

Minutes

of a meeting of the

Planning Committee

held at the Council Chamber, The Abbey House, Abingdon on Wednesday 18 September 2013 at 6.30pm



Open to the public, including the press

Present:

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

Substitute Members: Councillor Ron Mansfield (In place of Bob Johnston).

Officers: Robert Cramp, Martin Deans, Mark Doodles, Sandra Fryer and Susan Harbour.

Number of members of the public: 16

PI.384 CHAIRMAN'S ANNOUNCEMENTS

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

PI.385 URGENT BUSINESS

Item 16, 32 Arthray Road, Botley had been withdrawn from consideration at this meeting.

PI.386 CUMULATIVE HOUSING FIGURES

The committee noted the latest cumulative housing figures.

PI.387 NOTIFICATION OF SUBSTITUTES AND APOLOGIES FOR ABSENCE

Apologies received from Councillor	Substitute Councillor
Bob Johnston	Ron Mansfield
Catherine Webber	None

PI.388 MINUTES

The minutes of the meeting held on 21 August 2013 were accepted as an accurate record of the meeting and it was agreed that the chairman sign them.

PI.389 DECLARATIONS OF PECUNIARY INTERESTS AND OTHER DECLARATIONS

Disclosable pecuniary interests

None.

Other declarations

Councillor Batts had been on the planning committee of the parish council when item 12, Church of Our Lady of the Rosary, had been discussed.

PI.390 STATEMENTS AND PETITIONS FROM THE PUBLIC ON PLANNING APPLICATIONS

The speakers' list was tabled at the meeting.

PI.391 STATEMENTS, PETITIONS AND QUESTIONS FROM THE PUBLIC ON OTHER MATTERS

None.

PI.392 MATERIALS

None.

PI.393 2013-09-18 PLANNING COMMITTEE SUMMARY INDEX

Noted.

PI.394 CHAILEY HOUSE BESSELS WAY BLEWBURY DIDCOT, OX11 9NJ. P13/V0458/O

The officer presented the report on an outline application for the demolition of an existing bungalow; erection of 30 dwellings comprising, four 1 bed flats, three 2 bed flats, eight 3 bed homes and three 4 bed houses (open market housing), one 2 bed flat, eight 2 bed houses, two 3 bed houses and one 4 bed house (affordable housing); extension to existing access; improvements to Bridus Way and provision of open space including 'Leap'. 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

- Surface water drainage: now acceptable.
- Foul drainage: the capacity of the pumping station is affected by surface water ingress. Proposal to upgrade local sewer, subject to Grampian condition; in accordance with this, Thames Water have no objections.

Vale Of White Horse District Council – Planning Committee Minutes

- The application has been amended regarding retained trees, to be dealt with under the reserved matters application.

Jane Gibson, from Blewbury Parish Council, spoke objecting to the application. Her concerns included the following:

- Density of dwellings.
- Sewerage capacity problems.
- S106 monies.
- Small size of some of the properties.

Mark Blythe, a local resident, spoke objecting to the application. His concerns included the following:

- Impact on the Area of Outstanding Natural Beauty (AONB).
- Imposing this development on the village, not consistent with principles of localism.
- Drainage and sewerage problems.

Peter Uzzell (JPPC), the applicant's agent, spoke in favour of the application. His speech included the following:

- Suitability of site.
- Provision of affordable housing.
- S106 agreements.

Councillor Janet Shelley, the ward councillor, spoke about the application. The points she raised included the following:

- Concerns about the sewerage and drainage.
- Traffic.
- Impact on the AONB.

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

- The application site would be a natural rounding off of existing development.
- Affordable housing would be provided.
- Education contributions have been secured.
- There will be improvements to the sewerage system.
- There will be adequate car parking provided on site.
- The contributions to s106 with the parish council could be further negotiated if it relates to the impact of the development on the parish.
- Improvements to the sewerage system in the village will be paid for by this developer.

RESOLVED (for 10; against 3; abstentions 0)

To grant planning permission, subject to:

1. Completion within the agreed PPA period of section 106 agreements for on-site affordable housing provision, on site open space provision, contributions towards off-site facilities and services including highways works, education improvements, waste management and collection, street names signs, public art, library and museum service, social and health care, local and area hub recreational and community facility improvements.

