

PLANNING & REGULATION COMMITTEE

MINUTES of the meeting held on Monday, 11 January 2010 commencing at 2.00 pm and finishing at 3.50 pm

Present:

Voting Members: Councillor Steve Hayward – in the Chair

Councillor Mrs Catherine Fulljames (Deputy Chairman)
Councillor Alan Armitage
Councillor Mrs Anda Fitzgerald-O'Connor
Councillor Jenny Hannaby
Councillor Ian Hudspeth (In place of Councillor Ray Jelf)
Councillor Peter Jones
Councillor Lorraine Lindsay-Gale
Councillor David Nimmo-Smith
Councillor Neil Owen
Councillor G.A. Reynolds
Councillor John Sanders
Councillor Don Seale
Councillor John Tanner

Officers:

Whole of meeting Rob Dance (Planning Implementation Manager),
Robert Hanson (Consultant Solicitor) and
Graham Warrington (Committee Officer)

Part of meeting

Agenda Item

Officer Attending

5. Alan Divall and David Groves (Environment & Economy)
7. Chris Hodgkinson (Environment & Economy)

The Committee considered the matters, reports and recommendations contained or referred to in the agenda for the meeting, together with a schedule of addenda tabled at the meeting decided as set out below. Except as insofar as otherwise specified, the reasons for the decisions are contained in the agenda, reports and schedule, copies of which are attached to the signed Minutes.

71/09 APOLOGIES FOR ABSENCE AND TEMPORARY APPOINTMENTS

(Agenda No. 1)

Apology for absence	Temporary Appointment
Councillor Timothy Hallchurch Councillor Ray Jelf	- Councillor Ian Hudspeth

72/09 DECLARATIONS OF INTEREST - SEE GUIDANCE NOTE OPPOSITE

(Agenda No. 2)

Councillor Peter Jones declared a personal interest in Item 5 (Wallingford Youth Centre – Application R3.0181/09 insofar as he was a member of the management committee for the Net Abingdon youth centre and his wife’s employment in the probation service which involved the youth offending team.

73/09 MINUTES

(Agenda No. 3)

The minutes of the meeting held on 23 November 2009 were approved and signed.

Mr Dance advised that:

- an appeal had been lodged by the applicants Viridor against the Committee’s decision to refuse the application for an energy from waste plant at Ardley
- an independent inspector had upheld the terms of the County Council’s enforcement notice which required restoration of an irrigation lake at Waterstock golf course following an appeal by the owners.

74/09 PETITIONS AND PUBLIC ADDRESS

(Agenda No. 4)

The following requests to address the meeting had been agreed:

Speaker	Item
Anne Shepherd Keith Lead Lee Upcraft Louise Ridd Naomi Higgins Sean Douglas Councillor Lynda Atkins))) 5. Wallingford Youth Centre –) Application R3.0181.09)))
Stephen Harrod Clare Abolins James Cunningham)) 6. Great Milton CE School –) Application R3.0188/09

75/09 DEMOLITION OF EXISTING YOUTH CENTRE BUILDING AND ERECTION OF REPLACEMENT BUILDING TO PROVIDE YOUTH CENTRE, CHILDREN'S CENTRE AND ANCILLARY YOUTH SERVICES OFFICE ACCOMMODATION. CREATION OF NEW VEHICULAR AND PEDESTRIAN ACCESS OFF CLAPCOT WAY; FORMALISATION OF EXISTING PARKING AREA TO PROVIDE 14 DEDICATED PARKING SPACES (INCLUDING 1

DISABLED SPACE); 12 CYCLE PARKING SPACES; NEW BOUNDARY FENCING AND TREATMENTS AND REPLACEMENT/NEW PLANTING AND LANDSCAPING - WALLINGFORD YOUTH CENTRE, CLAPCOT WAY, WALL

(Agenda No. 5)

The Committee considered an application for a new replacement youth centre, children's centre and ancillary youth service accommodation at the existing Wallingford youth centre site on Clapcot Way, Wallingford.

Mrs Shepherd advised that she had lived next door to the site for 37 years. She recognised the need for a new centre but had grave concerns regarding design, the effect of the building on her property, light and noise from the centre, safety issues concerning the flat roof and rubbish. These concerns were shared by residents in Clapcot Way.

Mr Lead endorsed those comments and stressed the need for a building which was sympathetic to the character of the local setting. He had particular concerns regarding the flat roof and stressed that the hours of proposed use represented an increase in real terms.

Mr Upcraft was not opposed to the principle of redevelopment of the Centre but opposed proposals to provide office accommodation for staff from the County youth service. This, by its nature, would be itinerant with inevitable increases in traffic resulting from staff movements to and from the centre and was contrary to SOLP policies. He was also concerned that government funding for this project was only available until March 2010.

