

Minutes

OF A MEETING OF THE

Planning Committee

HELD ON WEDNESDAY 10 JUNE 2020 AT 6.00 PM

THIS WAS A VIRTUAL, ONLINE MEETING

Present:

Ian Snowdon (Chairman)

Peter Dragonetti, Ken Arlett, Sarah Gray, Kate Gregory, Lorraine Hillier, George Levy, Jo Robb, Ian White and Celia Wilson

Apologies:

David Bretherton tendered apologies.

Officers:

Paul Bateman, Emma Bowerman, Paul Bowers, Steve Culliford, Steven Corrigan, Sharon Crawford and Paula Fox

Also present:

Councillor Anna Badcock and Councillor Alexandrine Kantor

189 Chairman's announcements

The Chairman welcomed everyone to the meeting and outlined the procedures to be followed in the virtual meeting. He welcomed Councillor Sarah Gray, previously a substitute member, as a full member of the committee. Councillor Alexandrine Kantor was now a substitute member on the committee.

190 Declarations of interest

Councillor Sarah Gray declared an interest in item 9 on the agenda, 69 – 71 Gidley Way, Horspath, as she was a neighbour to this property. She withdrew from the discussion on this item.

191 Urgent business

There was no urgent business.



Listening Learning Leading

192 Proposals for site visits

There were no proposals for site visits.

193 Public participation

Statements made by the public and duly received within a published deadline had been circulated to the Committee prior to the meeting and had also been published on the Council's website.

194 P19/S2380/RM - Steven Orton Antiques, Shirburn Road, Watlington, OX49 5BZ

The Committee considered application P19/S2380/RM, which was a Reserved Matters application following Outline approval P18/S0002/O for up to 37 retirement houses, care home and 4 units of staff accommodation at Shirburn Road, to consider appearance, landscaping, layout and scale, as amended/clarified by plans and information submitted 3 September 2019, 3 April 2020, 1 May 2020, 6 May 2020 and 13 May 2020 at Steven Orton Antiques, Shirburn 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.

The planning officer reported that the site had already received planning permission and that the Committee was being requested to agree reserved matters for a residential home. The planning officer also reported on the sensitivity of the site's location; it was on the boundary of the Chilterns' Area of Outstanding Natural Beauty (AONB) and the land to the north of the site was part of a Grade II Registered Park and Garden associated with Shirburn Castle. There were several Grade II Listed structures within the grounds, including a church, icehouse, rotunda and a statue. Shirburn Castle was a Grade I Listed Building. The castle and grounds were also part of Shirburn Conservation Area.

The planning officer also reported that the Watlington Neighbourhood Plan aimed to safeguard land for a re-aligned B4009 to the north and west of the town. This "Edge Road" would alleviate traffic pressure in the centre of Watlington and improve air quality. The plans displayed at the meeting showed an indicative route for an edge road. The planning officer also reported that the original plans for this application had not been satisfactory. The amended plans had addressed all concerns and were acceptable to the Landscape Officer and planning officers. The bulk and mass of the original proposal had been reduced and architectural details were traditional and of high quality. The Design and Assess Statement submitted with the outline planning application stated that the development would have a maximum height of 10m. The tallest of the proposed buildings on the site would be around 9.3m in height and would fit comfortably within the parameters set at outline stage.

Councillor Anna Badcock, the local ward councillor, spoke objecting to the application. She supported the Pyrton Parish Council's concerns, who, whilst not objecting to the principle of the building, were concerned about its bulk. Councillor Badcock also considered this to be urbanisation in a sensitive and prominent site of great importance to Pyrton and Watlington. She also had concerns regarding increased traffic flow and over provision of parking spaces.

Responding to a question from the committee regarding conserving and promoting biodiversity on the site, the planning officer reported that the Adopted South Oxfordshire Core Strategy 2027, contained policy CSB1, which related to conservation and the improvement of biodiversity. At outline stage an ecological survey had not identified any significant populations of protected species, although there was a confirmed net loss of biodiversity. The planning officer explained that at a loss of 0.53 biodiversity units there was a nominal loss of £8,000 per unit, meaning an additional cost of £4,876 to the developer to offset the loss. The planning officer confirmed that this was in compliance with the spirit of policy CSB1 and was satisfied that the developer would comply with the offset arrangements. The committee were also informed that the applicant had already made several changes, including alterations to landscaping, keeping public open space and pushing the development away from the AONB. The committee was shown a plan of the landscaping details.

