



Drayton Parish Council

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Planning Meeting Minutes

held on Monday 2nd October 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: Tracy Jesson.

45/2017 Apologies for Absence. None.

46/2017 Declarations of Interest, Dispensations and Use of Delegated Powers. None.

47/2017 Public Participation. None.

48/2017 Minutes of the Previous Parish Council Planning Meetings were confirmed with no amendments. Richard Wade signed the minutes as a correct record.

Proposed: Colin Arnold

Seconded: Patricia Athawes

Resolved: Unanimous

49/2017 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/V2448/FUL. New building to replace existing pre school. Portakabin accommodation. Drayton Community Primary School Hilliat Fields Drayton Abingdon OX14 4JF.

PC: Support.

Proposed: Colin Arnold

Seconded: Matthew Lowy

Resolved: Unanimous

P17/V2578/HH. Extension and alterations to provide additional accommodation at ground and first floor. 113 Abingdon Road Drayton ABINGDON OX14 4HL.

PC: Support.

Proposed: Colin Arnold

Seconded: Matthew Lowy

Resolved: Unanimous

P17/V1982/DIS amendment (no. 1). Discharge of conditions 6 - Vehicular Access, 12 Archaeological WSI, 18 Trial Pit Detail, 19 Soft landscaping details, 21 Landscape Management Plan, 26 Desk Study and Site Investigation Report (previously submitted with the planning application) 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.

PC: Response: [Clerk's note: It was agreed in the meeting that the Clerk should write the Parish Council's comment and the following statement was written after the meeting]. Representatives of Drayton Parish Council have met with CALA since the submission of these plans and the following changes are proposed/agreed, and should be reflected in any agreed scheme: • The footpath across the new Green should also be made into a circular path, as suggested in the Public Consultation which Drayton PC conducted in summer 2017 (see attached). • The footpath should be surfaced with Coxwell self binding gravel. This will complement the paths on the adjacent Millennium Green. • The seating and other street furniture should be appropriate to a Conservation Area and use natural materials. • Litter bins of a type appropriate to the Conservation Area should be provided Landscaping. On the landscaping the Council would like to draw the VWHDC's attention to the detailed comments by its landscaping officer: " A considerable amount of time was spent on P16/V1705/FUL agreeing the principles of the application due to the sites sensitive location located in Drayton Conservation Area. As part of this process a Landscape Framework Plan 0616.1.1.J was produced and listed as an approved drawing. The Landscape Framework

Plan illustrated the principles of how we expected the development to be landscaped, however the submitted plans for discharge do not follow the principles contained in this plan. I suggest that the Landscape Framework Plan is looked at again and the principles within applied to the detailed landscape proposals. Details of level changes and vegetation to be retained, managed and removed as part of the implementation of the scheme are also required. For example:

- Treatment of Abingdon Road, it was proposed that views were available from the corner of Henleys Lane and Abingdon Road towards the village green. The existing vegetation was removed adjacent to plots 1 to 3, the existing wall rebuilt and new vegetation planted to soften the interface between the plots and the road.
- The planting within the village green should reflect the treescape of the Conservation area, large parkland trees, the current tree choice of Malus, Betula and Pyrus does not reflect this.
- No closeboard fencing should face publicly accessible spaces such as boundary fencing to plot 1.
- The village green required levelling and re-profiling such as to remove the retaining railing wall along its western edge. There are no details of this in the submitted drawings.
- Simple treatment of front gardens to give a green structure to the street. Including street tree planting especially through the centre of the site and breaking up car parking, these have been lost in the submitted discharge proposals.
- Climbers to break up walls where they face publicly accessible areas.
- Footpath link to Gravel Lane.
- A clear understanding of what vegetation is being retained adjacent to the retained Walnut Tree within the POS.
- Street furniture and play facilities within the POS.
- Treatment of the eastern site boundaries with Gravel Lane and existing properties. Landscape Management Plan. Once the proposed scheme has an understanding of what vegetation is being retained and how it is to be maintained then the Landscape Management Plan can be updated to reflect this to be more specific so it is useful for a Landscape Contractor to understand the maintenance requirements of the site. Currently it is unclear how different areas are to be maintained, such as which hedgerows needed to be maintained at what height. i.e. Section 9.8 - some hedgerows will be required to be more than 1m high. I also note that page 5 refers to Vale of White Horse Highways this should be Oxfordshire County Highways. Section 8.15 – refers to 5 litres of water per tree, this seems low.”

