

Minutes

of a meeting of the

Planning Committee

held on Wednesday, 6 December 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), Robert Hall, Jenny Hannaby, Anthony Hayward, Bob Johnston, Monica Lovatt, Chris Palmer and Catherine Webber

Officers: Holly Bates, Emily Hamerton, Martin Deans, Lewis Dixey, Nicola Meurer and Stuart Walker

Also present: Yvonne Constance

PI.113 Chairman's announcements

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

PI.114 Apologies for absence

Councillors St.John Dickson, Chris McCarthy and Ben Mabbett tendered their apologies. Councillors Monica Lovatt and Chris Palmer acted as substitutes.

PI.115 Minutes

RESOLVED: to approve the minutes of the meetings held on 13 and 15 November 2017 as correct records were signed by the Chairman as such.

PI.116 Declarations of interest

There were no declarations of interest.

PI.117 Urgent business

The Development Manager advised committee that application P17/V2898/FUL – land North of Mably Way, Grove, had been deferred from committee proceedings to allow for an amended plan to be submitted and consulted on prior to the committee considering it.

PI.118 Public participation

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

PI.119 P17/V0569/FUL - Land to the south of Challow Road and north of Naldertown, Wantage

Jenny Hannaby stepped down from the committee and took no part in the debate or voting for this item.

The committee considered application P17/V0569/FUL to demolish the residential properties known as Aberclare and Cedarholme and the St John's Ambulance hall and to construct 31 dwellings with parking and amenity space with vehicular access from Naldertown on land to the south of Challow Road and north of Naldertown, 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.

Julia Reynolds, a representative of Wantage Town Council, spoke objecting to the application.

Julie Mabberley, a representative of WaGCG, spoke objecting to the application.

Chris Brotherton, the applicant, spoke in support of the application.

Jenny Hannaby, one of the local ward councillors, spoke objecting to the application.

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

- The County Council Highways Officer does not agree that the development would cause significant harm in relation to parking or highway safety.
- An extra condition can be included for the applicant to submit full details of parking provision for approval, exploring if additional visitor parking is able to be positioned around the public open space area.
- The landscaping condition (9) can be amended for the scheme to be based on the plan schedule submitted in the application plans.
- This application is a new full application to be determined on its merits, however the extant outline planning permission for this site is a material consideration.

A motion, moved and seconded, to authorise the head of planning to approve the application with amended landscape condition and extra parking and hours of construction conditions, was declared carried on being put to the vote.

RESOLVED: to authorise the head of planning to grant planning permission for application P17/V0569/FUL, subject to the following:

- I. A Section 106 legal agreement being entered into in order to secure financial contributions towards local and on-site infrastructure and to secure affordable housing; and
- II. The following conditions (or provision in S106 as appropriate):
 1. Commencement within three years.

2. Approved plans list.
3. Details of vehicular accesses including visibility splays.
4. Construction traffic management plan.
5. Method statement for biodiversity enhancements.
6. Archaeology – written scheme of investigation.
7. Details of materials.
8. Details of boundary treatments.
9. Landscaping scheme to be based on submitted application plans.
10. Tree and hedge protection plan.
11. Sustainable surface water drainage details.
12. On-site foul water drainage details.
13. Details of cycle parking.
14. Travel information packs to be provided.
15. Turning details to be provided.
16. Roads to each dwelling to be completed before occupation.
17. Bin storage in accordance with submitted plan.
18. Landscaping scheme – implementation.
19. Archaeology – watching brief and report.
20. No surface water discharge to highway.
21. Garage accommodation to be retained for parking purposes only.
22. Parking details to be submitted and approved pre-commencement.
23. Hours of construction.

PI.120 P16/V3227/FUL - Seacourt Tower Retail Park, West Way, Oxford

The committee considered application P16/V3227/FUL to vary Condition 2 to be amended as per submitted plans and Condition 14 to allow the sale of convenience items from combined units 5 – 7 for permission P16/V2458/FUL at Seacourt Tower Retail Park, West Way, 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.

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

James Williamson, a representative of the Botley Development Company, spoke objecting to the application.

Eric Hall, the applicant's agent, spoke in support of the application.

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

- The sequential test has been arrived at from the point of the town centre being the first principle and therefore the preference for the type of unit under consideration. However, if there is no available space in the town centre, this kind of application for edge of centre / out of centre passes the test and is therefore before committee for decision. For West Way, Botley to accommodate this type of unit, a fresh planning application would need to be submitted and therefore could not be considered to be available.
- The particular operator for the site is not a material consideration, just the type of use.

- Officers took independent retail advice to come to their decision.

