

Minutes

OF A MEETING OF THE

Planning Committee

HELD ON WEDNESDAY 28 NOVEMBER 2018 AT 6.00 PM

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

Present:

Toby Newman (Chairman)

Anthony Dearlove, Joan Bland, Lorraine Hillier, Elaine Hornsby, Mocky Khan, Jeannette Matelot, David Nimmo-Smith, Ian Snowdon, David Turner and Ian White

Apologies:

There were no apologies.

Officers:

Katherine Canavan, Sharon Crawford, Paula Fox, Kim Gould, Simon Kitson, Paul Lucas and Nicola Meurer

147 Chairman's announcements

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

148 Declarations of interest

Toby Newman declared that in relation to application P17/S4254/O – Oxford Brookes University, Waterperry Road, Holton that although he is a member of Wheatley Parish Council, he does not attend the planning committee meetings and was therefore not present when this application had been discussed.

149 Urgent business

There was no urgent business.

150 Proposals for site visits

There were no proposals for site visits.



Listening Learning Leading

151 Public participation

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

152 P17/S4254/O - Oxford Brookes University, Waterperry Road, Holton

The committee considered outline application P17/S4254/O for the demolition of all existing structures on the Oxford Brookes University site, Waterperry Road, Holton and redevelopment with up to 500 dwellings and associated works, with all matters reserved except details of vehicular 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.

Officer updates:

- Town and Country Planning (England) Direction 2009 requires local planning authorities in England to consult the Secretary of State before granting planning permission for certain types of development. Because the proposal exceeds 1000sqm of floorspace in the Green Belt, if the application were to be approved, it would need to be referred to the National Casework unit first, who will consider whether the Secretary of State's intervention is needed.
- Additional consultation responses had been received from the following:
 - Urban Design Officer: The revised plans address previous concerns.
 - Conservation Officer: The proposal is an improvement on the previous scheme, but there will still be a considerable compromise to the historic relationship of Holton Park with its former deer park. The level of harm would be 'less than substantial'. A planning judgement is needed to assess whether the heritage and public benefits clearly outweigh the harm.
 - Housing Development Officer: The scheme meets the criteria for a slight reduction in affordable housing through the Vacant Building Credit route. This has been agreed at 34.57%, with a split between 75% Affordable Rent and 25% Shared Ownership. The development would provide 172 affordable units on-site, and a commuted sum of 0.85 of a unit.

Allan East, a representative of Holton Parish Council, spoke objecting to the application.

Doug Lamont, a representative of Wheatley Parish Council, spoke objecting to the application.

Michael Blowfield spoke objecting to the application.

Robert Gardner, the applicant's agent, spoke in support of the application.

John Walsh, the local ward councillor, spoke objecting to the application.

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

- The application is for outline permission for up to 500 dwellings and CIL would be payable, the figure of which would be finalised at a later stage.
- Oxfordshire County Council Highways have withdrawn their objections as the required mitigations concerning connectivity have now been secured.

Committee members expressed concerns regarding the following:

- the encroachment of proposed built form to the west of the site having an impact on the openness of the green belt;
- the number of properties proposed being higher than that which is proposed in the emerging neighbourhood development plan;
- the impact on the setting of the adjacent historic asset, Holton Park; and
- issues with connectivity into Holton.

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

RESOLVED: to refuse outline planning permission for application P17/S4254/O for the following reasons:

1. The residential development would extend beyond the predominantly developed limits of the campus onto the western area of the site, which is currently undeveloped land in the Green Belt. The encroachment of development into this area would significantly harm the openness and visual amenity of the Green Belt, and result in loss of undeveloped land which contributes positively to the open character of the site and wider setting within the Green Belt. There are insufficient public benefits provided by the development to amount to very special circumstances for development in the Green Belt. The development therefore conflicts with paragraph 145 of the NPPF, policy CSEN2 of the South Oxfordshire Core Strategy 2027 (Adopted 2012) and saved policy GB4 of the South Oxfordshire Local Plan (2011).
2. By reason of the encroachment onto the western, undeveloped area of the site, the development would significantly compromise the historic relationship of Holton Park with its former deer park, and erode the understanding of the open setting and rural context of the Scheduled Monument and therefore conflicts with paragraphs 193 and 196 of the NPPF (July 2018), policy CSEN3 of the South Oxfordshire Core Strategy 2027 (Adopted 2012) and saved policies CON5 and CON15 of the South Oxfordshire Local Plan (2011).
3. In light of the lengthy walking distances between the development site and facilities in Wheatley, and the poor connectivity with Holton, the development would represent a detached and poorly integrated neighbourhood where future occupants would be highly reliant on private transport. The mitigation, in the form of pedestrian and cycle link improvements, would be insufficient to reduce distances to the extent that they would become attractive alternatives to private transport. It therefore conflicts with paragraphs 92, 102, 108 and 110 of the NPPF (July 2018), policies CS1, CSS1, CSM1 and CSM2 of the South Oxfordshire Core Strategy and saved policies T1, T2, T7 of the South Oxfordshire Local Plan (2011), and Policy 17 of the Local Transport Plan 4 (2015 - 2030).
4. In the absence of a completed Section 106 legal agreement, the proposal fails to secure infrastructure necessary to meet the needs of the development. As such, the development would be contrary to the NPPF, policies CSI1 and CSM2 of the South Oxfordshire Core Strategy and policies R2, R6 and T1 of the South Oxfordshire Local Plan 2011.
5. In the absence of a completed Section 106 legal agreement, the proposal fails to secure affordable housing to meet the needs of the District. As such, the

development would be contrary to the NPPF and policy CSH3 of the South Oxfordshire Core Strategy.

