

Minutes

of a meeting of the

Planning Committee

held on Wednesday, 10 March 2021 at 6.00 pm

A virtual meeting

Open to the public, including the press

Present:

Members: Councillors Max Thompson (Chair), Val Shaw (Vice-Chair), Jerry Avery, Paul Barrow (substituting for Robert Maddison) Ron Batstone, Jenny Hannaby, Diana Lugova, Mike Pighills and Janet Shelley

Officers: Paul Bateman, Steven Corrigan, Martin Deans, Emily Hamerton, Susie Royse and Hanna Zembrzycka-Kisiel

Ian Marshall, Oxfordshire County Council (Communities)

Also present: Councillor Andy Foulsham

Number of members of the public: 2

PI.8 Chair's announcements

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

PI.9 Apologies for absence

Apologies for absence were received from Councillor Robert Maddison. Councillor Paul Barrow would substitute for Councillor Maddison.

PI.10 Minutes

The minutes of the meeting held on Wednesday 27 January 2021 were agreed to be a correct record and that the chair sign them as such, subject to minute PI. 211 omitting reference to Councillor Jenny Hannaby joining the meeting after its commencement, and to substitute the first paragraph with the wording, "owing to telecommunication difficulties, Councillor Jenny Hannaby did not hear the whole debate and did not vote on this application".

PI.11 Declarations of interest

There were no declarations of interest.

PI.12 Urgent business

There were no urgent items.

PI.13 Public participation

The committee noted the list of members of the public registered to speak at the meeting. The committee had received prior to the meeting statements which had been made.

PI.14 P19/V1998/RM - Land North of Dunmore Road, Abingdon

Councillor Diana Lugova encountered technical communication problems during the presentation of this item. The councillor was unable to participate in or hear the whole debate and did not vote on this application.

The committee considered application P19/V1998/RM in respect of reserved matters application (appearance, landscaping, layout, scale) - residential development for erection of 425 dwellings within 3 phases of the North Abingdon Development: Western Parcel Area A & B and Central Parcel Area A. Associated landscaping and infrastructure works together with additional details as required by conditions attached to outline planning permission (Ref: P17/V0050/O) (as amended by drawings and information received 21 December 2020) on Land North of Dunmore Road, 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 application sought approval of reserved matters for 425 dwellings across three parcels of land in the north Abingdon strategic housing site. Reserved matters for consideration were appearance, layout landscaping and scale. Outline planning permission had been granted in 2017 for up to 950 dwellings and associated infrastructure. Some objections had been raised, contending that the housing mix was not in accordance with the council's strategic housing market assessment (SHMA) nor the housing mix agreed at outline stage. The planning officer displayed a slide depicting the revised mix and location of affordable housing, which was now acceptable to the housing officer.

The planning officer also reported on the scale and appearance of the proposed development, stating that these aspects reflected elements of traditional architectural features as well as providing characteristics of modern and contemporary architecture. The palette of proposed materials included both traditional and contemporary building materials. These features would fit in well with the existing built form of Dunmore Road. Landscaping proposals placed an emphasis on walking and cycling; a number of linear green urban spaces, varying in scale, and all areas of public open space, would be readily accessible by walking and cycle routes, with secure cycle parking proposed at the play areas. In order to minimise the visual impact of new development, additional areas of buffer planting would be provided to reinforce the existing woodland blocks and hedgerow corridors. The committee was also advised, with the assistance of a slide illustration, that approximately 25m of the green corridor along the A34 road would consist of a suitable acoustic bund, which would be "softened" by additional woodland planting, providing an informal, linear public open space.

Georgina Naish, the agent, spoke in support of the application. A statement by the agent's company, David Wilson Homes South, was sent to the committee by the democratic services officer prior to the meeting.

In response to a question regarding the positioning of certain categories of housing adjacent to the acoustic bund, the agent reported that the split would be 50:50 between affordable and private housing.

In response to a question regarding water capture systems, and heating, the agent replied that some of the larger dwellings would incorporate a waste water heat recovery system.

In response to a question regarding bringing forward the installation of the children's play area, the agent reported that its delivery would be in accordance with the s106 agreement, namely at the point of 75% occupation. In response to a question regarding adequate highway access points to the development, the agent responded that the developer would be adhering to the principles of the s.106 agreement, agreed at outline stage, and would be delivering access places according to the number of houses completed per phase. On a related question regarding public rights of way, the agent confirmed that the link to north Abingdon and Sunningwell would be safeguarded via a planning condition, which would require that the public rights of way would be kept open and uninterrupted during the construction stage, probably involving temporary diversions. The committee concurred that connectivity and permeability between all roads and public rights of way would be an important feature of the development.

In response to a question regarding electric vehicle charging points, the agent replied that the intention was for all dwellings with garages to be so installed. It was also expected that there would be a satisfactory balance between affordable housing and private housing each having this treatment. On a related issue, it was intended that 10% of the dwellings would have all energy delivered via solar panels.

