

Minutes

of a meeting of the

Planning Committee



held on Wednesday 17 August 2022 at 7.00 pm
at 135 Eastern Avenue, Milton Park, OX14 4SB

Open to the public, including the press

Present in the meeting room:

Councillors: Val Shaw (Vice-Chair - in the chair), Jerry Avery (in place of Max Thompson), Ron Batstone, Jenny Hannaby, Diana Lugova, Robert Maddison, Mike Pighills, and Janet Shelley

Officers: Steve Culliford (Democratic Services), Emily Hamerton (Development Manager), and Stuart Walker (Major Applications Team Leader)

Guests: Councillors Bob Johnston and Bethia Thomas (local ward members)

Remote attendance:

Officers: Nathaniel Bamsey, Susannah Mangion and Penny Silverwood (all Planning Officers)

Guests: Councillor Andy Crawford

29 Apologies for absence

Councillor Max Thompson, the committee chair, had sent his apologies for absence and had appointed Councillor Jerry Avery as his substitute. Councillor Cheryl Briggs had also sent her apologies.

Councillor Vale Shaw, the committee vice-chair, took the chair for this meeting.

30 Chair's announcements

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

31 Minutes

RESOLVED: to adopt the minutes of 27 July 2022 as a correct record and agree that the chair signs them as such.

32 Declarations of interest

None

33 Urgent business

None

34 Public participation

The committee had received a list of public speakers prior to the meeting. Written statements which had been made by the public had been circulated to the committee prior to the meeting.

35 P22/V0286/FUL - Land at Grove Road, Grove

Councillor Jenny Hannaby, a local ward member, stood down from the committee for this application and took no part in the debate.

The committee considered application P22/V0286/FUL for the erection of a Class E retail food store with associated car parking, access, landscaping and associated engineering works, amended highways, drainage and ecology details received 3 May 2022, on land at Grove Road, Grove.

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 since the agenda had been published, the council had received a further 213 letters of support for the application and a further 20 letters of objection.

There were two main planning issues: highways and retail impacts. Oxfordshire County Council had not objected on highways grounds. However, officers recommended on balance that the application was refused due to the significant adverse impact on the vitality and viability of the Grovelands Local Centre. This was consistent with the Local Plan Core Policy 32.

Richard Ackers made a statement on behalf of Grove Parish Council, in support of the application.

The committee noted three written statements in objection to the application. These had been circulated to the committee in advance of the meeting.

Katie Russell-Smith, the applicant's agent, Andrew Holding and Regine Clelland, both local residents, all spoke in support of the application. In addition, the committee had been sent a further ten written statements in support of the application.

Councillors Jenny Hannaby, the local ward member, and Councillor Andy Crawford, the neighbouring local ward member, both spoke in support of the application.

The committee asked questions to the planning officer. There had been no evidence provided to show that Grovelands Local Centre had seen any increase in footfall as a result of the increased population in the area. No consultation response had been received from the Grovelands anchor store operator, the Co-op.

The highways officer present explained that no objection had been raised to the application on highways grounds. Negligible impact was expected on nearby residents at Wolage

Drive. However, the proposal included a right-turn lane on the A338, and the access road had been designed carefully where it crossed the cycle path.

The committee noted that a new food store was needed in the Wantage and Grove area, given the significant increase in housing in the area. The Local Plan had not allocated a site for this. There was no 'made' neighbourhood plan for Grove. The planning officer reported that a sequential test had been carried out to assess alternative sites for a food store in the Wantage and Grove area but none had been identified as suitable or available within a reasonable period in planning terms. If the committee decided to approve the application, planning officers would advise on suitable conditions. Also, the applicant had agreed to enter into a section 106 agreement. However, the end user supermarket operator could not be controlled by planning condition.

The committee considered that the application should be approved. There was no reported increase in footfall at the Grovelands Local Centre as a result of the increase in population locally. Yet despite this increase, there had been no additional retail offering. A need had been established for a new food store in the Wantage and Grove area. The council had declared a climate emergency. Members did not want residents driving to other towns to shop. The council had also recognised that there was a cost of living crisis. Supporting this application would allow more competition amongst local food stores and provide more choice for residents.

Officers reported that the applicant was prepared to enter into a section 106 agreement. Officers also suggested conditions that could be attached to a permission for the proposed development. The committee supported these suggestions and in addition asked that there was a restriction on the hours for deliveries to the food store.

A motion moved and seconded, to delegate authority to grant planning permission subject to conditions and the completion of a section 106 agreement, was declared carried on being put to the vote.

