

Minutes

OF A MEETING OF THE

Planning Committee



Listening Learning Leading

HELD ON WEDNESDAY 26 SEPTEMBER 2018 AT 6.00 PM

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

Present:

Toby Newman (Chairman)

Anthony Dearlove, Joan Bland, Lorraine Hillier, Elaine Hornsby, Mocky Khan, Jeannette Matelot, Ian Snowdon, Ian White, Sue Cooper (as substitute for David Turner) and John Cotton (as substitute for David Nimmo-Smith)

Apologies:

David Nimmo-Smith and David Turner tendered apologies.

Officers:

Will Darlinson, Paula Fox, Simon Kitson, Ron Schrieber, Cathie Scotting and Tom Wyatt

88 Chairman's announcements

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

89 Declarations of interest

Elaine Hornsby declared that in relation to application P18/S0827/O – Land to the east of Benson Lane, Crowmarsh Gifford, she was acquainted with the landowner and would, therefore, be stepping down from the committee for this item.

90 Urgent business

There was no urgent business.

91 Proposals for site visits

A motion, moved and seconded, to defer application P18/S0951/O – Wyevale Country Gardens, Reading Road, Harpsden to allow members to visit the site, and for the viability assessment submitted by the applicant to be re-examined and updated in the light of the

recently issued National Planning Policy Framework (NPPF) guidance, was declared carried on being put to the vote.

RESOLVED: to defer application P18/S0951/O for a site visit, and for the viability assessment submitted by the applicant to be re-examined and updated in the light of the recently issued National Planning Policy Framework guidance.

92 Public participation

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

93 P18/S1555/FUL - Field adjacent to the rear of 5 The Row, Brightwell Baldwin

The committee considered application P18/S1555/FUL for the erection of a replacement stable block on a field adjacent to the rear of 5 The Row, Brightwell Baldwin.

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.

Dr Stephen Rousseau, a local resident, spoke objecting to the application.

Andy Woodward, the applicant's agent, 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 P18/S1555/FUL, subject to the following conditions:

1. Commencement three years – full planning permission.
2. Approved plans.
3. Materials as on plan.

94 P18/S1744/FUL and P18/S1745/LB - Waterperry House, Waterperry Estate, Waterperry

The committee considered applications P18/S1744/FUL and P18/S1745/LB seeking planning permission and listed building consent for the relocation of a teashop to the marketing yard and the erection of a rear extension to the market building at Waterperry House, Waterperry Estate, Waterperry.

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.

Richard Ibbett, the applicant's agent, spoke in support of the application.

John Walsh, the local ward councillor, spoke highlighting the need for a planning masterplan for development within the estate. As Waterperry Parish Council had been unable to send a representative to the meeting, he also reiterated its objections which were summarised in the report.

Motions, moved and seconded, to approve the planning and listed building consent applications were declared carried on being put to the vote.

RESOLVED:

a) to grant planning permission for application P18/S1744/FUL, subject to the following conditions:

1. Commencement three years – full planning permission.
2. Approved plans.
3. Schedule of external materials.
4. Archaeology (submission of written scheme of investigation).
5. Archaeology (implementation of written scheme of investigation and reporting of findings).
6. Landscaping scheme (trees and shrubs only).
7. Tree protection (implementation as approved).
8. Turning area and car parking.
9. Construction traffic management.

b) to grant listed building consent for application P18/S1745/LB, subject to the following conditions:

1. Commencement three years – listed building consent.
2. Approved plans (listed building).
3. Schedule of external materials.
4. Church wall method statement.
5. Joinery details.
6. Schedule of works of repair and alteration to the market building.
7. Details of junction/connection between the extensions and the market building.
8. Signage details.

95 P17/S4235/FUL - Buildings adjoining Hill Cottage, High Street, Kingston Blount

Ian White, 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 P17/S4235/FUL for the proposed conversion of existing buildings via adaptation and partial demolition to create a new dwelling at buildings adjoining 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: The planning officer proposed an additional condition to the recommendation requiring the submission of a construction traffic management plan prior to the commencement of the scheme.

Steven Sowerby, a representative of Aston Rowant Parish Council, informed the committee that, following discussions with the developer and the recent submission of a construction traffic management plan, the Parish Council had withdrawn its objection to the application.

Henry Venners, the applicant's agent, and Mr D Pope, spoke in support of the application.

