

SHRIVENHAM PARISH COUNCIL

PLANNING COMMITTEE MEETING

12<sup>th</sup> January 2023 at 10.00 on Teams

**Present:** Julia Jones JJ  
 Richard Bartle RB  
 Bob Sheldon RS  
 Chris Taylor CT  
 Bjorn Watson BW  
 David Pratt DP

**In attendance:** Julia Evans JE

23/01	<b>APOLOGIES FOR ABSENCE</b> None	
23/02	<b>DECLARATIONS OF INTEREST</b> None.	
23/03	<b>MINUTES OF PREVIOUS MEETING</b> The minutes of the meeting held on 25 <sup>th</sup> July were reviewed and approved. Proposed DP, Seconded RS. RESOLVED.	
23/04	<p><b>APPLICATIONS TO CONSIDER</b></p> <p>a) <b>P22/V2851/FUL – 11 High Street.</b> First floor rear extension to a Public House. Conversion of the Public House to form a pair of semi-detached two storey dwelling. Response due by 13<sup>th</sup> January 2023. JJ was concerned about parking. The application stated that parking was possible in the High Street; only one space per proposed property was allocated onsite. RB was concerned that the application reduced the services in the High Street. He asked if there were regulations governing change of use in a conservation area. It was agreed to object. Proposed JJ, Seconded RS. JJ to circulate a draft response.</p> <p>b) <b>P22/V2761/HH – 19 Curtis Road.</b> Amended plans. There were no objections.</p> <p>c) <b>P22/V2617/DIS – Land at Townsend Road.</b> Discharge of conditions 3(Materials), 4 (Specified Visibility Splays), 5 (Access, Park. &amp; Turn), 6 (Roads to OCC spec), 7 (Bicycle Parking), 8 (Landscaping Scheme), 10 (CTMP), 11 (Electric Vehicle Charging Points), 12 (Drainage Details (Surface Water)), 13 (Drainage Details (Foul Water)), 14 (Boundary Details), 15 (Mitigations of PEA), 16 (AMS and TPP), 17 (TW Condition) &amp; 18 (Gateway Feature) on application P20/V1279/FUL. Redevelopment of the site to provide 10 new dwellings (a net gain of 9 units) and associated parking, gardens, access improvements and landscaping, following the demolition of the existing workshops and bungalow. Amended plans. RS was concerned about the parking layout and will circulate his comments.</p> <p>d) <b>P22/V2935/DIS – Platinum House.</b> Discharge of conditions 3 (Materials), 4 (Scheme of Archaeological Investigation) and 9 (Sustainable Drainage Scheme) on planning application P21/V0460/FUL. New build 3 bedroom house to side of existing house and construct a double garage at the rear of the garden. There was no comment.</p>	<p>JJ</p> <p>RS</p>

	<p>e) <b>P21/V0773/RM - Land North of Highworth Road.</b>  Reserved Matters following Outline Permission (P15/V2541/O) for appearance, landscaping, layout and scale for a development of 275 dwellings along with associated public open space and other associated highways works. Additional information received 19<sup>th</sup> December. BW noted that Cala were still negotiating with the Vale. JE to write to case officer for an update on the application.</p>	<p>JE</p>
<p>23/05</p>	<p><b>APPLICATIONS RECEIVED SINCE THE PUBLICATION OF THE AGENDA</b></p> <p>a) <b>P22/V3010/FUL – Wayside, Townsend Road.</b>  Proposed erection of a new care home (C2 Use Class) and repositioned vehicular access from Townsend Road. DP felt that this was not the right site for the proposal. RB noted that the number of beds had increased to 68. There was no information on type of person who would be living there. RB had spoken to the surgery who had stated that they would not be able to support the facility. The surgery was also concerned about the impact on the pharmacy. There were insufficient parking spaces for the number of people on site. CT felt that demolishing the main house was a positive step. He asked whether such a service was required in the village as there isn't such a provision locally. RS felt that the proposal was too big. BW felt that we did need this sort of facility, or perhaps sheltered housing. CT suggested engaging with the developers to negotiate a more acceptable proposal. BW stated that he would support a smaller nursing home subject to various provisions. BW was not against a development that was in accordance with our Neighbourhood Plan. After much discussion it was agreed to object. The previous objection was to be reiterated. Get to request an extension of the consultation period to beyond next Parish Council meeting. <b>Afternote:</b> The Vale website indicated that the consultation was to close on 9<sup>th</sup> February, which was after the next Parish Council meeting</p>	
<p>23/06</p>	<p><b>UPDATE ON PREVIOUS APPLICATIONS</b></p> <p>a) <b>P22/V2575/PDH – 10 Queen's crescent.</b> Permitted development for flat roof rear extension to form family room. Division of existing lounge to form a utility room with new side access door. Permitted development agreed.</p> <p>b) <b>P22/V2580/HH – 27 Fairthorne Way.</b> Single storey extension and internal alterations. Granted.</p> <p>c) <b>P22/V2618/S73 – Land at Townsend Road.</b> s73 application to vary conditions 2(approved plans) &amp; 9(obsured glazing) on application P20/V1279/FUL. The plans show compliance with condition 9 so that the approved plans will have obsured glass. Condition 2 will also be changed due to the substitution of plans. (Redevelopment of the site to provide 10 new dwellings (a net gain of 9 units) and associated parking, gardens, access improvements and landscaping, following the demolition of the existing workshops and bungalow). Awaiting determination.</p>	

