

# Minutes

of a meeting of the

## Planning Committee

held at the Council Chamber, The Abbey House, Abingdon on Wednesday 8 May 2013 at 6.30pm



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

### Present:

Members: Councillors Robert Sharp (Chairman), Eric Batts, Roger Cox, Anthony Hayward, Bob Johnston, Bill Jones, Sue Marchant, Jerry Patterson, Fiona Roper, Margaret Turner and John Woodford.

Substitute Members: Councillor Tony de Vere (In place of Helen Pighills).

Other Members: Councillors Melinda Tilley, Gervase Duffield .

Officers: Martin Deans, Mark Doodles, Mike Gilbert, Susan Harbour, David Rothery and Stuart Walker.

Number of members of the public: 140

### **PI.260 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. *(The minutes reflect the order in which business was heard to provide a continuous narrative of the meeting, rather than the agenda order).*

### **PI.261 URGENT BUSINESS**

None notified.

### **PI.262 CUMULATIVE HOUSING FIGURES**

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

The final status column needs further updating, and all members were asked to contact the planning department with any updates of which they were aware.

### **PI.263 NOTIFICATION OF SUBSTITUTES AND APOLOGIES FOR ABSENCE**

Apologies were received from councillors Aidan Melville, Sandy Lovatt and Helen Pighills. Councillor Tony de Vere substituted for Helen Pighills.

## **PI.264 MINUTES**

The minutes of the last meeting were not available and would be circulated for the following meeting.

## **PI.265 DECLARATIONS OF PECUNIARY INTERESTS AND OTHER DECLARATIONS**

### **Pecuniary disclosable interests**

None.

### **Other declarations**

<b>Agenda item</b>	<b>Councillors</b>	<b>Declaration</b>
10	Roger Cox, Margaret Turner, John Woodford, Tony de Vere, Sue Marchant, John Morgan, Bob Johnston, Eric Batts, Anthony Hayward, Jerry Patterson, Fiona Roper  Roger Cox, Jerry Patterson	Know Terry Gashe, speaking on behalf of the objectors.  Know Steven Sensecall, applicant's agent
11	Eric Batts	Knows John Ashton, applicant's agent
14	Roger Cox, Margaret Turner, John Woodford, Tony de Vere, Sue Marchant, John Morgan, Bob Johnston, Eric Batts, Anthony Hayward, Jerry Patterson, Fiona Roper	Knows Terry Gashe, applicant

## **PI.266 STATEMENTS AND PETITIONS FROM THE PUBLIC ON PLANNING APPLICATIONS**

The speakers' list was tabled at the meeting.

## **PI.267 STATEMENTS, PETITIONS AND QUESTIONS FROM THE PUBLIC ON OTHER MATTERS**

None.

## **PI.268 MATERIALS**

None.

## **PI.269 LAND TO THE NORTH OF 92 - 112 MILTON ROAD, SUTTON COURTENAY P13/V0233/FUL**

The officer presented his report on an application to demolish 110 Milton Road and to erect 34 dwelling houses with associated access. 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. This is a five year land supply exception site.

### **Updates from the report**

- A further two letters of objection had been received, reiterating the points raised by other objectors.
- The drainage engineer has removed the holding objection (para 3.13).
- Thames Water had confirmed that the necessary drainage works could be completed within 12 months of the grant of planning permission.

David Hignell from Sutton Courtenay Parish Council spoke objecting to the application. His concerns included the following:

- Too many houses for the village.
- Site not previously considered acceptable by Vale of White Horse District Council.
- The site is not sustainable: there is inadequate infrastructure, including for foul and surface drainage and highways.

Kevin Nicholls, the next door neighbour, spoke objecting to the application. He explained to the committee how much stress the application had caused him and his wife.

