

Minutes

OF A MEETING OF THE

Planning Committee

HELD ON WEDNESDAY 13 JUNE 2018 AT 6.00 PM

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

Present:

Toby Newman (Chairman)

Anthony Dearlove, Joan Bland, Elaine Hornsby, Mocky Khan, Sue Lawson (in place of Jeanette Matelot), David Nimmo-Smith, David Turner and Ian White

Apologies:

Lorraine Hillier, Jeannette Matelot and Ian Snowdon tendered apologies.

Officers:

Edward Church, Sharon Crawford, Will Darlison, Lloyd Jones, Simon Kitson, Nicola Meurer, Marc Pullen and Tom Wyatt.

Also present:

Councillor Felix Bloomfield.

13 Chairman's announcements

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

14 Minutes of the previous meetings

RESOLVED: to approve the minutes of the meeting held on 16 and 23 May 2018 as correct records and agree that the Chairman sign these as such.

15 Declarations of interest

David Turner declared that in relation to application P17/S1964/O – land to the north of Watlington Road, Benson, he was listed in error as the ward councillor and would therefore not be stepping down from committee. He had attended Benson Parish Council meetings but had offered no comments or opinions concerning this application so as to not fetter his discretion.



Listening Learning Leading

16 Urgent business

There was no urgent business.

17 Proposals for site visits

There were no proposals for site visits.

18 Public participation

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

19 P17/S1964/O - Land to the north of Watlington Road/The Sands (B4009) and east of Hale Road, Benson

The committee considered outline planning application P17/S1964/O for a residential development of up to 240 dwellings included associated internal accesses, parking, internal road and footpath network, open space, children's play areas, community garden with associated parking, drainage attenuation works, landscaping, vehicular access from the B4009, emergency access from Hale Road and land to be safeguarded for future infrastructure to form part of the Edge Road around Benson and to the north of Watlington Road/The Sands (B4009) and east of Hale Road, Benson. Apart from access, all matters are reserved for subsequent approval.

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.

Ian Glyn, a representative of Berrick Salome Parish Council, spoke objecting to the application. His main areas of concern were as follows:

- Consideration of this application is premature when the Benson Neighbourhood Plan is due to go to referendum in late June.
- The neighbourhood plan is open to challenge in the context of the relief road.
- The Chalgrove airfield development is one of the main reasons for the relief road, yet it is now in doubt for inclusion in the Local Plan;
- One of the proposed Oxford to Cambridge expressway routes will affect the traffic flow proposed by the relief way.
- The BEN5 site is currently being appealed and if won, will destabilise the support infrastructure.

Jon Fowler, a representative of Benson Parish Council and chair of the Benson Neighbourhood Plan Group spoke in support of the application. The site is allocated in the Benson neighbourhood plan, due to it being key for the provision of the Benson relief road. The relief road was cited as a priority as identified in the First Oxfordshire housing needs assessment carried out with Benson residents. Oxfordshire County Council supports the proposal and the independent examiner, who assessed the neighbourhood plan was content the site met planning policy objectives.

Christopher Kilduff and Paul McCann, local residents, spoke objecting to the application. Their concerns can be summarised as follows:

- The development will alter the relationship between Rokemmarsh and Benson. The proposal would make Rokemmarsh part of a Benson housing estate, the distinction between them should be preserved.
- The scale of development is excessive and will have an urbanising effect.

David Murray-Cox, the applicant's agent, spoke in support of the application and can be summarised as follows:

- The Benson Neighbourhood Plan is locally-led, at an advanced stage and can be afforded substantial weight.
- The relief road will be 6m wide with additional cycle and pedestrian paths on either side.
- Oxfordshire County Council have not objected on educational grounds.

Sue Cooper, one of the local ward councillors, spoke to the application requesting a cycle route from the development to Rokemmarsh.

