

Minutes



Listening Learning Leading

OF A MEETING OF THE

Planning Committee

HELD AT 6.00 PM ON WEDNESDAY 10 FEBRUARY 2016

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

Present:

Felix Bloomfield (Chairman)

Joan Bland, Margaret Davies, Anthony Dearlove, Jeannette Matelot, Lorraine Hillier, Toby Newman, Richard Pullen, Margaret Turner and Ian White

Apologies:

David Turner tendered apologies.

Officers:

Paul Bowers, Sharon Crawford, Paula Fox, Kim Gould, Emily Hamerton and Nicola Meurer

Also present:

Councillors John Cotton and Elizabeth Gillespie

114 Declarations of disclosable pecuniary interest

None.

115 Minutes of the previous meeting

RESOLVED: to approve the minutes of the meeting held on 20 January 2016 as a correct record and agree that the Chairman sign these as such.

116 Urgent items

None.

117 Applications deferred or withdrawn

Application P15/S1998/FUL – Bridge House, 72 Wallingford Road, Shillingford was deferred in order to check that all parties with an interest in the shared access road were aware of the application.

118 Proposals for site visit reports

The Chairman and Development Manager agreed that a site visit for the deferred item P15/S1998/FUL – Bridge House, 72 Wallingford Road, Shillingford would aid members' understanding of the issues raised by the application.

119 P15/S2159/O - Car park, Station Road, Didcot

The committee considered outline planning application P15/S2159/O to demolish the existing buildings and for a mixed use development on the car park at Station Road, Didcot, comprised of up to:

- 300 residential units;
- A 70-bed hotel;
- Up to 800 sq.m. gym;
- Up to 2,400 sq.m. retail uses;
- Up to 1,800 sq.m. commercial office floorspace;
- A replacement nursery school; and
- A decked car park.

Officer update: that notwithstanding drawing numbers 8150895/6112, 8150895/6110, 8150895/6111, 8150895/6113 no surface level parking is permitted in relation to this development in front of the train station (the area currently used as a bus interchange); this will be set out in condition 28.

Steve Connel, a representative of Didcot Town Council, spoke in support of the application, however, he made the following suggestions:

- A request for the design of the development to draw from historic environs of Didcot, including some influence from the Prince of Wales pub (Officer response – condition 3 will be expanded prior to reserved matters);
- Concern for parking in surrounding areas – would parking permits for local residents be feasible? (Officer response – not in the planning department's remit – but parking will be considered at the reserved matters stage);
- A request for a named officer to work with residents during the construction phase (Officer response – an extra condition will be included).

Penny Dakin-Kiley, David Cooper and Roy Burton spoke objecting to the application. Their concerns included the following:

- The surrounding houses will not match in density;
- Parking issues opposite the conservation area;
- Doesn't take into account the heritage railway past of Didcot;
- Deliverability concerns;
- Commercial viability concerns;
- Is it acceptable to waiver affordable housing?
- Not considered in the context of Didcot's new Garden Town status;
- There are only 6 pubs in Didcot – only 1 per 5000 residents;
- The Prince of Wales pub is very well used – request that a condition is included to replace the pub;
- Concern around delivery vehicle access; and
- Needs careful tree planting.

Councillor Margaret Davies, one of the local ward members, spoke objecting to the application. Her concerns included the following:

- In contravention of the Core Strategy (CSD1), whereby the Didcot Area Action Plan including assessment of the capacity for commercial development has not yet happened – request deferral until analysis has been completed;
- No affordable housing;
- No work has been done to show links to the rest of the town;
- Defer until satisfactory relocation of the nursery;
- Lack of respect for surrounding 2-storey properties; and
- Denies history of Didcot.

Councillor Anthony Dearlove, one of the local ward members, spoke objecting to the application. His speech included the following:

- Supports the development in principle as most residents are keen to see the area developed;
- High density is needed to make the site viable;
- However the scale isn't justified nor required (8 storey building);
- Additional stress on noise and parking;
- Oxfordshire County Council and Network Rail object;
- Request deferral until further consultation has been carried out; and
- If approved, residents need to be at the forefront of involvement.

The motion, moved and seconded, to approve the application was declared carried on being put to the vote to include extra conditions for:

- A named officer to be available to residents during the construction phase;
- Expansion of condition 3 to look at the historic environment of the development prior to the reserved matters stage;

RESOLVED: to delegate authority to grant outline planning permission to the head of planning for application P15/S2159/O, subject to the following:

- i. The prior completion of S106 agreement to cover the following:
 - Overage clause if any profit is generated from the development.
 - Contributions to highway works.
 - Nursery relocation including specification requirements of new nursery.
- ii. Detailed conditions in accordance with the summary set out below:
 1. Submission of reserved matters application.
 2. Approved plans
 3. Framework details including strategic parking, historic identity and phasing schedule prior to reserved matters application.
 4. Historic buildings recording – Prince of Wales Public House.
 5. Inclusive mobility guidance to be submitted with any reserved matters application.
 6. Landscape scheme.
 7. Contaminated land report.
 8. Construction management plan.
 9. Construction environmental plan.
 10. Air quality mitigation.
 11. Noise and vibration management plan (construction).
 12. Dust management plan (construction).
 13. Bus shelter provision.

