

Minutes

of a meeting of the

Planning Committee

held at the Council Chamber, The Abbey House, Abingdon on Wednesday, 24th April, 2013 at 6.30pm



Open to the public, including the press

Present:

Members: Councillors Robert Sharp (Chairman), Sandy Lovatt (Vice-Chair), Eric Batts, Roger Cox, Bob Johnston, Bill Jones, Sue Marchant, Aidan Melville, Jerry Patterson, Helen Pighills, Margaret Turner and John Woodford.

Substitute Members: Councillor Janet Shelley (In place of Fiona Roper).

Other Members: Councillors Pat Lonergan, Judy Roberts.

Officers: Mark Doodes, Martin Deans, Mike Gilbert, Susan Harbour, Laura Hudson and Stuart Walker.

Number of members of the public: 22

PI.243 CHAIRMAN'S ANNOUNCEMENTS

The chairman gave housekeeping announcements, outlined the procedure and explained the remit of the committee. The business would be heard in the order presented on the speakers' list.

PI.244 URGENT BUSINESS

None notified.

PI.245 CUMULATIVE HOUSING FIGURES

The latest figures were attached to the agenda and noted by the committee.

PI.246 NOTIFICATION OF SUBSTITUTES AND APOLOGIES FOR ABSENCE

Apologies were received from councillors Anthony Hayward and Fiona Roper. Councillor Janet Shelley substituted for Fiona Roper.

PI.247 MINUTES

Resolved: to adopt, as a correct record, the minutes of the committee meeting held on 27 March 2013 and that the chairman sign them.

PI.248 DECLARATIONS OF PECUNIARY INTERESTS AND OTHER DECLARATIONS

Pecuniary disclosable interests

Other declarations

Agenda item	Councillor/s	Declaration
11	Eric Batts	Knows John Ashton, the applicant's agent
12	Jerry Patterson, Sandy Lovatt, Eric Batts, Roger Cox, Robert Sharp, John Woodford, Bob Johnston	Know Henry Dickinson from Cumnor Parish Council
	Eric Batts	Knows the applicant
16	Sandy Lovatt, Aidan Melville, Helen Pighills	On Abingdon Town Council but have not on its planning committee and have not taken part in discussions on this item

PI.249 STATEMENTS AND PETITIONS FROM THE PUBLIC ON PLANNING APPLICATIONS

The speakers list was tabled at the meeting.

PI.250 STATEMENTS, PETITIONS AND QUESTIONS FROM THE PUBLIC ON OTHER MATTERS

None.

PI.251 MATERIALS

None.

PI.252 LAND SOUTH OF LAMBE AVENUE, MILTON P13/V0145/O

The officer presented his report on an application to erect 18 dwellings including internal road and paths, general works and open space. Consultations, representations, policy and guidance and this site's planning history are detailed in the officer's report which forms part of the agenda pack for this meeting.

Updates from the report

Vale Of White Horse District Council – Planning Committee Minutes

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None.

Doreen Goddard, a local resident, spoke objecting to the application. Her concerns included the following:

- Run off from the nearby fields already causes flooding, this will be worse with development.
- Traffic will increase on the route children use to go to school.
- There will be no facilities for local children.

Henry Venners (JPPC), the applicant's agent, spoke in favour of the application.

- The existing children's play area will be enlarged and developed as part of this development.
- Seven additional car parking spaces will be provided for existing residents.
- A ditch will be dug around the site to alleviate current and potential future flood problems.

Councillor Bill Jones, one of the ward councillors, spoke objecting to the application.

- There are no facilities within walking distance of the proposed development, apart from the primary school.
- Residents will be reliant on cars.
- The development is, therefore, not sustainable.

The committee considered this application.

RESOLVED (for 10; against 3; abstentions 0)

To authorise the head of planning, in consultation with the committee chairman, to grant outline planning permission, subject to:

1. The prior completion of a section 106 agreement within a deadline of three months to complete for on-site affordable housing provision, contributions towards off-site facilities and services including highway works, education improvements, waste management and collection, street naming and numbering, public art, library and museum services, social and health care, sports and recreation improvements, public transport provision and commuted sum for the maintenance of the public open space;
2. The following conditions, including the requirement to commence development within one year of the date of the decision to help address the immediate housing land shortfall:
 - i. TL2 - Time limit (outline 12 months) .
 - ii. Landscape – submission and implementation of a detailed scheme.
 - iii. Tree protection – in accordance with submitted plans.
 - iv. Boundary treatments.
 - v. Plot curtilage boundaries – management of planting.
 - vi. Plot restriction to southern boundary – as part of a landscaping scheme to be agreed.
 - vii. Ecology – in accordance with submitted strategy.
 - viii. Drainage scheme – surface water and foul water.
 - ix. Construction traffic management plan traffic.
 - x. Travel information packs.
 - xi. Access visibility splays.