The planning officer concluded by stating that the proposals would ensure high standards and quality of design, having regard to the site, site constraints and the surrounding area. Policy D1 (Part 1) of the Pyrton Neighbourhood Plan required that development proposals ensured high standards and quality of design, having regard to the site, site constraints and surrounding area, including, where relevant, the Conservation Area. It was considered that the proposal accorded with this policy and the other relevant development plan policies in relation to design, character heritage and landscape impact.

A motion, moved and seconded, to grant reserved matters approval was declared carried on being put to the vote.

RESOLVED: that reserved matters approval for application P19/S2380/RM be granted subject to the following conditions:

1. Development in accordance with approved plans
2. Schedule of materials to be submitted for approval
3. Landscape to be implemented prior to first occupation
4. Biodiversity Enhancement Plan
5. Details of estate road and footpaths
6. Provision and retention of parking

195 P20/S0436/RM - Hartgrove, Oxford Road, Tiddington, OX9 2LH

Councillor Sarah Gray, the local ward councillor, stepped down from the committee and took no part in the debate or voting on this item.

The committee considered application P20/S0436/RM, which was an application for reserve matters in relation to outline planning application P17S3359/O for the erection of 2 double storey dwellings. (As amended by visibility splays and turning circles accompanying email from agent received 13 March 2020) at Hartgrove, Oxford Road, Tiddington.

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. The planning officer outlined the main issues to consider in relation to this development, namely; the principle of development; impact on the Green Belt; impact on the character of the area; impact on neighbour amenity; amenity space; parking provision; drainage; and Community Infrastructure Levy.

Councillor Sarah Gray, the local ward councillor, spoke objecting to the application. Councillor Gray reiterated the Tiddington Parish Council's concerns that the proposal represented an over intensification of the site and the footprint was excessive. Access to and from the A418 road also seemed narrow and therefore unsafe.

In response to a question from the committee, the planning officer explained that obscure glazing on both properties were for different parts of the dwellings. Plot 1 had an obscure glazed window on the stairwell, whilst plot 2 referred to the bathroom obscure glazed window. The officer was satisfied that the stairwell window would be fixed closed, whilst the bathroom window would have a single fan light window to afford ventilation.

The planning officer also confirmed that the service road was outside the remit of the application and that the net gain of a single dwelling would have a minimal impact on the nearby service road. The planning officer also addressed concerns on possible future extensions to the property, advising that adding a large extension would require planning permission. Only a single storey rear extension could be possible under existing rights and therefore it was not necessary to restrict permitted development rights under any permission.

A motion, moved and seconded, to grant reserved matters approval was declared carried on being put to the vote.

RESOLVED: that reserved matters approval for application P19/S0436/RM be granted subject to the following conditions:

Standard conditions

1. Commencement - Reserved Matters Approval
2. Approved plans

Pre commencement conditions

3. Schedule of Materials
4. Surface water drainage works (details required)

Compliance conditions

5. Obscure glazing
6. Parking and manoeuvring areas to be retained
7. Vision splays provided

196 P20/S0453/FUL - 69-71 Gidley Way, Horspath, OX33 1RG

Councillor Sarah Gray, declared an interest in this application, as she was a neighbour, and stepped down from the committee and took no part in the debate or voting on this item.

The committee considered application P20/S0453/FUL for the demolition of an existing house and outbuildings and the erection of five flats and two semi-detached houses at 69-71 Gidley Way, Horspath.

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 the meeting.

The planning officer reported that the main issues that requiring consideration in relation to this proposal were; the principle of the development in terms of housing policy; impact

on the Green Belt; housing mix; neighbour impact; impact on the visual amenity of the area; amenity space; highway impact; impact on protected species; impact on trees; drainage and Community Infrastructure Levy (CIL).