Pauline Wilson, from Keep Sutton Courtenay Rural, spoke objecting to the application, her concerns included the following:

- This was not a sustainable location due to lack of infrastructure.
- The campaign group were disputing the highways officer's report and were awaiting their own highways report.
- The National Planning Policy Framework stated that housing should enhance a locality, and this proposal would not enhance the locality but rather, detract from it.

John Ashton, West Waddy ADP, the applicant's agent, spoke in favour of the application. His speech included the following:

- Sutton Courtenay was the fourth most sustainable village in the Vale.
- The Oxfordshire County Council scheme would reduce traffic speeds in the area by 7 mph.
- No evidence of flooding had so far been found in the area.

Councillor Gervase Duffield, the ward councillor, spoke objecting to the application. The points he raised included the following:

- The application had caused a high level of anger and emotion amongst the locals.
- Sutton Courtenay has taken more than its fair share of new housing in the village.
- Sutton Courtenay already has two power stations in the village: one on a Greenfield site.

- The application should be withdrawn or delayed to look into the conditions and issues further and to allow time for further consultation.
- Keep Sutton Courtenay Rural should be involved in consultations.

The committee considered this application, during the discussion the following points were raised:

- The affordable housing is clustered in one corner of the site, with its own access road, this is not policy compliant as it should be “pepper potted” round the site, but is in accordance with the wishes of the registered social landlord who will be managing the site.
- Thames Water will be carrying out an impact study which should take six weeks to complete and should be available on 1 June 2013.
- Keep Sutton Courtenay Rural had commissioned a highways report which was due to report in the next month. The action group disputed the findings of the county highways engineer.
- A Grampian condition had now been added to ensure that the potential drainage issues are resolved before any work starts on the site.
- If the matter were to be approved for delegation, this delegation should involve the local ward member.
- The water table in the area is very high.
- It is not clear what the highways mitigation schemes will be.
- The committee wanted details of the ground water and drainage issues.
- There were not enough school places available

#### **RESOLVED (for 12; against 0; abstentions 0)**

To defer this item to a later meeting to address, *inter alia*, the following issues:

1. A redesign of the layout to ensure that the affordable housing provision is fully pepper-potted through the site. The current layout has the affordable units accessed along a separate road to the private housing within the layout and the planning committee did not consider that this was conducive to an integrated community being created within the development.
2. Additional information was requested by the planning committee as to the highway works that have been considered acceptable by the Oxfordshire County Council Highways Office to address the identified highway and access issues that this proposed development generates. The committee also wished to see an assessment of the locally sponsored traffic survey carried out by Capita Symonds on behalf of the Keep Sutton Courtenay Rural action group. Once this report has been submitted following its completion, this will be forwarded to Oxfordshire County Council Highways for assessment and consultation response.
3. Additional information relating to land drainage of the site. The planning committee were clear in wishing to be advised of the details solutions being considered by the appropriate drainage authorities to address the identified ground water drainage, and the foul water drainage infrastructure considered necessary for this proposal to take place.
4. Education provision requirements linked to this development proposal. The planning committee were clear in wishing to be advised of the details solutions being considered

by the county council education authority to address the identified lack of school places that would result should this development take place.

## **PI.270 LAND OFF DRAYCOTT ROAD, SOUTHMOOR P12/V2653/FUL**

The officer presented his report on an application to erect 98 dwellings with associated open space, structural landscaping and access. 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**

The ecologist has removed their objection as the issues raised in paragraphs 6.26 and 6.27 of the report concerning the protection of biodiverse habitats have been resolved.

Brian Forster from Kingston Bagpuize with Southmoor Parish Council spoke objecting to the application. His concerns included the following:

- Over development.
- Unsustainable location.
- Increased road pressure.
- Last significant open space in the village.
- Inadequate consultation with villagers.
- 21 dwellings per hectare are too dense for this village.

