

Minutes

of a meeting of the

Planning Committee

held at the Council Chamber, The Abbey
House, Abingdon on Wednesday 4
September 2013 at 6.30pm



Open to the public, including the press

Present:

Members: Councillors Robert Sharp (Chairman), Sandy Lovatt (Vice-Chair), Roger Cox, Anthony Hayward, Bob Johnston, Bill Jones, Sue Marchant, Jerry Patterson, Janet Shelley, Margaret Turner and John Woodford.

Substitute Members: Councillor Ron Mansfield (In place of Catherine Webber), Alison Thomson (In place of Eric Batts) and Tony de Vere (In place of Helen Pighills).

Officers: Sandra Fryer, Susan Harbour and Laura Hudson.

Number of members of the public: 11

PI.368 CHAIRMAN'S ANNOUNCEMENTS

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

PI.369 URGENT BUSINESS

None.

PI.370 CUMULATIVE HOUSING FIGURES

The committee noted the latest cumulative housing figures.

PI.371 NOTIFICATION OF SUBSTITUTES AND APOLOGIES FOR ABSENCE

Apologies received from Councillor	Substitute Councillor
Eric Batts	Alison Thompson
Helen Pighills	Tony de Vere
Catherine Webber	Ron Mansfield

PI.372 MINUTES

The minutes of the meeting held on 24 July 2013 were approved and it was agreed that the chairman sign them.

PI.373 DECLARATIONS OF PECUNIARY INTERESTS AND OTHER DECLARATIONS

Disclosable pecuniary interests

None declared.

Other declarations

None.

PI.374 STATEMENTS AND PETITIONS FROM THE PUBLIC ON PLANNING APPLICATIONS

The speakers' list was tabled at the meeting.

PI.375 STATEMENTS, PETITIONS AND QUESTIONS FROM THE PUBLIC ON OTHER MATTERS

None.

PI.376 MATERIALS

None.

PI.377 LAND AT PRIORS COURT FARM CHURCH, WEST HANNEY. P13/V0631/FUL

The officer presented the report on an application to erect six dwellings (resubmission). 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 tree officer was now content as the planned properties had been moved away from the walnut tree which was to be retained.
- Two further conditions were to be added (these form part of the resolution below).
- Time limit conditions is one year.

The representative from West Hanney Parish Council requested that the parish council's written submission be given weight in the consideration, but declined to comment further.

Ken Djiksman, the applicant's agent, spoke in favour of the application.

The committee considered this application, with advice from officers where appropriate.

Vale Of White Horse District Council – Planning Committee Minutes

Wednesday, 4th September, 2013

RESOLVED (for 14; against 0; abstentions 0)

To grant planning permission subject to a S106 agreement to secure the affordable housing and contributions to bin provision and street naming, and subject to the following conditions:

1. TL1 - time limit - full application (full).
2. Approved plans.
3. HY2[I] - access in accordance with specified plan(f).
4. HY7[I] - car parking in accordance with plan (full).
5. HY11[I] - turning space in accordance with specified plan (full).
6. LS1 - landscaping scheme (submission) (full).
7. LS2[I] - landscaping scheme (implement) (full).
8. LS4 - tree protection (full).
9. MC2 - materials (samples) (full).
10. MC9 - building details to be submitted (full).
11. MC24 - drainage details (surface and foul) (full).
12. Sustainable drainage system details to be submitted.
13. RE6 - boundary details to be submitted (details not shown) (full).
14. RE17 - slab levels to be submitted (dwellings) (full).
15. The works to be carried out in accordance with the recommendations of the submitted arboricultural report.
16. The works around the walnut tree to be carried out in accordance with the submitted method statement.

PI.378 61 OXFORD ROAD, ABINGDON. P13/V1454/FUL

The officer presented the report on an application to subdivide the main house and the former garage structure at 61 Oxford Road to create two detached family homes complete with garage/car ports and private gardens. 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 arboriculturalist is now content, subject to the condition to protect trees.

The committee considered this application, with advice from officers where appropriate.

RESOLVED (for 14; against 0; abstentions 0)

To grant planning permission, subject to the following:

1. Commencement three years.
2. Planning condition listing the approved drawings.
3. Materials as per plan.
4. Boundary details to be agreed.
5. Access, parking and turning in accordance with plan.
6. Existing access to be closed.
7. Garage accommodation to be retained.
8. Tree protection to be agreed.
9. Drainage details to be agreed.
10. Restriction on permitted development – extensions, roof extensions and outbuildings.

11. North facing first floor window on garage to be obscure glazed and fixed shut.

PI.379 5 THE GARTH, BOTLEY. P13/V0924/HH

The officer presented the report on an application to erect a two storey side extension and single storey side/rear extensions. (Re-submission of refused application P12/V2559/HH). 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.

Andrew Pritchard, from North Hinksey Parish Council, spoke objecting to the application.

His concerns included the following:

- Ability to maintain both properties.
- Ground stability.
- Sewer running under the site.
- Height differential between neighbours.
- Out of character with local development.

Colin Stanley, a local resident, spoke objecting to the application. His concerns included the following:

- He would be unable to maintain his own property adequately.
- Loss of privacy, over dominance, visual intrusion.
- Street scene: six letters of objection and three commenting had been sent to the council about this.
- Terracing effect.
- Parking issues.

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

- Maintenance is not a material planning consideration however, other legislation is available to the neighbours for redress.
- Sewerage issues are controlled by building regulations.
- Consultation was carried out in accordance with national standards.

