

Minutes

of a meeting of the

Planning Committee



held on Wednesday, 21 June 2023 at 7.00 pm in
Meeting Room 1, Abbey House, Abbey Close,
Abingdon, OX14 3JE

Open to the public, including the press

Present in the meeting room:

Councillors: Max Thompson (Chair), Val Shaw (Vice-Chair), Ron Batstone, Andy Cooke, Jenny Hannaby, Sarah James, Diana Lugova, Robert Maddison and Jill Rayner
Officers: Emily Hamerton (Planning Manager) and Emily Barry (Democratic Services Officer)

Remote attendance:

Officers: Stuart Walker (Planning Officer), Josh Sharp (Planning Officer) and Bertram Smith (Broadcasting Officer).

10 Chair's announcements

The chair welcomed everyone to the meeting and outlined the meeting procedure to be followed. He also explained the emergency evacuation procedure.

11 Apologies for absence

Apologies for absence were received from Councillor Mike Pighills, who was substituted for Councillor Andy Cooke, and Councillor Cheryl Briggs, who was substituted for Councillor Sarah James.

12 Minutes

RESOLVED: to approve the minutes of the meeting held on 31 May 2023 as a correct record and agree that the Chair sign these as such.

13 Declarations of interest

There were no declarations of interest.

14 Urgent business

There was no urgent business.

15 Public participation

The committee noted the list of the members of the public who had registered to speak at the meeting.

16 P22/V1910/RM - Phase 5 North East Parcel, Crab Hill, Wantage

The committee considered planning application P22/V1910/RM for the approval of Reserved Matters (appearance, landscaping, layout, scale and internal access) for the construction of 145 dwellings with associated car parking, landscaping, and highways infrastructure, in relation to the Northeast parcel, pursuant to permission ref. P21/V2544/FUL; along with details to discharge conditions 8, 13, 17, 19, 20, 21, 24, 28, 31, 35, 36, and 37 of P21/V2544/FUL. The outline planning application was an environmental impact assessment application, and an environmental statement was submitted to the planning authority at the time (as amended by plans and information received 27 October 2022, plans and information received 8 March 2023), on land at Phase 5 North East Parcel, Crab Hill, 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 introduced the report and highlighted that the application was for 145 dwellings on the northeast parcel of the site. He informed the committee that the site was an allocated site in the local plan and the application was before the committee due to the objection of Wantage Town Council.

The planning officer informed the committee that the application before them was for just the residential parcel and comprised a mixture of apartments and dwellings. He noted that 43 of the proposed dwellings were affordable. Changes had been made to the layout of the site in response to comments from the Affordable Housing Team. The planning officer identified the main access routes as well as pedestrian movement routes on the site. He highlighted that properties fronting onto the northern access road had parking to the rear of the plot. The planning officer also advised the committee that the boundary treatment plans had been revised in response to comments from Thames Valley Police Crime Prevention Officer and that there were no longer any objections from them.

The planning officer noted that Wantage Town Council had objected on the basis of concerns it had surrounding the provision of parking spaces to the rear of plots. He went on to confirm that the application accorded with all relevant policies within the Local Plan and with the outline consent granted. Officers considered all matters to be acceptable and therefore recommended approval of the application subject to the conditions set out in the officer's report.

Councillor Erik Johnson spoke on behalf of Wantage Town Council, objecting to the application.

Sam Rogers, the agent representing the applicant, spoke in support of the application.

The committee enquired as to whether the officer was satisfied that side windows provided sufficient observation of parking spaces located to the rear of dwellings. The officer noted that side windows had been delivered as sufficient observation points of parking spaces on other phases on the development. The planning officer also advised that side windows were encouraged by Thames Valley Police Crime Prevention Team as they provide passive

surveillance. Officers had been working with Thames Valley Police which had removed its initial objection to the development, as such the officers were satisfied there was sufficient surveillance of rear parking spaces. The committee asked that Wantage Town Council's concerns over the lack of surveillance of some rear parking spaces was minuted but that officers and Thames Valley Police were satisfied that the scheme before the committee was sufficient and therefore Thames Valley Police had removed its objection.

The committee enquired as to the proximity of the park to the development. The planning officer outlined the surroundings of the development highlighting that the park was located to the south east of the site and identified that the pub was located behind the properties which were of concern to Wantage Town Council.

