

Minutes

of a meeting of the

Planning Committee

held on Wednesday, 29 January 2020 at

7.00 pm

in The Ridgeway, The Beacon, Portway,
Wantage, OX12 9BY



Open to the public, including the press

Present:

Members: Councillors Bob Johnston (Chair), , Jerry Avery, Ron Batstone, Eric Batts, Diana Lugova, Janet Shelley, Max Thompson and Mike Pighills (In place of Robert Maddison)

Officers: Paul Bateman, Martin Deans, Emily Hamerton and Stuart Walker and Susannah Mangion.

Also present: Councillors Judy Roberts, Debby Hallett and Alison Jenner

Number of members of the public: 20

PI.80 Chairman's announcements

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

PI.81 Vice Chairman

The Chairman advised the meeting that owing to the absence of Councillor Val Shaw at this meeting it would be necessary to appoint a vice chairman for the meeting.

A motion moved and seconded, to appoint a vice chairman for the meeting was declared carried on being put to the vote.

RESOLVED: that Councillor Janet Shelley be appointed vice chairman for the duration of the meeting.

PI.82 Apologies for absence

Apologies for absence were received from Councillors Robert Maddison and Val Shaw.

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PI.1

PI.83 Minutes

RESOLVED: to adopt the minutes of the committee meeting held on 8 January 2020 as a correct record and agree that the chair signs them as such.

PI.84 Declarations of interest

There were no declarations of interest.

PI.85 Urgent business

There was no urgent business.

PI.86 Public participation

The committee noted the list of public registered to speak at the meeting.

PI.87 P19/V0023/FUL - Tilbury Fields, off Bushy Close, Botley, OX2 9SH

The committee considered application P19/V0023/FUL for a retrospective application to regularise public realm works in connection with applications P07/V0741/O and P13/V0817/RM, including changes to approved roads and footpaths, parking areas, hard and soft landscaping, boundaries, recycling storage facilities, vehicle access prevention to Tilbury Lane, and surface water drainage (as amended by plans and information received 19 June 2019 and 5 August 2019) at Tilbury Fields, off Bushy Close, Botley, OX2 9SH.

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 reported that Councillor Debby Hallett, a local ward councillor, had called in this application. The committee was asked to consider the application to regularise public realm works within the site which differed from the approved scheme. The proposals had received outline planning permission in 2012, with Reserved Matters approval in 2013. Following commencement of work on the site, there had been numerous enforcement investigations relating to non-compliance, and it was clear that the scheme could no longer be fully implemented. The enforcement team had been in discussion with the applicant, who had submitted the application to resolve the outstanding enforcement matters.

The planning officer advised the committee that Cumnor Parish Council had published the draft policies for their Neighbourhood Plan. This was an updated position to that set out on page 20 of the agenda. The planning officer explained that given this was still at an early stage in the process the draft policies could only be given limited weight. A diagram was displayed illustrating this and all members of the committee received a copy of this in advance of the meeting. The planning officer confirmed that the status of the Neighbourhood Plan policies would not change their recommendation.

With the assistance of a slideshow presentation, the planning officer summarised changes to the site since January 2019. The spine road had had a change in surface, providing improved drainage and landscaping. The Oxfordshire County Council (OCC) and the

council's flood engineers were satisfied that the scheme was working satisfactorily. It was noted that OCC had been discussing the condition of the roads with the developer.

It was reported that a larger bin store had been installed for apartment block C. Bollards had been installed in Hope Way and the emergency bollards alongside Tilbury Lane were in place. Bollards were made of wood, not metal, as originally intended. There was a revised drainage system, as an alternative to that which had been previously agreed.

In respect of landscaping, it was reported that the boundary treatment had changed. In some areas there were close boarded fences, as opposed to brick walls. Changes to hard and soft landscaping and the car parking around the area of play and an adjacent footpath all required regularisation. In the main square four trees had been planted and a bench installed. Road marking, to delineate parking spaces and the road route had been completed, along with traffic calming. Traffic calming had also been completed to the north east of the square.

Residents and local councillors had expressed concerns to planning officers regarding the absence of trees which were to be planted as part of the permission. The planning officer had plotted the sites of 'lost' trees, many of which would be in private gardens and outside the control of the developer. He reported that trees awaiting planting could be enforced through planning conditions and that the council's landscaping officer had gone to great efforts to identify tree planting sites within land in the control of the developer.

The committee was concerned at residents being left to pay for remedies, whilst the developer would be seemingly immune. The planning officer reported that with an appropriate condition, enforcement officers would be monitoring the site and require remedial works, including tree planting, over three months.

Jennifer Makkreel, a local resident, spoke objecting to the application.

Graham Fairclough, Chairman of the Tilbury Fields Tenants' and Residents' Association, spoke to the application.

Debby Hallett, a local ward councillor, spoke objecting to the application.

Jenny Roberts, a local ward councillor, spoke objecting to the application.

