



# Minutes

OF A MEETING OF THE

## Planning Committee

HELD ON WEDNESDAY 16 DECEMBER 2020 AT 6.00 PM

A VIRTUAL MEETING

### Present:

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

### Apologies:

Ian Snowdon and Lorraine Hillier tendered apologies.

### Officers:

Paul Bateman, Sharon Crawford, Paula Fox, George Jackson, Stephen May, Caitlin Phillpotts, William Piotrowski, Amanda Rendell, Ricardo Rios, Cathie Scotting, Tracy Smith, Vivien Williams and Tom Wyatt

### Also present:

Pieter-Paul Barker, Maggie Filipova-Rivers and Lynn Lloyd

## 80 Chair's announcements

The chair welcomed everyone to the meeting and outlined the procedure to be followed in a virtual meeting.

## 81 Minutes of the previous meetings

**RESOLVED:** to approve the minutes of the meetings held on 4 November 2020 and 25 November 2020 as correct records and agree that the chair sign these as such.

## 82 Declarations of interest

Councillor David Bretherton declared an interest in respect of the application for the Elms, Upper High Street, Thame (P20/S0928/FUL); he had, in his capacity as a Thame Town councillor had

voted in a decision relating to this site. He intended to speak on this application as a ward councillor but would not vote on the item.

Councillor Kate Gregory declared an interest in respect of the application for the Elms, Upper High Street, Thame (P20/S0928/FUL); he had, in her capacity as a Thame Town councillor, had voted in a decision relating to this site. She intended to speak on this application as a ward councillor but would not vote on the item.

Councillor David Bretherton declared an interest in respect of the application on Land adjacent to Kiln Avenue, Chinnor (P20/S2355/FUL); he was a member of the Chinnor and Princes Risborough Railway but did not hold any position of influence in that organisation.

### **83 Urgent business**

The senior planning officer reported that an important decision had been taken by the council since the publication of the agenda; on 10 December 2020 the council had agreed the South Oxfordshire Local Plan (SOLP) 2035, which replaced the SOLP 2011 and Core Strategy. The Local Plan now carried full weight for the purposes of determining applications.

Application P20/S0928/FUL, Land at the Elms, Upper High Street, Thame, had been fully reviewed in the light of the new policies. An amended report had been sent to the committee and published on the council website on 15 December 2020. Regarding other sites coming forward to the committee for determination, the officers' reports relating to them would contain policy advice as appropriate.

### **84 Proposals for site visits**

There were no proposals for site visits.

The senior planning officer reported that that site visits at each of the following locations had taken place on 14 December 2020, which members of the committee had attended; Land to west of Elmcroft, Manor Road, Goring (application P19/S2923/O) and Land adjacent to Kiln Avenue, Chinnor (application P20/S2355/FUL).

### **85 Public participation**

The list showing members of the public who had registered to speak had been sent to the committee prior to the meeting. Statements from the public received prior to the meeting had been circulated to the committee.

### **86 P20/S0928/FUL - Land at The Elms, Upper High Street, Thame**

Councillors David Bretherton and Kate Gregory each declared an interest in respect of this application; they had, in their capacity as Thame Town councillors, voted in a decision relating to this site. They intended to speak on this application as ward councillors, but would not vote on the item.

The committee considered application P20/S0928/FUL for the erection of an extra care development (Use Class C2) of 66 units; 3 guest rooms; a communal residents centre with staff facilities; provision of car, cycle and mobility scooter parking; the creation of new

public open space; the provision of new pedestrian/cycle links from Upper High Street to Elms Road and Elms Park; and associated infrastructure works and landscaping on land at Land at The Elms, Upper High Street, Thame.

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 reminded the committee that at its meeting on 21 October 2020 it had deferred consideration of this application, as it required further information on the calculations for the social housing element of the proposal, particularly offsite provision, the calculation formula and commuted sums. On 14 December 2020 members of the committee had received training on social housing and the national policy context.

