

Minutes

of a meeting of the

Planning Committee



held on Wednesday, 20 April 2022 at 7.00 pm in
First Floor Meeting Space, 135 Eastern Avenue,
Milton Park, OX14 4SB

Open to the public, including the press

Present in the meeting room:

Councillors: Max Thompson (Chair), Val Shaw (Vice-Chair), Paul Barrow, Ron Batstone, Jenny Hannaby, Diana Lugova, Ben Mabbett and Robert Maddison

Officers: Paul Bateman and Adrian Duffield

Remote attendance:

Officers: Sally Appleyard and Susie Royse

18 Chair's announcements

The chair ran through housekeeping arrangements appropriate to an in-person meeting which was being simultaneously broadcast.

19 Apologies for absence

Apologies for absence were received from Councillors Cheryl Briggs, Mike Pighills and Janet Shelley. Councillor Robert Maddison substituted for Councillor Pighills. Councillor Paul Barrow substituted for Councillor Briggs.

20 Minutes

RESOLVED: to approve the minutes of the meeting held on Tuesday 15 February 2022 as a correct record and agree that the chair signs them as such.

21 Declarations of interest

There were no declarations of interest.

22 Urgent business

The Head of Planning reported that item 7 on the agenda, Land at Ashfields Lane and A338, East Hanney (P21/V0376/FUL) had been withdrawn from consideration at this meeting. The withdrawal had been made with the advice of the Head of Legal & Democratic and Monitoring Officer, and this application would be considered at a future meeting. The reason it had been withdrawn was due to the potential impact it might have on the election

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for the vacant local district councillor seat for the Steventon and Hanneys Ward on 5 May 2022.

23 Public participation

The committee had received a list of public speakers prior to the meeting. Statements which had been made by the public in respect of the application had been circulated to the committee prior to the meeting.

24 P21/V0376/FUL - Land at Ashfields Lane and A338, East Hanney

This application was withdrawn from the agenda and would be considered at a future meeting. The reasons for withdrawal were given by the Head of Planning under the Urgent Business item on the agenda.

25 P21/V2176/FUL - Land at Kiln Lane, Drayton

The committee considered planning application P21/V2176/FUL for the demolition of single dwelling and associated outbuildings and structures, and erection of 5x4bed and 3x5bed detached dwellings with associated parking and landscaping (as amended by plans and additional information received 14 September 2021 and 14 February 2022, including change to red line area and description amendment. Additional documentation received 29 March 2022. Corrected plans received 6 April 2022) on land at Kiln Lane, Drayton.

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 an extra planning condition would be recommended in respect of this application, which would require the demolition of all buildings prior to the commencement of development. The planning officer reported an error in paragraph 5.29 of the report, which should have read, '...and can be conditioned to be obscure glazed', as opposed to 'can't', as stated.

The planning officer reported that the site had been cleared of trees and vegetation prior to the application being submitted. The proposal was within a built-up area and the site was surrounded by dwellings. The application comprised four house types of 4 and 5-bed dwellings of 2 and 2.5 storeys, with variation in side and frontage widths. The proposed scheme was not Social Housing Market Assessment (SHMA) compliant, though a higher density of dwellings could appear cramped. The proposed dwelling designs were reflective of the local area. The planning officer provided the committee with a slide presentation, showing the site's relationship to neighbouring dwellings and views of the site's entrance. Planning officers had concluded that the proposal was of low density and responded positively to the surrounding area, was within the built-up area, where there was a presumption of sustainable development, and that there would be no significant adverse impacts on neighbouring properties. There did not appear to be any highways safety issues

A Councillor Richard Wade, a representative of Drayton Parish Council spoke objecting to the application. A statement by Councillor Wade had been sent to the committee by the democratic services officer prior to the meeting.

In response to a question from the committee regarding the parish council's preferred housing density for the site and the appropriate number of car parking spaces, Councillor

Wade replied that, in general, his council wished to reduce car journeys, though it wasn't clear whether a higher number of dwellings would necessarily mean an increased number of car journeys. In any proposal, if the Oxfordshire County Council regarded the arrangements as safe, the parish council would be minded to support proposals. Councillor Wade stated that in recent times the village had received three developments incorporating large housing units, whereas the parish council contended that affordable and social housing was a pressing requirement.

Mr. Brian Jefferies, a local resident, spoke objecting to the application. Owing to telecommunication difficulties, he advised the committee that he had not heard the presentation or debate on the application. In response to a question from the committee regarding his concerns, Mr. Jefferies summarised them as regret at the loss of the trees and the pond, the need for smaller and more affordable houses on this site and a concerns regarding highway safety at the site's access from Kiln Lane.

Ms. Nicky Brock, the applicant, spoke in support of the application.

Councillor Andy Cooke, local ward councillor, spoke objecting to the application. A statement by Councillor Cooke, had been sent to the committee by the democratic services officer prior to the meeting.

A statement by Ms. Georgia Alston, a local resident, had been sent to the committee by the democratic services officer prior to the meeting.

A statement by Mr. Mark Naden a local resident, had been sent to the committee by the democratic services officer prior to the meeting.

The committee was concerned at the actions of the applicant in clearing the site of vegetation but acknowledged that as this was prior to the submission of the application, its action as a committee was very limited. However, the loss of diversity was censured.

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

The committee remained concerned at several aspects of the proposals; the apparent absence of market research relating to this site and house types, housing density proposals not complying with the neighbourhood plan, a lack of information regarding contaminated land, and the need for more information on flood risks. The committee also considered that engagement between the applicant and the local community could be improved.

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

RESOLVED: to defer consideration of planning application P21/V2176/FUL to permit the receipt of further information on market assessment, land contamination and flood risk issues and to encourage greater community engagement.

The meeting closed at 8.45 pm