



Drayton Parish Council

www.DraytonPC.org

Planning Meeting Minutes

held on Monday 5th February 2018 at 7:00pm
in the Caudwell Day Centre, Gravel Lane, Drayton, OX14 4HF



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

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

Public: David Perrow.

7/2018 Apologies for Absence. None.

8/2018 Declarations of Interest, Dispensations and Use of Delegated Powers. None.

9/2018 Public Participation. None.

10/2018 Minutes of the Previous Parish Council Planning Meetings were confirmed with no amendments. Richard Wade signed the minutes as a correct record.

Proposed: Richard Williams

Seconded: Matthew Lowy

Resolved: Unanimous

11/2018 Planning Applications. It was **resolved** 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/V2605/FUL Amendment : No. 1 - dated 10th January 2018. Structural Repairs, minor alterations and internal additions to the West Range of Barns. Extension and link to form catering block to south of barns. Change of Use of West Barn Range to D2 use, and change to the number of D2 uses per year for whole barns site. Landscaping works to make permanent parking arrangements and access route from parking areas. (Amended site plan and transport statement reversing traffic flow received 22 November 2017.) (Amended site plan and noise assessment received 10 January 2018). Stonehill House Stonehill Drayton ABINGDON OX14 4AA.

PC: [Clerk's note: The Parish Council responded to this application prior to the meeting due to the deadline.] Objection: Drayton Parish Council considers that the response to concerns from the Stonehill Riding School in relation to noise pollution is inadequate and potentially misleading. The location plan shows what is labelled as the Stonehill Riding School but this label indicates the location of the house where the school is managed from rather than the stables and paddocks that actually constitute the riding school itself. The map provided just shows the edges of the stable buildings with the rest of the map obscured. While the maps in the noise study do show the stables but these are not clearly labelled as such. The paddocks, where the horses spend much of their time are not clearly indicated on either the land registry map or the plots in the noise study. It is clear that where the horses graze and are stabled, the noise levels will be high, particularly when the barn doors are open and there will be significant noise in the Morland Gardens development as well. Enforcing a condition that the doors should be kept closed is likely to be problematic. Drayton Parish Council objects to this amended application for development outside the built up area of the village. In addition to additional traffic on this narrow, poorly surfaced lane, noise generated during functions is likely to disturb horses stabled or grazing nearby and will be detrimental to the existing Stonehill Riding School business.

VWHDC: Planning Permission on 31st January 2018.

P18/V0124/HH. Ground floor single storey extension to create larger dining room and family room. Willow House 16A Sutton Wick Lane Drayton ABINGDON OX14 4HJ.

PC: Support.

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

P18/V0196/HH. Amendments to ground floor front elevation and first floor extension over garage/utility. 32 Steventon Road Drayton ABINGDON OX14 4LE. This planning application arrived late. After some discussion of the application it was **agreed** to discuss and form our response via email after the meeting. Deadline 23rd February 2018.

ACTION: All Councillors to comment. Deputy Clerk to submit response.

[Clerks note: Parish Council response was: Objection: Drayton Parish Council feels that this is over development of this property. It will be out of character with the surrounding properties, and could over power it's neighbours. We are also against the conversion of garages into living accommodation, unless it can be shown that adequate off street parking is incorporated into the design and this is not clear from the drawings.]

Appeals under section 78.

<p>P17/V1891/FUL. Close End House 19 East Way Drayton ABINGDON OX14 4JZ. Demolition of 19 East Way and development of three new dwellings. (as amended by drawings received 29 September 2017). Representations must be received by 6th March 2018. After some discussion of the appeal it was agreed that Richard Williams should draft our representation and reiterate our objections.</p> <p>Proposed: Colin Arnold</p>	Seconded: Patricia Athawes	Resolved: Unanimous
<p>ACTION: Richard Williams to draft our representation. Deputy Clerk to submit representation.</p>		

12/2018 Date of the next Meeting. 5th March 2018. 7:00pm. Caudwell Day Centre.

The Chairman declared the meeting closed at 7:20pm.

Signed:

Date: 5th March 2018

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