

Minutes

of a meeting of the

Planning Committee

held on Wednesday, 10 July 2019 at 7.00pm
in the The Ridgeway, The Beacon, Portway,
Wantage, OX12 9BY



Open to the public, including the press

Present:

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

Officers: Louise Griffin, Emily Hamerton, Susannah Mangion, Ron Schrieber, Alistair Scott, Sally Stradling and Kerry Street

Also present: Councillors Matthew Barber, Eric De La Harpe, Sarah Medley, Judy Roberts and Bethia Thomas

PI.10 Chairman's announcements

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

PI.11 Apologies for absence

Councillor Eric Batts sent his apologies for absence and appointed Councillor Nathan Boyd as his substitute.

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

Councillor Max Thompson sent his apologies for absence and appointed Councillor Mike Pighills as his substitute.

PI.12 Minutes

RESOLVED: to adopt the minutes of the committee meeting held on 29 May 2019 as a correct record and agree that the chairman signs them as such.

PI.13 Declarations of interest

None

PI.14 Urgent business

None

PI.15 Public participation

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

PI.16 P18/V2651/HH - 5 Park Crescent Abingdon, OX14 1DF

Councillor Robert Maddison, the local ward member, stepped down from the committee and took no part in the debate or voting for this item.

The committee considered application P18/V2651/HH for the erection of single storey side and rear extensions at 5 Park Crescent, 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 the meeting.

Officers were joined by Sally Stradling, Conservation and Design Officer for the Vale of the White Horse District Council, to answer any questions raised by the committee.

Councillor Jeanette Halliday spoke, objecting to the application on behalf of Abingdon Town Council.

Marika Leino, neighbour and Mike Orr, planning consultant on behalf of local residents, spoke in objection to the application.

Neil Perry, planning consultant, spoke in support of the application.

Councillors Eric De La Harpe and Robert Maddison, the local ward members, spoke in objection to the application.

In response to questions raised by the committee;

- Sally Stradling, Conservation and Design Officer explained that the property, although within a designated conservation area, is not a listed building. The revised application demonstrated mitigation of harm and reduced impact on the designated conservation area, deeming the application acceptable from a conservation perspective.
- Councillor Bob Johnson addressed the committee regarding the recent site visit. Observations found properties with similar large victorian fronts. Clarification was sought from officers that this aspect would not be affected by the proposed application. Officers confirmed, no change to the front aspect would be seen.

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/V2651/HH subject to the following conditions:

Standard

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1. Commencement 3 years
2. Approved plans

Pre- Commencement

3. Samples of materials by photo panel to be submitted
4. Submission of details - vents, flues, extracts, metres and rainwater goods
5. Submission of details- windows and doors

Compliance

6. Tree protection in accordance with application details

PI.17 P18/V3052/FUL - Land at A34 Chilton Interchange, Chilton

The committee considered application P18/V3052/FUL for the erection of a new roadside service area comprising petrol filling station, retail shop (Class A1), electric car charging points, drive-through unit (Class A3/A5), parking and associated works. (As amended by plans received 25 March 2019) at land at A34 Chilton Interchange, Chilton.

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.

The planning officer read an email received from local MP Ed Vaisey in support of the application.

Councillor Chris Broad, a representative of Chilton Parish Council, spoke, objecting to the application.

Simon Handy, the applicant's agent, spoke in support of the application.

Sarah Medley, one of the local ward councillors, spoke objecting to the application.

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

- The element of change proposed in the purpose of the area is deemed to be great, designating the application as a major development within an area of natural beauty.
- Concerns were raised over expected light pollution created by the development. Officers stated that any conditions applied to reduce this within a commercial setting of a service station were not enforceable and could not be policed if were imposed.

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

RESOLVED: to refuse planning permission for application P18/V3052/FUL subject to:

1: In the opinion of the Local Planning Authority, the proposal is contrary to saved policy TR10 of the adopted Vale of White Horse Local Plan 2011 and emerging policy DP19 of Vale of White Horse Local Plan 2031, Part 2 for the provision of roadside service facilities on the strategic road network. The site is not allocated for development and the proposal would represent development in the open countryside. Existing facilities are available in other locations on the A34 corridor and any need for additional facilities is not sufficient to set aside the conflict with the development plan.

