

Minutes

of a meeting of the

Planning Committee

held at the Council Chamber, The Abbey House, Abingdon on Wednesday 10 July 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, Anthony Hayward, Bob Johnston, Bill Jones, Jerry Patterson, Janet Shelley, Margaret Turner and John Woodford.

Substitute Members: Councillor Jenny Hannaby (In place of Councillor Sue Marchant) and Tony de Vere (In place of Councillor Helen Pighills).

Officers: Peter Brampton, Martin Deans, Sandra Fryer, Susan Harbour and Stuart Walker.

Number of members of the public: 11

PI.318 CHAIRMAN'S ANNOUNCEMENTS

The chairman gave housekeeping announcements, outlined the procedure and explained the remit of the committee. He reminded the public not to approach councillors or officers during the course of business.

The business would be heard in the order presented on the speakers' list.

The urgent item of business, which had been circulated subsequent to the agenda being published, had now been withdrawn after further discussion with officers as this matter could be dealt with under delegated powers.

PI.319 URGENT BUSINESS

None.

PI.320 LAND WEST OF OLD STATION ROAD GROVE OXON. P12/V1545/O

This item was withdrawn.

PI.321 CUMULATIVE HOUSING FIGURES

These were tabled at the meeting and the Development Management Manager gave a verbal update. The committee received the figures.

PI.322 NOTIFICATION OF SUBSTITUTES AND APOLOGIES FOR ABSENCE

Apologies received from Councillor	Substitute Councillor
Aidan Melville	n/a
Sue Marchant	Jenny Hannaby
Helen Pighills	Tony de Vere

PI.323 MINUTES

Minutes from the meeting on 5 June 2013 were approved and it was agreed that the chairman sign them.

PI.324 DECLARATIONS OF PECUNIARY INTERESTS AND OTHER DECLARATIONS

Disclosable pecuniary interests.

None declared.

Other declarations

Agenda Item	Councillor/s	Declaration
10	Eric Batts	Member of North Hinksey Parish Council: has taken part in discussions on outline application, but not on reserved matters application
13,14,15	Sandy Lovatt	Member of Abingdon Town Council, but not on its planning committee

PI.325 STATEMENTS AND PETITIONS FROM THE PUBLIC ON PLANNING APPLICATIONS

The speakers' list was tabled at the meeting.

PI.326 STATEMENTS, PETITIONS AND QUESTIONS FROM THE PUBLIC ON OTHER MATTERS

None.

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PI.327 MATERIALS

None.

PI.328 LAND OFF LIME ROAD, BOTLEY, OXFORD. P13/V0497/RM

The officer presented his report on an application to erect 136 residential dwellings, infrastructure, open space and associated ancillary structures and buildings. 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

- Oxford City Council had requested further discussion on the impact of this proposed development on the Oxford skyline.
- Two further letters of objection had been received raising concerns about the distribution of the three storey structures at the north end of the site, highways and public transport issues.

Dr Andrew Pritchard, from North Hinksey Parish Council, spoke objecting to the application. His concerns included the following:

- The parish council had not received the consultation on amended plans.
- Not happy with the level of consultation generally, particularly on traffic issues.
- Potential sewage overflow problems
- No provision for efficient energy use.
- No public transport – no provision for the Brookes U1 bus to go through the site.
- Potential traffic problems in the area, especially related to children's safety during school run times.

John Marriot, a local resident, spoke objecting to the application. His concerns included the following:

- The three storey buildings are too concentrated near to the northern edge of the site.
- The affordable housing is not adequately distributed throughout the site.
- Potential problems with parking, highways and access.
- Lack of consultation with the local residents.

Councillor Eric Batts, one of the ward councillors, spoke objecting to the application. The points he raised included the following:

- Too many outstanding problems with this application.
- Drainage – no updated report.
- Three storey buildings, too near the edge of the site.
- Impact on the Oxford skyline.
- Impact of traffic on the estate.

The committee considered this application, with advice from officers where appropriate; the discussion covered the following points:

- The consultation period had not yet expired, but the application could be delegated subject to the outcome of consultations.
- Consultation: need to investigate whether the parish council and others received documents on the re-consultation.

- Buses are part of the county council s106 agreements.
- This is the most sustainable area in the Vale and was promoted by the local plan inspector as sustainable.
- Thames Water has finished work in Botley which they believe will solve the flooding problems.
- Some members questioned the sustainability of the site.
- Members were concerned about aspects of the design, including the relationship of some of the proposed buildings to each other.
- Committee felt that there was inadequate information on some of the issues associated with this application.

Proposal: to defer the application.

RESOLVED: to

- defer the application (for 11; against 2; abstentions 0);**
- to properly conclude the consultation during the deferment period (for 13; against 0; abstentions 0);**
- review the architectural issues raised by committee, consistent with resources available to officers (for 12; against 1; abstentions 0)**

(A further proposal to send the application to an architects' panel during the deferment period was defeated (for 6; against 7; abstentions 0)

PI.329 LAND AT MILTON HILL, MILTON. P13/V0467/O

The officer presented his report on an outline application for residential development of 48 dwellings, five Home Farm Trust residential units and 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.

Updates from the report

- None.

The committee considered this application, with advice from officers where appropriate, the discussion covered the following points:

- Concerns were raised about whether there would be room to expand the school: this would be dealt with by Oxfordshire County Council under a s106 agreement.
- Concerns were expressed about the lack of infrastructure at Milton Hill: this site is a mile away from Milton Village.
- Concerns were raised about traffic and access issues.

