



Drayton Parish Council

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Planning Meeting Minutes

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



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

Not Present: All Councillors were present.

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

Public: Christopher Roberts and an unknown Parishioner.

39/2017 Apologies for Absence. None.

40/2017 Declarations of Interest, Dispensations and Use of Delegated Powers. None.

41/2017 Public Participation.

P17/V2099/FUL. Demolition of existing agricultural buildings and a new residential development of 57 dwellings. Land at Manor Farm Drayton. Christopher Roberts expressed concerns over the removal of trees along the B4017. Noise from the A34 is now an issue. It was **noted** that the removal of the trees was part of the planning application. Asbestos and bats from that farm buildings were also **noted**.

ACTION: Clerk to ask Stuart Davenport (VWHDC) to get an update from the bat conservation officer.

42/2017 Minutes of the Previous Parish Council Planning Meetings were confirmed with one amendment. Public: Melvyn Beesley change to Christopher Roberts. Richard Wade signed the minutes as a correct record.

Proposed: Patricia Athawes

Seconded: Colin Arnold

Resolved: Unanimous

43/2017 Planning Applications. It was **agreed** to authorise the Clerk/Deputy Clerk to respond to the VWHDC with **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.

P17/V1891/FUL. Demolition of 19 East Way and development of three new dwellings. Close End House 19 East Way Drayton ABINGDON OX14 4JZ. It was **noted** that the Clerk has received two letters of objection from Linda Jones (11 East Way) and Brian & Janet Broad (9 East Way).

PC: Objection: This is the second application by the same developer for permission to build on this site – a previous application for 8 houses to be built here having already been approved. The Council regards this as a deliberate device to avoid s106 payments and other obligations by splitting an application for 11 houses into two, and would ask that the two applications be merged and appropriate s106 payments made if the current application is approved. Extra contributions towards the road maintenance should also be made a condition if the application is approved. The Council objected to the original application for 8 houses on this site. The reasons for that objection remain valid and furthermore the housing supply target is now already met and are re-attached as part of this response. Vehicular access to this site via the East Way bridleway is inadequate and poses dangers for legitimate bridleway users including pedestrians / children walking to school, cyclists and horse riders. In past times planning permission was refused by VWHDC for even 1 or 2 extra houses here due to this poor access. Now 8 houses have been approved, and it is proposed to add a further 3. If this is allowed, what limit will VWHDC impose on any further developments accessed via this track? The ownership of East Way is uncertain. Neighbours have questioned the right of the developers to build and access the site over land they do not own. It is also not clear to the Council how the existing house owner can transfer what are very limited rights of access to one property to multiple different owners. Drainage on this site is problematic.

Proposed: Colin Arnold

Seconded: Matthew Lowy

Resolved: Unanimous

P17/V2099/FUL. Variation of Condition 2 of P16/V1705/FUL to allow the substitution of plan 2904.P.215A with PL.03A to simplify and improve the parking arrangements for Plots 38-41 only. Demolition of existing agricultural buildings and a new residential development of 57 dwellings. Land at Manor Farm Drayton.

PC: Response: It would have been useful to have the old plan as well as the new plan.		
Proposed: Colin Arnold	Seconded: Matthew Lowy	Resolved: Unanimous
P17/V1536/HH Amendment : No. 1 - dated 15th August 2017. Replacement of existing roof with new and formation of first floor loft conversion. (Amended by drawing numbers P3A and P2A, received 15 August 2017; proposed roof altered to dual pitch and eaves increased in height). 21 Sutton Wick Lane Drayton ABINGDON OX14 4HH.		
PC: Objection: The Parish Council notes that this revised planning application has replaced the mansard type roof with dormer style windows at the front of the property with a single pitch roof and dormer window., In our view, this would still not be in keeping with other properties in this section of the lane, which do not have dormer window to the front aspect.. It is understood that it may have been a requirement of the original planning consent (when the property was first built) to have a pitched roof that matched the barns and other nearby older properties, with no obvious windows at first floor level. [Clerk's note: PC comment was submitted late].		
Proposed: Colin Arnold	Seconded: Matthew Lowy	Resolved: Unanimous
P17/V2201/HH. Retrospective permission for the erection of a rear extension. The Stables, Drayton Mill Milton Road Drayton ABINGDON OX14 4EZ.		
PC: Objection: Drayton Parish Council feels this site is being over developed in a rural context. [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.] [Clerk's note: Withdrawn prior to determination on 18th August 2017].		
Proposed: Colin Arnold	Seconded: Matthew Lowy	Resolved: Unanimous

Planning applications not in Drayton

P17/V1154/LB (Listed Building Consent) Amendment : No. 1 - dated 10th August 2017. Demolition of listed railway overbridge, and provision of replacement bridge. As amended by plans received on 10 August 2017. Steventon Overbridge High Street Steventon Abingdon OX13 6RS.		
PC: Objection: Drayton Parish Council does not object to the amendment, but still objects as per our previous objections: It was noted that the closure of the bridge will be for a minimum of 10 months to about 2 years. It was resolved to object to this planning application for the following reasons:		
1. Traffic often queues at the double roundabout in Abingdon, so Draytonians often drive South to the Milton interchange (via this bridge) to get onto the A34 to then drive north. Traffic from Steventon will also be forced to take alternative routes.		
2. Three major housing sites are being built in Drayton and the closure of the bridge will force construction traffic to go via Milton or Abingdon.		
3. Major traffic issues will arise if the A34 is shut.		
4. The condition on the Hanney Road is poor so it is not a viable alternative route.		
5. Cycling from Abingdon to Harwell will be disrupted.		
6. Bus route will be disrupted.		
7. Any possibility to keep the road open must be considered.		
8. Cost to the local economy.		
9. The listed bridge will be replaced by a concrete structure.		
Proposed: Colin Arnold	Seconded: Matthew Lowy	Resolved: Unanimous

44/2017 Date of the next Meeting. 2nd October 2017. 7:00pm. Caudwell Day Centre.

The Chairman declared the meeting closed at 7:36pm

Signed:

Date: 2nd October 2017

Name: Richard Wade (Chairman, Drayton Parish Council Planning Committee).