2: The proposed development constitutes major development in the North Wessex Downs Area of Outstanding Natural Beauty (AONB). In line with the requirements of Paragraph 172 of the National Planning Policy Framework (NPPF), the applicant has failed to demonstrate exceptional circumstances in the public interest that would justify this development. Furthermore, through its landscape impact, the proposal would cause material harm to the character and intrinsic quality of the AONB whereby the harm is considered to outweigh the scheme's benefits. Accordingly, the proposal is contrary to saved policy NE6 of Vale of White Horse Local Plan 2011, Core Policy 44 of Vale of White Horse Local Plan 2031 - Part 1, advice in the NPPF and the North Wessex Downs AONB Management Plan (2014-2019).

PI.18 P19/V0203/O - Land at Volunteer Way, Faringdon

The committee considered application P19/V0203/O for outline application for up to nine dwellings at land at Volunteer Way, Faringdon.

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 Jane Boulton, a representative of Faringdon Town Council, spoke, objecting to the application.

Clara Millar, the applicant's agent, spoke in support of the application.

Bethia Thomas, one of the local ward councillors spoke in objection to the application.

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

- The site designated for employment use had been vacant and in its current condition since 1998.

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/V0203/O subject to the following conditions:

Standard

1. Commencement 3 yrs – Full Planning Permission
2. Approved plans
3. Standard Outline condition (full)

Prior to commencement

4. Drainage details (surface water)
5. Drainage details (foul water)
6. Contamination (full)
7. Landscaping scheme (including acoustic barrier)
8. Materials (full)

Prior to occupation

9. Access
10. Car parking spaces
11. Landscaping scheme (implement)

12. Acoustic insulation building (full)

Informatives

CIL Outline

Works within Highway

PI.19 P19/V0411/O - 70 High Street Cumnor Oxford, OX2 9QD

The committee considered application P19/V0411/O for the erection of infill dwelling at 70 High Street, Cumnor, 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.

Officer updates:

- An error in Section 2 of the report states that Cumnor Parish Council's objection had been withdrawn following amendments submitted 1 May 2019. The report should state that Cumnor Parish Council had no objections to the amended access plans only. All other listed objections still stand.
- A further letter of objection had been received reflecting neighbours' comments listed in the officer's report.

Councillor Laurence Waters, a representative of Cumnor Parish Council, spoke, objecting to the application.

Alex Cresswell, Agent, spoke in support of the application.

Judy Roberts, one of the local ward councillors, 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 P19/V0411/O subject to:

Standard

1. Commencement 3 yrs - Full Planning Permission
2. Approved plans

Prior to commencement

3. Commencement – Reserved Matters
4. Materials – submission of details
5. Surface water drainage details
6. Foul water drainage details
7. Landscaping scheme – submission of details

Prior to occupation

8. Visibility splays
9. Access, parking and turning in accordance with plans
10. Landscaping scheme – implementation

Informatives

11. Works within the Highway

12. CIL

PI.20 P19/V0846/FUL - Land off Steventon Road, East Hanney, Wantage, OX12 0HP

The committee considered application P19/V0846/FUL for the erection of one dwelling on the site off Steventon Road, 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 the meeting.

Councillor Stephen McKechnie, a representative of East Hanney Parish Council, spoke, objecting to the application

Ian Collard, a local resident, spoke objecting to the application.

Alison Clack, the applicant's agent spoke in support of the application.

Councillor Matthew Barber spoke in objection to the application as the local ward member.

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

- Landscaping of the public open space under the section 106 agreement will take place once the area is no longer subject to live planning applications.
- The Environment Agency had reduced its risk of flood rating from 1 to 3 when modelling took place in 2014.

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

RESOLVED: to refuse planning permission for application P19/V0846/FUL for the following reason:

The proposed development, which will cause the loss of public open space, will harm the character and appearance of the area, contrary to Policy CP37 of the Vale of White Horse Local Plan 2031 Part 1, Saved Policy L1 of the Vale of White Horse Local Plan 2011, Policy DP33 of the Emerging Vale of White Horse Local Plan 2031 Part 2, and the NPPF.

The meeting closed at 9.20 pm