Terry Gashe, on behalf of a local resident, spoke objecting to the application. His concerns included the following:

- The proposed development is developer and land owner led and is not looking at the effect on the village as a whole.
- The proposal is unsustainable, disproportionate and would be detrimental to village life.
- There has been a 27 percent increase in development in the village over a two year period.
- Access is from Draycot Road which already serves more than 200 houses and the proposal will result in more than the county council guideline number for a road of this type.

Steven Sensecall (Kemp and Kemp), the applicant's agent, spoke in favour of the application. His speech included the following:

- Schools and other facilities will be within walking distance of the new development.
- Some land will be gifted to the parish council to extend open land round the village hall.

Councillor Melinda Tilley, the ward councillor, spoke objecting to the application. The points she raised included the following:

- Highways: the feeder road is already inadequate and the proposed development will make the problem worse.
- She was concerned about the cumulative effect of all the developments recently given permission.

The committee considered this application, this included the following points:

- The majority of recent development has been in towns rather than in rural areas.
- Concerns were raised about the traffic volumes which will be generated on the feeder road.

- Officers clarified the Thames Water issues: a scheme will be paid for by the developer to ensure adequate water supply and Thames Water confirm that it can be achievable within the life of the consent,
- There will be no medical facilities.
- Noise from the road is likely to cause a constant drone on the site.
- Mitigation needed to protect privacy in bedrooms of house/s nearest the bridge.
- The village plan is not part of the development plan. When the new neighbourhood plans are in place they will form part of the development plan, until then the council is guided by the NPPF.
- No provision has been sought on broadband provision as this is a county council led strategy.

### **RESOLVED (for 7; against 4; abstentions 1)**

To authorise the head of planning, in consultation with the committee chairman, vice-chairman and local member, to grant planning permission subject to:

1. Completion within the agreed planning performance agreement period of section 106 agreements for on-site affordable housing provision, contributions towards off-site compensation for the creation and management of species rich grassland on a suitable receptor site, contributions to other off-site facilities and services including highway works, education improvements, waste management and collection, street names signs, public art, library and museum services, social and health care, fire and rescue, police equipment, local and area hub recreational and community facility improvements;

2. The following conditions, including the requirement that the development be commenced within 12 months from the date of the planning permission in order to help address the immediate housing land shortfall:

- i. Commencement within 12 months.
- ii. Planning condition listing the approved drawings.
- iii. Materials as on plan.
- iv. LS1 - LS2 landscaping scheme.
- v. Boundary landscaping with footpath to village hall.
- vi. Tree protection measures.
- vii. Boundary walls and fences.
- viii. Plot curtilage boundaries.
- ix. HY2 - Access in accordance with specified plan.
- x. HY12 -HY13 Roads specification.
- xi. HY8 - Car parking.
- xii. HY20 - Bicycle parking
- xiii. Construction traffic management plan.
- xiv. Sustainable travel information pack (STIP).
- xv. Childrens' play space.
- xvi. Open space.
- xvii. Bat mitigation.
- xviii. Great crested newt mitigation.
- xix. Refuse bin storage.
- xx. Roof top aeriels.
- xxi. Fire hydrants.
- xxii. Flood risk details.
- xxiii. Drainage details.

- xxiv. MC22 – Contamination.
- xxv. Noise attenuation measures along northern boundary.
- xxvi. Grampian condition.
- xxvii. Improvement of youth facilities.
- xxviii. Details of pumping station to be provided.
- xxix. Fenestration on properties closest to bridge.

If the required section 106 agreements are not completed in a timely manner and so planning permission cannot be granted by the determination deadline of 24 May 2013, in accordance with the agreed planning performance agreement, it is recommended that authority to refuse planning permission is delegated to the head of planning in consultation with the chairman and vice-chairman.

*Councillor Bill Jones left the meeting.*

## **PI.271 LAND ADJOINING FOLLY PARK, FARINGDON P13/V0344/FUL**

The officer presented his report on an application for the proposed development of 28 dwellings, including affordable housing, new access, landscaping and associated works. 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**

- Attenuation pond due to be constructed.
- Additional information had been submitted by the applicants.
- The arboricultural officer is now content.
- Applicants have submitted additional information on the changes in levels.
- Housing officer is now content with amended mix of affordable housing.

