

Minutes

OF A MEETING OF THE

Planning Committee

HELD AT 6.00 PM ON WEDNESDAY 29 JULY 2015

LADYGROVE ROOM, DIDCOT CIVIC HALL, DIDCOT

Present:

Felix Bloomfield (Chairman)

Joan Bland, Margaret Davies, Anthony Dearlove, Jeannette Matelot, Lorraine Hillier, Toby Newman, Richard Pullen and David Turner

Apologies:

Martin Akehurst and Margaret Turner tendered apologies.

Officers:

Emma Bowerman, Paul Bowers, Sharon Crawford, Paula Fox, Kim Gould, Emily Hamerton and Nicola Meurer

Also present:

Anthony Nash

35 Declarations of disclosable pecuniary interest

None.

36 Minutes of the previous meeting

RESOLVED: to approve the minutes of the meeting held on 1 July 2015 as a correct record and agree that the Chairman sign these as such.

37 Urgent items

None.

38 Applications deferred or withdrawn

None.



Listening Learning Leading

39 Proposals for site visit reports

None.

40 P15/S0433/FUL - Orchard Shopping Centre, Didcot

The committee considered application P15/S0433/FUL to demolish the existing buildings and construct one and two storey buildings for retailing; restaurants; gym; associated landscaping and infrastructure; the relocation of the bus route; and the closure of High Street to allow for retail development at the Orchard Shopping Centre, Didcot.

The officer presented her report and addendum to the committee. The addendum report included updates on consultation comments, parking and residents' survey. The officer advised that she had spoken to Thames Valley Police Crime Prevention advisor since writing the addendum report. They advised that the internal details of the corridor serving the public toilets should be amended as opposed to the installation of CCTV. Therefore the officer recommended that the proposed CCTV condition was replaced. Two further conditions were recommended by the Officer which included revised details for the stairwell from the Station Road Car Park to street level and restricted access details for the rear of Marks & Spencer's so that the public cannot access the service and rear door area of this building.

Charlie Robertson, a representative of Didcot Town Council, spoke in support of the application. His speech included the following:

- Concerns for the safety of residents with the opening up of Station Road to bus traffic;
- Drawing attention to a petition regarding the above;
- On a broader scale, the proposal will serve residents well in the future; and
- Full support of Didcot Town Council.

County Councillor Nick Hards, Mark Beddow, Allan Ridgeley, Penny Dakin Kiley and County Councillor Patrick Greene, spoke objecting to the application. Their concerns included the following:

- Bus traffic on Station Road;
- Inadequate parking;
- Safeguarding land for road improvement (Hitchcock Way);
- The proposal will negate the success of creating a social hub around the Cornerstone;
- Air quality; and
- A petition has been signed by 1200 people.

Russell Beresford and Ben Wrighton, the applicant's agents, spoke in support of the application. Their speeches included the following:

- A change in the market has led to the current proposed development;
- Securing an anchor has not been possible, however Marks and Spencer Simply Food has set a benchmark for other investors;
- It is in Hammerson's interests that the development is a success and that parking is sufficient;
- Their aim is to provide a range of retailers, catering and high quality public space in a modern and contemporary environment;
- They can start on site in 2015;

- There was a need to rearrange the infrastructure;
- They have been negotiating with the bus operators and Council for over a year; and
- Public consultation informed the proposed scheme to open up Station Road to bus traffic, which has been found to be the best solution.

Ward Councillors Margaret Davies and Anthony Nash spoke in objection to the application. Their concerns included the following:

- Didcot Town Council objected twice, as the minutes show;
- The original form of a mixed scheme extending eastwards to the Jubilee roundabout has been condensed due to ownership issues;
- Oxfordshire County Council maintain an objection to the level of car parking;
- Wider concerns with the expected future growth in Didcot with 10,000 additional homes;
- Recommendation to defer or refuse to have further conversations regarding parking;
- Didcot has significant historic notability and has been treated in a belittling way, residents have been made to feel small, irrelevant and powerless; and
- Residents are equal partners.

Ward Councillor Anthony Dearlove stated that he is ambivalent to the application. His speech included the following:

- The proposal is a high standard, first rate shopping centre with a new public square and open space;
- Concerns for pedestrian safety in the proposed shared surface of Station Road;
- Delivery vehicles already enter Station Road – they will have to park elsewhere;
- Parking strain; and
- Noise pollution to residents.

The committee considered the application, with advice from officers where appropriate; the discussion covered the following points:

- Station Road was open to buses in the past;
- There has been an independent safety audit regarding Station Road – Oxfordshire County Council have withdrawn their objection in regard to this;
- There have been no environmental health objections on air quality;
- There will be enforcement regarding cars and unauthorised vehicles covered by the S106 agreement;
- It is a lost opportunity, but the benefits outweigh the disadvantages;
- Lack of parking may affect footfall;
- Worried about developer walking away; and
- S106 will allow for a review, parking can be addressed in the future.

