

Minutes

of a meeting of the

Planning Committee

held on Wednesday, 17 January 2018 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, St John Dickson, Robert Hall, Jenny Hannaby, Anthony Hayward, Bob Johnston, Ben Mabbett, Chris McCarthy and Catherine Webber

Officers: Holly Bates, Martin Deans, Adrian Duffield, and Nicola Meurer

Also present: Councillor Emily Smith

PI.125 Chairman's announcements

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

PI.126 Apologies for absence

There were no apologies for absence.

PI.127 Minutes

RESOLVED: to approve the minutes of the meeting held on 6 December 2017 as a correct record and to agree that the Chairman sign them as such.

PI.128 Declarations of interest

Councillor Bob Johnston declared in relation to applications P17/V0918/HH and P17/V1055/HH - Red Copse, Foxcombe Road, Boars Hill, Oxford, that although he is County Councillor for Sunningwell and regularly attends their parish committee meetings, he leaves the room when planning matters are discussed.

Councillor Ben Mabbett declared that in relation to application P17/V2898/FUL, he is a member of the Vale Project Board for the proposed new leisure centre and would therefore be stepping down for the consideration of this item. Councillor Chris McCarthy declared that he is a substitute for the same Board, but has not been involved in the project thus far.

PI.129 Urgent business

There was no urgent business.

PI.130 Public participation

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

PI.131 P17/V2898/FUL - Land North of Mably Way, Grove

Councillor Jenny Hannaby, one of the local ward councillors, and Councillor Ben Mabbett stepped down from the committee and took no part in the debate or voting for this item.

The committee considered application P17/V2898/FUL or the formation of a new road junction and access road into land north of Mably Way, Grove.

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 Mabblerley, a local resident, spoke objecting to the application.

Jenny Bielby, the applicant's agent, 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:

- To condition a further pedestrian crossing on Mably Way would not be considered reasonable as Oxfordshire County Council (OCC) Highways have not deemed it necessary. A further transport assessment would be carried out as part of the second planning application for the leisure centre as a whole.
- The standard of the proposed new footpath along the northern side of Mably Way to be provided by the Grove Airfield development is specified in the S106 agreement. OCC have requested that any additional footpath to be provided by this development is a 3m wide shared footpath/cycleway.

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/V2898/FUL, subject to the following conditions:

1. Commencement within three years.
2. Approved plans list.
3. Natural England license required.
4. Full details of access junction specification to be submitted.
5. Full details of new footpaths and cycle paths to be submitted.
6. Tree protection plan to be submitted.
7. Replacement planting scheme to be submitted.

PI.132 P17/V0918/HH - Red Copse, Foxcombe Road, Boars Hill, Oxford

The committee considered retrospective application P17/V0918/HH to level a sloped area at the bottom of the garden at Red Copse, Foxcombe Road, Boars Hill, 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.

Penny Hembrow and Simon Gregg spoke objecting to the application.

Phil Taylor, the applicant, spoke in support of the application.

Emily Smith, one of the local ward councillors, spoke objecting to the application.

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

- The greenhouse and garage as mentioned by the objectors are permitted under permitted development rights;
- Ownership of the land is a civil matter and not to be determined in planning law;
- Officers believe that there is no loss of openness or function of the greenbelt land as result of this application;
- Although, there are differing accounts of the accuracy of recorded levels, officers have used calculations within the topographical study as these figures are evidential rather than anecdotal;
- A condition to insist a fence is put in place until the planted laurel hedge grows to maturity thus creating adequate screening, was declared unreasonable by officers as it would be a temporary harsh structure; and
- An informative can be included for appropriate screening for the side of the greenhouse facing neighbours.

A motion, moved and seconded, to approve the application with an extra informative relating to screening was declared carried on being put to the vote.

RESOLVED: to grant planning permission for application P17/V0918/HH, subject to the following conditions:

1. Approved plans.
2. Retain existing boundary hedgerow – 2 metres in height.

Informative: Some screening of the north-west wall of the greenhouse to be encouraged – for example, but the planting of a vine.

PI.133 P17/V1055/HH - Red Copse, Foxcombe Road, Boars Hill, Oxford

The committee considered application P17/V1055/HH for a two-storey side extension and rear extension at Red Copse, Foxcombe Road, Boars Hill, 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.

Officer update: an extra condition is recommended to prevent side openings of the proposed structure facing the neighbouring property.

Colin Weyer and Simon Gregg spoke objecting to the application.

Phil Taylor, the applicant, spoke in support of the application.

Emily Smith, one of the local ward councillors, spoke objecting to the application.

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

- Committee were reminded that they were required to determine whether the difference between what is allowed under permitted development rights and the proposal is sufficiently harmful to refuse;
- A hand-digging condition around trees on site is not considered necessary by the arboriculturalist as there are no root systems in that area;
- There will be an element of light loss to the neighbouring ground floor flat, but officers do not believe that the impact would be sufficiently harmful to warrant a refusal; and
- It would not be reasonable to remove future permitted development rights as the site is not constrained.

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

RESOLVED: to grant planning permission for application P17/V1055/HH, subject to the following conditions:

1. Commencement three years - full planning permission.
2. Approved plans.
3. Car parking.
4. Tree protection
5. Materials in accordance with application.
6. Boundary details in accordance with specified plan.
7. Slab levels (as shown on plan).
8. Contamination notification.
9. No openings on side facing neighbours to the east.

The meeting closed at 8.55 pm