

Minutes

of a meeting of the

Planning Committee



held on Wednesday 16 October 2024 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), Paul Barrow, Hayleigh Gascoigne, Scott Houghton, Robert Maddison and Mike Pighills
Officers: Holly Bates (Team Leader (Applications), Emily Barry (Democratic Services Officer), Katherine Canavan (Planning Officer) and Adrian Duffield (Head of Planning).
Guests: Councillor Mark Coleman

Remote attendance:

Officers: Bertram Smith (Broadcasting Officer)

150 Chair's announcements

The chair welcomed everyone to the meeting, outlined the procedure to be followed and advised on emergency evacuation arrangements.

151 Apologies for absence

Apologies for absence were received from Councillor Ron Batstone, who was substituted for Councillor Paul Barrow, Councillor Jenny Hannaby, who was substituted for Councillor Hayleigh Gascoigne, Councillor Cheryl Briggs, and Councillor Jill Rayner.

152 Minutes

RESOLVED: to approve the minutes of the meeting held on 25 September 2024 as a correct record and agree that the chair sign these as such.

153 Declarations of interest

There were no declarations of interest.

154 Urgent business

There was no urgent business.

155 Public participation

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

156 P24/V0653/FUL - Woodland Farm, Appleton Road, Longworth, Abingdon, OX13 5EF

The committee considered planning application P24/V0653/FUL for change of use and associated works to existing buildings to form 5 no. dwellings with associated operations and landscaping works. Erection of car ports for each property. (as updated by revised Phasing Plan received 25 March 2024, and as amplified by plans showing access arrangements and secure bike storage received 9 May 2024, and as amplified by additional technical detail relating to access and turning, waste collection and biodiversity received 15 July 2024, and as corrected by entrance plan adjusting scale received 23 July 2024, as amplified by supporting information - highways and waste management received 18 September 2024) on land at Woodland Farm, Appleton Road, Longworth, Abingdon, OX13 5EF.

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 sought to convert six barns to five dwellings. She clarified that the Joint Local Plan was now at Regulation 19 not Regulation 18 as set out in the report but that the same weight applied to the policies.

The planning officer informed the committee that an extant permission applied to the site under class Q of the General Permitted Development Order for the conversion of the barns to five dwellings and that this had to be completed by July 2025 which the applicant had confirmed was possible. The planning officer highlighted that the differences with this application from the class Q prior approval were the inclusion of bike stores, car ports, parking provision and an orchard to ensure biodiversity net gain. She went on to advise that the conversion as proposed under the application before the committee was consistent with the granted prior approval and as such there was a valid fallback position and the principle of conversion was acceptable.

The planning officer highlighted that since the site visit the applicant had confirmed that waste collection for the proposed dwellings would be provided via a private service provider and that the vehicles would be able to access and enter the site to collect waste. She informed the committee that an additional condition in relation to waste collection details was proposed – condition 13.

The planning officer went on to propose an amendment to condition 11 from the officer recommendation to specifically include the passing bays on the access road. She informed the committee that the local highways authority were satisfied that access for five dwellings could be provided without impact to existing neighbours or the highways network.

The planning officer informed the committee that the application complied with Local Plan policy CP46 as biodiversity net gain was secured. She advised it was acceptable to deliver this on site or on land within the applicant's ownership. She advised that the relevant proposed condition secured the maintenance of this for a period of 30 years and a management company would be set up to deliver this. The planning officer confirmed that

this delivery of biodiversity net gain was a betterment of the prior approval scheme where there was no provision for biodiversity net gain.

The planning officer highlighted that the applicant had confirmed the gate with keypad access which members had observed on the site visit would be removed. She advised that this could be shown on the boundary treatment plan which was secured by condition.

The planning officer concluded that the application was recommended for approval subject to the proposed conditions as the scheme was comparable to existing prior approval permission and there was betterment of this scheme.

Councillor Chris Dyer spoke on behalf of Longworth Parish Council, objecting to the application.

Yvonne Longstaff spoke objecting to the application.

Alex Cresswell (ACPC), the agent representing the applicant, spoke in support of the application.

Councillor Mark Coleman, local ward councillor, spoke on the application.

The committee had conducted a site visit prior to the discussion of the application.

The committee asked the planning officer to confirm that the existing barns were capable of conversion and structurally sound. The planning officer confirmed that additional information had been provided by the applicant to demonstrate there had been no significant deterioration of the barns. She advised that the proposal met the council's conversion policy and that the buildings could be converted under the existing class Q permission.

The committee asked the planning officer to clarify the fallback position for the site should the application before them be refused. The planning officer advised the committee the site benefited from planning permission to convert the same existing six barns into five dwellings. The access, waste and highways arrangements were the same as previously approved. The committee went on to enquire as to the need for a lawful development certificate. The planning officer advised that there was no requirement for a lawful development certificate to be obtained and that the prior approval allowed the applicant to carry out the proposed conversion works. In addition to this the committee asked for confirmation that they were unable to rescind the prior approval. The planning officer confirmed this.