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

RESOLVED: to authorise the head of planning to grant planning permission for application P15/S0433/FUL at the Orchard Centre Didcot, subject to the following conditions:

- I. The prior completion of a S106 agreement to cover: travel plan monitoring Station Road enforcement, bus shelters, future parking provision, landscaping and maintenance of public open space.
- II. Detailed conditions in accordance with the summary set out below.
 1. Commencement three years.
 2. Approved plans.
 3. Sample materials.
 4. Contamination.
 5. Flood risk assessment.
 6. Development to accord with approved flood risk documents.
 7. Surface water drainage details.
 8. Waste water drainage details.
 9. Foul drainage impact study.
 10. Air quality.
 11. Noise and vibration management plan.
 12. Water supply impact study.
 13. Details of proposed signage.
 14. Planting scheme – including tree pit details and service runs.
 15. Bat mitigation.
 16. Details of shopfronts to be approved before the occupation of individual units.
 17. Details of signage to be approved before the occupation of individual units.
 18. Details of plant or ventilation, where required, to be approved before the occupation of individual units.
 19. Signage details – Station Road.
 20. Revised details of the corridor serving the public toilets.
 21. Revised details of the stairwell from Station Road car park to street level.
 22. Revised details restricting public access to the rear of Marks and Spencer's.

41 P15/S1795/FUL - 1 Mill Lane, Chalgrove, OX44 7SL

The committee considered application P15/S1795/FUL to demolish the existing outbuildings and erect a detached dwelling with detached double garage at 1 Mill Lane, Chalgrove.

Martyn Lynham and Doctor Whitlow, two local residents, spoke objecting to the application.

John Hornsby, the applicant, spoke in support of the application.

David Turner, the local ward councillor, spoke in objection to the application.

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

RESOLVED: to grant planning permission for application P15/S1795/FUL at 1 Mill Lane, Chalgrove, subject to the following conditions:

1. Commencement three years - full planning permission.
2. Approved plans.
3. Parking area to be Sustainable Drainage System (SUDS) compliant.
4. Turning area and car parking.

5. No surface water drainage to highway.
6. No garage conversion into accommodation.
7. Surface water drainage works (details required).

42 P15/S0707/FUL - Bassimer, 37 Church Road, Sandford-on-Thames, OX4 4XZ

The committee considered application P15/S0707/FUL to erect a three bedroom dwelling, garage and associated landscape works adjacent to the applicant's existing property at Bassimer, 37 Church Road, Sandford-on-Thames.

Thomas Fox, the applicant, spoke in support of the application.

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

RESOLVED: to grant planning permission for application P15/S0707/FUL at Bassimer, 37 Church Road, Sandford-on-Thames, subject to the following conditions:

1. Commencement three years - full planning permission.
2. Approved plans.
3. Sample materials required (walls and roof).
4. Existing vehicular access.
5. Turning area and car parking.
6. No surface water drainage to highway.
7. No garage conversion into accommodation.
8. Archaeological watching brief.
9. Archaeology.
10. Tree protection (general).

43 P15/S1375/FUL - The Briars, 18 Heathfield Avenue, Binfield Heath, RG9 4ED

The committee considered application P15/S1375/FUL to demolish the existing property and construct a new four bedroom house at The Briars, 18 Heathfield Avenue, Binfield Heath.

Officer update: an extra condition has been proposed to remove permitted development rights; and despite Binfield Heath Parish Council maintaining their objection, they have now officially expressed "no strong views".

Simon Mack and Louise Morton, the applicant's agents, spoke in support of the application.

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

RESOLVED: to grant planning permission for application P15/S1375/FUL at The Briars, 18 Heathfield Avenue, Binfield Heath, RG9 4ED, subject to the following conditions:

1. Commencement three years - full planning permission.
2. Development to be as shown on approved plans.

3. Sample materials to be approved.
4. Parking to be provided as on plan.
5. Existing access to be closed prior to occupation.
6. Home office to be ancillary to residential use of the site.
7. Rear window to bedroom four to be obscure glazed up to 1.7m.
8. Recess to bedroom two window to be retained.
9. Removal of permitted development rights.

Informative about bats.

Informative about footpaths.

44 P15/S0529/HH - 1 Holmwood Farmhouse, Shiplake Row, Binfield Heath, RG9 4DP

The committee considered application P15/S0529/HH to erect a part two storey and part single storey side extension and a single storey rear extension at 1 Holmwood Farmhouse, Shiplake Row, Binfield Heath.

Lis Ransom, a representative of Binfield Heath Parish Council, spoke objecting to the application.

Fiona McReady and Michael Mylonas, spoke objecting to the application.

Nicola Taplin and Mr Dodson, the applicant's agent and applicant, spoke in support of the application.

Contrary to the officer's recommendation to approve the application, the committee did not agree that the proposal would not detract from the character of the original property by virtue of its scale and design.

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

RESOLVED: to refuse planning permission for application P15/S0529/HH at 1 Holmwood Farmhouse, Shiplake Row, Binfield Heath, for the following reasons:

That, having regard to the size, scale and wrap around nature of the proposed extension and to its relationship with the principal elevation of the building, the proposal represents an inappropriate form of development which would overwhelm and be out of keeping with the small scale character and form of the existing building. As such the proposal would detract from the character of the existing building and the visual amenity of the area contrary to policy CSQ3 of the adopted South Oxfordshire Core Strategy, saved policies G2 and H13 of the adopted South Oxfordshire Local Plan and to advice in the South Oxfordshire Design Guide.

The meeting closed at 8.15 pm

Chairman

Date