

Minutes

of a meeting of the

Planning Committee

held on Wednesday, 31 October 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, Jenny Hannaby, Anthony Hayward, Bob Johnston, Ben Mabbett and Helen Pighills (In place of Catherine Webber)

Officers: Martin Deans, Emily Hamerton, Andy Heron and Ron Schrieber

Also present: Councillor Ed Blagrove

PI.72 Chairman's announcements

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

PI.73 Apologies for absence

Councillor Catherine Webber had tendered her apologies. Councillor Helen Pighills substituted for her.

PI.74 Minutes

RESOLVED: to adopt the minutes of the committee meetings held on 26 September and 3 October 2018 as correct records and agree that the chairman sign them as such.

As additional information in connection with Minute 70 of the meeting held on 3 October 2018, P18/V0492/FUL – The Old Gaol, Bridge Street, Abingdon, the committee was informed that the outstanding S106 payment of £180,000 had been made in full.

PI.75 Declarations of interest

None.

PI.76 Urgent business

None.

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PI.77 Public participation

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

PI.78 P18/V0359/FUL - Parklands School, Besselsleigh, Appleton, Oxford

Anthony Hayward, the local ward councillor, stepped down from the committee and took no part in the debate or voting for this item.

The committee considered application P18/V0359/FUL for the refurbishment and conversion of the existing Manor House into 8 apartments; the demolition of all other existing outbuildings and the extension to the Manor House; the erection of 36 new dwellings comprising 9 apartments within the extension to the Manor House and 27 houses within the grounds of the site; and retention of the existing site access, plus new associated parking and landscaping at Parklands School, Besselsleigh, Appleton, 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.

Officer update: A S106 financial contribution for off-site affordable housing of £286,769 had been agreed.

Jane Cranston, a representative of Besselsleigh Parish Meeting, spoke objecting to the application.

Mark Bayliss, representing some local residents, spoke objecting to the application.

Alison Knight and Richard Barter, the applicant's agents, spoke in support of the application.

Anthony Hayward, the local ward councillor, spoke objecting to the application.

In view of the importance of improving the access from the site to the A420, members suggested that the highway works off site should be secured prior to commencement rather than prior to occupation. An additional condition regarding slab levels was also suggested.

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

RESOLVED: to authorise the head of planning to grant planning permission for application P18/V0359/FUL subject to the completion of section 106 obligations and highway works, and subject to the following conditions:

Standard

1. Commencement three years - full planning permission.
2. Approved plans.

Prior to commencement

3. Contaminated land.

4. Piling methodology.
5. Ecology licenses.
6. Tree protection.
7. Details of access and off-site works to be submitted.

Prior to occupation

8. Materials as specified.
9. Biodiversity enhancement in accordance with details.
10. Surface water drainage in accordance with details.
11. Foul drainage in accordance with details.
12. Landscaping and tree species details.
13. Tree methodology statement.
14. Details of external lighting.
15. Landscaping implementation and management plan.
16. Boundary treatments.
17. Parking in accordance with plans.
18. Residents' travel information packs.
19. Noise mitigation in accordance with details.
20. Slab levels in accordance with details.

PI.79 P18/V1483/FUL - 3 Sandford Lane, Kennington, Oxford, OX1 5RW

Bob Johnston, one of the local ward councillors, stepped down from the committee and took no part in the debate or voting for this item.

The committee considered application P18/V1483/FUL for the demolition of the existing bungalow and the erection of 2 x 1 bed and 3 x 2 bed apartments, associated off street parking, private amenity space, refuse and cycle storage at 3 Sandford Lane, Kennington, 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.

Martin Feather, a representative of Kennington Parish Council, spoke objecting to the application.

Janine Humphreys, a local resident, spoke objecting to the application.

Terry Winter, the applicant, spoke in support of the application.

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

A previous application for redevelopment of the site had been refused and an appeal against this decision had been dismissed. Whilst the new proposal sought to address the reasons for refusal, members expressed the view that the changes were not sufficient to justify approval.

Contrary to the officer recommendation, a motion to refuse the application was declared carried on being put to the vote.

RESOLVED: to refuse planning permission for application P18/V1483/FUL, for the following reasons:

1. Having regard to the bulk, width and height of the proposed building compared to the surrounding properties, the development would appear dominant and overbearing within the street scene which would be harmful and out of keeping with the character of the area. This would be contrary to policy CP37 of the adopted Local Plan, advice set out in the Vale of White Horse Design Guide and advice set out in the NPPF.
2. Having regard to the amount of hardstanding to the front of the property to meet the required parking, in an elevated position within the street scene, this development would appear dominant and out of character with the surrounding area, contrary to policies CP37 and DC6 of the adopted Local Plan, advice within the Vale of White Horse Design Guide and advice set out in the NPPF.

PI.80 P18/V1820/FUL - Land south of Red Gables, Longcot

The committee considered application P18/V1820/FUL for a part retrospective proposed replacement dwelling on land south of Red Gables, Longcot.

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.

Councillor Elaine Ware, one of the local ward councillors, had submitted a statement, objecting to the application.

Nick Boyd, a local resident, spoke objecting to the application.

Heloise Goodley, the applicant, spoke in support of the application.

The planning officer advised the committee that there appeared to be a discrepancy between the drainage proposals detailed in the planning application and those described by the applicant. Accordingly, a motion to defer consideration of the application, pending a site visit and clarification of the drainage strategy, was declared carried on being put to the vote.

RESOLVED: to defer consideration of application P18/V1820/FUL, pending a site visit and clarification of drainage information.

PI.81 P17/V2711/FUL - Heritage, 63A Oxford Road, Abingdon

Helen Pighills, one of the local ward councillors, stepped down from the committee and took no part in the debate or voting for this item.

The committee considered application P17/V2711/FUL for a change of use from a C3 dwelling house to a 7 bed HMO (sui generis) at Heritage, 63A Oxford Road, Abingdon.

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:

- Abingdon Town Council was now satisfied with the car parking provision and withdrawn its objection.
- The forestry officer had no objection subject to an additional condition requiring a tree protection plan.

Helen Pighills, one of the local ward councillors, spoke about the application.

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

RESOLVED: to grant planning permission for application P17/V2711/FUL, subject to the following conditions:

Standard

1. Time limit – full application.
2. Approved plans.

Prior to commencement

3. Tree protection

Prior to occupation

4. Car parking.
5. Visibility splays

The meeting closed at 8.55 pm