

# Minutes

of a meeting of the

## Planning Committee

held on Wednesday, 21 October 2020 at 6.00 pm

This was a virtual meeting

VIEW THE MEETING HERE:

<https://www.youtube.com/channel/UCTj2pCic8vzucpzlaSWE3UQ>

**Open to the public, including the press**

### Present:

Members: Councillors Val Shaw (Chair), Jerry Avery (substitute for Councillor Max Thompson), Ron Batstone, Eric Batts, Jenny Hannaby, Diana Lugova, Mike Pighills and Janet Shelley

Officers: Sally Appleyard, Holly Bates, Katherine Canavan, Martin Deans, Lewis Dixey, Candida Mckelvey and Stuart Walker.

Number of speakers: nine

### **PI.162 Chairman's announcements**

Councillor Val Shaw was acting Chair for the meeting, due to Councillor Thompson being joint applicant for items nine and ten and therefore was absent from the meeting. Councillor Pighills would stand down for item eight.

### **PI.163 Apologies for absence**

Councillor Thompson gave his apologies for the meeting. Councillor Avery was present as substitute.

### **PI.164 Declarations of interest**

Councillor Pighills to stand down from item eight due to a member of his family being the ward councillor on this item.

Committee chair, Councillor Shaw, would stand down from the committee for item seven, as she was speaking in her capacity as ward councillor. Councillor Batstone to stand in as committee chair for this item.

## **PI.165 Urgent business**

None.

## **PI.166 P20/V0658/RM - Land south of Highworth Road, Faringdon**

The committee considered application P20/V0658/RM, a Reserved Matters planning application for 190 residential dwellings, with associated infrastructure and landscaping, pursuant to Outline Planning Permission P16/V0775/O, on Land south of Highworth Road, Faringdon.

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 application was seeking approval of reserved matters following the grant of outline planning permission for up to 190 dwellings in 2018 under application P16/V0775/O. The matters to be considered were layout, scale, appearance and landscaping.

Councillor Wise spoke on behalf of Faringdon Town Council, objecting to the application. The democratic services officer confirmed that a statement of objection from Faringdon Town Council had been sent to the committee before the meeting.

Kiera Bentley, a local resident, spoke objecting to the application.

Angus Cooke of Bewley Homes spoke in support of the application.

Councillor Grant spoke in his capacity as ward councillor, objecting to the application.

The committee asked questions of the speakers and concluded that the proposal had been improved and reassessed as far as it could be. After comments from technical officers, amended plans had been submitted to improve the affordable housing layout and landscaping, resulting in reversal of some objections. The application had been assessed against the development plan, including Faringdon Neighbourhood Plan, the National Planning Policy Framework (NPPF) and all other material planning considerations. In considering the application, due regard was given to the representations received from statutory and other consultees. These had been taken in account in assessing the overall scheme.

A view was expressed that there should be further consideration of cycle routes on the development.

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

**RESOLVED:** that reserved matters, and condition 16 (Biodiversity Enhancement Plan) of the outline permission P16/V0775/O, are approved subject to the following conditions to grant planning permission for application P20/V0658/RM;

1. In accordance with approved RM plans

### Pre-Occupancy or Other Stage Conditions

2. Implementation of parking spaces / turning areas / garages
  3. Implementation of landscaping, in accordance with plans
  4. Surface treatment, in accordance with plans
  5. External materials, in accordance with plans
  6. Detailed scheme for LEAP (play space) to be submitted
  7. Details of boundary treatment to be submitted
  8. Landscape strategy – hedge replacement planting to be submitted
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9. Landscape strategy – open space planting to be submitted
10. Waste management strategy and plans to be submitted
11. Street lighting

#### Post Occupancy Monitoring and Management Conditions

12. Retention of garages – no conversion to accommodation
13. PD rights removal – no outbuildings, extensions etc on specified plots

### **PI.167 P20/V0214/FUL - Ripon Lodge, Woodland Walk, Jarn Way, Boars Hill, Oxford, OX1 5JF**

Councillor Val Shaw, the local ward councillor, stood down from the committee meeting for the consideration of this item.

The committee considered application P20/V0214/FUL for the conversion of a residential house to allow B&B accommodation for academics visiting Peking University (Change of description only 15 July 2020) at Ripon Lodge, Woodland Walk, Jarn Way, Boars Hill, Oxford.

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 application presented to committee had been called in by the local ward member, Councillor Shaw. As chair of the committee, Councillor Shaw stood down as chair for this item, with Councillor Batstone chairing for this item.

The planning officer reported that a significant number of local residents objected to the proposal. The application site comprised a large detached house, Ripon Lodge, located on a sizeable plot on the northern side of Jarn Way, opposite the site of Foxcombe Hall, in Boars Hill. The site lay within Boars Hill, in the Oxford Green Belt.

The application sought planning permission to change the use of Ripon Lodge to bed and breakfast accommodation for academics visiting from Peking University, which in 2016 had secured ownership of the Foxcombe Hall site opposite, from the Open University. The accommodation would be able to house a maximum of nine guests, as well as the owner/manager. No structural changes or external alterations were proposed to the premises.

Andy Bateson, on behalf of Friends of Boars Hill, spoke in objection to the application. The democratic services officer confirmed that a statement of objection from the Friends of Boars Hill had been sent to the committee before the meeting.

Ward Councillor Val Shaw, the local ward councillor, spoke objecting to the application.

The committee asked questions of the speakers and discussed the following:

- Whether commercial operations are suitable in the Green Belt
- Concern that the operation is actually a hostel, with visitors sharing rooms.
- The committee felt that this application is linked to the future Foxcombe Hall development and could be deferred to that application.

The committee concluded that refusal rather than deferral was the best course of action.

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

**RESOLVED:** that planning permission for application P20/V0214/FUL is refused for the following reasons;

1. The impact on the character of the area and
2. Inappropriate commercial activity for the Green Belt area.

## **PI.168 P20/V1413/FUL - 40 Bath Street, Abingdon, OX14 3QH**

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

The committee considered application P20/V1413/FUL for a change of use from A1 (retail) to C3 (residential). Convert an existing shop to form a self-contained one-bedroom ground floor flat. (Red line amended by plans received 21 July 2020. Additional information received 8 September 2020) at 40 Bath Street, 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.

Councillor Jim Halliday, representative for Abingdon-on-Thames Town Council, spoke objecting to the application.

Councillor Helen Pighills, a local ward councillor, spoke objecting to the application.

Mrs. Cartlidge, the applicant spoke in support of the application.

The committee questioned the speakers and discussed the change of use, reflecting on the current economic situation and impact of Covid-19 on retail.

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

**RESOLVED:** that planning permission for application P20/V1413/FUL is granted subject to the following conditions;

### Standard

1. Commencement of development within three years
2. Development in accordance with approved plans

### Pre-commencement

3. Boundary details to be submitted

### Pre-occupation

4. Car parking in accordance with approved plan

### Compliance

5. Materials in accordance with details submitted

## **PI.169 P20/V1847/LB - 133 Ock Street, Abingdon, OX14 5DL**

Due to the expiration of the meeting, this item was not considered.

**PI.170      P20/V2173/HH - 133 Ock Street, Abingdon, OX14 5DL**

Due to the expiration of the meeting, this item was not considered.

The meeting closed at 20:33