

Minutes

of a meeting of the

Planning Committee

held on Wednesday 18 April 2018 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), Robert Hall, Jenny Hannaby, Ben Mabbett, Catherine Webber, Julia Reynolds (in place of Chris McCarthy) and Stuart Davenport (in place of Anthony Hayward)

Officers: Adrian Butler, Steve Culliford, Emily Hamerton and Nathalie Power

Number of members of the public: 3

PI.169 Chairman's announcements

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

PI.170 Apologies for absence

Councillors Bob Johnston, Anthony Hayward and Chris McCarthy had submitted apologies for absence. Councillors Stuart Davenport and Julia Reynolds attended as substitutes for Councillors Hayward and McCarthy respectively.

PI.171 Minutes

RESOLVED: to approve the minutes of the committee meeting held on 28 March 2018 as a correct record and agree that the chairman signs them as such.

PI.172 Declarations of interest

None

PI.173 Urgent business

None

PI.174 Public participation

Just one member of the public had registered to speak at the meeting.

PI.175 Land at Challow Park, East Challow

The committee considered application P17/V2502/RM for the access, appearance, landscaping, layout and scale of a development for 38 dwellings, including up to 13 affordable dwellings, with associated parking, amenity space and public open space on land at Challow Park, 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.

Andrew Smith spoke in support of the application.

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

- The Forestry Officer had recommended either a reduction in the size or complete removal of the diseased Beech tree on adjacent land, which would otherwise constrain development of the site. The council had no liability if the committee approved the application; the Beech tree was civil matter between the developer and tree's owner
- The cluster of 13 affordable homes on the site was within the council's design guide and in accordance with the section 106 agreement as part of the outline permission
- the planning conditions and s106 agreement for the outline permission would remain applicable.
- Unless covered by the outline permission, a condition should be added to approve a construction traffic management plan.

[N.B. Following the meeting it was established that a construction traffic management condition had been included with the outline permission and therefore did not need to be added to the reserved matters approval.]

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

RESOLVED: to approve reserved matters for application P17/V2502/RM, subject to the following conditions:

1. Approved plans
2. Materials to be agreed before work above slab level
3. Landscaping to be agreed
4. Landscaping implementation
5. Tree protection
6. Arboricultural method statement for works in the root area of a beech tree
7. Acoustic measures to be implemented
8. Road surfacing
9. Parking spaces to be provided before occupation
10. Wheel washing
11. Boundary details
12. PD removal Classes A and B – plots 1 to 6 and 17
13. Working hours to be Monday to Friday 0730 to 1800 and 0800 to 1300 Saturday. No works on Sundays or Public holidays

The planning conditions and s106 agreement for the outline permission remain applicable.

The meeting closed at 7.10 pm