

Minutes

of a meeting of the

Planning Committee

held on Wednesday 11 July 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), Robert Hall, Jenny Hannaby, Ben Mabbett, Judy Roberts (in place of Bob Johnston) and Reg Waite (in place of Janet Shelley)

Officers: Steve Culliford, Martin Deans, Adrian Duffield, Andy Heron and Stuart Walker

Also present: Councillors Margaret Crick and Vicky Jenkins

Number of members of the public: 23

PI.23 Chairman's announcements

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

PI.24 Apologies for absence

Councillors Stuart Davenport, Anthony Hayward, Bob Johnston, Janet Shelley, and Catherine Webber had submitted their apologies for absence. Councillors Judy Roberts and Reg Waite attended as substitutes for Councillors Bob Johnston and Janet Shelley respectively.

PI.25 Minutes

RESOLVED: to adopt the minutes of the committee meeting held on 18 June 2018 as a correct record and agree that the chairman signs them as such.

PI.26 Declarations of interest

None

PI.27 Urgent business

None

PI.28 Public participation

The list of registered public speakers was table at the meeting.

PI.29 P18/V0069/O - Land at Appleford Road, Sutton Courtenay

The committee considered application P18/V0069/O for the residential development of 91 dwellings and associated access on land at Appleford Road, Sutton Courtenay.

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.

David Hignall, a representative of Sutton Courtenay Parish Council, spoke objecting to the application.

David Hignall, a representative of the Millennium Common Management Committee, spoke objecting to the application.

Vickesh Rathod, the applicant's agent, spoke in support of the application.

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

- all matters were reserved except for access arrangements
- the County Council had no objection on highways grounds

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

RESOLVED: to authorise the head of planning to grant planning permission for application P18/V0069/O subject to:

(a) a Section 106 legal agreement being entered into to secure financial contributions towards local infrastructure, to secure 35% affordable housing and an affordable housing tenure mix of 75% affordable rented and 25% shared ownership; public open spaces and play areas to be transferred to a management company; and contributions towards bin provision, public art, and street naming; and

(b) the following conditions:

Standard

1. Standard outline condition.
2. Standard reserved matters condition.
3. Standard commencement condition.
4. Approved plans.

Prior to commencement

5. Travel plan.
6. Tree protection.
7. Slab levels.
8. Drainage strategy.
9. Contamination.
10. Water supply infrastructure.
11. Sustainable drainage scheme.

12. Access and visibility.

Prior to occupation

13. Travel and information plan.

14. Travel plan.

15. Verification report.

16. Public open space.

Compliance

17. Reserved matters design principles.

18. Land use miscellaneous.

19. Landscaping scheme.

20. Unidentified contamination.

21. Piling.

22. No more than 91 dwellings.

23. Hours of construction.

PI.30 P16/V0981/O - Monks Farm, Townsend, Grove

The committee considered application P16/V0981/O for outline planning permission for up to 400 dwellings, the extension to Grove CE Primary School, associated landscaping and infrastructure, with all matters reserved except access, on land at Monks Farm, Townsend, Grove.

Councillor Ben Mabbett, a local ward councillor, stepped down from the committee and took no part in the determination of this application.

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. The officer updated the committee, reporting that the Office of Rail and Road had written to support Network Rail's objection to the application.

Simon Joyce, representing Williams F1, spoke objecting to the application.

Lisa Bullock, representing Network Rail, spoke objecting to the application.

Andrew Raven, the applicant's agent, spoke in support of the application.

Councillor Ben Mabbett, a local ward councillor, spoke in support of the application.

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

- a legal agreement could be used to overcome the possibility of a ransom strip preventing access to the remaining land within the site allocation
- the council was not responsible for the safety of the railway crossings
- the request for the applicant to provide a contribution towards footbridges over the railway was not proportionate to the proposed development

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

RESOLVED: to authorise the head of planning to grant planning permission for application P16/V0981/O subject to:

- (a) the completion of a Section 106 agreement to secure contributions towards local infrastructure, the transfer of land for primary school expansion and open space and to secure affordable housing, and
- (b) the following conditions (or provision in the Section 106 agreement as appropriate):

Standard

- 1. Reserved matters to be approved.
- 2. Reserved matters time limit for submission.
- 3. Time limit for implementation.
- 4. Approved plans and documents list.
- 5. Compliance with environmental statement.

Pre-commencement

- 6. Construction of site access.
- 7. Construction traffic management plan.
- 8. Sustainable drainage scheme.
- 9. On-site foul drainage scheme.
- 10. Contaminated land risk assessment.
- 11. Construction environment plan (biodiversity).
- 12. Habitat restoration method statement for the Letcombe Brook corridor.
- 13. Letcombe Brook bridge details.
- 14. Archaeology written scheme of investigation.
- 15. Archaeology staged programme of investigation.

With reserved matters

- 16. Biodiversity enhancement plan.
- 17. Tree protection details.
- 18. Strategic Housing Market Assessment compliant housing mix.
- 19. Levels.
- 20. Noise mitigation.

Pre-occupation

- 21. Off-site foul drainage.
- 22. Long-term management plan for the Letcombe Brook corridor.
- 23. Residential travel plan.
- 24. Provision of Denchworth Road link prior to 150th dwelling.
- 25. Provision of A338 signalised junction prior to 150th dwelling.
- 26. Connection links prior to occupation of final unit.

Compliance

- 27. Flood risk assessment.
- 28. Electric charging points for market properties with garages.

Informatives

- 1. Planning obligation.
- 2. Oxfordshire County Council rights of way advice notes.
- 3. Broadband.

PI.31 P18/V1221/T56 - Grass verge on Radley Road, Abingdon

The committee considered application P18/V1221/T56 for the installation of a 15 metres high telecommunications telegraph pole and associated ground-based equipment on the grass verge at Radley Road, Abingdon.

Councillor Robert Hall, a local ward councillor, stepped down from the committee and took no part in the determination of this application.

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.

Clare Rathbone spoke objecting to the application.

Lindsey Woolford spoke objecting to the application.

Carolyn Wilson, the applicant's agent, spoke in support of the application.

Councillor Vicky Jenkins, a local ward councillor, spoke objecting to the application.

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

- the only material planning consideration in this application was whether the visual impact was unacceptable
- the committee had previously permitted a telecommunications mast 1 metre to the west of the proposed location
- the proposal to move the mast was to avoid an underground water pipe

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

RESOLVED: to give prior approval for application P18/V1221/T56.

The meeting closed at 8.20 pm