

Minutes

of a meeting of the

Planning Committee

held on Wednesday, 30 September 2020 at

6.00 pm

in the Virtual meeting



Open to the public, including the press

Present:

Members: Councillors Max Thompson (Chair), Val Shaw (Vice-Chair), Ron Batstone, Eric Batts, Jenny Hannaby, Diana Lugova, Mike Pighills and Janet Shelley

Officers: Sally Appleyard, Paul Bateman, Holly Bates, Katherine Canavan, Martin Deans, Paula Fox, Susie Royse, Hannah Wiseman and Hanna Zembrzycka-Kisiel

Also present: Councillor Nathan Boyd, Councillor Andy Cooke and Councillor Andrew Crawford

PI.152 Chair's announcements

The Chair ran through housekeeping arrangements appropriate to a virtual meeting.

PI.153 Apologies for absence

There were no apologies for absence.

PI.154 Minutes

The minutes of the previous meeting, held on Wednesday 9 September 2020, were agreed to be a correct record of the meeting. It was agreed that the Chair sign them as such.

PI.155 Declarations of interest

There were no declarations of interest.

PI.156 Urgent business

There was no urgent business.

PI.157 Public participation

The committee had received a statements which had been made by the public in respect of the applications, which had been circulated to the committee some days prior to the meeting.

PI.158 P19/V2428/FUL - 208 Steventon Road, Drayton, Abingdon, OX13 6RN

The committee considered application P19/V2428/FUL for a single dwelling house with detached double garage (as amended by plans and additional information received on 29 November 2019 and 16 January 2020) at 208 Steventon Road, Drayton, Abingdon.

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 reported that this application was deferred at the planning committee meeting on 26 February 2020 to seek clarification regarding the status of the Drayton Neighbourhood Plan and Figure 4, referred to within Policy P-LF2, and to allow the committee members to visit the site. The site visit had taken place on 28 September 2020. In addition, planning officers had since sought advice from the Planning Policy Team regarding the aforementioned status. Following the advice received from the team, officers had considered that the proposed development was contrary to the Council's settlement hierarchy strategic policies for the location of housing within the Local Plan 2031 Part 1. As Policy P-LF2 referred to extending the village boundaries through ribbon (i.e. roadside) development, the policy was not considered to be relevant to this application which was 'backland' development.

The planning officer reminded the committee that at the committee meeting on 26 February 2020, concerns had been raised regarding inconsistencies in respect of decision-making for other developments within the village. The committee were provided in the report (at page 14) with a map illustrating the developments that had gained planning permission within the parish. The committee noted that the Neighbourhood Plan allocated three sites for housing in Drayton, totalling about 250 houses, highlighted in red on the plan. The committee was advised that the Neighbourhood Plan did not seek to prohibit development on sites other than those allocated, and it did not impose a 'cap' or 'ceiling' to sustainable development elsewhere.

Planning officers recommended refusal of planning permission, as the application site did not lie within the built area of the village of Drayton and represented an extension to the built area into open land beyond its edge forming part of the wider area of the open countryside. Also, the site was not allocated for development within the adopted Local Plan 2031 Part 1, or within the Drayton Neighbourhood Plan, and was therefore contrary to a number of policies (listed in detail in the report) of the adopted Vale of White Horse Local Plan 2031 Part 1, and was contrary to the provisions of the National Planning Policy Framework and Planning Practice Guidance. Planning officers were also recommending refusal, as the proposed development would not be in keeping with the character and appearance of the surrounding area by reason of the siting and layout.

Mrs. Diane Dunsdon, the owner, spoke in support of the application. The democratic services officer reported that he had sent Mrs. Dunsdon's statement to the committee prior to meeting.

Councillor Andy Cooke, a local ward councillor, spoke in support of the application.

The committee expressed the view that the application seemed to be within the built-up area. Core Policy 4 of the Local Plan 2031 Part 1 confirmed that there was a presumption in favour of sustainable development within the existing built areas of larger villages. Additionally, Drayton Parish Council had made no objection to the application. It was noted that the parish council was working on their Neighbourhood Plan to delineate their border, and any future changes to the Plan would not have any bearing upon the application at the present time. For these reasons, the committee considered that granting planning permission, contrary to the officers' recommendation, was justified. The senior planning officer reported that permission would represent a departure, but public advertisement of the application would cover this.

In response to a question from the committee regarding a paddock near the boundary of the site, the senior planning officer reported that a permission would need to include reference to a garden area and residential property within the curtilage.