Louise Ridd spoke of the importance of the centre both from a personal point of view as a parent and to many others in the area. It was important to provide somewhere for young people to go.

Responding to a question from Councillor Owen she agreed that whilst it was important to provide facilities it was also important that standards were not compromised.

Naomi Higgins and Sean Douglas both used the centre which had played an important role in the local community for many years and continued to do so. However, the current building desperately needed upgrading and whatever was agreed it would be difficult to find a design in keeping with the characteristics of existing buildings in the area.

They responded to questions from:

Councillor Seale – the provision of more office accommodation would not affect the centre as a number of youth workers were currently based at the Centre and the new accommodation would mean less crowding.

Councillor Hannaby – they felt that the majority of the users of the centre would respect safety directives from the Centre regarding the flat roof.

Councillor Atkins thanked Naomi and Sean for their comments. Highlighting the desperate need to redevelop the Centre she referred to discussions which had taken place over many years to find the best option, including input from crime prevention officers. The Centre needed to be in a residential area and its design had evolved over many years reflecting the various needs of the building itself and surrounding area. This had included a public consultation open day. Revised plans for parking would ease current problems and although youth workers would be itinerant they would be spending time at the Centre in any event. She asked the Committee to consider amending Condition 9 (opening hours) to allow for opening between 9 am – 5 pm, on 2 evenings a week to 9.30 pm and two ½ days per month at weekends to be agreed. She advised that the deadline for government funding had been extended to March 2011.

Responding to Councillor Seale she advised that Westgate House, immediately opposite the site, and all other neighbouring buildings were two-story and that the height of the proposed Centre would in fact be lower than most of those.

Mr Divall advised that any change to Condition 9 as suggested by Councillor Atkins represented an intensification of activity on the site and would therefore require further consultation. In his opinion it would be appropriate to consider any increase in hours from those submitted as a later amendment.

Councillor Armitage sought assurances regarding the environmental qualities of the building and the impact of the building itself on the neighbouring property at 31 Clapcot Way. Other issues expressed concerned the carbon footprint and the precise dimensions of the building.

Mr Dance confirmed that a specific light assessment had not been carried out as officers had considered that the distance between the two buildings was reasonable and no less than typically found between two residential buildings. He confirmed that provision had been made for natural ventilation but not solar panelling. He could not give a precise response regarding the carbon footprint of the building but it would certainly be an improvement on the current building and in line with best standards as employed by Mouchel. Regarding concerns expressed over the use of flat roofs he assured the Committee that the quality of design and construction of flat roofs had improved considerably.

RESOLVED: (on a motion by Councillor Mrs Fulljames, seconded by Councillor Tanner amended with their consent by Councillor Armitage and carried by 13 votes to 1) to authorise the Head of Sustainable Development to grant permission for Application No. R3.0181/09 (for the demolition of existing youth centre, children's centre and ancillary youth services accommodation and creation of new vehicular and pedestrian access off Clapcot Way; formalisation of existing parking area to provide 14 dedicated parking spaces (including 1 disabled space); 12 cycle parking spaces; new boundary fencing and treatments and replacement/new planting and landscaping – Wallingford Youth Centre, Clapcot way, Wallingford) subject to:

- (a) the Head of Sustainable Development being satisfied that daylight standards were being met with regard to 31 Clapcot Way;

(b) the following conditions:

1. That the development must be carried out strictly in accordance with the particulars contained in the application and the plans accompanying subject to conditions below.
2. That the development should commence within 3 years of the date of the permission.
3. That samples of the external materials proposed to be used should be submitted to and approved in writing by the Head of Sustainable Development prior to the commencement of development.
4. That no development should take place until the trees on the site which were to be retained and which were adjacent to or within the development area, had been protected during building operations by means of a protective fence around the edge of the canopy of the trees.
5. That the site be landscaped and planted with trees (including replacement trees) and shrubs in accordance with a comprehensive planting and landscaping scheme first approved by the Head of Sustainable Development.
6. That all planting, seeding or turfing comprised in the approved details of landscaping should be carried out in the first planting season following the occupation of the buildings or the completion of the development, whichever was the sooner.
7. That prior to the commencement of the development full details of all boundary treatments (including fencing to the front of the site) should be submitted to and approved by the Head of Sustainable Development.
8. The hours of operation of the Youth Centre should be restricted to between 9:30am and 9:30pm Monday to Friday and 1:00pm – 3:00pm Saturdays.
9. The hours of operation of the Children's Centre for use by the public should be restricted to between 9:00am and 3:00pm Monday to Thursday.
10. The hours of use of the Youth Services office accommodation should be restricted to between 9:00am and 5:30pm Monday to Friday.
11. There should be no use of the building or the external play areas on Sundays.
12. That the windows on the eastern elevation of the proposed building should be frosted or glazed with obscure glass.
13. That prior to the commencement of the development full details of the proposed lighting, automatic timing equipment, cowlings and predicted light overspill levels for the existing outdoor pitch should be submitted to and approved by the Head of Sustainable Development.
14. The lighting for the existing outdoor pitch should be used Monday to Friday only and should not be used after 9.30pm.
15. That prior to the commencement of the development details of a revised car parking layout and vehicle and pedestrian access points should be submitted to and approved by the Head of Sustainable Development in