The committee asked for confirmation as to how much weight the Neighbourhood Plan policies had been given. The planning officer confirmed that the policies had been given full consideration and that the development was not considered infill as it was conversion of existing buildings, and not new build development.

A motion, moved and seconded to approve the application subject to an amendment to condition 11 and additional condition in relation to waste collection was carried on being put to the vote.

The committee reflected that the application before them was an improvement on the fallback position. Some members felt that the development was infill even though the buildings were existing as not currently used for residential purposes.

The committee noted there were no technical objections to the proposal and that the waste collection concerns had been addressed.

RESOLVED: to approve planning application P24/V0653/FUL subject to the following conditions:

1. Work to commence within 3 years
2. In accordance with approved plans
3. Tree and hedge protection
4. Surface water drainage
5. Foul water drainage
6. Materials schedule
7. Hard landscaping scheme and boundary treatment
8. Landscaping scheme
9. Biodiversity enhancement plan
10. Cycle parking
11. Access improvements, turning and vehicle parking
12. EVCP
13. Waste management statement
14. External lighting

Informatives

1. CIL
2. Works within the Highway
3. Surface water detail
4. Neighbourhood Plan Policies

157 P21/V1195/FUL - Land East of Oxford Close, Oxford Road, Kingston Bagpuize

The committee considered planning application P21/V1195/FUL for the construction of a single storey Young Persons Centre building providing activity spaces and facilities to support local scout groups and young people. (As amplified by Transport Statement received 15 June 2022) on land east of Oxford Close, Oxford Road, Kingston Bagpuize.

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 again highlighting to the committee that the Joint Local Plan was now at Regulation 19 stage but that the policies carried the same, limited weight as at Regulation 18. She advised that the applicant was 1st Longworth Scout Group and the proposal included the construction of two halls, a climbing wall, kitchen and associated storage areas. The planning officer advised that the site was safe guarded for young persons use under the wider development which had been built out. She confirmed a proposed condition to use being by young people with a tie to the local area.

The planning officer informed the committee that the parking requirements for community use buildings were based on proposed floorspace and that to meet current highways standards the proposal required 16 car parking spaces to be provided. The proposal before the committee included six spaces and two disabled spaces. She informed the committee that the local highways authority objected on the basis the parking provision was inadequate, and risked drivers parking and turning in Oxford Road, introducing a risk to

highway safety. The applicant had confirmed that the choice to provide fewer spaces was conscious as members were encouraged to use sustainable methods of transport. A copy of the group's walking policy had been provided and secured by condition to ensure the policy also applied to any new groups using the hall in the future.

The planning officer confirmed the application was recommended for approval.

Tim Clark spoke in support of the application.

The democratic services officer read a statement on behalf of Councillor Jill Rayner, the local ward member.

The committee had conducted a site visit prior to the discussion of the application.

The committee asked the planning officer to confirm the approach to minimum and maximum parking spaces required for proposed developments. The planning officer confirmed that the requirements were a maximum and that there was no minimum provision. When making an assessment as to parking requirements other material planning considerations had to be weighted in the balance. The planning officer confirmed that the push for sustainable travel made the shortfall in parking provision, on balance, acceptable.

The committee asked for more information as to the safety concerns the local highways authority had raised in relation to the parking provision. The planning officer confirmed that the proposed site was located down a narrow, no-through road. Highways had concerns around parking spilling into this road and vehicles then having to turn in driveways and the road. The planning officer advised that the parking provision proposed was sufficient to accommodate turning requirements whilst still supporting the group's aim to encourage sustainable travel.

The committee asked for confirmation of the approach which had been applied to biodiversity net gain. The planning officer informed the committee that the 10% requirement was not applicable as the application had been submitted prior to this. The policy requirement which applied was that there was no net loss and she confirmed this could be secured through a biodiversity enhancement plan.

A motion, moved and seconded, to approve the application with an amendment to condition 14 naming Kingston Bagpuize and Southmoor was carried on being put to the vote.

The committee noted that the site was allocated for community use in the Local Plan and that parking issues had been mitigated to the greatest extent possible whilst still honouring the active travel principles of the group.

RESOLVED: to approve planning application P21/V1195/FUL subject to the following conditions:

1. Work to commence within 3 years
2. In accordance with approved plans
3. Secured By Design
4. Surface water drainage
5. Mitigation Strategy (Great Crested Newts)
6. Tree protection
7. Foul Water drainage
8. Materials schedule

9. Hard landscaping scheme and boundary treatment
10. Biodiversity Enhancement Plan
11. New access
12. Parking provision
13. Detail of cycle store
14. Restricted use permission – use only by Young People’s Groups based in Kingston Bagpuize and Southmoor and use tied to Walking Policy

Informatives

1. Works within the Highway
2. Surface water detail
3. Young People’s Group

The meeting closed at 8.14 pm