

# Minutes

OF A MEETING OF THE

## Planning Committee

HELD ON WEDNESDAY 27 NOVEMBER 2019 AT 6.00 PM

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

### Present:

Ian Snowdon (Chairman)

Peter Dragonetti (Vice Chairman), Ken Arlett, Kate Gregory, Lorraine Hillier, Alexandrine Kantor, George Levy, Jo Robb, Ian White and Celia Wilson

### Apologies:

David Bretherton tendered apologies.

### Officers:

Paul Bateman, Emma Bowerman, Paul Bowers, Victoria Clarke, Paula Fox, Marc Pullen and Tom Wyatt

### 105 Chairman's announcements

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

The meeting commenced at 6.10pm, to allow for members who had been delayed by heavy traffic and to put out extra seating to accommodate the numbers of the public attending.

### 106 Minutes of the previous meeting

**RESOLVED:** to approve the minutes of the meeting held on 6 November 2019 as a correct record and agree that the Chairman sign these as such.

### 107 Declarations of interest

Alexandrine Kantor declared an interest in item 10, application P19/S2198/FUL, land north of Middle Way, Culham Science Centre near Clifton Hampden, as an employee of that organisation.

### 108 Urgent business



Listening Learning Leading

There was no urgent business.

## **109 Proposals for site visits**

There were no proposals for site visits.

## **110 Public participation**

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

## **111 P18/S2434/FUL - Land at Shiplake Farm, Reading Road, Shiplake, RG9 4BX**

Jo Robb arrived partway through this item and took no part in the discussion or decision on the application.

The committee considered application P18/S2434/FUL for change of use from agricultural to playing fields on land at Shiplake Farm, Reading Road, Shiplake, RG9 4BX.

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.

David Pheasant, spoke on behalf of Shiplake Parish Council, objecting to the application.

Stephen Doble, a local resident, spoke objecting to the application.

Doug Sarney, a local resident, spoke objecting to the application.

Neil Boddington, the agent, spoke in support of the application.

A motion moved and seconded, to refuse planning permission was declared lost on being put to the vote.

A motion moved and seconded, to grant planning permission, with an additional condition to remove permitted development rights for the erection of any additional structures or new buildings, was declared carried on being put to the vote.

**RESOLVED;** to grant planning permission for application P18/S2434/FUL subject to the following conditions:

1. Commencement of development within three years of date of planning permission.
2. Development to be implemented as per approved plans.
3. Landscape Management Plan to be submitted to and approved by the Local Planning Authority prior to commencement of development.
4. Details of Landscaping of the site (including footpath access and any hardstanding) to be submitted to and approved by the Local Planning Authority prior to commencement of the development.
5. Details of surface water drainage to be submitted to and approved by the Local Planning Authority prior to commencement of the development.
6. Development must be accessed via the proposed pedestrian footpath provided from Shiplake College.

7. The existing riverside pitches (edged in blue) to be restored to previous state prior to the first use of the new pitches.
8. A construction traffic management plan should be submitted to and approved by the Local Planning Authority prior to commencement of the development.
9. A phased risk assessment shall be carried out in order to identify any potential contaminative uses, details of which shall be submitted to and approved by the Local Planning Authority prior to commencement of the development.
10. Tree Protection details to be submitted to and approved by the Local Planning Authority prior to commencement of the development.
11. No lighting shall be installed to serve the new pitches.
12. Removal of permitted development rights for the erection of any additional structures or new buildings.

## **112 P19/S0818/O - Land at Britwell Road, Watlington**

The committee considered application P19/S0818/O for a hybrid application comprising; (1) Full planning permission for the demolition of the existing pig farm and its associated buildings; the erection of 183 dwellings (Use Class C3); the creation of a new vehicular access from Britwell Road; the creation of a vehicular access from the industrial estate road south of Cuxham Road; public open space; sustainable urban drainage system; landscaping; and other ancillary works, including off-site highway works; and (2) Outline permission for up to 650sqm of Use Class B1(a) floorspace with access and all other matters reserved on land at Britwell Road, Watlington.

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.

Prior to the meeting, the committee had received by email an Addendum to the Oxfordshire County Council's (OCC) transport comments. The additional comments clarified that the potential route through to the industrial area should only be open to traffic on completion of the entire edge road. This was also reliant on the Willow Close route being used for the edge road, which was a matter currently being considered by the County Council.

The planning officer was satisfied that this restriction could be secured through the provisions of a Section 106 legal agreement. This would stipulate that the route through the industrial area was only to be opened to traffic when the Edge Road was complete, if the Willow Close route was used for the Edge Road. The planning officer advised the committee that were the council able to determine the application, there would have been a recommendation that this restriction be included in the legal agreement.

The planning officer also reported that OCC had now secured funding to forward fund delivery of parts of the Edge Road beyond the identified development sites along it. Planning applications had also been submitted from other development parcels necessary to deliver the Edge Road. OCC was preparing a planning application for the road and their current ambition was to deliver the road by late 2023/early 2024.

