

Minutes

of a meeting of the

Planning Committee

held on Monday, 18 June 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), Robert Hall, Jenny Hannaby, Anthony Hayward, Judy Roberts (in place of Bob Johnston) and Catherine Webber

Officers: Martin Deans, Emily Hamerton, Nicola Meurer, Emma Turner, Stuart Walker and Hanna Zembrzycka-Kisiel

PI.13 Chairman's announcements

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

PI.14 Apologies for absence

Councillors Bob Johnston, Stuart Davenport and Ben Mabbett had submitted their apologies. Councillor Judy Roberts attended as Councillor Johnston's substitute.

PI.15 Minutes of the previous meeting

RESOLVED: to approve the minutes of the committee meeting held on 30 May 2018 as a correct record and agree that the chairman sign them as such.

PI.16 Declarations of interest

There were no declarations of interest.

PI.17 Urgent business

There was no urgent business.

PI.18 Public participation

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

PI.19 P17/V3039/FUL - 8 Elms Road Botley, Oxford

The committee considered application P17/V3039/FUL to demolish the existing house and create nine new apartments at 8 Elms Road Botley, Oxford, as a development of the extant permission on the site under permission P17/V1418/FUL.

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.

Brad Andrews, the applicant's agent, spoke in support of the 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/V3039/FUL, subject to the following conditions:

1. Commencement three years - full planning permission.
2. Approved plans.
3. Access and parking in accordance with plan.
4. Landscaping as approved under P18/V0391/DIS.
5. Refuse storage provided in accordance with plans.
6. Cycle stores provided as approved under P18/V0391/DIS.
7. Foul and surface water to be in accordance with details to be approved under P18/V0391/DIS.
8. Travel information packs to be submitted and approved.
9. Materials as approved under P18/V0391/DIS.
10. Construction delivery times between 9.30am and 2.30pm only.
11. Tree protection as approved under P18/V0391/DIS.

PI.20 P18/V0447/FUL - 7 Rimes Close, Kingston Bagpuize

The committee considered application P18/V0447/FUL to erect a two-bedroom dwelling adjacent to the existing dwelling at 7 Rimes Close, Kingston Bagpuize.

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.

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

Judith Westwood, a local resident, spoke objecting to the application.

Paul Brown, the applicant, spoke in support of the application.

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

- The Tree Officer has been involved in this application and is satisfied the development would be clear of the protected trees' root protection areas. During the construction phase, a fence would be erected to protect the trees.
- A construction traffic management plan and hours of work condition can be included.

A motion, moved and seconded, to approve the application with two extra conditions relating to the construction phase, was declared carried on being put to the vote.

RESOLVED: to grant planning permission for application P18/V0447/FUL, subject to the following conditions:

1. Time limit - full application.
2. Approved plans.
3. Boundary walls and fences.
4. Sustainable drainage scheme.
5. Tree protection.
6. Car parking.
7. Materials as specified.
8. Permitted development restriction on extensions and outbuildings.
9. Hours of construction.
10. Construction traffic parking plan to be submitted and approved prior to development.

PI.21 P17/V2961/FUL - Land south of Kennington, east of Kennington Road, Kennington

The committee considered application P17/V2961/FUL for a hybrid application consisting of a full planning application for the erection of 283 dwellings with two vehicular access points onto Kennington Road, play area, public open space, attenuation basins and associated infrastructure and an outline planning application for a 0.18-hectare site for community use on land south of Kennington.

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 updates since the publication of the agenda:

- A further letter of objection had been received reiterating issues listed in the officer's report.
- Kennington Parish Council have no strong views to the proposal, but seek a contribution towards the refurbishment of the Playfield Road pavilion.
- Radley Parish Council have requested an upgrade to the informal footpath inside the field along Sugworth Lane, but Oxfordshire County Council Highways do not support this request and it would therefore not be considered reasonable to seek the additional funding.
- An independent examiner has reviewed Radley Neighbourhood Plan and has recommended modifications prior to it proceeding to the referendum stage. A habitat regulation assessment is also needed. Officers have therefore assessed that the neighbourhood plan carries limited weight at this stage.
- It is suggested that condition 5 is removed as it will be covered under condition 2 and an extra condition is added relating to tree pit details in the final recommendation.

Chris Henderson and Richard Dudding, representatives of Radley Parish Council, spoke objecting to the application.

Rev. Alison Mathew, Dr Bettina Wittneben and Paul Parrish spoke objecting to the application.

Alice Kirkham, the applicant's agent, spoke in support of the application.

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

- Relating to the deviation from SHMA housing mix figures, officers consider that these figures are not prescriptive and that the 'market' is a better judge of the recommended mix of properties.
- There is a Grampian style condition, requiring that there will be no occupation beyond the 50th dwelling without the required off-site drainage works having been carried out by Thames Water.

Committee members were not satisfied with the lack of one-bedroom market properties. It was their view that these are frequently the first 'step' on the property ladder for many people and would like to see them in the application. They requested a viability assessment is carried out to demonstrate the proposed housing mix complied with local plan policy.

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

RESOLVED: to defer application P17/V2961/FUL, subject to a viability assessment to justify the proposed housing mix.

PI.22 P17/V1466/FUL - 18 Cumnor Hill, Oxford

Prior to the consideration of this application, the committee voted to continue the meeting to complete the item beyond the guillotine.

Councillor Judy Roberts stepped down from the committee and took no part in the debate or voting for this item.

The committee considered application P17/V1466/FUL for a variation of condition 2 of P16/V1994/RM (reserved matters application following outline permission P15/V1110/O for the access appearance, landscaping, layout and scale of two dwellings at 18 Cumnor 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.

Phil Williams and David Dunmur spoke objecting to the application.

Julian Philcox, the applicant's agent, spoke in support of the application.

Judy Roberts, 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 before committee is to assess the harm of changed levels in the rear garden which the applicant attested are due to drainage issues.
- If the committee were minded to refuse the application, their reasons would form the basis for the consideration of the expediency of any future enforcement action.

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/V1466/FUL, subject to the following conditions:

1. Approved plans.
2. Retain existing hedgerow on boundaries.

The meeting closed at 9.10 pm