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 P16/V3227/FUL, subject to the following:

- I. The completion of a S106 agreement / unilateral undertaking for financial contributions for traffic signage and travel plan monitoring; and
- II. The planning conditions which are still relevant, listed below:
 1. Commencement no later than 28 October 2018.
 2. Approved plans.
 3. Materials in accordance with approved details.
 4. Cumulative floor space shall not exceed 7153 sq. m.
 5. No open storage.
 6. Landscaping scheme (submission).
 7. Landscaping scheme (implementation).
 8. Framework travel plan to be submitted prior to occupation.
 9. Vehicle access / egress in accordance with approved layout plan.
 10. Parking areas in accordance with approved layout plan.
 11. Cycle parking in accordance with approved plans.
 12. Lighting details to be submitted.
 13. Development to accord with approved flood risk assessment and drainage strategy.
 14. Retail use restriction.
 15. Land contamination assessment.
 16. Land contamination verification report.
 17. Land contamination remediation strategy.
 18. Arboricultural method statement / tree protection plan.

PI.121 P17/V2268/FUL - Land at Fallowfields Hotel. Faringdon Road. Southmoor. Abingdon

The committee considered application P17/V2268/FUL to demolish the former Fallowfields Hotel and all ancillary buildings and to erect 31 residential dwellings and all associated infrastructure on Faringdon Road. Southmoor, 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.

Officer update: Condition 15 will be amended to the following: 'bin storage and collection details to be submitted and approved' and Condition 9 will be amended to ensure that landscaping and boundary treatment details are to be submitted and approved.

Brian Forster, a representative of Kingston Bagpuize with Southmoor Parish Council, spoke objecting to the application.

Andy James, a local resident, spoke objecting to the application.

Mark Gay, the applicant's agent, spoke in support of the application.

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

- The tree protection condition can be amended to ensure hand-digging for the construction phase.
- A materials condition can be included for the Design Officer to approve.
- If no affordable housing registered provider comes forward, the proposal would need to be reconsidered.

A motion, moved and seconded, to approve the application with extra conditions in relation to materials, landscaping and tree protection and an amendment to the bin storage condition, was declared carried on being put to the vote.

RESOLVED: to grant planning permission for application P17/V2268/FUL, subject to the following:

- I. A section 106 legal agreement being entered into with the district council to secure financial contributions towards infrastructure improvements, to secure 7 affordable dwellings and a financial contribution for a part affordable dwelling uplift, and for the open spaces to be controlled by a management company; and
- II. Conditions as summarised below:
 1. Development to commence within three years.
 2. Approved plans.
 3. Tree protection – to include hand digging during the construction phase. Details to be submitted.
 4. Surface water drainage scheme to be agreed and implemented.
 5. Construction management plan.
 6. Slab levels to be agreed.
 7. Garage details.
 8. Bat licence to be obtained.
 9. Boundary treatments plan including specifying the retained height of the hedge fronting Faringdon Road.
 10. Bat mitigation.
 11. Access road provision.
 12. Footway provision on Faringdon Road.
 13. Sight lines.
 14. Parking provision.
 15. Bin storage and collection details to be submitted and approved.
 16. Removal of permitted development rights – plots 23-25 – roof alterations.
 17. Details of materials to be submitted and approved.

PI.122 P17/V2898/FUL - Land North of Mably Way, Grove

This application had been withdrawn from the committee agenda to allow for an amended plan to be submitted and consulted on.

PI.123 P17/V2565/HH - 6 Springfield Drive, Abingdon

Monica Lovatt and Chris Palmer stepped down from the committee and took no part in the debate or voting for this item.

The committee considered application P17/V2565/HH for a two-storey extension and internal remodelling of the existing layout at 6 Springfield Drive, 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 planning permission for application P17/V2565/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.
4. Access (details to be submitted and approved).
5. Car parking spaces (details to be submitted and approved).

PI.124 P17/V2884/FUL - Land at Park Farm, East Challow

The committee considered application P17/V2884/FUL to vary Condition 9,10,11 and 15 and to remove Condition 8 of planning permission P16/V0652/O on land at Park Farm, East Challow.

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.

Officer update: Condition 9 concerning an archaeological written scheme of investigation will be cross-referenced back to Condition 8.

Ruth Vigor-Molyneaux, a representative of East Challow Parish Council, spoke objecting to the application.

Liz Gillott, a local resident, spoke objecting to the application.

Robert Linnell, the applicant's agent, spoke in support of the application.

Yvonne Constance, the local ward councillor, spoke objecting to the application.

The committee were not satisfied that enough information had been provided regarding the traffic impact of the proposed application. They also requested that a Highways Officer be present to take their questions concerning the traffic impact.

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

RESOLVED: to defer application P17/V2884/FUL for a more up-to-date traffic survey to be undertaken, to include queuing and speeding analysis; junction modelling; and an audit of pedestrian crossing.

The meeting closed at 9.05 pm

Chairman

Date