The Development Manager (Vale) advised the committee that in view of the many shortfalls requiring rectification on site, deferral was an option. She summarised several issues which required resolution, including bond payments, drainage debris and tree replacement.

A motion moved and seconded, to defer planning permission was declared carried on being put to the vote.

RESOLVED: to defer consideration of application P19/V0023/FUL to permit the the Development Manager (Vale) to investigate and report back to the committee on the following issues;

- Exploration of the feasibility of a possible bond payment.
- Review of drainage system; check for debris in the SUDs.

- Investigate opportunity of further tree planting across the site and review of planting that has failed.
- Confirmation whether there has been a breach of the S106 agreement and report what action can be taken in relation to this.
- Clarify financial implications of any road failure, future maintenance and management and who would be liable.
- Clarify whether any further works are required in relation to road repairs, given previous construction problems.
- Ascertain potential liability and legal obligations placed upon the management company/residents' association following any transfer of land.

PI.88 P19/V1804/FUL - 22 Norreys Road, Cumnor OX2 9PG

The committee considered application P19/V1804/FUL for the demolition of the existing bungalow and erection of a pair of semi-detached houses (amended plans for revised scheme, including details of proposed garage, received 14 October 2019), (amended plans for revised layout: revised block and site plan received 28 October 2019, (as amended by plans received 25 November 2019), at 22 Norreys Road, Cumnor, Oxford, OX2 9PG

Consultations, representations, policy and guidance, and the site's planning history were detailed in the officer's report, which formed part of the which formed part of the agenda pack for the meeting.

The planning officer reported that the application had been brought to planning committee at the request of one of the local ward councillors, Judy Roberts.

The chairman reported that members of the committee had recently attended a site visit at the application site.

The planning officer provided an on the status of the neighbourhood plan, which was an update to the information contained in the committee report.

The consultation on the draft neighbourhood plan commenced on 3 January 2020 and would conclude on 14 February 2020. This process had occurred close to the deadline for the publication of committee papers, thus the need now to update the committee with the latest information. The situation had moved from the plan drafting stage to the pre-submission consultation stage; the draft neighbourhood plan could now be afforded limited weight, as opposed to very limited weight. The planning officer referred to the chart previously shown to the committee. The slide on screen indicated the stage of the emerging neighbourhood plan in the context of moving towards adoption. The committee noted that the more advanced the emerging plan, the greater the weight that could be afforded to it. The committee was also made aware that it was not until the Council had decided to progress the referendum that significant weight might be attached. Only post-referendum could full weight be given.

Information on the status of the draft neighbourhood plan had been circulated to members of the committee, together with the relevant draft policies of the Cumnor draft neighbourhood plan. The committee was advised that neighbourhood plan policies were expected to be in general conformity with the adopted local plan and the NPPF, so there would not be significant divergence in the requirements of the relevant draft neighbourhood policies.

The planning officer noted concerns from local residents, which included character and design, as well as impact on local character. Neighbour impact was also a valid point of objection. The planning officer reported that officers considered that the traditional design of the dwellings would be in keeping with the character of the area and would not affect its spacious character.

The planning officer was satisfied that the development would not be overbearing, and whilst it would inevitably give rise to some loss of light to the adjoining properties, the rear of the dwelling would be set 3.3m from the boundary, so as to reduce its impact, particularly to the conservatory of the adjoining home. The adjoining property also had solar panels which were not affected by the proposed development.

Tom Christophers, a local resident, spoke objecting to the application. The committee noted that he represented Cumnor Parish Council, that he lived opposite the application site and had made an objection as a resident.

Sam Cook, the agent, spoke in support of the application.

Alison Jenner, local ward councillor, spoke objecting to the application.

Judy Roberts, a local ward councillor, spoke objecting to the application.

The committee was concerned that as a portion of the back garden abutted Green Belt, trees and landscaping should be preserved and enhanced. The planning officer reported that Condition 6 necessitated, prior to commencement of the development, landscaping being submitted and approved. Prior to occupation, Condition 8 required that the landscaping would be implemented. These proposals included the maintenance of the existing landscaping, with additional planting.

The committee was concerned that, potentially, the garage could be used as a dwelling. The planning officer reported that as part of an amended condition, the height of the garage could be restricted and permitted development rights could be removed on the grounds of impact on neighbourhood amenity.

A motion moved and seconded, to grant planning permission was declared carried on being put to the vote.

RESOLVED: that planning permission is granted for application P19/V1804/FUL subject to the following conditions;

Standard:

1. Commencement
2. Approved plans

Prior to Commencement:

3. Surface water drainage
4. Foul water drainage
5. Materials to be submitted and approved
6. Landscaping to be submitted and approved

Prior to Occupation:

7. Access, parking and turning provision

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8. Landscaping implementation

Informatives:

9. CIL

10. Works within public highway

11. Bats

Additional condition:

Removal of permitted development rights on the garage and add height condition.

The meeting closed at 8.45 pm