

Date: 11 April 2008

TO: All Members of the Development
Control Committee
FOR ATTENDANCE

TO: All Other Members of the Council
FOR INFORMATION

Dear Sir/Madam

Your attendance is requested at a meeting of the **DEVELOPMENT CONTROL COMMITTEE** to be held in the **GUILDHALL, ABINGDON** on **MONDAY, 21ST APRIL, 2008** at **6.30 PM**.

Yours faithfully

Terry Stock
Chief Executive

Members are reminded of the provisions contained in the Code of Conduct adopted on 30 September 2007 and Standing Order 34 regarding the declaration of Personal and Prejudicial Interests.

A G E N D A

A large print version of this agenda is available. In addition any background papers referred to may be inspected by prior arrangement. Contact Carole Nicholl, Head of Democratic Services, on telephone number (01235) 547631 / carole.nicholl@whitehorsedc.gov.uk.

Please note that this meeting will be held in a wheelchair accessible venue. If you would like to attend and have any special access requirements, please let the Democratic Officer know beforehand and he will do his very best to meet your requirements.

Open to the Public including the Press

Map and Vision

(Page 9)

A map showing the location of the venue for this meeting and a copy of the Council's Vision are

attached.

1. Notification of Substitutes and Apologies for Absence

To record the attendance of Substitute Members, if any, who have been authorised to attend in accordance with the provisions of Standing Order 17(1), with notification having been given to the proper Officer before the start of the meeting and to receive apologies for absence.

2. Minutes

(Pages 10 - 23)

To adopt and sign as a correct record the Minutes of the Meeting of the Development Control Committee held on 18 February 2008.

3. Declarations of Interest

To receive any declarations of Personal or Personal and Prejudicial Interests in respect of items on the agenda for this meeting.

Any Member with a personal interest or a personal and prejudicial interest in accordance with the provisions of the Code of Conduct, in any matter to be considered at a meeting, must declare the existence and nature of that interest as soon as the interest becomes apparent in accordance with the provisions of the Code.

When a Member declares a personal and prejudicial interest he shall also state if he has a dispensation from the Standards Committee entitling him/her to speak, or speak and vote on the matter concerned.

Where any Member has declared a personal and prejudicial interest he shall withdraw from the room while the matter is under consideration unless

- (a) His/her disability to speak, or speak and vote on the matter has been removed by a dispensation granted by the Standards Committee, or
- (b) members of the public are allowed to make representations, give evidence or answer questions about the matter by statutory right or otherwise. If that is the case, the Member can also attend the meeting for that purpose. However, the Member must immediately leave the room once he/she has finished; or when the meeting decides he/she has finished whichever is the earlier and in any event the Member must leave the room for the duration of the debate on the item in which he/she has a personal and prejudicial interest.

4. Urgent Business and Chair's Announcements

To receive notification of any matters which the Chair determines should be considered as

urgent business and the special circumstances which have made the matters urgent, and to receive any announcements from the Chair.

5. **Statements and Petitions from the Public Under Standing Order 32**

Any statements and/or petitions from the public under Standing Order 32 will be made or presented at the meeting.

6. **Questions from the Public Under Standing Order 32**

Any questions from members of the public under Standing Order 32 will be asked at the meeting.

7. **Statements and Petitions from the Public under Standing Order 33**

Any statements and/or petitions from members of the public under Standing Order 33, relating to planning applications, will be made or presented at the meeting.

8. **Materials**

To consider any materials submitted prior to the meeting of the Committee.

ANY MATERIALS SUBMITTED WILL BE ON DISPLAY PRIOR TO THE MEETING.

9. **Appeals**

(Wards Affected: Sutton Courtenay and Appleford)

(Pages 24 - 25)

Dismissed

The following appeals have been dismissed by the Planning Inspectorate: -

- (i) Appeal by Mr and Mrs Cowdrey against the Council's decision to refuse to permit outline planning permission (SUT/14050/11-X)

Recommendation

that the agenda report be received.