The planning officer explained that commuted sums were a rare occurrence, as they were only paid in very specific circumstances and that off-site social housing was provided under a tight specification. Also, a commuted sum figure represented the gap between the cost of provision by a registered provider and the full market value.

The committee's attention was brought to a correction regarding the application documentation; owing to an architect's drafting error, the original report to the committee had omitted lift shaft details. This had been rectified in the latest report, which contained drawings. Lifts would not be viewable on the outside of the building.

During the debate on 21 October 2020, the matter of the unit sizes in comparison to the extant permission arose, as did the role of the Thame Neighbourhood Plan in the determination of this application. Some members of the committee had suggested that some of the proposed units were too large and had remarked that Thame Neighbourhood Plan policy HA4 stipulated 45 mixed dwellings on this site, but that the application proposed 66, with no affordable housing element. The planning officer reported that policy HA4 did not mention social housing at all. Also, a table of the unit sizes was provided at paragraph 13 of the revised report. The planning officer reported that 66 units would result in a policy requirement for 26.4 affordable units, as 40% of the total development. The council's affordable housing team leader had confirmed that the scheme had not attracted interest from Registered Providers, and would be complex in terms of management and associated charges. . The principle of an off-site financial contribution in lieu of the affordable housing on site was therefore considered appropriate in this case. Also, the planning inspector had dismissed the appeal on the previous scheme on the grounds of a lack of affordable housing on – site.

The committee was advised of the employment of a formula devised by BNP Paribas in respect of commuted sums. Full details were provided in the updated report under paragraph 10 and 11. Application of the formula had resulted in a sum of £2,939,772 and not £2,969,445, as previously stated. This reduction was due to the formula being applied differently on the previous occasion.

The revised report provided full details on the present policy framework. The senior planning officer summarised this advice by stating that the South Oxfordshire Local Plan 2035, adopted by the Council on 10 December 2020, now carried full weight and represented the most up to date development plan to be considered in the determination of this application, along with all the relevant material considerations. An additional factor was new policy H13, which supported social housing provision, and encouraged it. The Strategic Housing Market Assessment (SHMA) recognised the need of the elderly population to purchase retirement housing.

In response to a question from the committee regarding sleeping quarters for staff, the planning officer confirmed that although staff would not have such dedicated provision, the scheme would allow for overnight stays. In response to a question regarding the subsequent saleability of the units in the future, the planning officer confirmed that this was not a material planning consideration.

Mr. Graeme Markland, a representative of Thame Town Council, spoke objecting to the application.

Councillor Linda Emery, a representative of Thame Town Council, spoke objecting to the application.

Mr. Adrian Reynolds, a local resident, spoke objecting to the application.

Mr. Mark Sitch, the agent, spoke in support of the application.

Responding to a question from the committee, the planning officer reported that management charges would be payable by residents of this extra care scheme, but that the s106 agreement would control the basic level of care required to qualify. The residents would be involved in the management company and would therefore be in a position to control prices.

The planning officer's concluding remarks on the application were that the scheme would be fully integrated into the public realm with public access to the grounds and parkland. The size and massing of the proposal was similar to the original scheme proposed. Reliable evidence had now been provided which demonstrated that registered social housing - providers were not interested in delivering on-site provision. This was the only site presently contributing to projects in Thame. The overall public benefit of the proposed development outweighed any effect upon a nearby listed building.

Some members of the committee remained concerned that the proposal was contrary to the Thame Neighbourhood Plan, that it lacked social housing on site and that there was already sufficient care home provision in Thame.

A motion moved and seconded, to refuse planning permission was declared lost on being put to the vote; voting numbers for and against the motion were equal and the chair's casting vote was employed.

A motion moved and seconded, to grant planning permission was declared carried on being put to the vote; voting numbers for and against the motion were equal and the chair's casting vote was employed.