The planning officer reported that the proposal represented a net gain of 6 dwelling units, which accorded with the threshold of the number of units permissible by Policy CSR1 (Housing in villages) contained in the South Oxfordshire Core Strategy (SOCS).

In response to a question from the Committee regarding the retention of two walnut trees located on the site, the planning officer confirmed that they were subject to a tree preservation order. The planning officer also confirmed that the new flat in the roof space would not cause a height increase on the property, though there had been a redesign of roof from and the addition of a dormer window.

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

RESOLVED: that planning permission for application P20/S0453/FUL be granted subject to the following conditions:

Standard conditions:

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

Prior to commencement conditions:

3. Schedule of Materials
4. Surface water drainage works (details required)
5. Foul drainage works (details required)
6. Landscaping Scheme (trees and shrubs only)
7. Tree Protection (Detailed)
8. Construction Traffic Management (details required)
9. European protected species licence

Prior to occupation conditions:

10. Wildlife Protection (mitigation as approved)
11. New vehicular access
12. Estate accesses, driveways & turning areas
13. Close existing access
14. Roads and footpaths prior to occupation
15. Parking & Manoeuvring Areas Retained
16. Off-site highway works (implementation as approved)

Compliance conditions:

17. Vision splay protection
18. No Surface Water Drainage to Highway
19. Obscure glazing
20. No external lighting

197 P19/S2814/FUL - 2A Littleworth, OX33 1TR

The committee considered application P19/S2814/FUL for the erection of a dwelling with associated access and landscaping works (as amended by drawing PA02 Rev C altering

access and car port and amplified by vehicle tracking plan accompanying email from agent received 20 November 2019) at 2A Littleworth.

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 the meeting.

The planning officer reported that planning permission had been refused and dismissed at appeal in 2003 on the grounds of a cramped and unneighbourly development. Highways considerations were not part of the reasons for refusal. Some of the present neighbour responses related to highways safety and drainage concerns. A recent speed survey indicated an average traffic speed of 20 mph from the east. The drainage engineer had no objection following additional information being provided and subject to conditions relating to surface water and foul water drainage being submitted and approved.

Councillor Alexandrine Kantor, a local ward member, spoke objecting to the application. The Councillor supported the Wheatley Parish Council's objection, including concerns regarding the safeguarding of the nearby stream, highways concerns and the need to protect a countryside corridor used by bats.

The planning officer responded to questions from the Committee relating to the manoeuvrability for vehicles on the property and the environmental impact of the surrounding area. A plan showing the manoeuvring of vehicles on the site was displayed at the meeting. The planning officer explained that vehicles would be able to enter and go to the front of the property and turn around. The end of the driveway would be levelled and hedges pruned to enable oncoming traffic to have a good visibility. The planning officer also explained that an ecological survey depicted primary habitats on the surrounding grassland and the nearby stream and explained that the proposed property was no closer to the stream than the neighbouring house. The Council's ecologist considered that the siting of the property was acceptable but that it was expedient to require a construction exclusion zone during the building phase to minimise impacts on the stream. A planning condition prohibiting external lighting to the exterior of the property would prevent lighting nuisance to neighbouring properties.

The committee had concerns regarding access, a cramped plot, loss of biodiversity, increased traffic levels since 2003, manoeuvring of vehicles on the site and being contrary to Wheatley Neighbourhood Plan. The planning officer reported that the Neighbourhood Plan was not adopted and the referendum upon it had been delayed by the Covid-19 situation. Nevertheless, it held significant weight at this time, which could be referred to in the event of a refusal decision.

A motion moved and seconded, to grant planning permission failed by a majority vote.

The committee considered that the proposal represented a cramped overdevelopment, causing harm to the character of the area and unsatisfactory access and parking arrangements.

A motion proposed and seconded, to refuse planning permission was declared carried upon being put to the vote.

RESOLVED: to refuse planning permission for application P19/S2814/FUL for the following reasons:

1. Harmful effect on local character and overdevelopment of the site.
2. Inadequacy of access arrangements to the property manoeuvring issues.

The meeting closed at 8.00 pm

Chairman

Date

This page is intentionally left blank