153 P18/S1729/FUL - 180 and 182 Fane Drive, Berinsfield

The committee considered application P18/S1729/FUL for the conversion of two takeaway units to two residential units at 180 and 182 Fane Drive, Berinsfield.

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.

In response to questions from the committee, officers clarified that a two-bedroom dwelling requires 50 sq.m. of amenity space and two parking spaces.

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/S1729/FUL, subject to the following conditions:

1. Commencement three years – full planning permission.
2. Approved plans.
3. Parking and manoeuvring areas retained.

154 P18/S2866/FUL - 27 Benson Lane, Crowmarsh Gifford

The committee considered application P18/S2866/FUL for the erection of a detached dwelling at 27 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.

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/S2866/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. Vision splay dimensions.
6. UNIQUE - Turning areas and car parking.

155 P18/S1500/O - Marigay, Russells Water

The committee considered outline application P18/S1500/O for a single storey three-bedroom infill dwelling on land adjacent to Marigay, Russells Water, incorporating matters of access, layout and scale with matters of appearance and landscaping reserved.

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 Collett, a local resident, spoke objecting to the application.

Sebastian Brock, the applicant's agent, spoke in support of the application.

In response to questions raised by the committee, the officers reported that Condition 5 can be amended to include the retention of the existing hedge.

A motion, moved and seconded, to approve the application with an amendment to condition 5 as detailed above, was declared carried on being put to the vote.

RESOLVED: to grant outline planning permission for application P18/S1500/O, subject to the following conditions:

1. Timescales for the submission of reserved matters and the commencement of development.
2. Development to be carried out in accordance with the approved plans.
3. No change in levels without written agreement.
4. Schedule of materials to be agreed prior to first use.
5. Tree protection to be agreed prior to commencement, to include the retention of the existing hedge.
6. New vehicular access to be implemented prior to occupation.
7. Vision splay details to be agreed prior to occupation.
8. Parking and manoeuvring areas to be provided and retained in accordance with the approved plans.
9. Restriction on use of roof to prevent use as a terrace.

156 P18/S2940/FUL - Chambers Place, Goring Road, near Woodcote

David Nimmo-Smith, 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/S2940/FUL for a variation of Condition 2 - Approved plans - of planning permission P16/S3646/FUL (proposed demolition of existing barns and stables and erection of two detached dwelling houses with associated parking and amenity space provision) at Chambers Place, Goring Road, near Woodcote.

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.

Adrian Gould, the applicant's agent, spoke in support of the application.

David Nimmo-Smith, one of the local ward councillors, spoke to the application.

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

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/S2940/FUL, subject to the following conditions:

1. The development must be begun not later than 20th July 2020.
2. Approved plans.
3. Prior to the commencement, a schedule of all materials to be used in the external construction and finishes of the development shall be submitted to and approved in writing by the Local Planning Authority (LPA).
4. Removal of permitted development rights - No extensions or outbuildings as described in Schedule 2, Part 1, Class A, B and E.
5. Prior to the first occupation of the development, the existing means of access onto Goring Road shall be improved and laid out and constructed strictly in accordance with the local highway authority's specifications and all ancillary works specified shall be undertaken.
6. Prior to the first occupation of the development, the parking and turning areas shall be provided in accordance with drawing no. 17189-PP0010, and shall be constructed, laid out, surfaced, drained and completed to be compliant with sustainable drainage (SuDS) principles, and shall be retained unobstructed except for the parking of vehicles associated with the development at all times.
7. The vision splays shown on drawing no. 17189-PP0010, shall not be obstructed by any object, structure, planting or other material with a height exceeding or growing above 0.9 metres as measured from carriageway level.
8. The development shall be implemented in accordance with the scheme of mitigation and enhancement, as stated in section 7 of the supporting bat assessment and bat mitigation strategy (Ecosupport Ltd,21/10/2016). Any variation shall be agreed in writing by the LPA.
9. Prior to the commencement of the development a phased contaminated land risk assessment shall be carried out. Each phase shall be submitted to and approved in writing by the LPA.
10. The tree protection details as described within the submitted tree report and plans (Venners Arboriculture, August 2018) shall be put in place prior to any on site works including demolition and thereafter retained in situ for the duration of development.
11. Prior to the commencement of the development, a scheme for the landscaping of the site, including the planting of live trees and shrubs, the treatment of the access road and hard standings, and the provision of boundary treatment shall be submitted to and approved in writing by the LPA.

The meeting closed at 8.30 pm

Chairman

Date