2. The following conditions, including the requirement for the commencement of development within 12 months from the date of the issue of planning permission to help address the immediate housing land shortfall:

1. UNIQUE – 12 month commencement date (outline apps).
2. OL2 - standard OL condition (landscape).
3. Approved plans.
4. MC2 - materials (samples) (full).
5. LS1 landscape.
6. LS4 trees.
7. LS5[1] - retain existing hedgerow/trees bound (full).
8. LS6 - maintenance of open space/play areas (full).
9. Boundaries.
10. Prior to the commencement of the development, a drainage strategy (both surface water and sewage) of the development shall be submitted to, and approved in writing by the district planning authority. This shall be developed in accordance with the revised flood risk assessment rev C dated 27/03/13 and the foul water impact study produced by Thames Water ref:X4503-512 v1.0. The approved scheme shall be implemented prior to the occupation of any dwelling to which the scheme relates.
11. Prior to the occupation of the development, a sustainable drainage system (suds) shall be implemented in accordance with details which shall have been submitted to and approved in writing by the district planning authority.
12. HY2[1] - access in accordance with specified plan (F).
13. Parking.
14. RE11 - garage accommodation (full).
15. Construction traffic.

PI.395 CHURCH OF OUR LADY OF THE ROSARY 1 YARNELLS HILL NORTH HINKSEY OXFORD, OX2 9BD. P13/V1481/FUL

The officer presented the report on a retrospective application for the demolition of floor slab and foundations; cover demolition layer with recycled tarmac plantings to allow access for maintenance and overflow carpark; repair damaged drain. 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.

Councillor Eric Batts, one of the ward councillors, spoke in favour of the application.

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:

1. That the development hereby approved shall be carried out in accordance with the details shown on the following approved plans, location plan no.1302-P100; and site plan no.1302-P101, except as controlled or modified by conditions of this permission.
Reason: To secure the proper planning of the area in accordance with development plan policies.

2. Full details of all hard and soft landscaping works shall be submitted to and approved in writing by the local planning authority within four months of the granting of this planning permission. These details shall include hard surfacing materials; schedules of new trees and shrubs to be planted (noting species, plant sizes and numbers/densities); the identification of the existing trees and shrubs on the site to be retained (noting species, location and spread); any earth moving operations; boundary treatments; the widening/stopping up of access points and vehicle manoeuvring areas; the marking of car parking spaces; and implementation programme for the completion of all such works. Proposed tree plantings shown on the submitted Site Plan No.1302-P101 shall be substituted by larger tree species consisting of beech, oak, hornbeam or plane trees extending along the full frontage of Westminster Way and elsewhere as shown.

Reason: To ensure the implementation of appropriate landscaping which will improve the environmental quality of the development (policy DC6 of the adopted local plan).

3. This planning permission shall lapse if all required works are not implemented in accordance with the details and programme approved under condition 2 above.

Reason: To ensure the timely implementation of appropriate landscaping which will improve the environmental quality of the development; and in the interests of highway safety (policies DC5 and DC6 of the adopted local plan).

4. All hard and soft landscape works shall be carried out in accordance with the details and programme approved under condition 2 above. Thereafter, the landscaped areas shall be maintained for a period of 5 years. Any trees or shrubs which die or become seriously damaged or diseased within 5 years of planting shall be replaced by trees and shrubs of similar size and species to those originally planted. Low level planting on the corner of Yarnells Hill and Westminster Way shall be maintained so as not to exceed a height of 600mm.

Reason: To ensure the implementation of appropriate landscaping which will improve the environmental quality of the development consistent with highway safety (policies DC5 and DC6 of the adopted local plan).

5. External lighting will only be permitted in accordance with a lighting scheme to be approved in writing by the local planning authority. Any such lighting shall be directed downwards to prevent nuisance to adjoining residential occupiers from light spillage and shall be turned on only during the hours of use of the church and remain off at all other times.

Reason: To safeguard the amenity of neighbouring residents (policy DC9 of the adopted local plan).

6. The internal ramp at a gradient not exceeding 1:12; vehicular access; and visibility splays hereby approved shall be implemented in accordance with the details and programme approved under condition 2 above. Thereafter, the visibility splays shall be permanently maintained free from obstruction to vision.

Reason: In the interest of highway safety (policy DC5 of the adopted local plan).

