

PLANNING & REGULATION COMMITTEE

MINUTES of the meeting held on Monday, 2 March 2015 commencing at 2.00 pm and finishing at 3.10 pm

Present:

Voting Members: Councillor Mrs Catherine Fulljames – in the Chair

Councillor Mark Cherry
Councillor Patrick Greene
Councillor Pete Handley
Councillor Bob Johnston
Councillor Stewart Lilly
Councillor Charles Mathew (in place of Councillor Neil Owen)
Councillor Glynis Phillips
Councillor Anne Purse
Councillor G.A. Reynolds
Councillor Lawrie Stratford (In place of Councillor David Bartholomew)
Councillor John Tanner

Officers:

Whole of meeting G. Warrington & J. Crouch (Law & Culture); C. Kenneford & D. Periam (Environment & Economy)

Part of meeting

Agenda Item

Officer Attending

6. M. Thompson (Environment & Economy)
7 & 8 K. Broughton (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 and 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.

8/15 APOLOGIES FOR ABSENCE AND TEMPORARY APPOINTMENTS

(Agenda No. 1)

<i>Apology</i>	<i>Temporary Appointment</i>
Councillor Neil Owen Councillor David Bartholomew	Councillor Charles Mathew Councillor Lawrie Stratford

9/15 DECLARATIONS OF INTEREST

(Agenda No. 2)

<i>Councillor</i>	<i>Item</i>	<i>Interest</i>
Stewart Lilly	Development of a single carriageway road between the B4493 (Didcot Road) and the A417 (London Road), including new roundabout junctions with the B4493 and A417, diversion of 'The Driftway' bridleway along the eastern edge of the new link road, provision of a Pegasus signalised crossing, combined footway/cycleway along the full length of the link road, surface water drainage balancing pond, site compound, street lighting, signage, landscaping and planting on land between the B4493 Didcot Road and A417 London Road, to the east of the A34 - Application No R3.0133/14	Local Member for Hendreds and Harwell Division. He advised that he had not expressed a decision on this application and therefore intended to take part in the discussion and voting thereon.
Charles Mathew	Construction of Residential Children's Home - New	Local Member for Eynsham Division. He advised that due to his

	Assessment Centre building and associated external recreation areas and car parking. Change of use from Farmland to Residential care provision on Litchfield Farm land, Merton Court, Eynsham. - Application No R3.0020/15	participation locally in this issue including chairing the local liaison group he would make a statement as local member and take no further part in the discussion or decision thereafter.
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10/15 MINUTES

(Agenda No. 3)

The minutes of the meeting held on 12 January 2015 were approved and signed.

Matters of clarification were sought by Councillor Bob Johnston and Councillor Peter Handley with regard to Minute 4/15.

Minute 5/15 – Request to withdraw notice of periodic review in accordance with the Environment Act 1995, on land at Thrupp Farm Radley

Mr Broughton advised that the prohibition order had not been confirmed. Officers were still carrying out research with regard to the permissions at this site but a preliminary date of 31 March 2015 had been set to re-serve the order. He undertook to keep the local member informed and report back to Committee if required.

11/15 CHAIRMAN'S UPDATES

(Agenda No. 5)

Mr Broughton advised that the Shenington prohibition order had been confirmed.

Councillor Reynolds confirmed that this news would be a great relief to local residents and thanked officers for their efforts in bringing this matter to a satisfactory conclusion.

12/15 DEVELOPMENT OF A SINGLE CARRIAGEWAY ROAD BETWEEN THE B4493 (DIDCOT ROAD) AND THE A417 (LONDON ROAD), INCLUDING NEW ROUNDABOUT JUNCTIONS WITH THE B4493 AND A417, DIVERSION OF 'THE DRIFTWAY' BRIDLEWAY ALONG THE EASTERN EDGE OF THE NEW LINK ROAD, PROVISION OF A PEGASUS SIGNALISED CROSSING, COMBINED FOOTWAY/CYCLEWAY ALONG THE FULL LENGTH OF THE LINK ROAD, SURFACE WATER DRAINAGE BALANCING POND, SITE COMPOUND, STREET LIGHTING, SIGNAGE, LANDSCAPING AND PLANTING ON LAND BETWEEN THE B4493 DIDCOT ROAD AND A417 LONDON ROAD, TO THE EAST OF THE A34 - APPLICATION NO R3.0133/14

(Agenda No. 6)

The Committee considered (PN6) an application for the construction of a new 1.1km section of single carriageway road running adjacent to the A34 to the east of Harwell. Also in attendance were Isaac Webb (Project Sponsor) and Mark McCappin (Skanska).