RESOLVED (for 11; against 3; abstentions 0)

To grant planning permission, subject to the following conditions:

1. TL1 - Time limit - full application (full).
2. List of approved plans.
3. Prior to the commencement of development, details of all materials to be used externally in the construction shall be submitted to and approved in writing by the local planning authority. The development shall be built using only the approved materials.
4. Notwithstanding the provisions of classes A, B and C of part 1 schedule 2 of the Town and Country Planning (General Permitted Development) Order 1995 (or the equivalent provisions of any order revoking and re-enacting that order), no windows or rooflights shall be installed in the north-west elevation of the new extension without the prior grant of planning permission.
5. The existing parking provision in front of the property shall be maintained free from obstruction to such use.

**PI.380 LEAFIELD CARE HOME, 32A SPRINGFIELD DRIVE,
ABINGDON. P13/V1388/EX**

The officer presented the report on an application to extend the time limit to planning permission P10/V0927. 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.

There were no speakers for this item.

The committee discussed this application agreed with the officer's assessment that there had been no material change in site circumstances or planning policy which would negate the original recommendation.

RESOLVED (for 14 ; against 0; abstentions 0)

To grant planning permission, subject to the following conditions:

1. Commencement three years.
2. Approved plans.
3. Materials to match existing.
4. Permitted development restriction - first floor windows.
5. Parking as per approved plans.
6. Laundry opening hours - not between 22:00 and 07:00.

PI.381 5 LARCH CLOSE, SOUTHMOOR. P13/V1579/HH

Councillor Marchant was not present for this item.

The officer presented the report on an application for an extension to the side of the property. 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.

There were no speakers for this item.

The committee considered this application, with advice from officers where appropriate.

RESOLVED (for 13; against 0; abstentions 0)

To grant planning permission, subject to the following conditions:

1. Commencement three years - full planning permission.
2. Approved plans.
3. Materials as on plan.

**PI.382 DALLAS, WESTBROOK STREET, BLEWBURY.
P13/V1000/FUL**

The officer presented the report on an application to demolish the existing bungalow and erect one detached dwelling, and a pair of semi-detached dwellings; with associated parking, turning, landscaping and improvements to existing access arrangements. 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

- This item had been deferred from the previous committee meeting.
- The upstairs had been reconfigured so that the window at the front of the property nearest the neighbour would be a bathroom and would have a frosted window. An additional dormer had been added to the rear to of the property.
- Two further letters of objection had been received.
- Further representation had been made by Blewbury Parish Council.

Patricia Newman spoke on behalf of the neighbours objecting to the application. She raised the following points:

- Concerns about the additional velux window, its height and whether it is obscure glazed.
- The high chimneys.
- Impact on neighbours.

Mark Pettitt, the applicant's agent, spoke in favour of the application and highlighted the recent improvements made to the proposed scheme.

Councillor Janet Shelley, the ward councillor, spoke about the application.

RESOLVED (for 14; against 0; abstentions 0)

To grant planning permission, subject to the expiration of a further consultation period with the parish council and neighbours and to no new substantive objections being received, and subject to the following conditions:

1. TL1 - time limit - full application.
2. List of approved plans.
3. MC2 - materials (samples).
4. Notwithstanding any details shown on the approved drawings, the new first-floor window on the south-east elevation which serves an en-suite (as shown on drawing number 121122-03 shall be glazed with obscured glass and shall be fixed shut, apart from a top-hung opening vent only. Thereafter, the window shall remain obscure glazed with top-hung opening vents only. Notwithstanding the provisions of class A of part 1 schedule 2 of the town and country planning (general permitted development) order 1995 (or the equivalent provisions of any order revoking and re-enacting that order), no additional first-floor windows shall be inserted in the south-east elevation of the dwelling without the prior grant of planning permission.
5. Prior to the commencement of development, details of vehicular access to the site shall be submitted to and approved in writing by the local planning authority. Such details shall include visibility splays in both directions. The access and visibility splays shall be provided prior to the occupation or use of the new development and, thereafter, the visibility splays shall be permanently maintained free from obstruction to vision.

6. Prior to the use or occupation of the new development, the car parking spaces shown on approved drawing number 121122-02d shall be constructed, surfaced and marked out. the parking spaces shall be constructed to prevent surface water discharging onto the highway. Thereafter, the parking spaces shall be kept permanently free of any obstruction to such use.
7. Prior to the use or occupation of the new development, the turning space shown on approved drawing number 121122-02d shall be constructed to enable motor vehicles to enter the site, turn around and leave in a forward direction. The turning space shall be constructed to prevent surface water discharging onto the highway. thereafter, the turning space shall be kept permanently free of any obstruction to such use.
8. HY19 - no drainage to highway.
9. Notwithstanding the provisions of class E of part 1 schedule 2 of the town and country planning (general permitted development) order 1995 (or the equivalent provisions of any order revoking and re-enacting that order), the garage accommodation forming part of the development shall be retained for parking motor vehicles at all times and shall not be adapted to be used for any other purpose.

Ward councillor to be involved in any delegated matters such as materials.

**PI.383 THAMES VALLEY POLICE STATION, CHURCH STREET,
WANTAGE. P13/V1044/LB**

Councillor Marchant was not present for this item.

The officer presented the report on an application to demolish and rebuild boundary wall on a new alignment in matching materials. 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.

RESOLVED (for 13; against 0; abstentions 0)

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

1. Commencement three years.
2. Approved plans.
3. Demolition with hand tools only, to preserve and re-use bricks.
4. Panel of wall materials to be agreed.

The meeting closed at 8.00 pm