- xii. Parking provision in according with an agreed plan.
- xiii. Materials – samples to be submitted prior to commencement of development.
- xiv. Refuse bin storage.

PI.253 LAND SOUTH OF FARINGDON ROAD, SOUTHMOOR P12/V1721/RM

The officer presented his report on an application for reserved matters for the erection of 50 dwellings, public open space with vehicular access from Faringdon Road (following outline permission P12/V1302/O). Consultations, representations, policy and guidance and planning history are detailed in the officer's report which forms part of the agenda pack for this meeting.

Updates from the report

There will be a materials panel at a future planning meeting, and also available on site: details to be notified to members.

John Ashton (West Waddy ADP), the applicant's agent, spoke in favour of the application.

The committee considered this application.

RESOLVED (for 13; against 0; abstentions 0)

To grant reserved matters approval subject to the following conditions:

1. Commencement.
2. Landscape.
3. Trees.
4. Boundaries.
5. Plot curtilage boundaries.
6. Plot restriction to southern boundary.
7. Materials as on plan.

PI.254 18 LEYS ROAD, CUMNOR P13/V0065/HH

The officer presented the report on an application for the erection of a detached open bay and closed bay garage with space in loft above (re-submission of application P12/V1782/HH). Consultations, representations, policy and guidance, and the site's planning history are detailed in the officer's report which forms part of the agenda pack for this meeting.

This site is in a conservation area. The applicant had cut down eight trees without consent. The applicant has planted two trees to replace the two most significant trees that had been removed.

The removal of the trees without consent is being investigated by the enforcement team, and is separate from the consideration of this planning application.

Updates from the report

None.

Harry Dickinson from Cumnor Parish Council, spoke, objecting to the application. His concerns included the following:

- The conservation area gives protection to trees.
- The replacement trees have not been planted in the same position as the original trees.
- It would not be possible for the applicant to apply for planning permission if the trees had not been felled as the consent area covers the position of the original trees.

Simon Bouffler, a local resident, spoke objecting to the application. His concerns included the following:

- Planning permission would not have been granted had the trees not been removed.
- The replacement trees were not in the same position as the original trees and would take considerable time to reach the spread and height of the removed trees.

Brian Purcell Smith, the applicant, spoke in favour of the application.

Councillor Judy Roberts, one of the ward councillors, spoke objecting to the application.

Councillor John Woodford, one of the ward councillors, spoke objecting to the application.

The committee considered this application. The committee expressed its concerns that this application was under consideration only because the trees, which were in the conservation area, had been removed without consent. It was understood that the decision as to whether to prosecute was a legal matter and is separate from the planning issues relating to the application now under consideration.

RESOLVED (for 9; against 3; abstentions 1)

To grant planning permission, subject to the following conditions:

- 1 : TL1 - Time limit.
- 2 : Approved plans.
- 3 : MC2 - Materials (samples).
- 4 : RE11 - Garage accommodation.
- 5 : RE12 - Ancillary accommodation.
- 6 : RE26 - No windows or rooflights in garage building.
- 7 : LS4 - Tree protection.

PI.255 21 WASBROUGH AVENUE, WANTAGE P13/V0049/FUL

The officer presented her report on an application to convert an existing extended 4 bedroom property into 3 bedroom mid-terrace and 1 bedroom dwelling. Consultations, representations, policy and guidance and the site's planning history are detailed in the officer's report which forms part of the agenda pack for this meeting.

The application is partially retrospective.

Updates from the report

None.

The committee considered this application.

Vale Of White Horse District Council – Planning Committee Minutes

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PI.5

RESOLVED (for 13; against 0; abstentions 0)

To grant planning permission, subject to the following conditions:

1. TL1 - Time limit.
2. Approved plans.
3. The parking and turning areas shown on approved plan ref: 1259 P107 shall be kept permanently free of any obstruction to such use.
4. Prior to the commencement of the development hereby approved, full details of the proposed bin storage enclosures shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.

PI.256 41 HIGH STREET, WATCHFIELD P12/V2021/FUL AND P12/V2049/LB

The officer presented her report on an application to convert existing extended 4 bedroom property into 3 bedroom mid-terrace and 1 bedroom dwelling. Consultations, representations, policy and guidance and the site's planning history are detailed in the officer's report which forms part of the agenda pack for this meeting.

Updates from the report

- None.

The committee considered this application. The committee requested that condition 9, be amended to read as per these minutes; and that a condition be added to remove permitted development rights.

