

Minutes

of a meeting of the

Planning Committee



held on Thursday 12 December 2024 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, Jenny Hannaby, Robert Maddison, Mike Pighills, Jill Rayner and Emily Smith.

Officers: Emily Barry (Democratic Services Officer), Holly Bates (Team Leader – Applications), Katherine Canavan (Planning Officer), Katie Cook (Planning Officer) and Paula Fox (Development Manager)

158 Chair's announcements

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

159 Apologies for absence

Apologies for absence were received from Councillor Scott Houghton, who was substituted for Councillor Emily Smith.

160 Minutes

RESOLVED: to approve the minutes of the meeting held on 16 October 2024 as a correct record and agree that the chair sign these as such.

161 Declarations of interest

Councillor Val Shaw declared that she was ward member for item 7 on the agenda, P24/V0687/HH. Councillor Shaw confirmed that she would stand down from the committee and not participate in the debate or vote for this item.

162 Urgent business

There was no urgent business.

163 Public participation

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

164 P24/V0687/HH - Pemberley Lamborough Hill Wootton Abingdon, OX13 6BY

Councillor Val Shaw declared a non-registerable interest in this item as she was the local ward member. Councillor Shaw stood down from the committee during the consideration of this application and did not participate in the debate or vote.

The committee considered planning application P24/V0687/HH for proposed part demolition of existing property and proposed two-storey front extension and side extension and roof dormers. Erection of a detached garage with accommodation above. Existing access improvements, gate relocation and associated hard and soft landscaping works. (Amended plans and Design & Access Statement received 14 October 2024) on land at Pemberley, Lamborough Hill, Wootton, Abingdon, OX13 6BY.

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 provided an update that a response was no longer outstanding in regard to the pre-commencement conditions.

The planning officer informed the committee the proposal sought permission for two storey front and side extensions on a detached plot with alterations to the existing access. She showed the proposed elevations and outlined the orientation in relation to the existing neighbouring dwellings. The planning officer advised that the extension would project forward of the existing elevation and the proposed garage contained vehicle and cycle parking to the ground floor with a workshop and bathroom area above. She highlighted an existing flat roof and dormer window and informed the committee the application was recommended for approval subject to the conditions set out in the report.

Vivienne and Micheal Li, the applicants, spoke in support of the application.

Councillor Val Shaw, a local ward councillor, spoke on the application.

The committee asked officers if the addition of a construction traffic management plan (CTMP) condition would be acceptable. The planning officer advised this was possible but consideration had to be given as to if this was reasonable and necessary. The planning officer confirmed that officers had not proposed any CTMP conditions. The Development Manager advised that it would be unusual for such conditions to be required for a householder development and that adding an informative covering the relevant information would be more appropriate.

The committee asked officers to confirm if in light of the concerns raised in relation to overlooking a condition requiring planting could be added? The planning officer advised there was a proposed landscaping condition which would require the applicants to submit details and officers would then make an assessment.

A motion, moved and seconded to approve the application with an informative highlighting environmental health standards and that construction traffic is parked on site was carried on being put to the vote.

The committee reflected that they were pleased to positive conversations between neighbours and that the Parish council response was also important.

The committee noted their concerns about the busy road the site was on and that the informative would serve as helpful reminder of the restrictions on working hours.

RESOLVED: to approve planning application P24/V0687/HH subject to the following conditions:

Standard

1. Commencement date
2. Approved plans

Pre-commencement & Implementation

3. Landscaping Scheme (Submission & Implementation)

Pre-occupation

4. Access improvements in accordance with highway authority's specifications
5. Car parking in accordance with submitted details
6. Turning space in accordance with submitted details

Compliance

7. Materials in accordance with submitted details
8. Rooflight sill height
9. Dormer windows obscure glazing
10. No surface water drainage to highway
11. No garage conversion to habitable accommodation
12. Gate set-back

Informatives

13. Works within the highway
14. CIL – extensions advisory
15. Hours of operation for construction and demolition
16. Parking of vehicles associated with development work

165 P23/V1518/S73 - Land at Townsend Road, Shrivenham

The committee considered planning application P23/V1518/S73 for variation of condition 2 (Materials), condition 7 (Landscaping Scheme), condition 10 (Surface water drainage), condition 11 (Foul water drainage) and condition 15 (Wastewater network upgrades) on application P22/V2618/S73. S73 application to vary condition 2 (approved plans) and remove condition 9 (obscured glazing) on application P20/V1279/FUL. Redevelopment of the site to provide 10 new dwellings (a net gain of 9 units) and associated parking, gardens, access improvements and landscaping, following the demolition of the existing workshops and bungalow.

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 was for technical changes. The approved development of 10 dwellings was almost complete but a change was proposed from the previously approved onsite pumping station to an onsite sewage treatment plant. The planning officer informed the committee it had come to light

that the required 15 metre distance of an onsite pumping station from dwellings was no achievable whereas an onsite sewage treatment only required a distance of seven metres.

The planning officer demonstrated how the sewage treatment plant would work and advised that the water would be 95 per cent clean by the time it was discharged into the ditch. She confirmed that the Environment Agency had approved the required licence for discharge and that this carried weight when considering the application. It was proposed that a management company would manage the drainage equipment. The planning officer confirmed that the site currently discharges into the ditch.

The planning officer advised that the application was to address a technical matter and no objections had been received from technical consultees. As such the application was recommended for approval.

Bob Sheldon, a representative of Shrivenham Parish Council, spoke in objection to the application.

Marc Willis, the agenda for the applicant, spoke in support of the application.

Councillor Katherine Foxhall, a local ward member, spoke on the application.

The committee asked what weight the issued Environment Agency certificate carried. The planning officer advised their confirmation that they could connect to the drainage ditch was a material consideration and carried full weight as an alternative drainage solution.

The committee raised concerns around the maintenance being the responsibility of a management company and asked if there was anything which could be done to ensure they carry out their duty. The planning officer advised that some information on how management and maintenance would be carried out was provided in the drainage statement but that a condition specifically setting this out could be required if this was felt to be reasonable.

The committee further asked if there was a way to ensure the quality of the effluent into the ditch. The planning office advised they would be uneasy with requiring details on the monitoring process. She confirmed that off-site this would be dealt with under separate legislation by the Environment Agency and that on-site a drainage management and monitoring plan would need to be submitted under the drainage condition for drainage officers to consider.

A motion, moved and seconded to approve the application subject to an additional condition requiring the submission of a drainage management scheme prior to first occupation, was carried on being put to the vote.

The committee reflected on the difficult decision to be made but in the absence of any technical objections could see no reason to refuse the application but that the wording of the additional condition would be key. The planning officer read proposed wording of the condition to the committee.

RESOLVED: to approve planning application P23/V1518/S73 subject to the following conditions:

1. In accordance with approved plans and documents
2. In accordance with external material schedule

3. Vehicular access and visibility splays
4. Parking and turning areas to be kept unobstructed
5. Provision of cycle stores
6. Details of landscaping scheme to be submitted
7. Provision of EVCPs
8. Provision of surface water and foul water drainage scheme
9. Provision of boundary treatment
10. Ecological enhancement and mitigation
11. Tree protection
12. Wastewater solution
13. Manhole cover / connection levels
14. PD rights removed (buildings, structures, boundary treatment) – Plot 10
15. Management and maintenance plan for surface water and foul drainage infrastructure to be submitted

Advisory notes

1. Works within the public highway
2. S278
3. Riparian rights – Plot 10

The meeting closed at 8.19 pm