Proposed: Colin Arnold

Seconded: Matthew Lowy

Resolved: Unanimous

P17/V2304/DIS amendment (no. 1). Discharge of condition 22 - means of enclosure on application ref. P16/V1705/FUL 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. Land at Manor Farm Drayton Oxon.

PC: Response: [Clerk's note: It was agreed in the meeting that Richard Wade should write the Parish Council's comment and the following statement was written after the meeting]. The Parish Council has a number of concerns and observations regarding the proposed arrangements for the discharge of condition 22. Property and site boundary walls: We are concerned about the proposed concrete capping. We fully support the views of the Conservation Design Officer below. "The outside edges of the property boundaries should be bounded by random rubble walls with a stone on edge capping as found in the locality as should the other walls around the development fronting Gravel lane and also to plot 30 for example between properties. A cement capping is not appropriate locally distinctive detail. Details should be provided by photo panel of the stone proposed and also post and rail fencing." Acoustic Fencing: Further details of the 3m and 2m high acoustic fencing to the south of the site need to be provided in order for the Parish Council to assess their impact on the Conservation Area and the adjacent existing and new properties. Close Board Fencing to the East of the Site: The proposed treatment of the eastern site boundary adjacent to 44 Henleys Lane is unclear. A note on the Boundary Treatment Plan drawing suggests that there may be a "New 1.8m High Close boarded fence to site boundary." The current boundary is marked by a low stock fence topped with barbed wire with trees and foliage to the east of that fence. This fence would be inappropriate for either the new properties on plots 56 and 57 or the new public open space. While a 1.8m close board fence would be appropriate to protect the boundaries of plots 56 and 57, a lower fence would be more appropriate along the eastern boundary of the new public open land to the north of plot 56. This would ensure that existing views of the open land from Henleys Lane are preserved and would soften the view across the open space from the west. Planting on Boundaries: Where such planting is proposed to supplement existing trees/hedges it is important that species are chosen that reflect planting in the surrounding area and are appropriate to the Conservation Area. In addition, such planting should take account of the need to provide views over the new public open space from Abingdon Road and Henleys Lane where possible.

Proposed: Colin Arnold

Seconded: Matthew Lowy

Resolved: Unanimous

P17/V2411/LB. To replace existing bedroom window. Old Lodge 31 Henleys Lane Drayton Abingdon

OX14 4HU.

PC: Response: Plans are not very clear.

Proposed: Colin Arnold

Seconded: Matthew Lowy

Resolved: Unanimous

P17/V2581/HH. Demolition of existing garages and construction of new integral garage and porch, wc and kitchen family room to ground floor. New master bedroom en suite internal alteration to first floor. 120 Whitehorns Way Drayton Abingdon OX14 4LQ.

PC: Response: The proposed extension is close to the boundary of the neighbouring property and the garage that is to be demolished is joined to the neighbouring garage, the shared wall and roof of the garage must be made good after the removal.

Proposed: Colin Arnold

Seconded: Matthew Lowy

Resolved: Unanimous

P17/V1891/FUL Amendment : No. 1 - dated 29th September 2017. Demolition of 19 East Way and development of three new dwellings. (as amended by drawings received 29 September 2017). Close End House 19 East Way Drayton ABINGDON OX14 4JZ.

PC: Objection: This amendment does not change our previous objections to this planning application. [Clerk's note: A meeting will be held on 11th October 2017 with the VWHDC to discuss this application].

Proposed: Colin Arnold

Seconded: Matthew Lowy

Resolved: Unanimous

Planning applications not in Drayton

P17/V1154/LB Amendment : No. 2 - dated 19th September 2017. Demolition of listed railway overbridge, and provision of replacement bridge. As amended by plans received on 10 August 2017. (As per additional information received 19 September 2017). Steventon Overbridge High Street Steventon Abingdon OX13 6RS. FOR INFORMATIONAL PURPOSES ONLY.

50/2017 Date of the next Meeting. 6th November 2017. 7:00pm. Caudwell Day Centre.

The Chairman declared the meeting closed at 7:30pm

Signed:

Date: 6th November 2017

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