RESOLVED (for 13; against 0; abstentions 0)

To grant planning permission, subject to the following conditions:

1. TL1 - Time limit.
2. Approved plans.
3. MC2 - Materials (samples).
4. MC9 - Building details, including windows, doors, vents and flues.
5. CN8 - Submission of details – any alterations to the timber frame.
6. LS1 - Landscaping scheme (submission).
7. LS2 - Landscaping scheme (implement).
8. MC24 - Drainage details (surface and foul).
9. Prior to the first use or occupation of the new development, the existing close boarded fence along the south-eastern site boundary between the existing and proposed dwellings shall be removed and replaced with a stone wall or similar, details of which shall first have been submitted to and approved in writing by the Local Planning Authority.
10. Prior to the commencement of development development, the parking area/ spaces and turning space shall be constructed in accordance with the details shown on approved drawing reference "site layout". The parking and turning areas shall be constructed to prevent surface water discharging onto the highway. Thereafter, the parking and turning areas shall be kept permanently free of any obstruction to such

use, and the visibility splays at the access shall be permanently maintained free from obstruction to vision.

11. Removal of permitted development rights.

RESOLVED (for 13; against 0; abstentions 0)

To grant listed building consent, subject to the following conditions:

1. TL4 – Time limit.
2. Approved plans.
3. MC2 - Materials (samples).
4. MC9 - Building details, including windows, doors, vents and flues.
5. CN8 - Submission of details – any alterations to the timber frame.

PI.257 THE BYRE CHILSWELL FARM, CHILSWELL LANE, BOARS HILL P13/V0083/HH

The officer presented the report on an application to erect a single storey detached garage and home gym (resubmission of P12/V2323/HH). Consultations, representations, policy and guidance and the site's planning history are detailed in the officer's report which forms part of the agenda pack for this meeting.

Updates from the report

Further submissions from neighbours as to whether the proposal conforms with greenbelt planning policy. Response: outbuildings are appropriate development in the green belt.

Harry Dickinson from Cumnor Parish Council, spoke, objecting to the application.

Ann Williams, the immediate neighbour, spoke objecting to the application.

Richard Anderson (Anderson Orr Partnership Ltd), the applicant's agent, spoke in favour of the application.

Councillor John Woodford, one of the ward councillors, spoke in support of the application.

The committee considered this application, and requested the addition of a slab level condition.

RESOLVED (for 13; against 0; abstentions 0)

To grant planning permission, subject to the following conditions:

1. TL1 - Time limit.
2. Approved plans.
3. MC1 - Materials (details).
4. CN9 - Submission of joinery details.
5. Slab levels.

PI.258 213 RADLEY ROAD, ABINGDON P12/V2687/RET

The officer presented the report on an application to erect an outbuilding for use as gym/hobbies room (partially retrospective as walls and roof are in place). Consultations, representations, policy and guidance and the site's planning history are detailed in the officer's report which forms part of the agenda pack for this meeting.

Updates from the report

There has been a further representation from a neighbour.

Dawn Rudman, the applicant, spoke in favour of the application. They had originally made a mistake in the height of the building and were now trying to reach a compromise.

Councillor Pat Lonergan, the ward councillor, spoke on behalf of the affected neighbour, objecting to the application.

The committee considered this application.

RESOLVED (for 6; against 6; abstentions 1. This was carried on the chairman's casting vote in favour)

To grant planning permission, subject to the following conditions:

1. That the development hereby approved shall be carried out in accordance with the details shown on the following approved plans, 'Amended Plans 20-02-2013 1, 2 and 3', except as controlled or modified by conditions of this permission.
2. The building hereby permitted shall only be used for purposes incidental to the enjoyment of the dwelling house within the application site and for no other purpose.

PI.259 HARWELL SCIENCE AND INNOVATION CAMPUS. P13/V0223/A

The officer presented his report on an application to erect two freestanding signboards (two different sites within the Harwell Campus). Consultations, representations, policy and guidance and the site's planning history are detailed in the officer's report which forms part of the agenda pack for this meeting.

Updates from the report

None.

The chairman of Harwell Parish Council, had sent his apologies, as he was unable to attend the meeting to speak to his council's comments on this application.

Councillor Margaret Turner, one of the ward councillors, spoke to the application.

The committee considered this application.

RESOLVED (for 13; against 0; abstentions 0)

To grant advertisement consent, subject to the following conditions:

This consent expires 5 years from the date hereof.

1. Any advertisements displayed and any site used for the display of advertisements shall be maintained in a clean and tidy condition to the reasonable satisfaction of the Local Planning Authority.
2. Any structure or hoarding erected or used principally for the purpose of displaying advertisements shall be maintained in a safe condition.
3. Where an advertisement is required under these Regulations to be removed, the removal shall be carried out to the reasonable satisfaction of the Local Planning Authority.
4. No advertisement is to be displayed without the permission of the owner of the site or any other person with an interest in the site entitled to grant permission.
5. No advertisement shall be sited or displayed so as to obscure or hinder the ready interpretation of any road traffic sign, railway signal, or aid to navigation by water or air, or so as otherwise to render hazardous the use of any highway, railway, waterway or aerodrome (civil or military).
Reason: To comply with the requirements of Regulation 14 of the Town and Country Planning (Control of Advertisements) Regulations 2007.

The meeting closed at 9.00 pm