Ian White, one of the local ward councillors, 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 P17/S4235/FUL, subject to the following conditions:

1. Commencement within three years – full planning permission.
2. Development to be implemented strictly in accordance with the approved plans.
3. Prior to the first occupation of the new dwelling hereby approved, the existing access to Hill Cottage must be permanently closed in accordance with a scheme first approved in writing by the local planning authority and retained as such thereafter.
4. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015, no extensions, outbuildings or alterations to the roof shall be undertaken without planning permission from the Local Planning Authority.
5. Prior to first occupation of the development hereby approved, all existing windows shown at the south-west (rear) elevation shall be glazed in obscure glass and fixed shut. They shall be retained as such thereafter.
6. No development shall commence until either:
 - a) a bat licence has been 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 Local Planning Authority. Thereafter, the approved measures shall be carried out and retained in accordance with the approved details.
7. Prior to the commencement of any works on site, the trees shown to be retained shall be protected in accordance with a scheme to be approved in writing by the council.
8. Landscaping to be implemented in accordance with the approved plan (160.2 March 2017) prior to first occupation of the dwelling hereby approved.
9. A Construction Traffic Management Plan (CTMP) shall be submitted to and approved in writing by the Local Planning Authority 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.

96 P18/S0827/O - Land to the east of Benson Lane, Crowmarsh Gifford

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

The committee considered application P18/S0827/O for up to 150 dwellings together with associated access, public open space, landscaping and amenity areas on land to the east of Benson Lane, Crowmarsh Gifford.

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: The planning officer advised the committee that paragraph 6.12 of the report should refer to paragraph 11 of the NPPF rather than paragraph 14.

Nigel Hannigan, a representative of Crowmarsh Parish Council, reiterated its objections to the previous application for this site and asked why a duplicate application had been submitted.

Douglas Bond, the applicant's agent, spoke in support of the application.

Sue Cooper, one of the local ward councillors, asked for contributions to a number of community facilities and highway improvements to be included in the S106 agreement.

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 P18/S0827/O subject to:

A. The completion of a S106 agreement securing:

1. 40% of total housing to be affordable housing (75% of which to be affordable rented) and minimum size dwellings (as identified in S106 agreement 18S13 pertaining to P16/S3608/O).
2. Transport contributions for an improved bus service and bus stop serving the site (identified in Oxfordshire County Council response).
3. Off-site highway works (S278 agreement) (identified in Oxfordshire County Council response).
4. On site public open space and play and provisions for maintenance.
5. Contributions for on-site recycling/waste bins and street naming and S106 monitoring (fees applicable at time of implementation).

B. Conditions to cover the following matters:

1. Reserved matters - appearance, landscaping, layout, and scale.
2. Submission of reserved matters - one year from date of permission.
3. Permission to commence within one year from approval of last reserved matters.
4. Development to accord with approved plans.
5. Development is to be no more 150 dwellings.
6. Housing mix.
7. Details to be submitted with reserved matters to include:
 - i. details of, internal estate roads, access and footpaths;
 - ii. samples of all materials to be used in the external construction and finishes of the development;
 - iii. details of vehicle and cycle parking facilities for all dwellings;
 - iv. details of all street lighting and street furniture;
 - v. details of recycling / waste storage facilities;
 - vi. location of fire hydrants.
8. Details of design access from Benson Lane.
9. No surface water to be discharged to the adjoining carriageway surface.
10. No dwelling to be occupied until pedestrian, cycle and highway access to dwelling.
11. Residential travel plan prior to occupation.
12. Detailed scheme for protection from noise for new dwellings.
13. Any gas fired boilers to meet a minimum standard of <40mgNOx/kWh.
14. Landscape management and maintenance plan.
15. Biodiversity enhancement strategy and management plan.

16. Details of trees to be retained and protected.
17. Sustainable drainage details, based on the Brookbanks Flood Risk Assessment Rev 3 of 24 Oct 2016.
18. Times of construction: 07:30 to 18:00 Mondays to Fridays and 08:00 to 13:00 on Saturdays. No works on Sundays or Public Holidays.
19. Construction method statement.
20. Archaeological written scheme of investigation.
21. All dwellings to have charging points for electric vehicles.
22. Details of the utilities to be provided on the site to facilitate superfast broadband connectivity.
23. All ground floor affordable homes and 10% of market dwellings to meet standards for adaptable and accessible housing set out in Part M (4) category 2: of the Building Regulations.

97 P18/S0951/O - Wyevale Country Gardens, Reading Road, Harpsden

This application was deferred for a site visit, and for the viability assessment submitted by the applicant to be re-examined and updated in the light of the recently issued National Planning Policy Framework guidance.

The meeting closed at 7.45 pm

Chairman

Date