

Minutes

OF A MEETING OF THE

Planning Committee

HELD ON WEDNESDAY 7 MARCH 2018 AT 6.00 PM

FOUNTAIN CONFERENCE CENTRE, HOWBERY PARK, BENSON LANE,
WALLINGFORD, OX10 8BA

Present:

Sue Lawson (Vice-Chairman in the chair)

Joan Bland, Anthony Dearlove, Lorraine Hillier, Mocky Khan, Jeannette Matelot, Richard Pullen, Ian Snowdon (substituting for Elaine Hornsby), David Turner and Ian White.

Apologies:

Toby Newman and Elaine Hornsby tendered apologies.

Officers:

Paul Bowers, Steven Corrigan, Paula Fox, Matthew Gaskin, Katherine Pearce, Jeremy Peter, Luke Veillet and Tom Wyatt.

234 Chairman's announcements

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

The chairman informed the committee that application P16/S0894/FUL, for Aston Rowant Cricket Club, would be the first application to be discussed due to the high levels of public present for this item.

235 Declarations of interest

Anthony Dearlove stated that, despite his role as Chairman of Didcot Town Council, he did not take part in any previous discussions relating to P17/S3925/FUL, 32-34 Wantage Road in Didcot, in that role and would go into the debate with an open mind.

236 Minutes of the previous meeting

RESOLVED: to approve the minutes of the meeting held on 7 February 2018 as a correct record and agree that the Chairman sign these as such.



Listening Learning Leading

237 Urgent business

The officer confirmed that application P17/S3711/O, Land at Watlington Road in Lewknor, had been deferred for a site visit.

238 Proposals for site visits

It was suggested that application P17/S2607/FUL, for Mallards on Mackney Lane, should be deferred for a site visit.

A motion, moved and seconded, to defer application P17/S2607/FUL to allow for a site visit, was lost on being put to the vote.

239 Public participation

The list showing members of the public who had registered to speak was tabled at the meeting.

240 P16/S0894/FUL - Aston Rowant Cricket Club, Chinnor Road, Aston Rowant, OX49 5ST

Ian White, as one of the ward members, stepped down from the committee and took no part in the debate or voting for this item.

The committee considered application P16/S0894/FUL for a new replacement pavilion building, new storage containers, new main car park and disabled car park, new and replacement outdoor cricket nets, re-surfacing of existing car park, relocation of existing two flag poles, score box, and installation of two new electronic scoreboards at Aston Rowant Cricket Club.

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.

Mathew Day and Peter Heatherington, representatives of Aston Rowant Parish Council, spoke objecting to the application.

Debbie Brown, a local resident, spoke objecting to the application.

Rhian Woods, the applicant's agent, and Paul Humphreys, the applicant, spoke in support of the application.

Ian White, one of the ward members, spoke objecting to the application.

In response to questions raised by the committee, the officers reported that:

- The Chilterns Conservation Board was not consulted for its views on this application as the site does not fall within the Area of Outstanding Natural Beauty, the pavilion is an existing building so the protocol is not to consult, and the Board has limited resources, so the council must be selective in how it uses them.

- It would be possible, if the committee agreed, to include a condition restricting the use of the pavilion for social events to members of the cricket club only and their friends and family, and not for commercial or third-party purposes.
- The screening on the windows of the pavilion reduces the amount of overlooking to the nearby footpath, but a certain degree of overlooking provides security in planning terms. The building is not going to be used that often compared to users of the footpath.

Some members of the committee were concerned with the contrasting design of the pavilion compared to the local area and that the Chilterns Conservation Board should have been consulted during the consultation process. They cited the level of community objection to the scheme as a reason to re-consider. However, other members of the committee agreed that the design was innovative, that the existing pavilion needed renovation and that light pollution was not an issue due to the times the pavilion was going to be used in the summer months where unnatural light was not necessary.

To allay concerns regarding potential disruption, the committee agreed that a condition would be added to restrict the use of the pavilion to members of the cricket club (and their friends and family) only and to not open the club up for commercial or third-party use.

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/S0894/FUL, subject to the following conditions:

1. Commencement of development within three years.
2. Development to be carried out in accordance with the approved plans.
3. Notwithstanding the position of the containers shown on the plans, details of the siting of the containers shall be agreed prior to their siting on the land.
4. Samples of external facing materials for the pavilion to be agreed prior to the commencement of development in respect of the pavilion.
5. Soft and hard landscaping schemes to be agreed prior to the commencement of the development.
6. Tree protection details to be agreed prior to the commencement of development.
7. Foul drainage details to be agreed prior to the commencement of development.
8. Surface water drainage details to be agreed prior to the commencement of development.
9. Provision of vision splays prior to first use of new pavilion in accordance with details to be first agreed.
10. Details of external lighting to be agreed prior to its installation.
11. Existing structures to be demolished within one month of the first use of the new pavilion.
12. Parking and turning to be provided in accordance with the approved details prior to the first use of the new pavilion.
13. Restriction of use of the pavilion for social events held by cricket club members and their family/friends only. The venue is not to be used commercially or by third parties.

241 P17/S1865/FUL - The Railway Hotel, 24 Station Road, Wheatley, OX33 1ST

The committee considered application P17/S1865/FUL to demolish the former Railway Inn and create 16 retirement dwellings for people aged 55 and over, repositioning the vehicular and pedestrian access into the site and associated open space and landscaping at The Railway Hotel, 24 Station Road, Wheatley. This application had been considered at the planning committee held on 7 February 2018 but was deferred to allow for a site visit.

