



Drayton Parish Council

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Planning Meeting Minutes

held on Monday 6th February 2017 at 7:00pm
in the Caudwell Day Centre, Gravel Lane, Drayton, OX14 4HF



Present: Richard Williams (Chairman), Patricia Athawes, Matthew Lowy, Colin Arnold, Richard Wade.

Not Present: All Councillors were present.

In Attendance: David Perrow (Clerk), Christopher Price (Deputy Clerk).

Public: Tom Shebbeare (Drayton2020 Implementation Committee, Chairman), Andrew Bax (Drayton2020 Implementation Committee, Vice Chairman).

15/2016-17. Apologies for Absence.

None.

16/V1705/FUL Amendment: No. 1 - dated 3rd January 2017.

Demolition of existing agricultural buildings and a new residential development of 58 dwellings, together with a new vehicular access onto Abingdon Road, new pedestrian and cycle accesses onto Abingdon Road, Henleys Lane and Gravel Lane and public open space including a new village green and associated landscaping. (As per amended plans and documents received 2016 12 23). Land at Manor Farm Drayton Oxon.

The Parish Council Planning Committee resolved to **object** to this planning application amendment at its planning committee meeting held on 23rd January 2017 for the following reasons:

1. Impact on the Drayton Conservation Area.
2. At 58 the number of houses is too many.
3. Inappropriate and dangerous design of the access road into the new development.

It was **noted** that the Clerk received an email on 6th February 2017 from Mike Robinson (Partner, Strutt & Parker LLP) stating:

I am writing following the Parish Council Planning Committee meeting on 23 January 2017.

Cala have prepared a further revised plan for the site which seeks to respond to some of the comments made at the meeting and subsequent response to the Vale of White Horse DC. Please find a colour copy attached.

The scheme has been reduced by one unit to 57 dwellings. A house has been removed at the site entrance and reconfigured. The new single plot 1 sits some 3m further back than plots 1 & 2 on the previous layout. This helps 'opens up' the entrance to the site and provides views across the new village green from the Abingdon Road and Hilliat Fields. Planting in this area has been simplified to further assist with views into the site.

The area in front of plot 1 & 2 previously shown as driveways and visitor parking is now becomes an additional part of the village green. The total area of the village green is now 1.54 hectares, compared to the 1.47 hectare requirement in the Neighbourhood Plan.

The footpath north of the new access to the corner of Henleys Lane would be 'restored' and Cala are happy to work with the Parish Council regarding the crossing of Henleys Lane.

With regards the S106 agreement, the current draft shows some £132K for sports pitches and £37K for the pavilion. It is understood the pavilion is the priority for the Parish and CALA would be happy to combine both figures under a broader recreation heading (or such like) to give the Parish more flexibility in the use these funds.

In relation to the traffic calming on Abingdon Road between Henleys Lane and Gravel Lane, CALA are willing to consider implementing these works, provided the cost is no more £164K earmarked to OCC in the S106.

Cala are also happy to fund the planting of trees leading into and onto Hilliat Fields as indicated on Figure 3 in the Neighbourhood Plan (p24) – around 16 new trees - or as with the traffic calming carry out the tree planting works with the same proviso.

In relation to the new village green (which will be laid out by Cala following further consultation with the Parish), Cala propose to grant the Parish Council a long lease of 125 years with a commuted sum of £30K for its maintenance (the equivalent of £3K per year).

17/2016-17. Declarations of Interest, Dispensations and Use of Delegated Powers.

Richard Wade declared an Interest in planning application 16/V1705/FUL (Manor Farm) and did not partake in the following vote.

The following was **noted** regarding planning application 16/V1705/FUL (Manor Farm):

1. The VWHDC Conservation Officer's final report had now been lodged online and states: "Conservation area- my view is that the proposal would cause 'less than substantial harm' (para 134 of the NPPF) to the conservation area and setting of listed buildings. As such the harm should be weighed against the public benefits of the proposal, including securing the optimum viable use".
2. 1 house has been removed giving a total of 57. The house removed is at the entrance to the development and this opens up the view from Hilliat Fields as far as possible from the west, given the presence of a conserved wall. The public open space is now slightly enlarged and the built area correspondingly slightly reduced.
3. OCC have approved the current staggered access road into the new development. A staggered junction is specified in the Drayton NDP. There is no prospect of any entry to the development solely from Gravel Lane, nor that OCC will approve any other access from Abingdon Road under the present planning application.
4. The s106 contribution now includes the funding of the tree planting in Hilliat Fields, which is in the Drayton NDP.
5. Surprise was expressed at the offer of a "long lease" of 125 years. The Parish Council assumed it would own the public land outright.