	<p>d) <b>R3.0133/22, R3.0135/22, R3.0136/22, R3.0141/22, R3.0144/22 – Land east of Highworth Road.</b> Details pursuant to various conditions for the development of the new school. Granted.</p> <p>e) <b>P22/V2221/FUL – Land at Windmill View, Watchfield.</b> Change of use of land for the siting of 27no. Mobile Homes, 26no. Touring Caravans, 9 Utility Rooms, and 15 Dayrooms. Awaiting determination.</p> <p>f) <b>P22/V2525/S73 – 13 Fairthorne Way.</b> s73 application to vary condition 3(materials) on application P21/V2950/HH. Change from brick for wall finish to ground floor extension and zinc cladding to dormer to both being clad in Ecoscape composite slatted cladding. (Conversion of existing loft space into habitable accommodation by adding a rear dormer window and changing the hip end to a gable end. Demolition of two single storey rear extensions and erection of one single storey rear extension. Addition of two rooflights to front and new windows and door opening to side elevation). Granted.</p> <p>g) <b>P22/V2459/HH – 25 Damson Trees.</b> Two storey side and single storey rear extension. Granted.</p> <p>h) <b>P22/V0804/FUL – 1 Manor Close.</b> Erection of a conservatory 4.2m x 3.2m on the side of the dwelling to be used along with two rooms closest to it for childminding. Amended plans. Awaiting determination.</p> <p>i) <b>Appeal Reference APP/V3120/W/22/3295297- P21/V2264/FUL - Land at Townsend Road.</b> Demolition of existing structures and construction of Entry Level Exception Site comprising 26 no. one, two and three bedroom affordable dwellings, vehicular and pedestrian accesses, internal access road, resident and visitor parking, pumping station, landscaping and public open space, boundary treatment and associated works. Awaiting determination.</p> <p>j) <b>P21/V1217/RM - Land at Highworth Road.</b> Reserved Matters following Outline Permission (P15/V2541/O) for appearance, layout and scale for the development of a retail unit up to 400 sqm and associated highways works. Awaiting determination.</p> <p>k) <b>P21/V1220/RM - Land North of Highworth Road.</b> Reserved Matters following Outline Permission (P15/V2541/O) for appearance, landscaping, layout and scale for a development of 151 dwellings and other associated highways works. Awaiting determination.</p>	
23/07	<p><b>Appeal Reference APP/V3120/W/22/3295297- P21/V2264/FUL - Land at Townsend Road.</b> Demolition of existing structures and construction of Entry Level Exception Site comprising 26 no. one, two and three bedroom affordable dwellings, vehicular and pedestrian accesses, internal access road, resident and visitor parking, pumping station, landscaping and public open space, boundary treatment and associated works. The appeal was to be heard on 24/25 January at Abbey House, Abingdon. A debate followed on what the appeal would be about. RB suggested that the issue was that there was no need in the village. RB and JJ to attend on the hearing on 24<sup>th</sup> January. CT suggested giving Mr Chaston some guidelines on the grounds for objection. JE to write to him with material plannings considerations and an offer to discuss the appeal with RB.</p>	JE
23/08	<p><b>CONSULTATIONS</b> None</p>	
23/09	<p><b>AOB</b> None.</p>	

<b>23/10</b>	<b>DATE OF NEXT MEETING</b> tbc	
--------------	------------------------------------	--

The meeting closed at 10.53