



Drayton Parish Council

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Planning Meeting Minutes

held on Monday 6th March 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: Daniel Scharf, Stuart Davenport (VWHDC), Melvyn Beesley, and an unknown person.

20/2016-17. Apologies for Absence.

None.

21/2016-17. Declarations of Interest, Dispensations and Use of Delegated Powers.

Richard Wade declared an Interest in planning application 16/V1705/FUL (Manor Farm), joined the public and did not partake in the vote for this application.

Public Participation. 16/V1705/FUL (Manor Farm) was discussed. Though the latest amendments are welcome, parishioners still expressed objections. Stuart Davenport (VWHDC) stated that he will be objecting to this application at the VWHDC planning meeting.

22/2016-17. 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/V1705/FUL Amendment : No. 2 - dated 8th February 2017. Demolition of existing agricultural buildings and a new residential development of 57 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 23 December 2016 and 8 February 2017). 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.

The Parish Council Planning Committee resolved to **respond** to this planning application at its planning committee meeting held on 6th February 2017 for the following reasons: 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.

It was **resolved** to **object** to this planning application amendment #2 for the following reasons:

1. Impact on the Drayton Conservation Area. The Drayton Conservation Area is neither properly enhanced, nor adequately preserved, in this planning application, as required in planning law and by the Drayton NDP. There is high impact on the Drayton Conservation Area. The built up area is too extensive and the green open space too small (only slightly above the minimum laid out in the Drayton NDP) to adequately protect the nature of the Conservation Area.

2. Even reduced from 58 to 57 the number of houses is too many. The Drayton NDP allows for approximately 50 new homes (number to be reviewed at planning application stage). The community interprets this as a number in the range of 45-55 homes (+/- 10%), but the presence in the Conservation Area points towards a number in the low side rather the higher side of this range. However, it is appreciated that the number of houses could be fewer but larger, so what is vital is the balance of the built area to the open green public space. The impact of the housing is also determined by the scale: one or two storey houses are appropriate, but 2.5 storeys are questionable. There should be no opportunity allowed for any dwellings to be subsequently extended by adding dormers or any other form of extension upwards.

3. Inappropriate and dangerous design of the access road into the new development. The shift of the staggered junction slightly to the south is seen as an improvement, but the entry of three roads onto the main Abingdon Road (Henleys Lane, the new development road and Hilliat Fields) within such a short distance of each other remains a safety concern. This is particularly problematic since nothing is being proposed by OCC to improve the already unsafe junction at Henleys Lane shop corner, where exiting the Lane into Abingdon Road is often obscured by parked vehicles. The present planned entrance to the Manor Farm development shows that it is 35 meters from the Hilliat Fields Junction: it places the pedestrian crossing of the Abingdon Road between the entrance to the Manor Farm Site and the Hilliat Fields junction, so the already marginal distance between the two roads is effectively further reduced. This configuration means that drivers exiting the new development and heading South, and those leaving Hilliat Fields and traveling North, will be concentrating on traffic coming from their right, which means that they will not be focused on the crossing. They will have a matter of seconds to react if anyone is using the pedestrian crossing: this is obviously very unsatisfactory and there is potential for a very serious accident. Moving the pedestrian crossing to the South of the Hilliat Fields junction would remove the danger posed by vehicles exiting the junction and traveling North and would also give drivers leaving the Manor Farm Development precious extra seconds to react if the crossing is in use. The addition of two further crossings placed a vehicles length back from the edge of the Abingdon Road, on both Hilliat Fields and the proposed entrance to the new development would greatly improve pedestrian safety. To accommodate these changes, it may be necessary to extend the raised table of the junction by three meters to the South. Due to the complexity of this junction improved street lighting in this area may also be required.

Proposed: Richard Williams

Seconded: Matthew Lowy

Resolved: Unanimous

The meeting was adjourned at 7:39pm and resumed at 8:36pm.