In response to a further question regarding the provision of allotment space, the agent responded that there was no such provision allocated to the block of dwellings which was the subject of this application, but that within the wider development of 950 houses, allotments would be delivered.

The committee expressed concerns at the apparent lack of medical provision at the development and the lack of engagement by the clinical commissioning group. Responding to a general question regarding infrastructure, such as medical facilities, dentistry and schools, the agent reported that there were no such services connected with this application, but that for the full 950 households, significant infrastructure would be in place in good time.

The committee was concerned about possible drainage and flooding difficulties in connection with the development. The planning officer advised the committee that some of the proposed conditions and an informative covered these issues and that the applicant had agreed to a sustainable drainage scheme (SUDS) which would be subject to the council's drainage team's approval.

In response to question regarding flood risk at the Lodge Hill slip roads, the Oxfordshire County Council representative reported that remedial works had been approved by Highways England in late 2020, works would commence in 2022, with the improved roads being operational in 2023.

The committee requested further information regarding the level of affordable housing and intended play areas. The planning officer reported that the housing team was satisfied with the location and design elements of the proposed housing mix. The housing met all amenity and housing standards contained in the local plan. In addition, for Dunmore Road residents, dwellings would benefit from double glazing and planting on the bund. Also, there was adequate space for play areas in three parcels of land. The landscape officer was satisfied with the type and location of the proposed play equipment.

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

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

RESOLVED: to grant planning permission for application P19/V1998/RM, for the following reasons;

1. Approved plans

Pre-Commencement Conditions

2. Submission of Arboricultural Method Statement

Pre-Occupancy or Other Stage Conditions

3. Parking provision before occupancy of each dwelling
4. Acoustic bund: submission of geotechnical details
5. Acoustic bund: full details of drainage and its location
6. Submission of detailed noise mitigation scheme
7. Detailed planting scheme to be approved
8. On-plot landscape details to be approved
9. Details of children's' play areas to be approved
10. Updated landscape management plan to be approved
11. Maintenance plan for open space and play areas to be approved
12. Lodge Hill Park Area: design and footpath location to be approved
13. Boundary Treatments to be approved
14. Submission of the verification report for the installed surface water drainage system
15. Detailed lighting scheme to be approved
16. PV scheme to be approved

Post Occupancy Monitoring and Management Conditions

17. Implementation of landscaping
18. Garage retention for parking
19. Entrance feature walls

Informatives

1. Landscape: proposed species
2. Woodland Management Plan
3. Public highway works
4. Thames Water

PI.15 P20/V2810/FUL - Brakspear's Yard, Denchworth Road, Grove, Wantage

Councillor Diana Lugova encountered technical communication problems during the presentation of this item. The councillor was unable to participate in or hear the whole debate and did not vote on this application.

Councillor Paul Barrow left the meeting prior to the discussion of this application and therefore did not participate in the debate or the voting on this application.

Councillor Ron Batstone, a local ward councillor, stood down from the committee for consideration of this item.

The committee considered application P20/V2810/FUL, a retrospective application to modify the ridge height of the approved development, to relocate one bedroom from the second floor to the roof space, and to insert two rooflights at Brakspear's Yard, Denchworth Road, Grove, 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 this was a retrospective planning application for changes to a development of 14 flats in Grove, which was nearly completed. The application sought permission for changes made between the development as approved and the development as built. The changes were reported as; an increase in the height of the ridge and gables of the main three-storey element of the building by approximately 600mm, from 11.7m to 12.3m. This represented a 5% increase in height. Also, there had been a relocation of one bedroom in flat 10 from the second floor to the roof space, with the addition of two rooflights in the front, west elevation. The changes did not entail an increase in the number of bedrooms, and therefore there was no impact upon the parking arrangements, which remained as approved and were satisfactory. Two new rooflights in the west elevation looked towards the open space in front of the development on the opposite side of Denchworth Road. Approved upper floor windows also looked in this direction. Therefore, officers considered that the rooflights caused no harm to neighbours from overlooking.

The planning officer also reported that a further representation from a neighbour had been received since the publication of the agenda. This had requested tree screening to the rear of the development. This was a statement by Mr Peter Pritchard and had been sent to the committee by the democratic services officer on Friday 3 March 2021.

In concluding, the planning officer reported that the footprint of the development had not increased and that the impact of the development upon neighbours and their privacy was too small to represent harm. Consequently, officers considered the development as built complied with relevant policies of the development plan and was acceptable.

Allister Godfrey, the agent, spoke in support of the application. A statement by Mr. Godfrey had been circulated to the committee by the democratic services officer prior to the meeting.

Councillor Ron Batstone, a local ward councillor, spoke to the application.

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

RESOLVED: to grant planning permission for application P20/V2810/FUL, subject to the following conditions:

Compliance

1. Approved plans
2. Remove Rights for Further Roof Accommodation

The meeting closed at 7.35 pm