The committee asked for confirmation that the condition which had been requested by Thames Valley Police in relation to secure cycle storage was included. The planning officer confirmed that this was the case and cycle storage would be provided in line with the submitted plans.

The committee noted that Wantage Town Council's main concern and reason for objecting was crime prevention but went on the note that officers and Thames Valley Police had carried out detailed negotiations to overcome their initial objections. The committee felt this was a good piece of work in difficult circumstances.

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

RESOLVED: to approve planning application P22/V1910/RM, subject to the following conditions:

Conditions:

1. Approved plans
2. Notwithstanding any details shown on the approved plans, prior to the first use or occupation of any dwelling approved in this phase, full details of external street lighting (to include details of the height, type, position and angle of glare of any final site lighting / floodlights including horizontal and vertical Isolux contours, and coordination with the approved landscape scheme) shall be submitted to and approved in writing by the Local Planning Authority. The details and measures so approved shall be carried out prior to the occupation of the 70th dwelling and shall be maintained in accordance with the approved lighting scheme/plan.
3. Cycle storage / parking to be provided for each dwelling prior to occupation in accordance with approved plans.

Informatives:

1. Details pursuant to conditions 8, 13, 17, 19, 20, 21, 24, 28, 31, 35, 36 and 37 of outline planning permission P21/V2544/FUL are agreed for this phase through the approval of the Reserved Matters application.
2. The applicant is reminded of the obligation of compliance with the relevant conditions on the outline application that apply to this phase (e.g., CEMP & LEMP implementation).

17 P23/V0865/RM - Land south of Civic Square, Crab Hill, Wantage, OX12 7GS

The committee considered planning application P23/V0865/RM for the approval of reserved matters (all matters) for a new community hub, secure outdoor spaces, associated landscaping and car parking pursuant to planning permission ref: P21/V2544/FUL; along with details to discharge conditions 8, 17, 19, 20, 21, 24, 31, 33, 34, 35, 38 and 53 of P21/V2544/FUL. (As amended by plan received 02 May 2023), on land south of Civic Square, Crab Hill, Wantage, OX12 7GS.

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 introduced the report and highlighted that the development was part of the wider site allocation. The application was before the committee due to the objection of Wantage Town Council. The officer highlighted that the application site was to the south of the existing Civic Square and the building was positioned to front the square. The planning officer informed the committee that the building provided a main hall, café, mid-sized function room and breakout space outside on the ground floor. The first floor provided further function rooms and links to the business hub and co-working space as set out in the design and access statement. The planning officer noted that solar panels were proposed on the roof of the building. The planning officer highlighted that a bus stop was located close to the entrance of the building and as well as the existing parking spaces provided to the north of the building in the Civic Square which included 2 disabled spaces and 2 wider parking spaces, an additional 22 spaces were proposed to the south of the site which included a disabled parking space. In addition to this, 6 parallel parking spaces had been approved at the nearby care home which could be used by users of the community hub. The planning officer went on to confirm that 20 cycle parking spaces would be provided and there were an additional 12 bike parking spaces already near the site.

The planning officer informed the committee that the application was in accordance with all relevant policies of the local plan and the approved site-wide development strategies. The application before the committee was to determine access, appearance, scale, layout and landscaping, all of which officers felt were acceptable. The officer went on to note that the Highway Authority had no objections to the application and that the level of car parking provision was acceptable for the reasons set out in the officer's report and that the parking strategy could be secured by condition. Furthermore, he confirmed that further details on lighting could also be secured by condition to address the concerns of the landscape architect and Wantage Town Council. The planning officer noted there were no technical issues with the application and therefore the application was recommended for approval, subject to the conditions set out in the officer's report.

Councillor Erik Johnston spoke on behalf of Wantage Town Council, objecting to the application.

Chris Brotherton, the agent representing the applicant, spoke in support of the application.

The committee discussed that part of the building would be used for a local church which had invested in the building as it had nowhere else to locate and also noted that when the building had been proposed it had not been possible for the town council to take ownership of the building due to financial constraints. The committee felt that Wantage Town Council raised a valid point with regards to the parking allocation as there appeared to be a great deal of sharing of parking spaces. The committee enquired as to whether it was possible to

request more than one disabled parking space be provided to the south of the site. The planning officer confirmed that the parking standards were set out in the officer's report but that Oxfordshire County Council parking standards required a provision of six per cent of allocated parking spaces to be disabled. For this development that equated to two spaces which were already provided at the Civic Square. The planning officer also noted that the Community Hub was designed for use by local residents of the Kingsgrove community and therefore walking and cycling were the promoted methods of transport.

