

Minutes

of a meeting of the



Planning Committee

held at 6.00pm on 7 FEBRUARY 2007

at council offices, crowmarsh gifford

Present:

Mrs P Slatter (Chairman)

Mr R Bell (as substitute for Ms S Gray), Mr F Bloomfield, Mr T Buckett MBE, Mrs L Cameron, Mrs S Cooper (as substitute for Mrs A Tomline), Mr C Daukes, Mr D Dodds (as substitute for Mr B Service), Mrs M Greene, Mrs P Haywood (as substitute for Mrs A Midwinter), Mr I Lokhon, Mr D Naish.

Apologies:

Ms S Gray, Mrs E Hards, Mrs A Midwinter, Mr B Service and Mrs A Tomline submitted apologies for absence.

Officers:

Miss N Bedggood, Mrs S Crawford, Mr A Duffield, Mrs K Fiander, Mrs P Fox, Miss J Randle, Mr T Steward.

124. Minutes

RESOLVED: to approve the minutes of the meeting held on 10 January 2007 as a correct record and to agree that the Chairman sign them.

125. Proposals for a site visit report

The democratic services officer reported that a site visit would take place at the Blue Mountains and Sinodun Centre, Wantage Road, Wallingford on 19 February 2007 at 2.00pm.

126. P06/W1183 158 Loyd Road, Didcot

The Committee considered an application for full planning permission for the demolition of the existing garage and link room and the subdivision of the existing dwelling to provide two 2/3 bedroom dwellings with east facing dormers at 158 Loyd Road, Didcot.

The planning officer reported an error in the plan on page 12. The four elevations at the bottom of the page should read "proposed" instead of "existing".

Mr D Goodall, a local resident, spoke objecting to the application.

A motion to grant planning permission with conditions, on being put to the vote, was declared carried.

RESOLVED: to grant planning permission in respect of planning application P06/W1183 with the following conditions:

1. commencement three years
2. schedule and samples of all materials
3. dormer windows shall be obscure glazed
4. dormer windows shall be high level opening or non-opening
5. prior to the occupation of the proposed dwellings the parking and turning areas for the dwellings shall be provided in accordance with the plan (06-021/P/002 Rev C) and shall be constructed, laid out, surfaced (bound material), drained and completed, and shall be retained unobstructed except for the parking and turning of vehicles at all times
6. details of boundary treatments, including new boundary between amenity spaces
7. landscaping scheme, including car park planting and details of siting, design and materials of bin store
8. that notwithstanding the provisions of Article 3 of, and Classes A, B, C or E of Part 1 of Schedule 2 to the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking or re-enacting that Order) no development within those classes shall be carried out on the land unless planning permission has first been granted by the Local Planning Authority on a formal application in respect thereof.

127. P06/W1205 Downlands Kennels, Westfield Road,
Cholsey

The Committee considered an application for full planning permission for the erection of a detached dwelling with a detached two bay garage and store at Downlands Kennels, Westfield Road, Cholsey.

The planning officer reported the receipt of two further letters: one objecting to the application and one from the immediate neighbour clarifying that the original letter had contained comments on the application not an objection.

Mr D Hignall and Ms G Parks, agent and applicant, spoke in support of the application.

A motion to undertake a site visit to assess the impact of the proposed development, on being put to the vote, was declared lost.

A motion to refuse planning permission in respect of planning application P06/W1205 for the reasons set out in the report, on being put to the vote, was declared carried.

RESOLVED: to refuse planning application P06/W1205 for the following reasons:

1. The proposal would be contrary to Policies G1 and G2 of the adopted Structure Plan for Oxfordshire 2016, Policies G2 and H6 of the adopted South Oxfordshire Local Plan 2011 (SOLP) and the advice set out in PPS1 "Delivering Sustainable Development", PPS7 "Delivering Sustainable Development in rural areas" and PPS3 "Housing". Policy H6 (SOLP) identifies locations where new housing will not be allowed and this includes new housing in the countryside unless there is a proven agricultural need. In this case the site lies in the open countryside which is not a sustainable location for new housing and the need put forward for additional staff accommodation is not considered to be sufficient to override established planning policy.

2. The proposal would be contrary to Policies G2, G4, C1, C2 and D1 of the adopted South Oxfordshire Local Plan 2011 and the advice contained within PPS7 "Sustainable Development in Rural Areas". There is insufficient information accompanying the application to assess how the proposed house would relate to the neighbouring buildings. As such it is impossible to assess the full impact of the proposed house on the visual amenity of the North Wessex Downs Area of Outstanding Natural Beauty (AONB) or neighbour impact. Notwithstanding this, the proposed house is large in size, bulk and scale and the plans indicate that it is located to the frontage of the site on a ridge that is prominent in distance views. A new dwelling in this location would consolidate built development in the open countryside and would detract significantly from the character, appearance and visual amenity of the countryside in general and the Area of Outstanding Natural Beauty.

3. That having regard to the size, scale, bulk and siting of the proposal, the new dwelling would provide for a considerably

larger dwelling than those in the immediate vicinity and a siting that would be out of keeping with the character of the area and would fail to reinforce local distinctiveness. As such, the proposal is contrary to Policies G2 and D1 of the adopted South Oxfordshire Local Plan and the advice contained in the South Oxfordshire Design Guide.

128. P06/EO475/LB Café le Raj, 17 Reading Road, Henley-on-Thames

The democratic service officer advised that this item had been withdrawn.

129. P06/EO473 Café le Raj, 17 Reading Road, Henley-on-Thames

The democratic service officer advised that this item had been withdrawn.

130. P06/E1338/T56 Chilterns End, Greys Road, Henley-on-Thames

The Committee considered an application for the prior approval of telecommunication equipment. The issue for consideration was the appropriateness of the siting and appearance of the installation of a 14.7m high streetworks monopole with associated equipment cabinets.

Mr J Gryce, a local resident, spoke objecting to the application.

Mr K Arlett, a local ward councillor, addressed the Committee objecting to the application.

A motion to refuse the siting and appearance, on being put to the vote, was declared lost.

A motion to approve the siting and appearance with conditions, on being put to the vote, was declared carried.

RESOLVED: to approve the siting and appearance of the telecommunication equipment subject to the following conditions:

1. commencement three years
2. details of finish to mast and equipment cabinet to be submitted
3. equipment to be removed within three months if no longer required for telecommunications purposes.

The meeting closed at 7.15pm

Chairman Date