23/2016-17. Minutes of the Previous Parish Council Planning Meeting.

The minutes of the previous Parish Council Planning Meeting were confirmed with no amendments. Richard Williams signed the minutes as a correct record.

Proposed: Colin Arnold

Seconded: Patricia Athawes

Resolved: Unanimous

24/2016-17. Planning Applications (continued).

P17/V0284/LB. Removal of asbestos lining to attic rooms, recovering of all roof slopes with new and salvaged sound clay tiles, overhauling and replacement of upvc guttering with heritage range Cast Aluminium, repointing chimneys in lime mortar, opening up fireplace in kitchen with balanced flue. Insertion new timber window to rear elevation with secondary glazing. The Old Pound 3 High Street Drayton ABINGDON OX14 4JL. It was **resolved** to **support** this planning application.

Proposed: Matthew Lowy

Seconded: Colin Arnold

Resolved: Unanimous

P17/V0305/HH. Proposed new bedroom over garage and single storey rear extension. 27 Binning Close Drayton ABINGDON OX14 4LN. It was **resolved** to **support** this planning application.

Proposed: Matthew Lowy

Seconded: Colin Arnold

Resolved: Unanimous

P17/V0340/HH. Single storey extension. 12 Whitehorns Way Drayton Abingdon Oxfordshire OX14 4LL. It was **resolved** to **respond** to this planning application: The address is wrong. Location is 12 Steventon

Road. Proposed: Matthew Lowy	Seconded: Coln Arnold	Resolved: Unanimous
P17/V0281/RM. Layout, scale and appearance (including construction materials) of the sports pavilion development, its associated landscaping and means of access within the site. Land west of Abingdon Road Drayton.		
P17/V0295/HH. Change of use of stables to home office, fitness room and guest bedroom. Little Smiths Farm Milton Road Drayton ABINGDON OX14 4EZ. It was resolved to support this planning application.		
Proposed: Matthew Lowy	Seconded: Coln Arnold	Resolved: Unanimous
P17/V0458/HH. Proposed ground floor rear extensions. Proposed loft conversion and extension. 47 Steventon Road Drayton ABINGDON OX14 4LA. It was resolved to support this planning application.		
Proposed: Matthew Lowy	Seconded: Coln Arnold	Resolved: Unanimous

25/2016-17. OCC Salt Barn at Drayton Highways Depot.

On 27th February 2017 the Clerk received an email from Tim Pearce (Senior Planner, Atkins) seeking feedback on the proposal of a salt barn at Drayton Highways Depot prior to submission of a planning application. The Parish Council has no objection or comment at this stage.

ACTION: Deputy Clerk to respond to Tim Pearce.

P17/V0398/DIS. Erection of 140 new dwellings, extension of the existing access with High Street, creation of new pedestrian and cycle routes, formation of public open space, construction of internal access roads, surface water attenuation, landscaping features and ancillary development. (As amended by plans received 13 January 2016). P15/V2447/FUL Conditions(s) Condition no. 12 - Construction Traffic Management Plan. Land to the south of High Street Drayton. The Clerk received an email on 27th February 2017 from Clive Norkett (Drayton High Street resident) for and on behalf of The Conifer Drive Management Committee stating:

Please find attached a letter of concern that I have recently sent to Mr Walker (Vale of White Horse). For completeness, I am sending it directly to yourselves to ensure that all parties are aware of the very strong concerns ourselves and fellow neighbours have over the proposed siting of the welfare, car parking and bulk silos associated with the development at Land south of High Street, Drayton, Oxon. I would be grateful if you could review our concerns and consider other possible locations for these facilities on this large development.

ACTION: Clerk to question the location of the depo compound.

26/2016-17. Date of the next Meeting.

3rd April 2017 at 9:30pm in the Caudwell Day Centre.

The meeting finished at 9:00pm

Name: Richard Williams

Signed:

Date: 3rd April 2017