

Minutes

of a meeting of the

Planning Committee

held on Wednesday, 22 August 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), Stuart Davenport, Robert Hall, Anthony Hayward, Bob Johnston, Ben Mabbett and Emily Smith (in place of Jenny Hannaby)

Officers: Nathaniel Barnsey, Adrian Butler, Martin Deans, Lewis Dixey, Emily Hamerton, Nicola Meurer, Josh Sharp and Stuart Walker

Also present: Councillors Ed Blagrove and Robert Sharp

PI.43 Chairman's announcements

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

PI.44 Apologies for absence

Councillors Jenny Hannaby and Catherine Webber had tendered their apologies for absence. Councillor Emily Smith attended as substitute for Councillor Jenny Hannaby.

PI.45 Minutes

RESOLVED: to adopt the minutes of the committee meetings held on 11 July and 1 August 2018 as correct records and agree that the chairman sign them as such.

PI.46 Declarations of interest

Councillor Ben Mabbett declared in relation to applications P18/V0847/HH, P18/V1049/HH and P18/V1198/FUL, that although he is a member of Wantage Town Council, he was not present for the consideration of these applications by the town council's planning committee.

Councillor Anthony Hayward declared that in relation to application P18/V1049/HH, he knows the objector and would therefore be stepping down from the committee.

Councillor Bob Johnston declared that in relation to application P18/V0847/HH, he knows the objector.

PI.47 Urgent business

There was no urgent business.

PI.48 Public participation

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

PI.49 P18/V0847/HH - 36 Aldworth Avenue, Wantage

The committee considered application P18/V0847/HH for a first-floor side extension at 36 Aldworth Avenue, Wantage.

Officer update: Wantage Town Council had submitted a statement, which had been circulated to the committee.

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.

J. W. Long, a local resident, spoke objecting to 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 P18/V0847/HH, subject to the following conditions:

1. Commencement within three years.
2. Development to be built accordance with approved plans.
3. Materials in accordance with approved form and drawings.

PI.50 P18/V1049/HH - Corbiere, Springfield Road, Wantage

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

The committee considered application P18/V1049/HH for a first-floor extension to the existing bungalow; single-storey extension the front and rear; remodelling of the floor area; and demolition of the existing garage and conservatory areas at Corbiere, Springfield Road, 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.

Officer update: Wantage Town Council had submitted a statement, which had been circulated to the committee.

Hanna Dickinson, a local resident, spoke objecting to the application.

Committee members requested extra conditions to remove permitted development rights relating to any new garage openings (windows and doors) and for the demolition of the existing garage prior to commencement of construction.

A motion, moved and seconded, to approve the application with an extra condition relating to garage conversions, was declared carried on being put to the vote.

RESOLVED: to grant planning permission for application P18/V1049/HH, subject to the following conditions:

1. Commencement three years - full planning permission.
2. Approved plans.
3. Slab level details submitted and agreed in writing.
4. Access and parking laid out in accordance with details previously approved.
5. Garage to be retained for parking.
6. No new openings in the garage to be permitted.
7. Demolition of garage prior to the commencement of development.

PI.51 P17/V2961/FUL - Land south of Kennington, East of Kennington Road, Kennington, Oxford

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

The committee considered hybrid application P17/V2961/FUL on land south of Kennington, east of Kennington Road. 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;
- (b) Outline planning application for a 0.18 ha site for community use building (Class D1).

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:

- There is a correction to the report on page 36 – it should read the Parish of Radley not Kennington in the heading.
- The parish council also wish to point out on pages 42-43 where it is stated that: the Vale are considering whether to accept the Examiner's recommendations on the Neighbourhood Plan before deciding whether it should proceed to referendum; further work is required to ensure legal compliance with the Habitats Regulations. That the Habitats issues were resolved on 5 July, following which the Vale decided on 9 July to accept the Examiner's recommendations and to proceed to referendum. The referendum is to be held on 13 September.
- Members have received further representations from residents raising concerns outlined in the reports on infrastructure, foul drainage and traffic.
- Following a clarification request from Councillor Bob Johnston, the market housing mix (in paragraph 5.2) should be as follows - 11 x 1 bed, 40 x 2 bed, 77 x 3 bed and 56 x 4 bed, so 1 less 3 bed unit and 1 more 4 bed unit. This is based on the developers' submitted accommodation schedule.

- Condition 5 is no longer required as materials are covered under the outline approved plans Condition 2.

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

Paul Parrish and Anne Newman objecting to the application.

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

Bob Johnston and Edward Blagrove, the local ward councillors, spoke to the application.

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

- Condition 17 can be amended to require no occupation until Thames Water have completed foul drainage works.
- Sugworth Lane can be specifically referenced in the construction traffic management plan condition.
- S106 contributions would be the same despite the change in housing mix, however CIL contributions would be slightly less due to the change in floor space.
- A trigger can be formalised in the details for the play area to ensure it is not put in at the end of the development phase.

A motion, moved and seconded, to authorise the head of planning to approve the application with the above suggested additional/amended conditions and removal of Condition 5 (materials in accordance with approved plans) was declared carried on being put to the vote.

