

Minutes

OF A MEETING OF THE

Planning Committee

HELD AT 6.00 PM ON WEDNESDAY 15 JUNE 2016

DIDCOT CIVIC HALL, BRITWELL ROAD, DIDCOT, OX11 7JN

Present:

Felix Bloomfield (Chairman)

Joan Bland, Margaret Davies, Anthony Dearlove, Jeannette Matelot, Toby Newman, David Nimmo-Smith, Richard Pullen, Ian White and Lorraine Hillier (as substitute for Margaret Turner)

Apologies:

David Turner and Margaret Turner tendered apologies.

Officers:

Paul Bowers, Sharon Crawford, Emily Hamerton, Mella McMahon, Marc Pullen, Ron Schrieber and Luke Veillet.

22 Declarations of disclosable pecuniary interest

None.

23 Urgent items

None.

24 Applications deferred or withdrawn

None.

25 Proposals for site visit reports

None.



Listening Learning Leading

26 P16/S3387/FUL - CABI International, Nosworthy Way, Mongewell, OX10 8DE

Felix Bloomfield and Richard Pullen, the local ward councillors, stepped down from the committee and took no part in the debate or voting on this item. Councillor Toby Newman was nominated and voted in as temporary Chairman for this item.

The committee considered application P16/S3387/FUL for the demolition of existing buildings and creation of a new headquarters for the Centre for Agriculture and Biosciences International (CABI), erection of 91 dwellinghouses, comprising open market and affordable housing, provision of open space, landscaping and parking and other associated works. The residential part of the proposal is made in full while the CABI headquarters part is made in outline form with all matters reserved for future consideration except access.

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 this meeting.

The planning officer reported on the responses received on the amended plans, since the publication of the report. With regard to the clauses proposed by the officers as set out in paragraph 7.47 of the report, the applicant had accepted points 1 and 2 and, on point 3, had suggested 36 rather than 30 dwellings could be occupied before the office building has been completed and occupied, in order to allow a meaningful contribution to housing supply.

The applicant had also clarified that the open market mix set out in paragraph 7.63 of the report included a greater supply of smaller units and should specify:

- 2 bed: 4% of the overall private dwellings
- 3 bed: 11% of the overall private dwellings
- 4 bed: 85% of the overall private dwellings

In the light of the above and other representations received the planning officer reported that the recommendation had been amended to delegate authority to grant planning permission to the head of planning subject to:

1. Additional information/Amended Plan

Provision of additional information on the trees adjoining plot 68 and amended plan for the layout of plot 68 if necessary to ensure retention of the adjacent trees.

2. **S106**, to cover the heads of terms set out in paragraphs 7.92 and 7.93, Except in relation to phasing provisions in paragraph 7.93, to refer to 36 rather than 30 dwellings to be occupied

3. Conditions

Condition 5: Delete relates to access track to pumping station

Additional conditions, to set the parameters for the new office building which is in outline:

Condition 31: B1 office floor space to not exceed 3,108 sqm

Condition 32: The reserved matters for the office to accord with the parameter plans set out on page 74 of the Design and Access Statement. (relate to height)

Condition 33: Electric vehicle charging points for every 10 dwellings

P74: Height parameter, no more than 11m above existing ground level

Mark Gray, a representative of Crowmarsh Parish council, spoke objecting to the application. His concerns included the following:

- This was a major residential development in an isolated countryside ;
- The development was unsustainable and contrary to core strategy policy CSS1 and SOLP G1-G4 and H6;
- The development will not enhance or conserve the Area of Outstanding Natural Beauty (AONB);
- The development would generate further traffic on Nosworthy Way.

Adrian Lloyd, a representative of Wallingford Town Council, spoke objecting to the application. His concerns included the following:

- The impact on the AONB;
- The development was unsustainable with residents having to drive over a mile to access shops, schools community facilities;
- The roads were already congested at peak times.

Richard Harding, representing CPRE and Anthony Fletcher, a local resident, spoke objecting to the application. Their concerns included the following:

- The impact on the AONB;
- There was no justification for the breach of the affordable housing policy;
- The development was economically, socially and environmentally unsustainable.

Trevor Nicholls, Ian Barry and Neil Cottrell representing the applicants, spoke in support of the application:

- CABI was a not-for-profit organisation;
- The current building was of poor quality ;
- The proposed high quality, bespoke building would have minimal impact on the surrounding environment;
- If the application were to be refused, then CABI would need to look at relocating outside of South Oxfordshire;
- The proposal would provide much needed affordable housing.

Richard Pullen, one of the local ward members, spoke objecting to the application. His concerns included the following:

- The impact on the AONB;
- The development was unsustainable.

Contrary to the officer's recommendation to approve the application, the committee did not agree that the need for replacement offices for CABI and the enabling role of the housing were exceptional circumstances which outweighed the harm to the AONB.

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 P16/S3387/FUL for the following reasons:

1. The harm to the AONB was not outweighed by the need for replacement offices for CABI and the enabling role of the housing.
2. The development was not in a sustainable location.
3. The lack of affordable housing.