Guy Wakefield, the applicant's agent, spoke in favour of the application.

- Three surveyors had agreed that the land is unlikely to be viable as an employment site.

Councillor Roger Cox, one of the ward councillors, spoke in favour of the application. The points he raised included the following:

- To ensure that the roads are wide enough.

The committee considered this application.

### **RESOLVED (for 11; against 0; abstentions 0)**

To authorise the head of planning, in consultation with the chairman, vice-chairman and the local member/s, to grant planning permission subject to:

- i) the completion of section 106 obligations with the Vale and Oxfordshire County Council, to secure 40% affordable housing, financial contributions towards the education, the local library, youth services, social services, waste management, the county museum, maintenance of public open space, and for waste bins, street nameplates and public art; and

ii) conditions, including external materials, slab levels, details of access and parking, landscaping, works to protect trees, boundary treatments, details of surface water drainage, and a Grampian-style condition for foul water drainage, attenuation pond. (*Drainage schemes to be completed prior to first occupation*).

If the required section 106 obligations are not completed in a timely manner and so planning permission cannot be granted by the determination deadline of 20 May 2013, it is recommended that authority to refuse planning permission is delegated to the head of planning in consultation with the chairman and vice-chairman.

## **PI.272      21 & 23 EYNHAM ROAD, BOTLEY P13/V0457/FUL**

The officer presented his report on an application to demolish existing dwelling and garage and erection of nine dwellings. 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**

- None.

Mr Frost, a local resident, spoke objecting to the application. His concerns included the following:

- He wanted the slab levels lowered to mitigate the effect of the development on neighbours.
- Removal of permitted development rights.
- Inadequate visitors parking.
- Need for greater area of permeable surfaces.

A statement was read out by Dr Williams objecting to the application.

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

The committee considered this application. And during the course of the discussion, the following points were raised:

- The developers have agreed with the neighbours to lower the slab levels.
- The county highways engineer is happy with the parking.
- Permeable surfaces are covered by condition 6.

### **RESOLVED (for 11; against 0; abstentions 0)**

To authorise the head of planning, in consultation with the committee chairman and vice chairman, to grant planning permission subject to the completion of a legal agreement to secure financial contributions to offset the impact of the development on social and physical infrastructure and subject to the following conditions:

1. TL1 - Time limit.
2. Approved plans.
3. MC3 - Materials in accordance with application.
4. HY6 - Access, parking & turning in accordance with specified plan.
5. MC24 - Drainage details (surface and foul).
6. MC29 - Sustainable drainage scheme.



7. RE7 – Boundary details in accordance with specified plan.
8. RE17 - Slab levels (dwellings).
9. Landscaping in accordance with specified plan.
10. Tree protection measures.

**PI.273 FORMER ORCHARD, LAND WEST OF MANOR ROAD,  
WANTAGE P13/V0161/O**

The officer presented the report on an application to demolish existing dwelling and garage and erect of nine dwellings. 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**

- None.

Terry Gash, the applicant, spoke in favour of the application.

- He wants to build sustainable eco housing, dealing with its own foul drainage if possible.

Councillor Fiona Roper, one of the ward councillors, spoke objecting to the application.

The committee considered this application.

**RESOLVED (for 10; against 1; abstentions )**

Grant outline planning permission, subject to the following conditions:

1. Approved plans.
2. Commencement – One year from outline planning permission or 3 months from the grant of final reserved matter, which must be submitted within 6 months from outline.
3. Surface water details prior to commencement.
4. Drainage and sewage strategy details to be submitted prior to commencement.
5. Parking, means of access, visibility splays to be approved by OCC highways.
6. Boundary details to be approved.

The meeting closed at 9.15 pm