Ms Thompson presented the report and set out the terms of a revised recommendation as set out on the addenda sheet. In response to Councillor Tanner she confirmed that a 3 metres wide shared cycle/pedestrian track would be provided. That facility would then switch to a shared cycle/bridleway track.

Councillor Lilly advised that the cycling facilities proposed as part of this scheme should be seen as integral to the cycle improvements associated with the Science Vale project. He added that he understood an application had been submitted to the Vale of White Horse in this area for 4,550 plus houses representing a considerable increase.

Councillor Mathew asked whether any form of segregation was proposed such as a tree boundary between the A34 and the proposed bridleway and questioned the principle and safety of a shared right of way for 3 users.

Mr Webb confirmed that as part of the design for the new road it was intended to make that provision together with some form of screening to prevent dazzle. He also confirmed the shared horse and cycle facility would be 8 metres wide.

Responding to Councillor Cherry he confirmed that negotiations for land acquisition seemed likely to end in the need for compulsory purchase. If that was the case then it would likely to be 18 months before the scheme could be delivered.

Responding to Councillor Greene who had welcomed provision of the road but had some concerns regarding demarcation of the shared cycle and bridleway and the muddy fields along the proposed route of the new road Mr Webb confirmed that a significant amount of design work had gone into the scheme, which would be constructed on an engineered embankment in order to overcome any concerns regarding the surface along the planned route.

Mr Periam confirmed that it would not be possible legally to separate the cycle and bridleway.

Councillor Handley suggested provision of "Caution Pass with Care" signs which, he understood, were acceptable to the British Horse Society.

Councillor Purse sympathised with the view expressed about segregation of the bridle and cycle ways and the importance of not startling horses.

Councillor Lilly advised that he had lived in the area for 28 years and was able to confirm that he was not aware of a significant number of horses in the area. Neither was he aware of a particularly significant deer problem. However, what was evident was the inexorable creeping development from Didcot. He asked whether there was

provision for additional access if, as seemed likely, there would be further development.

Mr McCappin confirmed provision had been made as part of the design for a third roundabout if required.

The Chairman moved and Councillor Lilly seconded that the officer recommendation as revised and set out in the addenda sheet together with an additional condition to secure signage on the cycle/pedestrian/bridleway as suggested earlier by Councillor Handley.

The motion was put to the Committee and **RESOLVED** (unanimously) that subject to a Section 106 planning obligation to secure £40,000 for the long term maintenance and/or improvement of public rights of way in the vicinity of the new road that planning permission for application no. R3.0133/14 be granted subject to conditions to be determined by the Deputy Director for Environment and Economy (Strategy and Infrastructure Planning) to include the matters set out in Annex 1 to the report PN6 together with the following additional condition:

“No development should commence until a scheme had been submitted to the County Planning Authority and approved in writing detailing signage to be erected on the shared cycleway/footway/bridleway to ensure that cyclists were aware of horseriders and informing cyclists that they should give way to pedestrians and horses. Signs should be erected in complete accordance with the approved details prior to the opening of the new road to traffic and should be maintained for the duration of the development. “

13/15 CONSTRUCTION OF RESIDENTIAL CHILDREN'S HOME - NEW ASSESSMENT CENTRE BUILDING AND ASSOCIATED EXTERNAL RECREATION AREAS AND CAR PARKING. CHANGE OF USE FROM FARMLAND TO RESIDENTIAL CARE PROVISION ON LITCHFIELD FARM LAND, MERTON COURT, EYNHAM. - APPLICATION NO R3.0020/15

(Agenda No. 7)

The Committee considered (PN7) a planning application for the construction of a new Children's Home on a green field site on the edge of Eynham in order to provide short term care for vulnerable children aged between 12 and 17.

Presenting the report Mr Broughton highlighted further representations from Eynham Parish Council together with comments submitted at the request of the local member following a joint meeting between the parish council, local residents and the county council (as applicants). West Oxfordshire District Council had also submitted a late representation raising no objection.