27 P16/S0171/FUL - Queen Arms, Reading Road, Goring, RG8 0ER

The committee considered application P16/S0171/FUL for a change of use of premises from Class A4 (public house) use to Class A1 (retail) use along with an 80 sq.m rear extension at the Queens Arms, Reading Road, Goring.

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 this meeting.

David Brooker, a representative of Goring Parish Council, spoke objecting to the application. His concerns included the following:

- The size of delivery lorries;
- The risk of indiscriminate and dangerous parking;
- The inadequate parking provision for customers and staff.

Rob Jones a representative of the Stop Tesco in Goring Group, spoke objecting to the application. His concerns included the following:

- The location of the site was dangerous for pedestrians and road traffic;
- The recommended conditions would not be enforced.

He expressed the view that the fact that the applicants could change the use of the building to A1 (retail) under permitted development should not prevent the committee from refusing this application on its merits.

Alec Brown, representing the applicant, Mark Buxton, the applicant's agent, and Nathan Hanks, representing Transport Planning Associates, spoke in support of the application:

- The proposal would have a positive impact on the community and had received a great deal of public support;
- The proposal would generate employment and enhance the area;

- The Highways Authority had made no objection, subject to the inclusion of some conditions;
- Staff would be encouraged to use public transport rather than drive to work.

Alan Winchcomb, a local resident, spoke in support of the application and claimed to represent “the silent majority” who welcomed the prospect of better food shopping facilities in Goring:

Kevin Bulmer, one of the local ward members, spoke objecting to the application. His concerns included the following:

- The inadequacy of the Highways Authority report;
- The already high volume of traffic;
- The danger to children, wheelchair users and other pedestrians.
- The highways infrastructure was inadequate and the Highways Authority should reconsider this matter.

In response to matters raised, the planning officer reported that the recommended conditions would address concerns about delivery times, vehicle access, the turning and car parking area and the construction traffic management plan and use of the car park.

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 P16/S0171/FUL subject to the following conditions:

1. Commencement three years - full planning permission.
2. Approved plans.
3. New vehicular access.
4. Close existing access (b).
5. Roads and footpaths prior to occupation
6. Turning area and car parking.
7. Cycle parking facilities.
8. Construction traffic management.
9. Servicing management plan.
10. No surface water drainage to highway.
11. Noise mitigation.
12. Restrict opening hours.
13. Restrict delivery times.

28 P16/S0315/FUL - Roses Cottage, Newells Close, Stadhampton, OX44 7XS

The committee considered application P16/S0315/FUL for the subdivision of the existing garden to provide for the erection of a new three bedroomed two storey dwellinghouse and the provision of two off street parking spaces at Roses Cottages, Newells Close, Stadhampton.

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 this meeting.

Stuart Bradley, a local resident, spoke objecting 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 P16/S0315/FUL subject to the following conditions:

1. Commencement three years - full planning permission.
2. Approved plans.
3. Sample materials required (all external materials).
4. New vehicular access - to be formed and laid out and constructed strictly in accordance with the local highway authority's specifications and all ancillary works specified shall be undertaken.
5. Vision splay dimensions - measuring 2m by 2m shall be provided to each side of the access
6. Car parking - shall be provided within the curtilage of the site so that motor vehicles may park off the highway. Constructed, laid out, surfaced, drained and completed to be compliant with SuDS principles and shall be retained unobstructed.
7. No surface water drainage to highway.

29 P16/S0928/FUL - The Granary, High Street, Long Wittenham, OX14 4QH

The committee considered application P16/S0928/FUL for the proposed division of the existing dwelling to form an additional dwelling on site at The Granary, High Street, Long Wittenham.

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 this meeting.

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 P16/S0928/FUL subject to the following conditions:

1. Commencement three years - full planning permission.
2. Approved plans.
3. Materials – works of blocking up the doorway shall be carried out in a manner to match the materials used in the construction of the adjacent wall unless otherwise agreed.
4. Plan of car parking provision – to show two parking spaces within application site and two parking spaces within the curtilage of The Granary.

30 P16/S0186/FUL - Enigma Estate, Cold Harbour Lane, Goring Heath, RG8 7SZ

The committee considered application P16/S0186/FUL for the change of use from stable to office/workshop and applying for a retrospective application for a flue (wood burner) at the Enigma Estate, Cold Harbour Lane, Goring Heath.

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 this meeting.

Peter Dragonetti, a representative of Goring Heath Parish Council, spoke objecting to the application.

Karina Brown, the applicant, spoke in support of the application.

Rober Simister, the local ward member requested the committee to ensure, should the application be approved, that the conditions were enforced

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 P16/S0186/FUL subject to the following conditions:

1. Commencement three years - full planning permission.
2. Approved plans.
3. Limited specified use – only for personal equestrian use and manufacturing of handmade items.
4. No external storage.

The meeting closed at 8.00 pm

Chairman

Date