10. **Conservation Area Appraisals**

(Pages 26 - 85)

To receive and consider report number 189/07 of the Deputy Director (Planning and Community Strategy).

Introduction and Report Summary

The purpose of this report is to outline the work that has been carried out to review the conservation areas at Northcourt in Abingdon, East Hendred and Wytham. It outlines the consultation process and methodology for the three appraisals, responds to the comments received and recommends the adoption of the appraisal documents and the extensions to the boundaries of all three areas. The future programme of work is also set out.

The contact officer for this report is Grant Audley-Miller, Section Head (Environmental Planning and Conservation), telephone (01235 540343). Email address Grant.Audley-Miller@whitehorsedc.gov.uk.

Recommendations

- (a) *Members note the steps that have been taken to involve the community in the appraisals of the Northcourt in Abingdon, East Hendred and Wytham conservation areas and confirm these steps as appropriate for involving communities in future appraisals .*
- (b) *Members are asked to note the responses that have been made to the appraisals of the Northcourt in Abingdon, East Hendred and Wytham conservation areas as set out in Appendix 1 of this report and agree the officer' observations and recommendations.*
- (c) *Members recommend the Executive and the Council to adopt the Conservation Area Appraisals for Northcourt in Abingdon, East Hendred and Wytham as set out in Appendix 2 to this report and extend the conservation areas as set out in Map 4 of the Northcourt appraisal, Map 4 of the East Hendred appraisal and Map 4 of the Wytham appraisal.*
- (d) *Members are asked to note the current programme of conservation area appraisals for Cumnor, Bourton and Sutton Courtenay.*

11. Forthcoming Public Inquiries and Hearings

(Pages 86 - 90)

A list of forthcoming public inquiries and hearings is presented.

Recommendation

that the report be received.

PLANNING APPLICATIONS

Local Government (Access to Information) Act 1995 - The background papers for the applications on this agenda are available for inspection at the Council Offices at the Abbey House in Abingdon during normal office hours. They include the Oxfordshire Structure Plan, the Adopted Vale of White Horse Local Plan (July 2006) and the Draft South East Plan and all representations received as a result of consultation.

Any additional information received following the publication of this agenda will be reported at the meeting.

Please note that the order in which applications are considered may alter to take account of the Council's public speaking arrangements. Applications where members of the public have given notice that they wish to speak will be considered first.

Report **190/07** of the Deputy Director refers.

12. **WHA/4310(9) Construction of new grain store, construction of hardstanding for manoeuvring, and revised access position on the Hanney – Denchworth Road, Land at Priors Court Farm, West Hanney**

(Wards Affected: Hanneys)

(Pages 91 - 115)

13. **WAN10044(3) Removal of Condition 10 of Planning Permission WAN/10044/2 Former Oakes Bros Site, Grove Road, Wantage, Oxon OX14 7AA**

(Wards Affected: Wantage Charlton)

(Pages 116 - 118)

14. **ABG/10612/17 – Demolition of existing double garage and erection of a 4 bed bungalow with integral car port. Erection of new double garage for Longwall House (land adjacent to Longwall House) OX14 1PN**

(Wards Affected: Abingdon Northcourt)

(Pages 119 - 138)

15. **GFA/12807(10 & 11)- Report Amendment to applications GFA/12807/8 and GFA/12807/9-LB to create two additional self-contained one bedroom flats. Demolition of existing lean-to extension. Erection of new extension to rear of courtyard, and provision of cycle storage, Portwell House, 27 Market Place, Faringdon, SN7 7HU**

(Wards Affected: Faringdon and The Coxwells)

(Pages 139 - 147)

16. **RAD/15745(2T) RWE NPower Temporary change of use from single dwelling to accommodate security and site supervision personnel until 31 March 2009. Sandles, Thrupp Lane, Radley OX14 3NG.**

(Wards Affected: Radley)

(Pages 148 - 150)

