

Minutes

of a meeting of the

Planning Committee

held on Wednesday, 29 July 2020 at 5.00 pm



This was a virtual live event

Open to the public, including the press

Present:

Members: Councillors Bob Johnston (Chair), Val Shaw (Vice-Chair), Jerry Avery, Ron Batstone, Eric Batts, Diana Lugova, Robert Maddison and Max Thompson,

Officers: Paul Bateman, Holly Bates, Adrian Butler, Sarah Green, Bertie Smith and Stuart Walker

Also present: Councillor Margaret Crick, Councillor Andy Foulsham and Emily Smith (Oxfordshire County Councillor)

PI.128 Chair's announcements

The Chair had no announcements but ran through housekeeping arrangements appropriate to a virtual meeting.

PI.129 Apologies for absence

Apologies for absence were received from Councillor Janet Shelley.

PI.130 Minutes

The minutes of the previous meeting, held on Wednesday 8 July 2020, were agreed to be a correct record of the meeting. It was agreed that the Chair sign them as such.

PI.131 Declarations of interest

There were no declarations of interest.

PI.132 Urgent business

There was no urgent business.

PI.133 Public participation

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

PI.134 P19/V0169/RM - Land North West of Dunmore Road, Abingdon

Councillor Jerry Avery encountered technical communication problems during the presentation of this item. He was unable to participate in or hear the whole debate and did not vote on this application.

The committee considered application P19/V0169/RM for a Reserved Matters application following Outline Approval P17/V1336/O for residential development for 200 dwellings, together with associated access, landscaping and public open space, infrastructure (utilities) and biodiversity enhancements on land north west of Dunmore 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 the meeting.

The planning officer reported that as this was a reserved matters application, the Committee was requested to consider scale, appearance and layout and were not required to revisit the original outline planning permission itself. He advised the Committee that the proposal had undergone eight sets of amendments in revising the scheme and in taking account of objections. As a result, a 2020 noise survey had been conducted and a revised noise assessment submitted.

The planning officer provided updates on the landscape officer's comments, including the provision and location of a noise barrier on the north western part of the site, tree planting and the number of street trees. As the landscaping plans had not been updated to reflect the current layout and given the comments expressed by the landscape officer, landscaping would be addressed by a planning condition requiring details to be submitted to, and agreed by, the council.

Georgina Naish, on behalf of David Wilson Homes, the developer, spoke in support of the application.

Councillor Emily Smith, in her capacity as an Oxfordshire County Councillor, spoke to the application, expressing concerns about traffic generation with the southern Lodge Hill slip roads not in place, no account given to future A34 widening, and the apparent lack of funding from the developer to the clinical commissioning group for health services. Councillor Smith also highlighted the problem of parking on verges and asked about the possibility of installing bollards at some locations. The planning officer confirmed that this was possible through an additional planning condition. Councillor Smith also expressed concern over enforcing proposed condition 10 which related to preventing garage conversions without the need for planning permission.

Councillor Andy Foulsham, a local ward councillor, spoke to the application. He generally welcomed recent improvements to details on the application but requested a higher standard of play equipment to include baby swings and full provision for disabled children. He also considered that the lawn and picnic area adjacent to the bund should receive better protection from traffic. He requested noise monitoring next to the A34 and a construction management plan.

Councillor Margaret Crick, a local ward councillor, spoke to the application. She emphasised the wider environmental impact of the development, especially the benefits of reduced use of vehicles and improved opportunities for walking and cycling. Councillor Crick also highlighted the need to encourage the developer to install further environmentally friendly measures, such as solar panels and water collection points.

In response to questions from the Committee, the planning officer confirmed the proposed Condition 10, 'garage retention for parking' was enforceable by the Council. In respect of funding for health provision, he confirmed that Section 106 monies were not available, but the medical centre could apply to the Council for Community Infrastructure Levy (CIL) funding. The planning officer also responded to a query raised on paragraph 5.26 of the report, regarding the existence of a biodiversity report. He confirmed that such a survey had been undertaken, which was supported by the countryside officer and that conditions existed on the outline permission for a construction environmental management plan and landscape environmental management plan. In respect of mitigating noise nuisance, the planning officer confirmed that according to the submitted noise report, all properties were to be fitted with double glazing.

A motion, moved and seconded, to approve the application with the proposed landscaping condition revised relating to the installation of bollards, was declared carried on being put to the vote.

RESOLVED: to grant planning permission for application P19/V0169/RM, subject to the following conditions

1. Approved plans

Pre-Occupancy or Other Stage Conditions

2. Parking provision before occupancy of each dwelling
3. Electric car charging points for each house with on plot parking
4. Boundary treatments provision
5. Implementation of noise mitigation
6. Provision of five secure cycle parking stands beside the MUGA before its first use
7. Landscaping scheme to be approved before any development above slab level

Post Occupancy Monitoring and Management Conditions

8. Implementation of landscaping
9. Any piling to be first agreed
10. Garage retention for parking

Informative

1. Superfast broadband

PI.135 P20/V0550/O - Stonehill Farm (Riding School) Stonehill, Drayton, Abingdon, OX14 4AA

The Committee considered application P20/V0550/O for the provision of a covered horse-riding arena on equestrian land (Additional justification received from agent on 16 May 2020) at Stonehill Farm (Riding School) Stonehill Drayton, 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.

The planning officer, referring to paragraph 6.2 of the report, reported that the proposal would have economic and social benefits by supporting a business and providing training and lessons to people. Officers had acknowledged that the proposal was a large building. Consideration of this was however weighed against its intended use and external appearance. Its size represented a known arena size for equestrian uses. Its agricultural barn-like appearance was appropriate for its rural setting. Therefore, in balancing the environmental impact, officers were satisfied that it would not result in harm to the visual amenity of the area or the setting of Abingdon or Drayton. The application was therefore recommended for approval, as it would accord with the relevant development plan policies.

Mr. Henry Venners, the agent, spoke in support of the application.

Responding to questions from the Committee, who cited Drayton Parish Council's concerns regarding ridge height and visual intrusion, the planning officer confirmed that it would be of a suitable height and scale for its use and the site context, and would not appear out of keeping with its rural surroundings or overly visually intrusive.. Referring to paragraph 5.8 of the report, the planning officer confirmed that the proposal complied with Core Policy 37 (high quality design and responding positively to the site and its surroundings).

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

RESOLVED: to grant outline planning permission for application P20/V0550/O, subject to the following conditions;

1. Commencement - Outline with Reserved Matters
2. Approved plans
3. Surface water drainage details submitted prior to commencement of development
4. Details of external materials submitted prior to construction above slab level
5. Details of any external lighting to be submitted prior to installation

The meeting closed at 6.05 pm

PI.1