RESOLVED: to authorise the head of planning to grant planning permission for application P17/V2961/FUL, subject to:

- A S106 legal agreement to secure financial contributions, affordable housing and open space provision.
- The following planning conditions:
 1. Approved plans.
 2. Submission of reserved matters for community use land.
 3. Full time limit of commencement.
 4. Outline time limit of commencement.
 5. Kennington Road accesses and vision splay details to be constructed in accordance with approved plans.
 6. Construction traffic management plan.
 7. On-site foul and surface water drainage details.
 8. SuDs details.
 9. Landscaping details.
 10. Staged programme of archaeological investigation in accordance with approved written scheme of investigation.
 11. Roads and footpaths provided to each respective dwelling.
 12. Car parking in accordance with approved plans.
 13. Updated travel plan statement.
 14. External lighting details (for bat species protection).
 15. Boundary details in accordance with approved plans.
 16. Noise mitigation in accordance with noise assessment recommendations.

17. Off-site foul drainage works prior to occupation.
18. Electric charging points to be provided for each market unit with a garage.
19. Garage accommodation to be retained.
20. Tree protection details.
21. Landscape maintenance for five years.

PI.52 P17/V2973/RM - Land North of Summertown, East Hanney

The committee considered application P17/V2973/RM for the approval of details for the construction of 45 dwellings (Use Class C) and associated parking, infrastructure and landscaping, and provision of public open space on land north of Summertown, East Hanney.

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 Kirk, a representative of East Hanney Parish Council, spoke objecting to the application.

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

In response to questions raised by the committee, the officers reported that planting details can reflect Councillor Bob Johnston's suggestions of English Oak, Hawthorn and Small Leaf Lime.

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/V2973/RM, subject to the following conditions:

1. Approved plans.
2. Materials to be submitted and approved.
3. Landscaping scheme needed.
4. Landscaping implementation.
5. Ecological mitigation and enhancement to be delivered.
6. Barn owl/bat building provision before final occupancy.
7. Car parking and turning spaces to be provided before occupation of each dwelling.
8. Provision of final wearing course to roads.
9. No street lighting.
10. Noise mitigation.
11. Boundary treatments to be submitted and approved.
12. Permitted development removal – means of enclosure, extensions and roof alterations.

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

PI.53 P18/V1198/FUL - 27 Ormond Road, Wantage

The committee considered application P18/V1198/FUL for the erection of a single storey rear extension and detached outbuilding, with subdivision to form four self-contained residential units at 27 Ormond Road, 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.

Jake Collinge, the applicant's agent, spoke in support of the application.

A motion, moved and seconded, to authorise the head of planning 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/V1198/FUL, subject to:

- The completion of a Section 106 obligation to satisfactorily provide and safeguard four parking spaces with pedestrian access on the land to the south of the application site; and
- The following conditions:
 1. Commencement in three years.
 2. Approved plans.
 3. Details of tree protection and an arboricultural method statement for construction.
 4. Materials in accordance with approved details.
 5. Cycle and bin stores provided.
 6. Visitor parking space provided.
 7. Surface water drainage in accordance with approved details.

PI.54 P18/V0891/FUL - 59 Faringdon Road, Stanford In The Vale, Faringdon

The committee considered application P18/V0891/FUL for a proposed new dwelling and garage on land adjacent to 59 Faringdon Road, Stanford in the Vale.

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.

P. Lewis, a representative of Stanford in the Vale Council, spoke objecting to the application.

Robert Sharp, the local ward councillor, spoke objecting to the application.

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

- Details of deciduous tree retention and protection in Condition 5 can be specified.
- A slab levels condition can be included.
- An architectural details condition can be included.

A motion, moved and seconded, to approve the application with above amended/additional conditions was declared carried on being put to the vote.

RESOLVED: to grant planning permission for application P18/V0891/FUL, subject to the following conditions:

1. Commencement three years.
2. Approved plans.
3. Materials for house, garage and wall.
4. Contamination assessment.
5. Details of deciduous tree retention and protection.
6. Details of wall foundations.
7. Landscaping scheme and maintenance plan.
8. Access modified as shown on approved plans.
9. Parking and turning provided as plan.
10. Acoustic treatment of house in accordance with details to be submitted.
11. High level rooflights installed as approved.
12. First floor bathroom window to be obscure glazed.
13. New wall and landscaping implemented and maintained.
14. Surface water drainage implemented in accordance with approved details.
15. Permitted development rights removed for rear extensions and upper floor windows and rooflights.
16. Garage retained for parking.
17. Slab levels.
18. Architectural detailing.

PI.55 P18/V1328/HH - 108 North Hinksey Lane, Oxford

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

The committee considered application P18/V1328/HH for a single storey rear extension at 108 North Hinksey Lane, 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.

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 P18/V1328/HH, subject to the following conditions:

1. Commencement within three years.
2. Development completed in accordance with approved plans.
3. Materials in accordance with application.

The meeting closed at 9.00 pm.