

# Minutes

of a meeting of the

## Planning Committee

held on Wednesday, 29 May 2019 at 6.30pm  
in The Ridgeway, The Beacon, Portway,  
Wantage, OX12 9BY



**Open to the public, including the press**

### Present:

Members: Councillors Bob Johnston (Chair), Val Shaw (Vice-Chairman), Jerry Avery, Ron Batstone, Eric Batts, Diana Lugova, Robert Maddison, Max Thompson and Elaine Ware (In place of Janet Shelley)

Officers: Sally Appleyard, Steve Culliford, Martin Deans, Adrian Duffield, Louise Griffin, Emily Hamerton, Andy Heron

Also Present: Councillor Judy Roberts

### PI.1 Chairman's announcements

The chairman outlined the emergency evacuation arrangements and the procedure for the meeting.

### PI.2 Apologies for absence

Councillor Janet Shelley sent her apologies for absence and appointed Councillor Elaine Ware as her substitute.

### PI.3 Minutes

**RESOLVED:** to adopt the minutes of the committee meeting held on 17 April 2019 as a correct record and agree that the chairman signs them as such.

### PI.4 Declarations of interest

Councillor Jerry Avery declared a personal interest in item 7, application P18/V3135/FUL, 70 Cumnor Hill, Oxford as he lived nearby.

Councillor Bob Johnston declared a personal interest in item 9, application P18/V2809/FUL, Betty Lane, Hinksey Hill, Oxford as he was previously acquainted with Mr Long the applicant.

## **PI.5 Urgent business**

None.

## **PI.6 Public participation**

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

## **PI.7 P18/V3135/FUL - 70 Cumnor Hill Oxford, OX2 9HU**

Councillor Jerry Avery declared a personal interest in this application and left the room during its consideration.

The committee considered application P18/V3135/FUL for the demolition of the existing dwelling, erection of a 2-storey building with 6 flats (6 x 2 bed) with 12 off-street parking spaces and associated amenity, refuse and cycle stores, erection of 2 x 1.5 storey 4 bedroom houses with double car ports and off-street parking (min. 3 spaces per house) (amended plans received on 14 February 2019 to show alterations to car parking and access, additional soft and hard landscaping and materials) at 70 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 the meeting.

Councillor Judy Roberts spoke, objecting to the application on behalf of Cumnor Parish Council.

Richard Dick, the applicant and Lucy Smith, the planning consultant, spoke in support of the application.

The Planning Development Manager apologised that the printed agenda plans for all the items including this one were incorrectly formatted. The correct version was available to view via the online agenda and were shown correctly during the presentation at the meeting.

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

The committee considered that the proposed development was not in keeping with the character of the area.

**RESOLVED:** to refuse planning permission for application P18/V3135/FUL, for the following reasons:

Having regard to the semi-rural character of the area, which is lower density, this development would constitute overdevelopment due to the scale and massing. As such this would be harmful to the character of the area contrary to policies CP37 of the Vale of White Horse Local Plan 2031 Part 1, principles DG69, DG79, and DG80 of the Vale of White Horse Design Guide and advice contained within paragraphs 127 and 130 of the NPPF.

## **PI.8 P19/V0077/FUL - Land adjacent to Courtdown The Courtyard Stud Court Hill Road Letcombe Regis Wantage, OX12 9JQ**

The committee considered application P19/V0077/FUL for the variation of conditions 2(approved plans), 3(materials), and 6(windows to east elevation) of planning permission P17/V1122/FUL (as amended by plans received on 5 April 2019), the erection of one detached dwelling at land adjacent to Courtdown, The Courtyard, Stud Court Hill Road, Letcombe Regis.

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 the meeting.

Councillor Light spoke, objecting to the application on behalf of Letcombe Regis Parish Council.

Karen Clarke, the applicant, 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 P19/V0077/FUL subject to the following conditions:

### Standard

1. Commencement within 3 years from the date of planning permission P17/V1122/FUL.
2. Development in accordance with approved plans

### Pre-occupation

3. Improvement of access in accordance with approved plan

### Compliance

4. Materials in accordance with submitted details
5. Rooflight sill height to be 1.7m from finished floor level
6. Ancillary accommodation

### Informative

7. INF17 - Works within the Highway

## **PI.9 P18/V2809/FUL - Land at Betty Lane, Hinksey Hill, Oxford, OX1 5BW**

Councillor Bob Johnston declared a personal interest in item 9, application P18/V2809/FUL, Betty Lane, Hinksey Hill, Oxford as he was previously acquainted with Mr Long the applicant but remained in the meeting during consideration of this application.

The committee considered application P18/V2809/FUL for the redevelopment and conversion of stables to dwelling house at Betty Lane, Hinksey 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 the meeting.

Councillor Linda Goodheard spoke, objecting to the application on behalf of South Hinksey Parish Council.

Paul Simmons, local resident, spoke objecting to the application.

Andre Botha, the applicant's agent, spoke in support of the application.

In the absence of ward councillor Emily Smith, the Democratic Services Officer, read out her statement of objection to the application at her request.

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/V2809-FUL subject to the following conditions:

Standard

1. Commencement within three years
2. Development in accordance with approved plans

Pre-commencement

3. Submission of details of internal and external noise insulation measures

Pre-occupation

4. Access, parking and turning in accordance with approved plans
5. Details of landscaping scheme to be submitted
6. Details of refuse storage and bicycle storage to be submitted

Compliance

7. Landscaping scheme to be implemented in accordance with approved details
8. Materials in accordance with application details
9. Permitted development restriction, extensions and external alterations

The meeting closed at 7.40 pm