

# Minutes

of a meeting of the

## Planning Committee

held on Wednesday, 31 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), St John Dickson, Robert Hall, Jenny Hannaby, Bob Johnston, Ben Mabbett, Chris McCarthy, Chris Palmer (substituting for Anthony Hayward) and Catherine Webber

Officers: : Liz Fay, Harry Gable, Sarah Green, Emily Hamerton, Laura Hudson. Nicola Meurer and Penny Silverwood.

Also present: Councillors Yvonne Constance and Roger Cox

### **PI.134 Chairman's announcements**

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

### **PI.135 Apologies for absence**

There were no apologies for absence.

### **PI.136 Minutes**

**RESOLVED:** to approve the minutes of the meeting held on 17 January 2018 as a correct record and agree that the chairman sign them as such.

### **PI.137 Declarations of interest**

A number of the committee members declared that in relation to application P17/V2713/HH – 5 West Street, Spartsholt, Wantage, they are acquainted with both the applicant and agent for the item. Councillor St.John Dickson declared that although his wife works for the applicant for this item, he would approach the application with an open mind.

### **PI.138 Urgent business**

There was no urgent business.

## **PI.139 Public participation**

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

## **PI.140 P17/V2850/FUL - 18 North Avenue, Abingdon**

Councillor Sandy Lovatt, one of the local ward councillors, stepped down from the committee and took no part in the debate or voting for this item; Councillor Janet Shelley acted as Chairman.

The committee considered application P17/V2850/FUL to demolish the existing bungalow and outbuildings and to erect six one-bedroom flats with the provision for six parking spaces with turning area, 12 covered cycle spaces and enclosed refuse store at 18 North 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 and the addendum updates.

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

Linda Stone, a local resident, spoke objecting to the application.

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

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

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

- Although there are no similar blocks of flats in the area, the building size and how it sits within the plot are in keeping with the area;
- On balance, the distances between the proposed development and neighbouring properties would not result in a sufficiently harmful loss of sunlight;
- An amendment to the ridge height is not considered reasonable as rooms are proposed in the roof space; and
- Parking space sizes have been amended following consultation with the County Highways team.

The committee were not satisfied with the scale and design of the proposed development in relation to the neighbouring properties and that the resultant loss of light would be harmful to the amenity of the neighbours.

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

**RESOLVED:** to refuse planning permission for application P17/V2850/FUL, for the following reasons

1. That having regard to the proposed scale, bulk and design and the number of flats, the proposal would represent a cramped form of development which would be out of keeping with the character of the area. As such it would be contrary to policy CP37 of

the Vale of White Horse Local Plan 2031 Part1, the Vale of White Horse Design Guide 2015 and advice within contained with paragraph 17 of the NPPF.

2. That having regard to the scale, bulk and design and the relationship to the neighbouring properties, in particular No 16 and No 20 North Avenue, the development would harm the amenity of these neighbouring properties by being overbearing and oppressive and leading to a loss of light. This would be contrary to policy DC9 of the Vale of White Horse Local Plan 2011, the Vale of White Horse Design Guide 2015 and advice within contained with paragraph 17 of the NPPF

## **PI.141 P17/V3134/RM - Land at Reading Road, Harwell**

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

The committee considered reserved matters application P17/V3134/RM for a residential development of 16 homes, open space and associated works following outline planning permission P15/V1074/O on land at Reading Road, Harwell.

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 and the agenda updates.

Bob Froud-Williams, a local resident, spoke objecting to the application.

Jonathan Ede and Sarah Murray spoke in support of the application.

Janet Shelley, one of the local ward councillors, spoke objecting to the application.

In response to questions raised by the committee, officers reported that a drainage condition was included in the outline planning permission.

A motion, moved and seconded, to approve the application, with the recommended removal of two conditions and two additional conditions as detailed in the addendum report, was declared carried on being put to the vote.

**RESOLVED:** to grant planning permission for application P17/V3134/RM, subject to the following conditions:

1. Approved plans.
2. External materials samples to be approved.
3. Landscaping (hard and soft landscaping including lighting, boundary treatment, and replacement tree planting) to be approved.
4. Windows in plot 15 southern elevation to be obscured glazed.
5. Garages to be used for vehicle parking only.
6. Refuse storage.
7. No dwelling shall be occupied until that part of the roads, footways and street lighting referred to in condition 3; above which is to serve that dwelling (apart from the wearing course) have been constructed in accordance with the specification in Oxfordshire County Council's residential road design guide.
8. Prior to the use or occupation of the new development, the car parking spaces shown on approved drawing number 679-P06 REVC; shall be constructed, surfaced

and marked out. The parking spaces shall be constructed to prevent surface water discharging onto the highway. Thereafter, the parking spaces shall be kept permanently free of any obstruction to such use.

Informative:

Works within the public highway.

## **PI.142 P17/V2659/FUL - Faringdon Leisure Centre, Fernham Road, Faringdon**

The committee considered application P17/V2659/FUL for the provision of a 3G football pitch with associated parking and storage at Faringdon Leisure Centre, Fernham 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.

Officer update: since publication of the addendum, a noise impact assessment has been submitted. There has been insufficient time to assess it and therefore an extra condition is recommended to ensure the assessment is considered.

Dr Tim Ellingham, a local resident, spoke in objection to the application.

Chris Webb and John Banbrook spoke in support of the application.

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

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

- The floodlighting as on the pitch specification, rather than the light impact study is correct;
- If any mitigation is required as a result of the noise impact assessment, that can be addressed by the new recommended condition; and
- Should there be any neighbour objections to noise, these can be reported through the usual complaint channels.

A motion, moved and seconded, to approve the application, with amended conditions as per the addendum report, was declared carried on being put to the vote.

**RESOLVED:** to grant planning permission for application P17/V2659/FUL, subject to the following conditions:

1. Time limit.
2. Approved plans.
3. Materials in accordance with application.
4. Car parking in accordance with plans.
5. Cycle parking in accordance with plans.
6. No drainage to highway.
7. Floodlighting in accordance with plans and light impact study.
8. Hours of use.
9. Drainage details (surface and foul).
10. Management and maintenance scheme.
11. Noise impact assessment and scheme of mitigation.

Informative:

The applicant's attention is drawn to the recommendations of the European Chemicals Agency in the report: 'An evaluation of the possible health risks of recycled rubber granules used as infill in synthetic turf sports fields' (February 2017).

### **PI.143 P17/V2713/HH - 5 West Street, Sparsholt, Wantage**

Councillor StJohn Dickson declared that he would step down from this application.

The committee considered application P17/V2713/HH for a two-storey rear extension at 5 West Street, 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.

Stuart Geach and Martina Wright spoke objecting to the application.

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

Yvonne Constance, one of the local ward councillors, spoke objecting to the application.

In response to questions raised by the committee, the officers reported that the application conforms with the design guide in relation to overlooking distances, as the angle of overlooking is oblique.

Some committee members were of the view that the proposed development would be overbearing and would result in a loss of privacy for the neighbours. However, other members were satisfied that the application conformed to policy guidelines and that there were insufficient grounds for a refusal.

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

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

A motion, moved and seconded, to defer the application to allow members to visit the site and neighbouring properties, was declared carried on being put to the vote.

**RESOLVED:** to defer planning application P17/V2713/HH to allow members to visit the site and neighbouring properties.

The meeting closed at 8.45 pm