The committee requested the planning officer to list the type of conditions which would be included in a permission for this application. In response, the planning officer reported that these would include a statement of materials, arboriculture, tree protection, landscaping, contaminated land risk assessment, national grid impact, correct reference to the paddock land, a garden condition and Community Infrastructure Levy.

A motion moved and seconded, to grant planning permission was declared carried on being put to the vote.

RESOLVED: to grant planning permission for application P19/V2428/FUL, subject to conditions deemed appropriate by the head of planning, for the following reasons;

1. The application represented limited harm to the local area;
2. The proposal fitted in with character and appearance of properties in the area by virtue of its design and layout.

PI.159 P20/V0114/FUL - Jigsaw, Coopers Lane, Wantage, OX12 8HQ

The committee considered application P20/V0114/FUL for the variation of Condition 2 of P18/V2756/FUL for amended plans. Proposed new dwelling, garage and partial demolition of existing dwelling with that retained to be used as an outbuilding used for storage. Retrospective (Revised site location plan received 23 January 2020, amended plans received 27 February 2020 and 18 June 2020) at Jigsaw, Coopers Lane, Wantage.

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 reported that a site visit had taken place in respect of the application on 28 September 2020.

The planning officer reported that one of the main reasons for the previous deferral of this application was that there were doubts regarding the accuracy of the plans as presented, and that work had continued to be carried out on the development. The most recent site visit had confirmed that the house had been completed, and the applicants had mostly

moved in. The balcony element had originally proved problematical, owing to possible intrusion upon neighbours' privacy. As currently constructed, the use of the balcony posed no threat to the privacy of adjacent neighbours. Recommended Condition 5 had been amended to ensure that at such time that the balcony was extended to the eastern elevation, the privacy screen would be installed to the 1800mm height required. It was considered that this condition would be sufficient to protect the privacy of neighbours.

The planning officer reported that in respect of design changes to the proposal, these complied with the Local Plan and had minimal impact on local amenity.

Mr Matt Turner, a local resident, spoke objecting to the application. The democratic services officer reported that Mr. Turner's statement had been sent to committee by prior to meeting.

Councillor Andy Crawford, a local ward councillor, spoke to the application.

In response to a question from the committee regarding a water pipe discharging into an adjacent ditch, the planning officer reported that this activity had commenced prior to the application being made. This would not normally be an action controlled by any planning permission. The Oxfordshire County Council were monitoring the situation and would be issuing a licence in due course when satisfied.

In response to a question regarding sound proofing to the garage, the planning officer reported that the council's building control function would cover the installation of acoustic materials. In any event, the level of insulation to an outbuilding would be different to that applied to a residential building.

The committee were concerned at the owner's apparent transgressions of planning regulation historically, and were apprehensive about the possible use of the garage for residential purposes. The senior planning officer advised the committee that speculating about the applicant's behaviour could not be considered by the committee under planning regulation. Permission had already been given for the built dwelling and the committee were requested to consider design issues and the impact on neighbouring amenities. In respect of noise issues, which were the expressed concerns of some committee members, the council's environmental health function would be best placed to consider this matter as and when it arose. Additionally, the extra massing of the development was not an issue.

The committee were concerned, in the interests of highway safety, about the final completion of parking and vehicular arrangements, and considered that recommended condition 2 should be amended to require, within three months of permission, that the new vehicular access, parking area/spaces and turning space should be constructed and the visibility splays provided.

A motion moved and seconded, to grant planning permission, subject to the amendment to condition 2 described immediately above, was declared carried on being put to the vote.

RESOLVED: to grant planning permission for application P20/V0114/FUL subject to the following conditions:

Standard:

1. Approved plans

Compliance:

2. Access, parking and turning in accordance with plan (with '3 months' amendment)
3. Materials in accordance with approved details
4. Garage accommodation – removal of PD rights.
5. Install timber privacy screen on balcony
6. Demolition in accordance with agreed details
7. Party Wall acoustics in accordance with agreed details
8. Work in accordance with Arboricultural Method Statement
9. Garage and retained part of bungalow to have ancillary use only
10. Retained building in accordance with approved details

PI.160 P20/V1422/FUL - Land at Penstones Farm, Horsecroft, Stanford in the Vale Farringdon, SN7 8LL

The committee considered application P20/V1422/FUL to regularise fencing and access changes adjacent to the north-west public open space, and convert the enclosed green space in north-west corner to private garden space for use by residents of plot one (as amended by plans received 24 July 2020) and change the shared bin store to a timber bin shelter (as amended by plans received 17 September 2020) on at Land at Penstones Farm, Horsecroft, Stanford in the Vale, Farringdon.