7. Car parking spaces (2.5m x 5.0m) shall be marked out on the site in accordance with the details and programme approved under condition 2 above. Thereafter, the spaces shall be kept permanently free of any obstruction to such use.

Reason: In the interest of highway safety and to avoid localised flooding (Policy DC5 of the adopted local plan).

8. A turning space to enable motor vehicles to enter the site, turn around and leave in a forward direction shall be constructed in accordance with the details and programme approved under condition 2 above. Thereafter, the turning space shall be kept permanently free of any obstruction to such use.

Reason: In the interest of highway safety (policy DC5 of the adopted local plan).

9. The existing redundant vehicular access to the highway shall be permanently stopped up in accordance with the details and programme approved under condition 2 above.

Reason: In the interest of highway safety, (policy DC5 of the adopted local plan).

PI.396 MONTGOMERY TRADITIONAL BUTCHER 28 WALLINGFORD STREET WANTAGE OXON, OX12 8BH. P13/V1453/FUL

The officer presented the report on an application for a change of use from a butchers (A1 use) to a hot food takeaway (A5) including 2.00 am late opening hours. 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.

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. Restricted hours – hot food take away service to be open between 8.00 am and 11.00 pm Monday to Thursday, 8.00 am to 12.00 midnight Friday and Saturday, 10.00 am to 11.00 pm Sundays.
4. Scheme of ventilation.
5. The addition of A5 use on the premises (hereby permitted) shall remain ancillary to that of the principle A1 use.

Reason: As the separate occupation of the accommodation would represent an undesirable sub-division of the property and result in inadequate standards of amenity and privacy in accordance with Policy DC9 of the local plan 2011.

Informative

The applicant should contact the Vale of White Horse's licensing department, to ensure that he meets the conditions for selling hot food late at night, before trading.

PI.397 LAND TO REAR OF 1 WAKES PLACE FERNHAM ROAD LONGCOT OXFORDSHIRE, SN7 7TQ. P13/V1643/FUL

The officer presented the report on an application to demolish the existing workshop and change the use to erect three bedroom detached dwelling. (Re-submission of withdrawn application P13/V0307/FUL). 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

- Ecology officer has confirmed that there are no bats at the application site.

The committee considered this application.

RESOLVED (for 13; against 0; abstentions 0)

To grant planning permission, subject to the following conditions:

1. Commencement three years - full planning permission.
2. Contamination - (investigation).
3. Approved plans.
4. RE25[I] - No windows or rooflights (dwelling) (full).
5. HY6[I] - Access, parking and turning in accordance with plan. Surface water drainage works (details required).
6. Foul drainage works (details required).
7. RE11 - Garage accommodation (full).
8. Prior to the commencement of the development hereby permitted a scheme for the landscaping of the site, including the planting of trees and shrubs and the provision of enhanced boundary fencing and screening, shall be submitted to and approved in writing by the local planning authority. The scheme shall be implemented as approved within 12 months of the commencement of the approved development and thereafter be maintained in accordance with the approved scheme.

Reason: To help to protect the amenity of future residents of the development in accordance Policies DC9 and DC6 of the Local Plan 2011.

PI.398 102 ARTHRAY ROAD BOTLEY OXFORD, OX2 9AB. P13/V1562/HH

The officer presented the report on an application for a two storey side extension and single storey rear extension. 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.

Samantha Hatzis, a local resident, spoke objecting to the application. Her concerns included the following:

- There had been 10 objections from local residents.
- There were concerns that the property would become a house in multiple occupation (HMO).

Richard Burch, the applicant's agent, spoke in favour of the application.

Councillor Eric Batts, one of the ward councillors, spoke about the application.

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

- Maintenance is not a material planning consideration, but is dealt with by other legal means.
- There is no minimum requirement for amenity space.

RESOLVED (for 13; against 0; abstentions 0)

To grant planning permission, subject to the following conditions:

1. TL1 - Time limit - full application (full).
2. List of approved plans.
3. The materials to be used externally in the development shall match those of the existing dwelling in terms of their colour, finish, method of laying/construction and appearance.

**PI.399 32 ARTHRAY ROAD BOTLEY OXFORD, OX2 9AA.
P13/V0919/HH**

This item was withdrawn from consideration by this committee.

The meeting closed at 8.15 am