Felix Bloomfield, one of the local ward councillors, spoke to the application expressing concerns about the relief road moving traffic issues to different residents and that an extra 240 properties is a significant addition to developments already permitted.

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

- Legal advice was sought regarding the consideration of this application prior to the result of the neighbourhood plan referendum, the barrister was satisfied with the timing. If not considered, there would be a risk of the applicants appealing on the grounds of non-determination.
- Officers are confident that the relief road will be delivered.

Whilst committee members understood the sentiments of Berrick Salome Parish Council and local residents and expressed their frustration due to the prematurity of considering the application so close to the neighbourhood plan referendum, they were confident that with the support of the Benson Parish Council and substantial weight that the neighbourhood plan carried at this stage, the application was acceptable. Members congratulated Benson on getting their neighbourhood plan to the referendum stage, recognising the amount of work and community involvement that the process requires. They were also satisfied with the green buffer offered to the north of the site, the 40% affordable housing and that all further details will need to come back to committee for consideration at the reserved matters stage.

A motion, moved and seconded, to authorise the head of planning 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 P17/S1964/O, subject to:

To delegate authority to grant planning permission to the Head of Planning subject to:

- I. The prior completion of a Section 106 agreement to secure the affordable housing, financial contributions and other obligations stated above; and
- II. The following conditions:
 1. Commencement - outline with reserved matters.
 2. Approved plans.

3. Maximum number of dwellings approved plans.
4. Levels (details required).
5. Materials.
6. Market housing mix (outline).
7. Refuse and recycling storage (details required).
8. Contaminated land (preliminary risk assessment).
9. Contaminated land - remediation strategy.
10. Foul drainage works (details required).
11. Surface water drainage works (details required).
12. Construction environmental management plan.
13. Biodiversity enhancement plan.
14. Roman snail.
15. Landscape and ecology management plan.
16. Hard landscaping.
17. Soft landscaping.
18. Open space.
19. Community garden.
20. Tree protection (general).
21. Implementation of programme or archaeological work.
22. Edge Road and occupation.
23. New vehicular access.
24. Estate accesses, driveways and turning areas.
25. Access Hale Road.
26. Travel plan and travel information pack.
27. Public right of way maintained.
28. Construction method statement.
29. Hours of operation - construction/demolition sites.
30. Construction noise.
31. Noise assessment and control (internal and external noise).
32. Air quality management.

20 P17/S4288/FUL - Hill Cottage, High Street, Kingston Blount

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

The committee considered application P17/S4288/FUL for the demolition of the existing property and stable, the erection of a new detached dwelling and provision of a new approach drive, landscaping, fencing and other associated works at Hill Cottage, High Street, Kingston Blount.

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.

Officer update: it was recommended that an extra condition relating to soil removal be included.

Steven Sowerby and Peter Hetherington, representatives of Aston Rowant Parish Council, spoke objecting to the application.

Mike Mousley, a local resident, spoke objecting to the application.

Henry Venners, the applicant's agent, spoke in support of the application.

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

A motion, moved and seconded, to approve the application with an extra condition relating to soil removal, was declared carried on being put to the vote.

RESOLVED: to grant planning permission for application P17/S4288/FUL, subject to the following conditions:

1. Time limit – three years.
2. Approved plans.
3. Prior to the commencement of development, a schedule of all materials to be used in the external construction and finishes shall be submitted to and approved in writing by the Local Planning Authority (LPA).
4. Permitted development restrictions - no extensions, roof extensions or outbuildings (Part 1, Class A, B and E).
5. Permitted development restrictions - no gates, fences, walls or other means of enclosure (Part 2, Class A).
6. Prior to the commencement of the development a scheme for the landscaping of the site, including the means of construction and treatment of the access road and hard standings, boundary treatment and planting details shall be submitted to and approved in writing by the LPA.
7. Prior to occupation of the development the proposed means of access onto the highway is 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.
8. Prior to the first occupation of the development a turning area and car parking spaces shall be provided within the curtilage of the site so that motor vehicles may enter, turn round and leave in a forward direction and vehicles may park off the highway. The turning area and parking spaces shall be constructed, laid out, surfaced, drained and completed to be compliant with sustainable drainage (SuDS) principles in strict accordance with specification details to be submitted to and approved in writing by the LPA prior to the commencement of development. The turning area and car parking spaces shall be retained unobstructed except for the parking and manoeuvring of motor vehicles at all times.
9. The off-site highway works shown on drawing no. 1.20, Rev J, or as otherwise agreed in writing with the Local Planning Authority shall be implemented in full before the first occupation/use of the development or in accordance with a programme of implementation agreed in writing with the LPA and retained in use.
10. A Construction Traffic Management Plan (CTMP) shall be submitted to and approved in writing by the LPA prior to the commencement of development. The approved CTMP shall be implemented prior to any works being carried out on site, and shall be maintained throughout the course of the development.
11. No development including site clearance stripping or demolition shall commence until either:
 - a) a bat licence issued by Natural England pursuant to the Regulation 53 of The Conservation of Habitats and Species Regulations 2017 authorising the specified activity to go ahead; or
 - b) proof of registration of the site for a bat low impact class licence, has been submitted to and agreed in writing by the LPA. Thereafter, the approve

measures shall be carried out and retained in accordance with the approved details.

12. Prior to the commencement of development, details of how the spoil will be disposed of shall be submitted to and approved in writing by the LPA. Thereafter the spoil shall be disposed of in accordance with the agreed details.

21 P18/S0003/FUL - Portcullis Social Club, 28 & 29 Goldsmiths Lane, Wallingford

Elaine Hornsby, one of the local ward councillors, stepped down from the committee and took no part in the debate or voting for this item.

The committee considered application P18/S0003/FUL for the demolition, part-demolition, redevelopment and change of use of the Portcullis Social Club and 28 and 29 Goldsmiths Lane, Wallingford, to provide 14 residential units.

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.

Officer updates: three further letters of representation had been received since publication of the agenda, reiterating points already detailed in the report.

Adrian Lloyd, a representative of Wallingford Town Council, spoke objecting to the application.

Henry Venners, the applicant's agent and Tim Coleman, the applicant, spoke in support of the application.

Elaine Hornsby, one of the local ward councillors, spoke objecting to the application.

Committee members were not satisfied that the application was significantly different to that which was refused in 2017 and that it still constituted an overdevelopment of the site.

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 P18/S0003/FUL, for the following reason:

Having regard to the density of development and the location of the site, the proposal would represent an overdevelopment of the site that would increase pedestrian and vehicular activity and would be harmful to the safety and convenience of users of the public highway. As such the proposal would be contrary to Policy CSWAL1 of the South Oxfordshire Core Strategy and saved Policies G2, D2, H4, T1 and T2 of the South Oxfordshire Local Plan 2011.

Part way through the consideration of this application, members took a vote just before the meeting guillotine of 8:30pm to continue the item they were on.

22 P18/S0929/FUL - Moonfleet, Abingdon Road, Burcot

This application was deferred due to the meeting guillotine having been reached prior to its consideration. It will be considered at a later date, to be confirmed.

23 P18/S0009/FUL - 34 Priest Close, Nettlebed

This application was deferred due to the meeting guillotine having been reached prior to its consideration. It will be considered at a later date, to be confirmed.

24 P18/S0383/FUL - Land adjacent to Elm Cottage, Road Between Dunsden Green and Arch Hill, Binfield Heath

This application was deferred due to the meeting guillotine having been reached prior to its consideration. It will be considered at a later date, to be confirmed.

25 P18/S0708/FUL - Chimney Corner, Satwell

This application was deferred due to the meeting guillotine having been reached prior to its consideration. It will be considered at a later date, to be confirmed.

The meeting closed at 8.40 pm

Chairman

Date