**RESOLVED:** to authorise the head of planning to grant planning permission for application P20/S0298/FUL, subject to the following conditions;

- a) The prior completion of a Section 106 agreement with the County Council and District Council to secure financial contributions as listed above; and
- b) the schedule of conditions contained in Appendix 6.

**87 P19/S2923/O - Land to the east of Manor Road, to the south of Little Croft, and to west of Elmcroft, Manor Road, Goring**

Part way through the consideration of this application, members took a vote just before the meeting guillotine of 8:30pm to continue.

The committee considered application P19/S2923/O for the erection of 20 dwellings and associated works with all matters reserved except for access (as per amended plans and information received 29 November 2019) on land to the east of Manor Road, to the south of Little Croft, and to west of Elmcroft Manor Road, Goring.

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 this application had been deferred on 4 November 2020 to facilitate a site visit, which had taken place on 14 December 2020. The application was for outline permission for 20 dwellings and associated works with all matters reserved except for access. The application was part of a programme to deliver 94 dwellings over 4 allocations. The site was situated in flood zones 1 and 2. Taking into account the allowance for climate change, parts of the site adjoining Manor Road (and Manor Road itself) were treated as within Flood Zone 3a. The main issues concerning objectors was flooding, the impact upon the Area of outstanding natural beauty (AONB) and the effect upon trees.

The planning officer reported further developments, namely that the application had been accompanied by several technical assessments, some of which had been revised or amended during the course of the application: a Revised Flood Risk Assessment (FRA) had been made in March 2020 and a Revised Drainage Layout Plan was completed in June 2020. The site had been submitted for development in the Goring Neighbourhood Plan, Policy 07. The Goring Parish Council held a neutral position on the application. The Chilterns Conservation Board had objected to the application on the basis of impact on AONB and the rural landscape. Following discussions between the developers and technical parties, no technical objections to the application remained, subject to a number of conditions requiring further details for assessment at reserved matters stage. The Environment Agency had no objection to the proposal subject to measures being carried out in accordance with the flood risk assessment and mitigation works in relation to finished floor levels and compensatory storage levels. The landscape officer initially had concerns but further details submitted to the had satisfactorily dealt with that officer's concerns.

The planning officer provided an update on the written information which had been shared with committee. The report had been written prior to adopt of the South Oxfordshire Local Plan being adopted on 10 December 2020. Paragraph 6.9 of the report required minor amendment, as a result of the pre-existing policy on public art being deleted, the policy numbers had changed. All policy numbers had moved back by one figure. Also, policies TRANS2E, TRANS4E and TRANS5E no longer carried the designation 'E'. The table at paragraph 2.2 in the report contained drafting errors; affordable 2 – bed homes should read '6' and 3 – bed homes should read '2'.

Description to the report's title accidentally omitted the words, 'additional information received in November, December, March, June and July'. At paragraph 7.78 the figure should read £4,580 not £458.

Further correspondence had been received prior to the 4 November 2020 meeting; Mr. and Mrs. Smith, local residents, had sent a letter of objection on behalf of 44 households

and had sent a further updated letter, which had been circulated to committee. The Chilterns Conservation Board had submitted a supplementary statement prior to last meeting, which had been circulated to the committee.

Mr. Philip Johnson, a local resident had submitted a statement relating to drainage concerns. Tina Eyre, a local resident at Elmcroft, had submitted a statement, objecting to proposal. This documentation had also been circulated to the committee.

The planning officer concluded by stating that in the officers' view permission should be granted, as the site was allocated for housing in the Goring Neighbourhood Plan and would provide significant benefits in terms of providing additional housing, including affordable housing. The proposal complied with the Development Plan policies and subject to the recommended conditions, would provide an appropriate form of development, given the constraints within the site.

Councillor Matthew Brown, a representative of Goring-on-Thames Parish Council, spoke to the application.

Mr. Andrew Smith, a local resident, spoke objecting to the application.