RESOLVED: to authorise the head of planning, in consultation with planning committee chair and vice-chair, to grant planning permission for application P22/V0286/FUL, subject to:

- (i) Completion of a Section 106 agreement with Vale of White Horse District council to secure public art, and with Oxfordshire County Council to secure contributions towards public transport services, public transport infrastructure and travel plan monitoring, as set out in the head of planning's report to the committee on 17 August 2022;
- (ii) Conditions as summarised below:
 - 1. Time limit for commencement
 - 2. Approved plans

Pre-commencement conditions

- 3. Slab levels to be submitted
- 4. Surface water drainage scheme to be submitted
- 5. Foul drainage scheme to be submitted
- 6. Details of access, including cycle path, parking and turning area to be submitted
- 7. Construction Traffic Management Plan to be submitted
- 8. Biodiversity offsetting scheme
- 9. Archaeological Written Scheme of Investigation

10. Staged programme of archaeological evaluation and mitigation
11. Community Employment Plan (CEP) to be submitted
12. Details of materials to be submitted
13. Details of photovoltaic panels to be submitted
14. Landscaping scheme to be submitted
15. Landscape maintenance and management plan to be submitted

Details to be submitted prior to occupation

16. Lighting scheme to be submitted
17. Details of boundary treatments to be submitted
18. Details of cycle parking to be submitted
19. Travel Plan to be submitted
20. Deliveries and servicing management to be submitted (Including restriction on delivery times)
21. Existing field access to be stopped up
22. Details of Electric vehicle charging points to be submitted
23. Submission of SUDS Compliance report
24. Confirmation in consultation with Thames Water that any surface water network upgrades required have been completed or an alternative has been agreed

Compliance

25. Implementation of landscaping scheme
26. Store Opening hours
27. Construction hours
28. Building to be used for Class E retail foodstore only
29. Total Class E net sales area shall not exceed 1,093 sqm
30. Class E floorspace shall be used for a maximum of 874 sqm convenience goods and a maximum of 219 sqm comparison goods
31. No mezzanine or first floor level to be constructed
32. No subdivision to two or more units

36 P21/V3542/FUL - 3 Cornmarket, Faringdon, SN7 7HG

The committee considered application P21/V3542/FUL for the change of use of the Red Lion Public House, to mixed use development of Use Class E on ground floor and Use Class C3 on first floor, plus associated minor external alterations to window/door positions and external landscaping, on land at 3 Cornmarket, 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.

Councillor Bethia Thomas, the local ward member, spoke in support of the application.

The committee supported the application.

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

RESOLVED: to approve planning permission for application P21/V3542/FUL, subject to the following conditions:

Standard:

1. Commencement 3 years - Full Planning Permission

2. Approved Plans

Prior to commencement:

3. Details of thermal and acoustic insulation
4. Schedule of interior repairs, alterations and materials
5. Landscaping submission of details

Prior to use:

6. Odour control
7. Plant and extraction
8. Bin store
9. Cycle parking

Compliance:

10. Joinery details
11. Works to match existing
12. Landscaping implementation

37 P21/V3543/LB - 3 Cornmarket, Faringdon, SN7 7HG

The committee considered application P21/V3543/LB for the change of use of the Red Lion Public House, to mixed use development of Use Class E on ground floor and Use Class C3 on first floor, plus associated minor external alterations to window/door positions and external landscaping, on land at 3 Cornmarket, 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.

A motion moved and seconded, to approve listed building consent, was declared carried on being put to the vote.

RESOLVED: to approve listed building consent for application P21/V3543/LB, subject to the following conditions:

Standard:

1. Commencement 3 years - Listed Building Consent
2. Approved plans

Prior to commencement:

3. Details of thermal and acoustic insulation
4. Schedule of interior repairs, alterations and materials

Compliance:

5. Joinery details
6. Works to match existing

38 P22/V1129/FUL - 29 Colley Wood, Kennington, OX1 5NF

Councillor Diana Lugova, a local ward member, stood down from the committee for this application and took no part in the debate.

The committee considered application P22/V1129/FUL for the change of use of the existing 6-person House in Multiple Occupation (HMO) (Use Class C4) to an 8-person HMO (Sui

Generis) facilitated the extension of the dropped kerb, on land at 29 Colley Wood, Kennington.

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.

Kennington Parish Council had submitted a written statement objecting to the application. The statement had been circulated to the committee before the meeting.

Jake Collinge, a planning consultant, spoke in objection to the application on behalf of several local residents. In addition, fourteen written statements had been circulated to the committee, opposing the application.

Tom Rourke, the applicant, spoke in support of the application.

Councillors Diana Lugova and Bob Johnston, the local ward members, spoke in objection to the application.

The planning officer reported that planning permission and a home in multiple occupation licence required two separate approvals. An occupancy condition had been recommended to limit the number of residents to eight; this planning condition was enforceable.

In answer to a point made by a local ward member, the planning officer reported that it would be unreasonable to recommend refusal of the application on the grounds of its impact on the local sewage system. The committee noted that there had been no technical objection to support such a refusal.

In response to a question regarding on-street parking concerns, the planning officer reported that there were no highways objections to this application. The highways authority believed that parking on site was adequate for the number of occupiers. The increase in size of the bin store had not impacted on the amount of parking on site.

The chair called for committee members to propose a motion. In the absence of any motion being put forward, in accordance with the council's Constitution, the chair proposed a motion that the committee accepted the officer's recommendation to grant planning permission. That motion was duly seconded. The motion was declared carried on being put to the vote.

RESOLVED: to approve planning permission for application P22/V1129/FUL, subject to the following conditions:

Standard:

1. Commencement 3 years - Full Planning Permission
2. Approved plans

Prior to occupation:

3. Access in Accord.with Specified Plan (F)
4. Car Parking Spaces (Det.not shown) (Full)
5. Bicycle Parking (Full)
6. Refuse Storage (Full)

Compliance:

7. Occupancy Condition

Informatives:

1. Works within the Highway
2. HMO Licence Informative

The meeting closed at 9.00 pm

Chair

Date