The issues raised by the parish council had included:

- Increased perimeter landscaping on the western and southern boundaries
- Restriction on times of external lighting
- Traffic calming

- No occupation of the site until the travellers on the adjoining field had been removed
- A planning obligation in the vicinity of the proposed site for a new cemetery

Speaking as local member Councillor Mathew endorsed the recommendation and current location but raised a number of concerns some of which reflected those raised by the parish council:

- Traffic in the vicinity presented a problem with a number of major accidents having occurred due to the narrow roads and speeding. That had situation had been exacerbated by on-street parking which was required due to a lack of alternative parking options. Consequently there were also hazards for emergency vehicles requiring access.
- Further discussions regarding external lighting.
- Additional parking to be provided on site.
- Careful consideration to be given to retention of trees.
- Need for increased landscaping.
- Security of the status of the unofficial footpath at the southern end of the site.
- Provision of a bund to aid flood defence and privacy.
- Status of the proposed play area on the site.

He concurred with the parish council's view regarding the need to secure removal illegal travellers on an adjacent site before proceeding with any build.

Mr Broughton referred the Committee to the addenda sheet setting set out an officer response to the issues raised by the parish council and the joint meeting. He also apologised for not circulating Annex 2 with the report but confirmed that copies had been available prior to the start of the meeting and that the external recreation area would be reserved for children resident at the facility.

Councillor Mathew then withdrew from the table taking no further part in the discussion or decision on the proposal.

Officers then confirmed that the County Council as landowner had asked the tenant farmer to instigate action to remove the travellers and acknowledged the concerns expressed by a number of members with regard to this. However, it was important for the Committee to recognise that this issue was not a planning matter and the application needed to be considered solely on its merits.

RESOLVED: (on a motion by Councillor Tanner, seconded by Councillor Lilly and carried by 11 votes to 0) that planning permission for application no. R3.0020/15 be granted subject to conditions to be determined by the Deputy Director for Environment and Economy (Strategy and Infrastructure Planning) to include the following:

- i. Development to be carried out in accordance with the submitted documents and plans.
- ii. The development will be carried out within a period of three years from the date of the permission.

- iii. The Planting shall be subject to a two year aftercare scheme to be submitted and approved prior to the development taking place.
- iv. Root deflectors shall be used for any trees or shrubs planted within 5 metres of adjacent hard surfaces.
- v. No external lighting shall be placed on site until details of the lighting has been submitted to and approved by the local planning authority.
- vi. Access, and parking and turning areas shall be provided prior to first occupation of the building.
- vii. A construction traffic management plan shall be submitted to and approved by the Local Planning Authority prior to development taking place.
- viii. Prior to any demolition and the commencement of the development a professional archaeological organisation acceptable to the Local Planning Authority shall prepare an Archaeological Written Scheme of Investigation, relating to the application site area, which shall be submitted to and approved in writing by the Local Planning Authority.
- ix. Following the approval of the Written Scheme of Investigation, and prior to any demolition on the site and the commencement of the development (other than in accordance with the agreed Written Scheme of Investigation), a staged programme of archaeological evaluation and mitigation shall be carried out.
- x. No trees or hedgerows to be removed between 1 September and 28 February. Any works to trees between 1st March and 31 August (inclusive) must be checked by an ecologist immediately before work is carried out so as to ensure there are no nesting birds present. If nesting birds are present, the tree must be cordoned off and works cannot be carried out until the birds have fledged.
- xi. The grassland sward within the application site is to be maintained at a height of no more than 3 inches between the months of March to August inclusive.

14/15 DETAILS SUBMITTED PURSUANT TO CONDITIONS 12 AND 13 OF PERMISSION NO. MW.0056/13 FOR REMOVAL AND REPLACEMENT OF FENCES AT RADLEY ASH DISPOSAL SITE, THRUPP LANE, RADLEY - APPLICATION NO MW.0145/14

(Agenda No. 8)

The Committee considered (PN8) a details pursuant application for the fencing details at the Radley Ash Disposal Site following the Committee’s decision on 28 July 2014 that a detailed replacement scheme should be brought back to committee.

Mr Broughton apologised that Annex 2 had not been circulated with the papers.

Councillor Johnston highlighted the need to consider the high number of ground nesting birds and stated that although he was not completely delighted with this situation he would be happy to move the recommendation.

RESOLVED: (on a motion by Councillor Johnston, seconded by Councillor Stratford and carried unanimously) that the detailed scheme of replacement fencing pursuant to condition 13 of application MW.0143/14 be approved.

..... in the Chair

Date of signing