The planning officer clarified that there was an error in paragraph 6.30 of the report, where a sentence had been copied from the Executive Summary of the Ricardo Energy and Environment Report. The author of the Ricardo Report had confirmed that that an error had been made and that the words 'or exceeding' should be removed from the sentence

that started 'This study shows that without the edge road...' The company who produced the report would be amending and re-issuing the report with this correction.

The planning officer concluded that in terms of both highway safety and air quality, there was no evidence available to demonstrate that this development would only be acceptable if it was delivered after the Edge Road is in place. This was because the applicant had demonstrated that the impacts of this development could be mitigated until such a time that the Edge Road was delivered.

Gill Bindoff and Andrew McAuley, representatives of Watlington Parish Council, spoke objecting to the application.

Liz Harris, a local resident, spoke objecting to the application.

Michael Gardner, a local resident, spoke objecting to the application.

Anna Badcock, the local ward member, was unable to attend the committee, and a statement that she had provided was read out to the meeting. It had also been circulated to the committee by email prior to the meeting.

A motion moved and seconded, to grant planning permission for application P19/S0818/O with the addition of a condition to restrict vehicular access to Cuxham Road until the Watlington Edge Road was fully complete and in use, was declared carried on being put to the vote.

**RESOLVED;** having regard to the current appeal against non-determination, had the council determined application P19/S0818/O, it would have granted planning permission 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:

Time limit and approved plans (full permission)

1. Commencement three years - Full Planning Permission.
2. Approved Plans.

Reserved matters and time limit (outline permission).

3. Reserved Matters (Details).
4. Commencement Outline Permission.

Pre-commencement

5. Construction Method Statement.
6. Construction Environment Management Plan.
7. Biodiversity Enhancement and Management Plan (full).
8. Biodiversity Enhancement and Management Plan (outline).
9. Tree protection.
10. Levels.
11. Water supply impact study.
12. Off-site drainage.
13. On-site foul drainage.
14. Surface water.

15. Piling.
16. Phasing.
17. Contamination – phased risk assessment.
18. Archaeological written scheme of investigation.
19. Staged programme of archaeological mitigation.
20. Off-site highway works.

#### Prior to Occupation

21. Contamination – verification.
22. Lighting.
23. Landscaping scheme.
24. Landscape Management Plan.
25. Air quality mitigation.
26. Noise mitigation.
27. Noise mitigation.
28. Accesses before occupation.
29. Residential Travel Plan.

#### Compliance

30. Construction hours.
31. Flood Risk.
32. Unsuspected contamination.
33. No garage conversion.
34. Access details.
35. No vehicular access to Cuxham Road until the Watlington Edge Road is complete.

### **113 P19/S2198/FUL - Land north of Middle Way, Culham Science Centre near Clifton Hampden, OX14 3DB**

Alexandrine Kantor declared an interest in this application, as an employee of Culham Science Centre, and stepped down from the committee for this item.

The committee considered application P19/S2198/FUL for the erection of a Class B1 R&D Employment Building with associated decked car parking and landscaping (as amplified by Biodiversity Calculator received 7 August 2019 and Addendum to Planning Statement - September 2019 accompanying email from agent received 27 September 2019 and amended by drawings and revised Arboricultural information received 22 October movement of the plant, reduction in the hard standing and retention of Tree T12) on land north of Middle Way Culham Science Centre near Clifton Hampden, OX14 3DB.

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.

Christopher Neill, a representative of Clifton Hampden Parish Council, spoke objecting to the application.

Dr. Caroline Livingstone, the applicant, spoke in support of the application.

The committee accepted the arguments concerning the Centre's national and global importance and were encouraged by its efforts to effect a modal shift in local transportation

(through its discussions with bus operators and its incentives to staff to use private vehicles less) and hoped that these efforts would continue.

A motion moved and seconded, to grant planning permission was declared carried on being put to the vote.

**RESOLVED;** that the decision to grant planning permission for application P19/S2198/FUL is delegated to the Head of Planning, subject to the completion of a Section 106 agreement and confirmation from the Secretary of State that they did not wish to call the application in.

And subject to the following conditions:

1. Commencement three years - Full Planning Permission
2. Approved plans
3. Materials as on plan
4. Turning Area & Car Parking
5. Cycle Parking Facilities
6. Cyclists Shower/Changing Facilities
7. Construction Traffic Management (details required)
8. Green Travel Plans
9. Wildlife Protection (mitigation as approved)
10. Landscaping scheme
11. Tree Protection

Unique informative

Wild Bird Informative

Part way through the consideration of this application, members took a vote, before the meeting guillotine of two hours and 30 minutes duration, to continue the item they were on.

#### **114 P19/S2148/FUL - Land to north of Basset Shaw, Uxmore Road, Stoke Row, RG8 0TD**

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.

#### **115 P19/S1634/FUL - 22 Oakley Lane, Chinnor, OX9 3SE**

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.

#### **116 P19/S2241/FUL - Anstey Wood Lane, Gallowstree Common, RG4 9BG**

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 9.30 pm

Chairman

Date

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