RESOLVED (for 13; against 0; abstentions 0)

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

1. A S106 agreement with both the County Council and District Council in order to secure contributions towards local infrastructure and to secure the affordable housing.
2. Conditions as follows

1. Time limit - 1 year.
2. Time limit - reserved matters application – 6 months.
3. Approved plans.
4. Sample materials to be agreed.
5. Visibility splays to be agreed.
6. Access, parking & turning to be agreed.
7. Closure of existing access.
8. No drainage to highway.
9. Submission of landscaping scheme.
10. Implementation of landscaping scheme.
11. Boundary details to be agreed.
12. Drainage details (surface and foul) to be agreed.
13. Sustainable drainage scheme to be agreed.
14. Details of sewer connections to be agreed.
15. Construction traffic management plan to be agreed.
16. Works in accordance with flood risk assessment.
17. Tree protection to be agreed.
18. HFT units to be used by tenants and staff of HFT only.

Informative: affordable housing to be distributed on site in accordance with the council's policies.

3. If the required section 106 agreements are not completed, and planning permission cannot be granted by the determination deadline of 10 September 2013, it is recommended that the application is brought back to the first available planning committee for further consideration.

PI.330 WALNUT TREE COTTAGE, TOWNSEND, GROVE. P13/V1130/O

The officer presented the report on an application to demolish existing cottage and outline application for erection of four new houses with parking. 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

- No evidence of bat activity had been reported in the bat survey.
- The committee considered this application, with advice from officers where appropriate.

RESOLVED (for 13; against 0; abstentions 0)

To grant planning permission, subject to confirmation that no harm will arise to protected bat species, and also subject to the following conditions:

1. TL2 Commencement - outline planning permission.
2. OL3 – Submission of reserved matters (landscaping).
3. Approved plans.
4. Surface water drainage works (details required).
5. Foul drainage works (details required).

6. HY3 - Visibility splays retained.
7. HY6[I] - Access, parking & turning in accordance with plans.
8. HY17 - Closure of existing access.
9. HY19 - No drainage to highway.
10. Further bat survey and mitigation before development commences.

PI.331 2 LYON CLOSE, ABINGDON. P13/V1043/FUL

The officer presented the report on an application to vary condition 7 of planning permission P09/V1427 to change some of the landscaping. 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.

The applicant had submitted an explanatory note which the committee considered.

The committee considered this application.

RESOLVED (for 13; against 0; abstentions 0)

To grant planning permission, subject to the following conditions:

1. TL1 - Time limit.
2. Approved plans.
3. Completion of landscaping by end of next planting season following implementation of permission and retained for five years.

PI.332 ABINGDON SCHOOL, PARK ROAD, ABINGDON. P13/V0878/FUL

The officer presented his report on an application to reconfigure and extend the school's existing coach park, including alterations to the points of ingress and egress, on land within the school grounds. 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 school are still making arrangements for the displaced staff parking.

The committee considered this application.

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. CN8 - submission of details of railings.
5. Access, parking & turning in accordance with plan.

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6. Vehicle access crossover details to be submitted.
7. HY17 - Closure of existing access.
8. Construction traffic management plan to be submitted, including deliveries outside of school drop off and pick up times.
9. Landscaping scheme.

**PI.333 ABINGDON SCHOOL, PARK ROAD, ABINGDON.
P13/V0940/FUL**

The officer presented the report on an application for a temporary siting of a modular building over one-storey to provide a house room for a period of five years. 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.

The committee considered this application.

RESOLVED (for 12; against 0; abstentions 1)

To grant temporary planning permission, subject to the following conditions:

1. MC10[I] - Temporary permission (buildings) (full) 2 years.
2. MC3 - Materials in accordance with application (full).
3. Approved plans.

**PI.334 THE OLD RECTORY, SUNNINGWELL ROAD, SUNNINGWELL.
P13/V0548/LB**

The officer presented the report on an application to reduce the number of flats from 4 to 3: minor internal and external alterations and conversion of roof space for residential use. 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.

Roy Wilkinson (Stanhope Wilkinson Associates), the applicant's agent, spoke in favour of the application.

The committee considered this application.

RESOLVED (for 13; against 0; abstentions 0)

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

1. TL4 - Time limit - LB/CA consent.
2. Approved plans (listed building).
3. Submission of details of thermal / acoustic insulation.
4. Submission of details of new staircase.
5. Submission of details of doors, architraves and partitions.

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6. Submission of details of new windows, dormers & rooflights.
7. Schedule of works for boxing in existing staircase.

**PI.335 2 BLANDYS FARM COTTAGES, BASSETT ROAD, LETCOMBE
REGIS. P13/V0842/FUL**

The officer presented the report on an application to alter to an existing garage out building including modification of approved plans to create ancillary bed and breakfast accommodation. 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

It was noted that works had commenced on site, in accordance with previous planning permission for the extension to the garage, and were largely complete. The impact on Letcombe Brook had been considered under this previous application and would be no different with the new proposal.

The committee considered this application.

RESOLVED (for 13; against 0; abstentions 0)

To grant planning permission subject to the following conditions:

1. Commencement 3 yrs - full planning permission.
2. Approved plans.
3. HY7[I] - Car parking (full).
4. MC2 - Materials (samples) (full).
5. RE12 - Ancillary accommodation (full).
6. MC24 – Surface and foul drainage scheme.

The meeting closed at 8.40 pm