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.

Roger Bell, a representative of Wheatley Parish Council, spoke objecting to the application.

Anita James, a local resident, spoke objecting to the application.

Giles Brockbank, the applicant's agent, spoke in support of the application.

In response to questions raised by the committee, the officers reported that:

- The completion of a Section 278 Agreement could secure a pedestrian crossing on Station Road to allay safety concerns.
- Only allowing over 55-year-olds to occupy the site is an applicant request and is not something the council can determine.
- It would be preferential to impose the 40% affordable housing rule for this development, but this cannot be enforced as a condition. The developers are offering an increased Section 106 payment of £200,000. It is also not possible to ensure that this money is spent in Wheatley alone, and the final cost of the properties is not a relevant planning consideration.
- The balconies are an acceptable way to provide community space.

Some committee members were concerned about the lack of affordable housing the development was going to provide, the cost to future residents thus and the loss of the public house to the community. Other concerns included the three-storey and bulky nature of the building and the potential for overlooking onto neighbouring properties, rendering it out of character and unneighbourly.

Other committee members argued that concerns had been met by the developer, impact on neighbouring properties was limited and, as the average of age of similar Beechcroft developments for residents is 76, parking was not a significant issue and the location is suitable.

The committee agreed to include the provision of a Section 278 Agreement to secure a pedestrian crossing on Station Road.

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

A motion, moved and seconded, to delegate authority to grant planning permission to the Head of Planning, was declared carried on being put to the vote.

RESOLVED: to authorise the Head of Planning to grant planning permission for application P17/S1865/FUL, subject to the completion of a Section 106 Agreement and a Section 278 Agreement, and the following conditions:

1. Commencement of development within three years.
2. Development to be carried out in accordance with the approved plans.
3. Schedule of materials.
4. Parking and manoeuvring areas retained.
5. Cycle parking facilities.
6. Construction traffic management.
7. Travel information pack.
8. No surface water drainage to highway.
9. Privacy screens provided prior to occupation.
10. Landscaping (including areas of hardstanding).

242 P17/S3715/FUL - Terence House, Road Passing Wheatley Park School, Holton, OX33 1PS

The committee considered application P17/S3715/FUL to vary condition 2 of planning permission P14/S3212/FUL.

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.

Robert Barter, a representative of Holton Parish Council, spoke objecting to the application.

Terry Gashe, of Ferax Planning, spoke objecting to the application.

John Walsh, the ward member, spoke objecting to the application.

In response to questions raised by the committee, the officers reported that:

- The increase in the height of the building would be 4.25m which is a 25cm increase in height from the original scheme.

The development manager confirmed that, despite the complex nature of the site, the figures set out in the report were an accurate indication of what is being proposed. The 25cm difference in height between the original and proposed plan would not lead to significant additional impact. Further, any future extensions would be assessed on their own planning merits so speculation cannot be used as a reason to refuse this application.

The committee agreed that the amendments to the approved plans would result in the dwelling becoming unneighbourly, overbearing and oppressive and there was uncertainty over the exact dimensions of the changes.

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 P17/S3715/FUL, for the following reason:

The proposed amendments would have a detrimental impact to neighbour amenity. As such, the proposal would conflict with Policy H4 of the South Oxfordshire Local Plan 2011.

243 P17/S3711/O - Land at Watlington Road, Lewknor

This application was deferred to allow for a site visit. It will be brought back to a committee meeting at a later date.

244 P17/S2607/FUL - Mallards, Mackney Lane, Brightwell-cum-Sotwell, OX10 0SQ

Officers advised that the last item, application P17/S3925/FUL, would not be addressed tonight as item P17/S2607/FUL would not be completed before the two and a half hour cut off.

The committee considered application P17/S2607/FUL to demolish the existing dwelling and construct two detached dwellings with access and parking.

The committee voted to continue beyond the two and a half hour cut off to ensure the completion of this item.

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.

Jason Debney, a representative of Brightwell-cum-Sotwell Parish Council, spoke objecting to the application.

K R Taylor, a local resident, spoke objecting to the application.

Vince Wood, the owner, spoke in support of the application.

In response to questions raised by the committee, the officers reported that:

- Despite concerns about the angle of the window of this property to the window in the property opposite being under 45 degrees, this rule concerns loss of light, not privacy.
- Any further extensions proposed would require further planning permission and would be assessed on their own merits, so this is not something the committee can consider.

Some members of the committee noted that the design of the proposal is not perfect but that there are no material planning reasons to refuse this 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 P17/S2607/FUL, subject to the following conditions:

1. Commencement three years – full planning permission.
2. Approved plans.
3. Schedule of materials.
4. New vehicular access.
5. Existing vehicular access.
6. Vision splay protection.
7. Parking and manoeuvring areas retained.

8. No garage conversion into accommodation.
9. Off-site highway works (implementation as approved).
10. Landscaping scheme (trees and shrubs only).
11. Tree protection (detailed).
12. Wildlife protection (mitigation as approved).
13. Wildlife boxes to be installed.
14. Community infrastructure levy standard informative.
15. Highways informative.

245 P17/S3925/FUL - 32-34 Wantage Road, Didcot, OX11 0BT

This item was not considered. No further items can be commenced after the meeting has convened for more than two and a half hours, however, items being discussed at that time can be completed subject to a committee vote. This item will be brought before the next planning committee.

The meeting closed at 8.50 pm

Chairman

Date