Mr. John Neville, the agent, spoke in support of the application.

Councillor Maggie Filipova-Rivers, the local ward councillor, spoke objecting to the application.

In response to a question from the committee, the agent provided further details in respect of climate friendly measures and flood mitigation works. There was provision for energy saving boilers in each dwelling, as well as points for electric vehicle charging. Final details of these measures would be decided at reserved matters stage. The planning officer also remarked that proposed condition 24 'Air quality mitigation', required electric vehicle (EV) charging points and gas fired boilers standards. The new local plan policy required all proposed developments to be designed to enable EV charging.

The agent informed the committee that contouring of the land in the north of the site was designed to contain flooding at this flood level 3 area. Sustainable drainage measures (SuDs) would provide an infiltration tank elsewhere which would provide for a slow release of water directly into the ground.

In response to a question from the committee regarding flooding concerns by residents, the planning officer reported that proposed condition 10 contained a requirement for a groundwater monitoring strategy and programme, and there would also be a flood compensation scheme. All housing would be built on the lowest risk areas, flood zone 1. A question was asked about the choice of this site, set against the background of two inspectors' refusals and the existence of the AONB. The planning officer reported that a special steering group had assessed all likely sites and that this was the most appropriate.

In response to a question regarding the access road, the planning officer reported that the Oxfordshire County Council had undertaken a transport assessment at application stage. Any road improvement was beyond the scope of this application.

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

**RESOLVED:** to authorise the head of planning to grant planning permission for application P19/S2923/O, subject to the following conditions;

- i) the prior completion of a Section 106 agreement with Oxfordshire County Council and the District Council to secure the affordable housing, financial contributions and other obligations stated above, and
- ii) the following conditions:
  1. Approved Plans
  2. Approval of reserved matters-appearance, landscaping, layout and scale, timescale for submission
  3. Approved access provided prior to occupation/new vehicle access
  4. Floodplain compensation scheme based on the principles contained in the FRA.
  5. Housing mix in general accordance with Strategic Housing Market Assessment (SHMA)
  6. Housing Space standards
  7. Ridge heights – Reserved Matters to include varied ridge lines including the use of some 1.5 storey units
  8. Surface Water Drainage scheme including sustainable features
  9. Foul water drainage scheme
  10. Groundwater monitoring strategy and programme.
  11. Safe egress and access plan to be submitted
  12. New vehicle access
  13. Vision splay details
  14. Estate Accesses, Driveways and Turning Areas
  15. Construction Traffic Management Plan
  16. No Surface Water Drainage to Highway
  17. Tree protection measures as agreed
  18. Tree protection measures-drainage and utilities
  19. Tree Protection Measures-schedule of works/timings
  20. Landscaping scheme-trees and shrubs including additional mitigation measures as set out in paragraphs 7.28 and 7.29 of this report
  21. Landscape Management Plan
  22. Boundary treatment.
  23. Biodiversity mitigation and enhancement strategy
  24. Air quality mitigation: electric vehicle (EV) charging points; gas fired boilers standards.
  25. Secure cycle parking details
  26. Construction hours
  27. Control of construction dust
  28. Lighting details
  29. Sustainable Travel Information Pack
  30. Waste management tracking plan
  31. Archaeological written scheme of investigation
  32. Staged programme of archaeological evaluation and mitigation
  33. Archaeology-Full report summarising works found and evaluated.
  34. Secure by Design Measures

## **88 P20/S2355/FUL - Land adjacent to Kiln Avenue, Chinnor**

This application was deferred due to the meeting guillotine having been reached prior to its consideration. It would be considered at a later date, to be confirmed.

**89 P19/S0058/FUL - Land to the south of Creek End, Abingdon Road, Burcot, OX14 3DJ**

This application was deferred due to the meeting guillotine having been reached prior to its consideration. It would be considered at a later date, to be confirmed.

The meeting closed at 9.05 pm

Chairman

Date