

Minutes

of a meeting of the

Planning Committee

held on Wednesday 2 May 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), StJohn Dickson (in place of Chris McCarthy), Robert Hall, Jenny Hannaby, Anthony Hayward, Bob Johnston, Ben Mabbett and Catherine Webber

Officers: Holly Bates, Steve Culliford, Emily Hamerton, Laura Hudson, Josh Sharp, Penny Silverwood and Stuart Walker

Number of members of the public: 6

PI.176 Chairman's announcements

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

PI.177 Apologies for absence

Councillor Chris McCarthy had sent his apologies for absence; Councillor StJohn Dickson attended as his substitute.

PI.178 Declarations of interest

Councillor Anthony Hayward declared an interest in application P17/V1277/FUL at Carswell Golf Course at Buckland, as he knew the applicant (minute PI.183 refers).

PI.179 Urgent business

None

PI.180 Public participation

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

PI.181 Land north of A417, east of Wantage

Councillors Jenny Hannaby and StJohn Dickson stepped down from the committee as they were local ward councillors for this application.

The committee considered reserved matters application P17/V3248/RM for infrastructure works, including ground levelling, an internal access road, service diversions and landscaping on land north of the A417, east of 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.

Rebecca Bacon, the applicant's agent, spoke in support of the application.

Councillor Jenny Hannaby, 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 site had been allocated for housing in Part 1 of the adopted Local Plan
- There were no technical objections to this application

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/V3248/RM, subject to the following conditions:

1. Time limit – reserved matters
2. Approved plans

PI.182 Former Grove Airfield, to the west of Newlands Drive and north of Denchworth Road, Grove

Councillors Jenny Hannaby and Ben Mabbett stepped down from the committee as they were local ward councillors for this application.

The committee considered application P17/V3130/FUL to vary condition 7 of planning permission P12/V0299/O to provide the development brief for the Local Centre prior to the occupation of the 250th dwelling rather than before reserved matters adjoining the Local Centre, on the site of the former Grove Airfield, west of 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.

Chris Minors, on behalf of the applicant, spoke in support of the application.

Councillors Jenny Hannaby and Ben Mabbett, two of the local ward councillors, spoke in support of the application.

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

- the applicant was seeking additional time to prepare and consult on the development brief for the local centre
- this application would not delay the provision of the local centre

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- the application would allow development to proceed as soon as possible

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/V3130/FUL, is granted and condition 7 of outline consent P12/V0299/O is varied to require the submission of the local centre development brief prior to the 250th dwelling being occupied on the site, subject to the following conditions:

1. All conditions on the outline consent P12/V0299/O remaining the same apart from the amended wording for condition 7 which would read:

Prior to the occupation of the 250th dwelling on the site, a Development Brief for the Local Centre shall be submitted to and approved in writing by the Local Planning Authority. The Development Brief shall include principles of:

- (a) Phasing, general layout and arrangement of all the land uses within the local centre and immediately adjoining areas including the site access 2 from Newlands Drive;
- (b) Location and site areas for the Community Hub and Extra Care Housing Site and Health and Wellbeing Resource Centre;
- (c) Urban Form and Design Principles for the public realm, built development and civic open spaces;
- (d) Access, including road hierarchy type and standard, servicing and manoeuvring space, footpath and cycleway networks within and adjoining the Local Centre;
- (e) Strategy and design principles for car parking including the provision for shared parking for facilities;
- (f) A strategy to accommodate public transport, indicating, where appropriate, bus stops, bus laybys, bus shelters and bus turning facilities;
- (g) Proposed landscape framework, including existing landscape features to be retained and new structural planting;
- (h) Details of any ground-recontouring or remodelling required within or adjoining the local centre;
- (i) Strategy for foul and surface water drainage in accordance with the site-wide strategy;
- (j) Details, quantum and location of civic open space, including pedestrianised and sitting out areas;
- (k) Programme for the provision of the community hub, other local centre facilities and proposals for local stakeholder consultation;
- (l) Details of the proposed marketing, timing and delivery of the local centre;
- (m) Proposals for the management and maintenance of the public realm and parking.

The development shall thereafter be carried out in accordance with the approved details unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure that infrastructure is delivered to meet the needs of the development and to protect the amenity of the area in accordance with policies CP38 and CP7 of the adopted Local Plan 2031 Part 1 and saved policy H5 of the adopted Local Plan 2011.

PI.183 Carswell Golf Course, Buckland

Councillor Anthony Hayward declared an interest in this application and left the meeting during its consideration.

The committee considered application P17/V1277/FUL for the development of a new motorcycle assembly and display building at Carswell Golf Course, Buckland.

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.

Mark Jepson, a representative of Buckland Parish Council, spoke objecting to the application.

Gerry Lisi, the applicant, spoke in support of the application.

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

- condition 9 would allow the council to assess details of the cessation of use and removal of the existing business workshops to limit the operation of the business
- there was no objection from the county highways authority

The Committee supported the application subject to the addition of a condition to control slab levels.

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/V1277/FUL, subject to the following conditions:

Compliance:

1. Time limit
2. Approved plans
3. Submission of external lighting scheme.
4. Hours of use and operation.

Details to be submitted prior to commencement:

5. Materials
6. Construction traffic management statement to be submitted.
7. Landscaping details and management to be agreed.
8. Surface and foul water drainage details to be agreed.
9. Cessation of existing use and removal of buildings to be agreed.
10. Slab levels

The meeting closed at 7.20 pm