It was **resolved** in light of this further information to revise our objection to **response**: with the comments that: the number of houses at 57 still exceeded the 'around 50' in the Drayton NDP, that the Conservation Area was still overdeveloped with too little public space and too much built-up area and that, public access to the site at the Henleys Lane corner, opposite the shop, is still a safety requirement. . Other observations (e.g. drainage) should also still be made.

Proposed: Richard Williams **Seconded:** Patricia Athawes **Resolved: 3 For and 1 Against**
ACTION: Clerk to draft, circulate and submit response.

18/2016-17. Minutes of the Previous Parish Council Planning Meeting.

(a) Held on 6th January 2017. The minutes of the previous Parish Council Planning Meeting were confirmed with no amendments. Richard Wade signed the minutes as a correct record.

Proposed: Patricia Athawes **Seconded:** Colin Arnold **Resolved: Unanimous**

(b) Held on 23rd January 2017. The minutes of the previous Parish Council Planning Meeting were confirmed with no amendments. Richard Wade signed the minutes as a correct record.

Proposed: Patricia Athawes **Seconded:** Colin Arnold **Resolved: Unanimous**

19/2016-17. Planning Applications.

It was **resolved** to authorise the Clerk/Deputy Clerk to respond to VWHDC to **Support/Respond/Object** to the following planning applications, with reasons or comments agreed at the meeting, in accordance with material planning considerations and the Drayton NDP planning policies.

P16/V3187/HH. Demolition of existing porch and erection of new oak framed porch. New pitched roof to existing garage - to provide home office in roof space. 1 High Street Drayton ABINGDON OX14 4JL.

PC: Support. VWHDC: Pending.		
Proposed: Colin Arnold	Seconded: Richard Wade	Resolved: Unanimous
P17/V0038/HH. Single storey rear extension. 7 High Street Drayton ABINGDON OX14 4JL.		
PC: Response: The Parish Council would like to see that a tree protection plan be sought and agreed prior to implementation and attached as a condition, as per the Forestry Team (Vale of White Horse) comment. VWHDC: Pending.		
Proposed: Colin Arnold	Seconded: Richard Wade	Resolved: Unanimous
P17/V0064/HH. 2 story, first floor and single story extensions and associated alterations. 55 Whitehorns Way Drayton ABINGDON OX14 4LH.		
PC: Response: The Parish Council has concerns with property 57 loss of light and noted that the plans are poor. VWHDC: Pending.		
Proposed: Colin Arnold	Seconded: Richard Wade	Resolved: Unanimous
P16/V2939/FUL Amendment : No. 1 - dated 18th January 2017. The erection of an infill dwelling to the rear of The Stables, Drayton Mill. (As amended by new application form and letter from agent received 18 January 2017 correcting ownership certificate). Land to the rear of The Stables Drayton Mill Drayton Oxfordshire.		
PC: Objection: [Drayton Neighbourhood Development Plan 2014-2031 PLANNING POLICY P-LF2: BOUNDED DEVELOPMENT. Housing development that does not extend the village's boundaries through ribbon development along roads to the adjacent settlements of Abingdon, Steventon, Sutton Courtenay and Milton, will be supported.] Drayton Parish Council has concerns that a hamlet is being created outside the built up area of the village. This development is also close to an archaeological site. VWHDC: Pending.		
Proposed: Colin Arnold	Seconded: Richard Wade	Resolved: Unanimous

19/2016-17. The Date of the next Meeting.
6th March 2017, 7:00pm, Caudwell Day Centre.

The meeting finished at 7:52pm

Name: Richard Williams

Signed:

Date: 6th March 2017