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 reported that the applicant sought retrospective permission to change an area of Public Open Space (POS) in the north-west corner of the site to private garden, to become part of Plot 1. The applicant also sought to regularise hard and soft landscape work that had been carried out without complying with approved plans, and to change the proposed enclosed bin store to a shelter. The percentage of POS on the site would alter from 1,574 sqm (16.7%) to 1,390sqm (14.75%). A plan of the proposed POS was attached at Appendix 3 to the report. The area was not considered to be of high the highest quality POS.

The planning officer reported that officers considered that the proposal was acceptable in respect of open space provision. The loss of the land to plot 1 would not have a noticeable impact on outdoor amenity space for new residents, as each property had private amenity space in addition to the onsite open space in the public realm. The transfer of the land to private ownership would also bring with it some benefits for its management, such as the prevention of vandalism and fly tipping.

Mr. Paul Combellack, the agent, spoke in support of the application.

Councillor Nathan Boyd, the local ward councillor, spoke objecting to the application.

In response to a question from the committee for further information in respect of the bin store, the planning officer reported that amended plans had been submitted to the council after the despatch of the agenda; the bin store had been re-designated a bin collection point and that it would be constructed of timber, and not the originally proposed brick. This alteration had received the approval of the waste management officer.

Also in response to a question from the committee regarding the new fencing and its the potential effect upon light levels to adjacent properties, the planning officer reported that the fencing had been previously approved and was not considered to have an adverse effect upon the light levels experienced by those dwellings.

A motion moved and seconded, to grant planning permission was declared carried on being put to the vote.

RESOLVED: to grant planning permission for application P20/V1422/FUL subject to the following:

1. A deed of variation to the S106 legal agreement.

Conditions

1. In accordance with approved plans (as per varied plans).
2. Details of bin storage structure to be submitted before work begins on base for structure.
3. Landscaping scheme in accordance with plans (as per varied plans)
4. Tree protection.
5. Permitted development restriction – Plot 1 only: No outbuildings, structures, sheds, fences or pools on the area changing from POS to private garden.

PI.161 P20/V1439/FUL - Land north of Dunmore Road and Twelve Acre Drive, Abingdon

Part way through the consideration of this application, members took a vote just before the meeting guillotine of 8:30pm to continue.

The committee considered application P20/V1439/FUL for works to access points to the site in accordance with Section 278 plans at Central Parcel B to facilitate works on Gateway Street and Local Centre (Outline Planning Permission P17/V0050/O) on land north of Dunmore Road and Twelve Acre Drive, Abingdon.

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 reported that the proposed access point was to be obtained from Dunmore Road, with a temporary access point being located to the west. The vehicular access from Dunmore Road had been considered in detail and agreed at outline stage and had since been agreed by the County Council under section 278 of the Highways Act. Vehicles bringing plant or equipment to the site to undertake the construction of the development would do so via the proposed temporary access.

The statement in support of the application by Georgina Naish, the applicant, had been sent to the committee by the democratic services officer prior to the meeting.

Mr. David Illingworth, of the North Abingdon Local Planning Group, spoke objecting to the application.

Councillor Andy Foulsham, a local ward councillor, spoke to the application.

In response to a question from the committee, the planning officer reported that the hours of operation would be 8am to 5pm, which were not considered to be anti-social. The committee would be advised of any change to these hours in due course. Responding to a question regarding the prevention of mud on the road, the planning officer confirmed that this would be controlled through a recommended condition via a construction environmental management plan (CEMP).

The Committee enquired about the improvements to cycleways, and whether changes to the site's access could be reviewed to alter the right turn onto Dunmore Road, which was already challenging. Additionally, signposting required improvement. The planning officer reported that extensive discussions had already taken place with Oxfordshire County Council and the highways detail was fully covered in the agreed CEMP.

A motion moved and seconded, to grant planning permission was declared carried on being put to the vote.

RESOLVED: to grant planning permission for application P20/V1439/FUL subject to the following conditions:

1. Time Limit
2. Approved plans

Compliance condition

3. Vision splay
4. The proposed development shall be delivered in accordance with the Construction Environmental Management Plan (CEMP) measures as specified
5. The proposed development shall be delivered in accordance with the Tree Protection Plan

The meeting closed at 8.55 pm