

Minutes

OF A MEETING OF THE

Planning Committee



Listening Learning Leading

HELD ON WEDNESDAY 18 OCTOBER 2017 AT 6.00 PM

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

Present:

Toby Newman (Chairman)

Sue Lawson, Joan Bland, Lorraine Hillier, Elaine Hornsby, Mocky Khan, Jeannette Matelot, Richard Pullen, Ian Snowdon, David Turner and Ian White

Apologies:

Anthony Dearlove tendered apologies.

Officers:

Joan Desmond, Paula Fox, Lloyd Jones and Nicola Meurer

Also present:

Jane Murphy

124 Chairman's announcements

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

125 Minutes of the previous meeting

RESOLVED: to approve the minutes of the meeting held on 27 September 2017 as a correct record and agree that the Chairman sign these as such.

126 Declarations of interest

There were no declarations of interest.

127 Urgent business

The Development Manager advised that application P16/S4275/O – Land north of the A4130 Wallingford Bypass had been deferred until a later date.

128 Proposals for site visits

There were no proposals for site visits.

129 Public participation

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

130 P17/S1965/O - Land east of Park Road, Didcot

The committee considered outline application P17/S1965/O for up to 135 residential dwellings including open space, sustainable urban drainage systems and associated landscaping with all matters reserved except for means of access on land east of Park Road, Didcot.

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.

Crispin Topping, a representative of East Hagbourne Parish Council, spoke objecting to the application.

Dave Llewellyn, a local resident, spoke objecting to the application.

Dawn Adams, the applicant's agent, spoke in support of the application.

Jane Murphy, one of the local ward councillors, spoke objecting to the application.

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

- A flood risk assessment was submitted and this was assessed and found to be satisfactory by the council's drainage consultant. The north-east corner of the site would be given over to an attenuation drainage basin.
- Oxfordshire County Council (OCC) requested a contribution of £107k towards bus services and £19k towards a bus stop; they had no objections on highway grounds.
- OCC have not yet indicated what the plan is regarding school placement for school age children of the proposed development, but that contributions will be secured through CIL.

The committee were not satisfied that this application was appropriate for the proposed site for the following key reasons:

- The loss of high grade agricultural land;
- The encroachment into open countryside; and
- The impact on views of the AONB from the adjacent public footpath.

Members also raised concern regarding the lack of dialogue between the developer and local community.

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/S1965/O for the following reasons:

1. That the proposed development would represent a significant encroachment into the open countryside detracting from the undeveloped rural character and appearance of the area and the distinctive and valued landscape setting of surrounding settlements and the North Wessex Downs Area of Outstanding Natural Beauty. Furthermore, the development would reduce open and unrestricted views towards the North Wessex Downs Area of Outstanding Natural Beauty and the enjoyment of public rights of way in the locality. As such, the proposal would result in significant and demonstrable harm as defined by local and national legislation and would be contrary to the National Planning Policy Framework, policy CSEN1 of the South Oxfordshire Core Strategy and policies G2, G4, C4, D1 and R8 of the South Oxfordshire Local Plan 2011.
2. The proposed development would result in the loss of grades 2a and 3 agricultural land, which is the best and most versatile agricultural land. Such agricultural land is a finite resource and the application fails to demonstrate that there is no land at lower grades available for the development. The proposal is therefore contrary to paragraph 112 of the National Planning Policy Framework.
3. In the absence of completed S106 Planning Obligations, the proposal fails to secure affordable housing and appropriate off and on site infrastructure necessary to support the development including a travel plan, highway works, public open space and public footpath upgrades. The application is therefore contrary to the National Planning Policy Framework, policies CSI1 and CSH3 of the South Oxfordshire Core Strategy and saved policies T1, R2 and R6 of the South Oxfordshire Local Plan 2011.

131 P17/S2469/O - Land adjacent to the Village Hall, Main Road, East Hagbourne

The committee considered outline application P17/S2469/O for a residential development of up to 74 dwellings (including 40% affordable housing) with all matters reserved on land adjacent to the village hall, Main Road, East Hagbourne.

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 Duff, a representative of East Hagbourne Parish Council, spoke objecting to the application.

Ali Junkinson and Susan Pring spoke objecting to the application.

Philip Rawle, the applicant's agent, and Max Beran, a local resident, spoke in support of the application.

Jane Murphy, one of the local ward councillors, spoke objecting to the application.

Ian Marshall, Principal Transport Engineer from Oxfordshire County Council (OCC) was present to answer any questions on highways matters.

Whilst committee had some reservations about the application, they did not see sufficiently strong material planning reasons to refuse the application based on the technical advice they had received. Members were reassured that OCC Highways would assess the application once reserved matters are submitted for approval. It was also noted that safety is a significant risk outside any school and that the concerns raised in the context of this application were not unique.

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/S2469/O, subject to the following:

- 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. Approved plans.
 - 2. Commencement - outline with reserved matters.
 - 3. Maximum number of dwellings.
 - 4. Levels (details required).
 - 5. Market housing mix (outline).
 - 6. Sample materials required (all).
 - 7. Sustainable design.
 - 8. Refuse and recycling storage (details required).
 - 9. Fire hydrants.
 - 10. New vehicular access.
 - 11. Vision splay dimensions.
 - 12. Estate accesses, driveways and turning areas.
 - 13. Cycle parking facilities.
 - 14. Construction traffic.
 - 15. No surface water drainage to highway.
 - 16. Highways – miscellaneous.
 - 17. Landscaping (including hard surfacing and boundary treatment).
 - 18. Landscape management plan.
 - 19. Biodiversity management plan.
 - 20. Biodiversity enhancement plan.
 - 21. Hours of operation - construction/demolition sites.
 - 22. Archaeology (submission and implementation of written scheme of investigation).
 - 23. Contaminated land (preliminary risk assessment).
 - 24. Contaminated land - remediation strategy.
 - 25. Lighting.
 - 26. Foul drainage works (details required).
 - 27. Construction method statement.

132 P16/S4275/O - Land north of A4130 Wallingford Bypass

This application had been deferred.

The meeting closed at 8:10pm.

Chairman

Date