

Minutes

of a meeting of the

Planning Committee



held on Wednesday, 18 October 2023 at 7.00 pm in Meeting Room 1, Abbey House, Abbey Close, Abingdon, OX14 3JE

Open to the public, including the press

Present in the meeting room:

Councillors: Max Thompson (Chair), Val Shaw (Vice-Chair), Ron Batstone, Cheryl Briggs, Hayleigh Gascoigne, Jenny Hannaby, Robert Maddison and Jill Rayner
Officers: Emily Barry (Democratic Services Officer), Emily Hamerton (Development Manager) and Stuart Walker (Planning Officer)

Remote attendance:

Officers: Susie Royce (Broadcasting Officer)
Guests: Councillor Diana Lugova

49 Chair's announcements

The chair welcomed everyone to the meeting, outlined the procedure to be followed and advised on emergency evacuation arrangements.

50 Apologies for absence

Apologies for absence were received from Councillor Mike Pighills who was substituted by Councillor Hayleigh Gascoigne.

51 Minutes

RESOLVED: to approve the minutes of the meeting held on 27 September 2023 as a correct record and agree that the Chair sign these as such, subject to the amendment of item 48 to "Councillor Debra Dewhurst, a local ward councillor, spoke on the application."

52 Declarations of interest

In respect of item 7 on the agenda, Councillor Jenny Hannaby highlighted that she was a member of Wantage Town Council but that the application did not fall within her ward. The chair confirmed that as she was not ward member she was able to debate and vote on the item.

53 Urgent business

There was no urgent business.

54 Public participation

The committee noted the list of the members of the public who had registered to speak at the meeting.

55 P23/V1358/RM - Land north of Rutherford Road, Crab Hill, Wantage, OX12 7FY

The committee considered planning application P23/V1358/RM for the approval of reserved matters (appearance, landscaping, layout, scale and internal access) for the erection of a children's day nursery (Use Class E[f]); a convenience store (Use Class E); and 3No. retail units (Use Class E / Sui Generis) alongside landscaping and associated car parking pursuant to planning permission ref: P21/V2544/FUL, along with details to discharge conditions 17, 19, 20, 21, 24, 27, 29, 30, 31, 32, 33, 34, 35, 37, 38, 47 and 53 (as amended by plans received 31 August 2023), on land north of Rutherford Road, Crab Hill, Wantage, OX12 7FY.

Consultations, representations, policy and guidance, and the site's planning history were detailed in the officer's report, which formed part of the agenda pack for the meeting.

The planning officer introduced the report and highlighted that the application sought approval of reserved matters for retail units and a nursery building. The application site was part of an allocated site in the Local Plan. The planning officer confirmed that since the officer's report had been published the Local Highways Authority had confirmed they had no objections to the application. In addition, to this the wording of proposed conditions 6, 7 and 8 had been amended to 'Prior to occupation of each unit'.

The planning officer informed the committee that the application site was to the north of the public square. The development fronting the public square comprised a terrace of three small retail units and a convenience food store. The application also sought permission for a single storey pitched roof with gables nursery building. The planning officer went on to inform the committee that the site shared a boundary with the primary school and the access to the site had already been constructed as part of the advanced infrastructure works agreement for the development.

The planning officer concluded that the proposal accorded with relevant Local Plan policies and the site wide development strategy. He advised that the level of car parking provision and location of disabled spaces was acceptable to officers and the Local Highways Authority had no objections. The planning officer advised there were no technical reasons for refusal and therefore the application was recommended for approval.

Erik Johnson spoke on behalf of Wantage Town Council, on the application.

The committee asked if solar panels would be installed on the buildings to make them both eco-friendly and to assist with running costs. The planning officer

confirmed that the elevations showed solar panels and that the buildings would need to be constructed in line with current building regulations.

The committee enquired as to whether the cycle parking for the nursery was designed to allow for the parking of cycles with a trailer attached which are often used to transport young children to nursery. The planning officer confirmed that the cycle parking was standard Sheffield stands so designed for single bikes and that in their experience trailers were not left at the nursery all day but taken home. The planning officer went on to confirm that the cycle parking was logically and conveniently located in relation to the proposed buildings.

The committee identified that there was usually a contribution towards art to increase visual interest for residents and asked if this was the case on this site. The planning officer confirmed that this had been secured under the relevant Section 106 agreement and there was a comprehensive public art strategy for the development which was being delivered in three phases, the first of which had been successfully delivered. The planning officer confirmed the strategy had been agreed in conjunction with the Arts Officer.

A motion, moved and seconded, to approve the application was carried on being put to the vote.

The committee reflected that they were pleased with estate generally and the development had gone well with this being another step towards completion. The committee commented that both the nursery provision and the convenience food store would be welcomed due to the distance to the town centre.

RESOLVED: to approve planning application P23/V1358/RM, subject to the following conditions:

Condition

1. Approved plans
2. Boundary treatments prior to occupation.
3. External lighting installed prior to occupation.
4. Car parking provided prior to first occupation.
5. Cycle parking provided prior to first occupation.
6. Prior to the occupation of each unit, a statement of compliance shall be submitted to confirm that the noise associated with the uses is addressed by the proposed mitigation as set out in the approved Sol Acoustics Report (4th May 2023) and if not, an amended report to address the required mitigation shall be submitted to and approved by the Local Planning Authority.
7. Prior to the occupation of each unit hereby approved, a servicing management plan identifying and confirming servicing requirements of each unit shall be submitted to and approved in writing by the Local Planning Authority.
8. Travel plan to be agreed prior to occupation of each unit.

Informative

1. Details pursuant to conditions 17, 19, 20, 21, 24, 27, 29, 30, 31, 33, 34, 35, 37, 38, 47 and 53 of outline planning permission P21/V2544/FUL are agreed for this phase through the approval of the Reserved Matters application.
2. The applicant is reminded of the obligation of compliance with the relevant conditions on the outline application that apply to this phase (e.g., CEMP & LEMP implementation, noise mitigation measures and tree protection)

The meeting closed at 7.14 pm