consultation with the Local Highway Authority. Any details approved should be implemented before the development was brought into use.

16. That prior to the commencement of the development a scheme for the provision of additional adequate, convenient, secure and covered cycle and scooter parking should be submitted to and approved by the Head of Sustainable Development and any such scheme implemented before the development was occupied.
17. Within 6 months of the first occupation of the proposed building a Travel Plan for the site should be prepared and submitted to the Head of Sustainable Development.
18. That prior to the commencement of the development details of a sustainable drainage scheme for the proposed site should be submitted to and approved in writing by the Head of Sustainable Development.
19. That prior to the commencement of the development details of the surface water drainage system serving the site should be submitted to and approved in writing by the Head of Sustainable Development.
20. That prior to the commencement of the development a Ground Investigation Report should be submitted to and approved by the Head of Sustainable Development.
21. Raised barge boards on the existing building should be carefully lifted and removed by hand in advance of demolition taking place.
22. Vegetation removal should not take place during the bird breeding season, which is March-August inclusive. If any trees and/or bushes needed to be removed during this time, they would need to be checked over by an ecological consultant immediately prior to removal to ensure there were no nesting birds present. If nesting birds were present, the vegetation should not be removed until the birds have fledged.
23. If any protected species not initially surveyed for were found at any point, all work should cease immediately. Work should not recommence until a full survey had been carried out, a mitigation strategy prepared and licence obtained (if necessary) in discussion and agreement with Natural England.

Informative – to encourage the developer to ensure that they had explored all possible sustainability measures to ensure a building and development with a low carbon footprint

76/09 DEMOLITION OF DETACHED TEMPORARY CLASSROOM/COMMUNITY RESOURCES BUILDING AND BRICK STORE AND ERECTION OF A SINGLE STOREY BUILDING TO PROVIDE A NEW CHILDREN'S CENTRE AND ERECTION OF EXTENSIONS TO THE EXISTING SCHOOL BUILDING TO PROVIDE A REPLACEMENT CLASSROOM/COMMUNITY RESOURCE AREA, READING ROOM AND REPLACEMENT STORE PLUS ASSOCIATED EXTERNAL WORKS - GREAT MILTON CE SCHOOL, THE GREEN, GREAT MILTON - APPLICATION R3.0188/09

(Agenda No. 6)

The Committee had before it an application setting out a proposal to construct a single storey building at Great Milton CE School to provide a new children’s centre.

Mr Dance advised that the application site was within the Green Belt and that the report before the Committee did not properly take into account this policy designation in the assessment of the proposal. He recommended that to ensure that the Committee was able to make a sound judgement about the merits of the proposal, that consideration of the proposal be deferred to a later meeting.

The Committee agreed that the report be withdrawn.

77/09 MONITORING & ENFORCEMENT UPDATE

(Agenda No. 7)

The Committee considered an update on the regular monitoring and waste planning permissions and progress of enforcement cases for the period 1 April 2009 to 31 December 2009.

Mr Dance advised that much of the progress had been due to the increased numbers of staff in the monitoring and enforcement team and highlighted the temporary contract for one member of staff was due to end in March 2010 and it was inevitable that if that happened it would have a negative impact on present levels of service. This had been highlighted as a service pressure but that at this point in time funding to continue at present levels had not been secured.

The Committee welcomed the report and thanked officers for their work and recognised the need to safeguard current levels of staff.

Members of the monitoring and enforcement team addressed specific issues raised by members of the Committee.

RESOLVED: (on a motion by Councillor Mrs Fulljames, seconded by Councillor Owen and carried nem con):

- (a) that the schedule of compliance monitoring visits in Annex 1 to the report PN7 and the schedule of enforcement cases in Annex 2 to the report PN7 be noted;
- (b) to support retention of current service levels in the monitoring and enforcement team as highlighted as a service pressure and inform the Cabinet Member for Growth & Infrastructure.

..... in the Chair

Date of signing