17. **CUM/16152(1) Demolition of existing dwelling. Outline planning application for residential development creating 13 units. 119 Cumnor Hill, Oxford, OX2 9JA.**

(Wards Affected: Appleton and Cumnor)

(Pages 151 - 164)

18. **CUM/19155(2)- Demolition of existing rear extension. Loft conversion and construction of rear, side and front extension to form additional habitable accommodation and double garage. Convert existing garage structure to form dining room with new roof. 44 Cumnor Hill, Oxford, OX2 9HB.**

(Wards Affected: Appleton and Cumnor)

(Pages 165 - 181)

19. **GFA/19425/2 – Proposed erection of a replacement set of gates and boundary treatment, 26 Coxwell Road, Faringdon, SN7 7EZ**

(Wards Affected: Faringdon and The Coxwells)

(Pages 182 - 186)

20. **GFA/19649/2-D – Cotswold Gate Reserved matters application for residential development with new access, Land Adjoining Coxwell House and Winslow House, Coxwell Road, Faringdon SN7 7EG.**

(Wards Affected: Faringdon and The Coxwells)

Report to follow.

21. **ASH/19908/3 – Erection of a single dwelling, single garage and re-use existing access (re-submission), Land adjoining Tilling, Berrycroft, Ashbury, SN6 8LX**

(Wards Affected: Craven)

(Pages 187 - 199)

22. **WAN/20127/1 – Erection of 5 dwellings with associated alterations to the access and car ports 1 Eblands Cottage, Challow Road, Wantage, OX12 9DW.**

(Wards Affected: Wantage Charlton)

(Pages 200 - 210)

23. **WTT/20222 1 Demolition of existing side extension at 12 St Peters Close and for the erection of a two storey two bedroom dwelling and replacement porch to existing dwelling Land Adjacent to 12, St Peters Close, Wootton, Abingdon. OX13 6LD**

(Wards Affected: Sunningwell and Wootton)

(Pages 211 - 219)

24. **HAT/20322 Erection of office, tack room, store, storage barn and temporary dwelling (retrospective) and change of use of land to equestrian, Grey Fox Stables, Hatford, Faringdon SN7 8JE**

(Wards Affected: Stanford)

(Pages 220 - 238)

25. **KBA/20349 Construction of three dwellings. West Hayes, Faringdon Road, Southmoor, OX13 5BH.**

(Wards Affected: Kingston Bagpuize with Southmoor)

(Pages 239 - 262)

26. **SUT/20422 Garden room with attached garden store. (Retrospective) The Nook, Churchmere Road, Sutton Courtenay, OX14 4AQ**

(Wards Affected: Sutton Courtenay and Appleford)

(Pages 263 - 266)

27. Enforcement Programme

(Pages 267 - 272)

To receive and consider Report 188/07 of the Deputy Director (Planning and Community Strategy).

Introduction and Report Summary

This report seeks the approval of Committee to take enforcement action in two new cases.

The contact Officer for this report is Paul Yaxley, Enforcement Officer (01235 540352). paul.yaxley@whitehorsedc.co.uk.

Recommendations

- 1 *That authority be delegated to the Deputy Director (Planning and Community Strategy) in consultation with the Committee Chair and/or Vice Chair, to take enforcement action against Mr G. Wright and Mrs J. Wright of 1 Mackenzie Ave. Milton Heights, in regard to land to the west of The George & Dragon Public House, Upton. UPT/17983/2-E and to remove the unauthorised development, including the two steel shipping containers, from this land, if he considers it expedient to do so.*

- 2 *That authority be delegated to the Deputy Director (Planning and Community Strategy) in consultation with the Committee Chair and/or Vice Chair, to take enforcement action against Mr L. Wells of Mather House, White Road, East Hendred, Wantage, OX12 8JG, EHE/16146/2, to remove the unauthorised extension at Mather House, if he considers it expedient to do so.*

Exempt Information under Section 100A(4) of the Local Government Act 1972

None.