillors.

The committee considered application P17/V1499/RM for a reserved matters application for phase 1A of the Crab Hill development of 70 dwellings with associated landscaping, in accordance with the approved parameter plans and outline application documents, including the Environmental Statement submitted at the outline application stage at Land to the north of A417 and east of Wantage Cricket Club, Wantage.

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

Chris Hurden, a local resident, spoke objecting to the application.

Nicky Brock, the agent, spoke in favour of the application.

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

- the footpath through the play area had been agreed at the outline approval stage;
 - the wider site allocation would provide increased play areas;
 - there was a lime tree on the site which had rot and has been removed on the authority of the tree officer (who now has no further objections);
 - construction traffic matters are covered by the construction management plan;
 - the positions of the dwellings meet the design guide, but there may be some overlooking.
- Officers are satisfied that there is no undue harm, however, a condition for obscure glazing could be added.

A motion, moved and seconded, to approve the reserved matters application was declared carried on being put to the vote. This included the added condition on obscure glazing and the amendment to condition 2 (see below).

RESOLVED: To grant the reserved matters application, subject to the following conditions:

Standard

1. Approved plans

Pre-occupation

2. Prior to the first occupation of any dwelling, details of any required protective boundary treatment, fencing or netting to the cricket pitch, or evidence demonstrating that it is not required shall be submitted to and agreed in writing by the Local Planning Authority. In the event protective treatment is required, it shall be installed prior to first occupation of plots adjoining the cricket pitch.
3. Plots 1-4, 14, 16, 17, 67-70 (which front onto the A417 Reading Road) shall be constructed in accordance with the acoustic glazing measures for each respective plot, and a scheme of noise mitigation for external living areas for those properties shall be submitted to and approved by the Local Planning Authority, and implemented prior to first occupation.

Compliance

4. Sustainable drainage system management and maintenance for phase 1a.
5. Notwithstanding any details shown on the approved drawings, the new first-floor window on the north elevation of plot 39 shall be glazed with obscured glass. Thereafter, the window shall remain obscure glazed.

Informative:

The applicant is reminded of the obligation of compliance with the relevant conditions on the outline application that apply to this particular phase (e.g. Construction Environmental Management Plan (CEMP) and Landscape Ecology Management Plan (LEMP) implementation.

PI.102 P17/V1336/O - Land north west of Abingdon-on-Thames, Land bound by Wootton Road, Dunmore Road and the A34, Abingdon-on-Thames

Councillor Sandy Lovatt stepped down from the committee for this item as he considered that he was biased and pre-determined. Councillor Janet Shelley took the chair.

The committee considered application P17/V1336/O for the development of up to 200 dwellings, means of access and associated works with all matters (relating to appearance, landscaping, layout and scale) reserved at Land north-west of Abingdon-on-Thames, Land bound by Wootton Road, Dunmore Road and the A34 Abingdon-on-Thames.

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

David Morris, the agent, spoke in support of the application.

In response to questions raised by the committee, the officers reported that:
-the southern slips at Lodge Hill were planned to be opened by 2020 at the latest.

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

RESOLVED: To delegate authority to grant planning permission to the head of planning subject to:

A section 106 legal agreement being entered into to secure: financial contributions towards local infrastructure, 35% affordable housing and an affordable housing tenure mix of 75% affordable rented and 25% shared ownership; public open spaces and play areas to be transferred to a management company; provision of a footway/cycleway link and bridge to and across Tilsley Park, and commitment to entering into a section 278 agreement under the Highway Act, *and*

Conditions summarised as follows:

Compliance

1. Submission of reserved matters (appearance, landscaping, layout, scale) – within three years;
2. Commencement of development – two years after last reserved matters approval;
3. Approved plans;
4. Housing mix to be agreed;

Details to be submitted prior to commencement

5. Phasing plan;
6. Tree protection;
7. Construction management plan, including traffic routing
8. Slab levels to be agreed;
9. Archaeology investigations;
10. Written scheme of archaeological investigation;
11. Sustainable drainage scheme to be agreed and implemented;
12. Construction environmental management plan;

Details to be submitted prior to occupation

13. Implementation of acoustic measures;
14. Foul drainage scheme to be implemented;
15. Wootton Road access details to be approved
16. Dunmore Road access details to be approved;
17. Road surfacing;

18. Biodiversity enhancement plan;
19. Landscape and ecology management plan;
20. Building heights to not exceed 12.5m;
21. Working hours to be Monday to Friday 0730 to 1800 and 0800 to 1300 Saturday. No works on Sundays or public holidays;
22. 10m wide buffer to the River Stert to be agreed.

Informatives

1. A Thames Water mains crossing the site and potential need for diversion and safeguarding distances.
2. The illustrative masterplan is not considered by this authority as an appropriate template for informing the detailed design of a residential development on this site.

PI.103 P17/V1708/RM - Bow Farm, Bow Road, Stanford in the Vale, Faringdon, SN7 8JB

The committee considered application P17/V1708/RM for reserved matters application following outline approval P14/V2822/O Erection of 19 new dwellings at Bow Farm, Bow Road, Sanford in the Vale, Faringdon, SN7 8JB.

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

Mike Gilbert, the agent, spoke in favour of the application.

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

RESOLVED: To grant approval subject to the following conditions:

Compliance

1. Approved plans
2. Retention of hedges and protective fencing
3. Permitted development removal plots 19 – 28 – Classes A and B
4. Landscaping implementation

Prior to Occupation

5. Road surfaces to be provided
6. Parking and turning spaces to be provided
7. Implement boundary details

The meeting closed at 8.40 pm