The committee enquired as to whether the local community would be able to access the building when they wished due to the input of funding from the local church, noting that the building was part funded by S106 funds. The planning officer confirmed that the original legal agreement secured this through restrictions on use to ensure that the community could use the building.

The committee asked the planning officer to confirm if there was a condition securing the parking strategy agreement of sharing spaces with the school. The planning officer confirmed this was secured through condition 3 from the officer's report.

The committee was pleased to see that the building was designed to net zero standard. It went on to enquire if it was possible to ensure that the cycle parking was covered. The planning officer confirmed the cycle parking was designed to be used for a couple of hours at a time and that parking standards did not require cycle parking to be covered.

The committee also asked for confirmation that a hoist would be installed in the changing facilities to ensure accessibility for all users. It was confirmed that this was the case.

The committee felt this was a positive piece of work and noted Wantage Town Council's constructive feedback. The committee supported the proposal and reflected that it was a much needed community asset.

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

RESOLVED: to approve planning application P23/V0865/RM, subject to the following conditions:

Conditions:

1. Approved plans
2. Notwithstanding any details shown on the approved plans, external lighting details to be agreed prior to occupation
3. The car parking within the site shall be provided in accordance with the approved plans prior to first occupation and shall be managed in accordance with the Kingsgrove Community Hub Parking Strategy, dated March 2023
4. Cycle parking within the site shall be provided in accordance with the approved plans prior to first occupation

Informatives:

1. Details pursuant to conditions 8, 17, 19, 20, 21, 24, 28, 31, 33, 35, 38 and 53 of outline planning permission P21/V2544/FUL are agreed for this phase through the approval of the Reserved Matters application
2. The applicant is reminded of the obligation of compliance with the relevant conditions on the outline application that apply to this phase

(e.g., CEMP & LEMP implementation, noise mitigation measures and tree protection)

18 P22/V2718/HH - Northcourt Lodge, 106 Oxford Road, Abingdon, Oxfordshire, OX14 2AG

The committee considered planning application P22/V2718/HH for the removal of fence at side of property dividing front and rear gardens. Erection of new dividing fence in new position nearer the front of the house, on land at Northcourt Lodge, 106 Oxford Road, Abingdon, OX14 2AG,

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 introduced the report and highlighted that the application was before committee as the applicant was an elected member of the council. The application was for the removal of a boundary fence and replacement with a fence four metres in length to the south of the existing fence line, in like-for-like materials, in order to increase the usable private garden space serving the dwelling.

The planning officer informed the committee that planning permission was required as the fence applied for exceeded the relevant parameters of Class A Part 2 of the General Permitted Development Order namely that the height was higher than that permissible adjacent to the highway. In addition to this planning permission was granted in 1988 for the erection of two new dwellings to the north of Northcourt Lodge which included a condition requiring the retention of the parking provision for the dwellings on the site. The proposed fence would slightly project into part of the parking area for Northcourt Lodge and therefore permission was required for its erection.

The planning officer noted that the main areas of assessment for the proposed fence were visual amenity of the area, highway safety including parking provision, and neighbour amenity. The planning officer confirmed that the fence would be set 45cm back from the highway and the materials to be used were timber panels and concrete posts ensuring the fence would blend seamlessly into the residential surroundings as well as being acceptable in design terms. The officer went on to confirm that in accordance with Oxfordshire County Council Parking Standards 2022, at least two parking spaces would be available for use by Northcourt Lodge.

The planning officer informed the committee that no objections had been received in relation to the proposal and that officers considered the application to be compliant with policies in the adopted local plan.

The committee enquired as to the impact the proposed development would have on neighbours. The officer confirmed that the proposal would not interfere with neighbouring amenity.

The committee reflected that it was clear the application was only before them due to the constitutional requirement as the applicant was an elected member of the council and this was clear from the fact there were no objections to the application.

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

RESOLVED: to approve planning application P22/V2718/HH, subject to the following conditions:

Standard:

1. Commencement of development within three years
2. List of approved plans

Compliance:

3. Materials in accordance with application details

The meeting closed at 7.55 pm