14. Access details.
15. Carriageway works.
16. Sustainable urban drainage scheme details.
17. Foul water drainage details.
18. Construction phasing details.
19. Construction method statement.
20. Waste material disposing details.
21. Security hoarding details and installation.
22. Construction routing agreement.
23. Travel plans.
24. Re-provision of nursery.
25. Fire hydrant details.
26. Bollard details and installation at intersection with Station Road.
27. Contact details for site manager for members of the public during construction.
28. That notwithstanding drawing numbers 8150895/6112, 8150895/6110, 8150895/6111, 8150895/6113 no surface level parking is permitted in relation to this development in front of the train station (the area currently used as a bus interchange).

Informatives

1. Noise and Vibration - BS 5228-1: 2009 + A1: 2014.
2. Section 219 – 225 of the Highways Act / Private Road Agreement.
3. Works on public highway - Section 184 of Highways Act 1980.

120 P15/S3279/FUL - 27 Cotmore Gardens, Thame

The committee considered application P15/S3279/FUL to demolish a garage and erect a two-storey 2-bedroom dwelling incorporating parking for number 27 and a new dwelling.

Nichola Dixon, a representative of Thame Town Council, spoke objecting to the application.

Mark Longworth, the applicant's agent, spoke in support of the application.

Councillor Jeanette Matelot, one of the local ward members, spoke objecting to the application.

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

RESOLVED: to grant planning permission for application P15/S3279/FUL, subject to the following conditions:

1. Commencement within three years.
2. Development to be in accordance with the approved plans.
3. Details of levels to be agreed prior to commencement of development.
4. Schedule of materials to be agreed prior to commencement of development.
5. Obscure glazing and specified height of rooflights.
6. Withdrawal of permitted development rights for extensions, roof extensions, rooflights and outbuildings.
7. Existing vehicular access to be improved as on the approved plan.
8. Vision splays to be provided as required by the Highway Authority.

9. Car parking to be retained as shown on the approved plans.
10. Hard and soft landscaping to be agreed prior to commencement of development.

121 P15/S3226/FUL - Wallingford House, 46 High Street, Wallingford

The committee considered application P15/S3226/FUL for the change of use of Wallingford House from class B1 (a) offices to class C2 (dwelling house) residential to provide six two bedroom flats.

Adrian Lloyd, a representative of Wallingford Town Council, spoke objecting to the application.

John Carroll, the applicant's agent, spoke in support of the application.

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

RESOLVED: to grant planning permission for application P15/S3226/FUL, subject to the following conditions:

1. Commencement three years - full planning permission.
2. Approved plans.
3. External ducts and flues (details required).
4. Joinery details.
5. Landscaping.
6. New vehicular access.
7. Turning areas and car parking.
8. Cycle parking facilities.

122 P15/S1998/FUL - Bridge House, 72 Wallingford Road, Shillingford

Application P15/S1998/FUL had been withdrawn from the agenda and was therefore not considered.

123 P15/S3822/FUL - 4 Gidley Way, Horspath

The committee considered application P15/S3822/FUL to demolish the existing outbuilding and erect a new outbuilding to provide motorcycle storage and new accommodation at 4 Gidley Way, Horspath.

Officer update: an extra condition will be included as follows:

No commercial repairs, tests or other mechanical activities shall be carried out within the proposed motorbike storage area to protect the occupants of nearby residential properties from loss of amenity due to noise disturbance and in accordance with Policy EP2 of the South Oxfordshire Local Plan 2011.

Mr and Mrs McManus, a local resident, spoke objecting to the application.

Nick Turner, the applicant's agent, spoke in support of the application.

The committee were initially minded to refuse the application by virtue of the impact on neighbour amenities and overdevelopment of the site.

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

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

RESOLVED: to grant planning permission for application P15/S3822/FUL, subject to the following conditions:

1. Commencement three years - full planning permission.
2. Approved plans.
3. Materials as on plan.
4. Withdrawal of permitted development (Part 1 Class A, B and C) – no extensions etc.
5. Turning area and car parking.
6. Withdrawal of permitted development (Part 1 Class E) - no buildings etc.
7. No garage conversion into accommodation.
8. Roof light heights to be 1.7 metres off finished floor level.
9. No commercial repairs, tests or other mechanical activities shall be carried out within the proposed motorbike storage area.

124 P15/S3834/HH - Bridge House, Clifton Hampden

The committee considered application P15/S3834/HH to erect a timber clad, oak framed outbuilding as a garage, boathouse and workshop on the ground floor and a store and office on the first floor of Bridge House, Clifton Hampden.

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

RESOLVED: to grant planning permission for application P15/S3834/HH, subject to the following conditions:

1. Commencement three years – full planning permission.
2. In accordance with plans.
3. Materials to be in accordance with details submitted 16/01/16, or otherwise agreed in writing.

Informative:

1. Use of the outbuilding as a separate dwelling could not be carried out under this permission, and would require a separate planning permission.

The meeting closed at 7.25 pm

Chairman

Date