

Minutes

of a meeting of the



Planning Committee

held at 6.00pm on 21 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 J Cotton (as substitute for Mr M Jennings), Mr C Daukes, Mrs M Greene, Mr I Lokhon,

Mrs A Midwinter, Mr D Naish, Mr B Service, Mr J Stimson

Apologies:

Ms S Gray, Mrs E Hards, Mr M Jennings and Mrs A Tomline

Officers:

Miss S Bird, Mr S Corrigan, Mrs S Crawford, Mr A Duffield, Mrs A Fettiplace,

Mrs K Gould, Mr A Hales, Mr P Lucas, Mr M Moore

131. Minutes

RESOLVED: to approve the minutes of the meeting held on 7 February 2007 as a correct record and to agree that the Chairman sign them.

132. Applications deferred or withdrawn

The democratic services officer reported the deferral of applications P06/W1008, P07/W0030/LB and P07/W0031 The Chequers Public House, 20 Bridge End, Dorchester on Thames, to allow officers to obtain further information on the viability of the pub.

133. P06/W1299 Blue Mountains & Sinodun Centre Site, Wantage Road, Wallingford

Mr I Lokhon, a local ward councillor, stepped down from the Committee and took no part in the discussion or voting on this item but remained in the room.

The Committee considered an application for the demolition of an existing nursing home and later additions to Sinodun Centre, the construction of 27 new build dwellings and the conversion of Sinodun Centre into seven dwellings at the Blue Mountains and Sinodun Centre Site, Wantage Road, Wallingford.

The planning officer reported that the Environment Agency had removed its objection to the application. There was therefore no requirement for planning permission to be subject to the resolution of surface water drainage. He also reported the receipt of a report confirming that there is little chance of the television reception of nearby properties being affected. An amplified plan had been received indicating the protection of a private rear access to 28 Nelson Close. Condition four would address this issue. The Council's tree officer had no objection to the loss of certain trees protected by Tree Preservation Orders and was satisfied that the site's treescape would be maintained.

Dr G Ruecroft, Mr J Mills and Ms A Clinkard, local residents, spoke objecting to the application.

Mr Hester, agent, and Mr D Trusedale, of Catalyst Communities Housing Association, spoke in support of the application.

Mr I Lokhon, a local ward councillor, addressed the Committee on the application.

Whilst supporting the proposal the Committee agreed that the proposed siting of bin stores adjacent to the gardens of properties in Wantage Road was unneighbourly.

The planning officer was requested to discuss the possibility of relocating the stores away from properties to protect the amenity of residents.

RESOLVED: to authorise the Head of Planning to grant planning permission for application P06/W1299, subject to the prior completion of Section 106 Planning Obligations with i) Oxfordshire County Council to secure contributions towards:

Cholsey to Wallingford cycleway

Public transport

Air quality monitoring

Provision of a pedestrian crossing on Wantage Road

Education

Library provision

Special education needs

Waste management

Museum services

Social and healthcare provision

and ii) with this Council to ensure that 40 percent of the development is affordable housing and that the public open space is properly managed, and the following conditions:

1. Commencing date three years
2. Samples of all materials
3. Protect trees in accordance with a scheme to be agreed
 4. Landscaping scheme (trees and shrubs, access road and hardstandings, boundary fencing and screen walling)
 5. Plot 1 to have additional window overlooking the parking area and that additional landscaping be provided around Plot 51
6. Surface water drainage scheme
7. Foul drainage scheme
8. Scheme for bin storage to be agreed
 9. Access to be constructed with visibility of 2.4 metres by 90 metres prior to the first occupation of any dwelling
 10. Details of rumble strips to be submitted prior to commencement of development
 11. Landscaping adjacent to parking bay 6, 23, 26, 44 and 86 shall be restricted to maximum 600 mm above parking bay
12. No dwelling to be occupied until access constructed
13. Scheme for wheel washing during demolition and construction

14. Layout of parking area and turning areas prior to commencement of the development
15. Ground floor windows on the north elevation of buildings A, B and F and south elevation of the B, E and G to be opening inwards
16. Restrict working hours during demolition and construction
17. Lighting only in accordance with scheme to be agreed
18. Make provision for control of noise and dust during construction
19. Scheme for dealing with contaminated land
20. Scheme for public art to be agreed
21. Provision of fire hydrants.

134. P06/W1008 Land adjoining The Chequers, Bridge End, Dorchester on Thames

Application deferred see minute 132/02/07.

135. P07/W0031 and P07/W0030/LB The Chequers Public House, 20 Bridge End, Dorchester on Thames

Application deferred see minute 132/02/07.

136. P06/W1210 3 The Croft, Farm Close Lane, Wheatley

Mr R Bell, a local ward councillor, stepped down from the Committee and took no part in the discussion or voting on this item but remained in the room.

The Committee considered an application for the erection of a two storey dwelling house with new vehicular access at 3 The Croft, Farm Close Lane, Wheatley.

The planning officer reported a correction to the report to include 'stone' after 'natural' in paragraph 2.2. She also proposed an additional condition to ensure the bathroom window would be obscure glazed and proposed that condition 13 be replaced with the following:

"Prior to the first use of the new vehicular access onto Mulberry Drive, the existing access to the site from Farm Close Lane shall be permanently closed to vehicular traffic and retained for pedestrian use only thereafter. The verge/footway crossing shall be reinstated where necessary, to the satisfaction of the Local Planning Authority and maintained as such in perpetuity".

Councillor C Dalton, representative of Wheatley Parish Council, spoke objecting to the application.

Mr R Bell, a local ward councillor, addressed the Committee objecting to the application.

RESOLVED: to grant planning permission for application P06/W1210 subject to the following conditions:

1. Commencement three years
 2. Samples of hand made clay tiles and natural stone shall be submitted
 3. The design and materials for the chimney stacks and pots to be approved
4. That the rainwater goods shall be cast iron
5. Windows and external doors to specification
6. Lime mortar shall be used
7. Details of external ventilation and flue outlets to be approved
 8. A scheme for the hard and soft landscaping of the site to be approved
 9. The approved landscaping scheme shall be implemented within 12 months of the commencement of the development
10. Access to specification
 11. Parking and manoeuvring areas shall be provided in accordance with the plan (0405/13)
 - 12 . That no surface water from the development shall be discharged onto the adjoining highway
 13. That prior to the first use of the new vehicular access onto Mulberry Drive, the existing access to the site from Farm Close Lane shall be permanently closed to vehicular traffic and retained for pedestrian use only thereafter. The verge/ footway crossing shall be reinstated where necessary, to the satisfaction of the Local Planning Authority and maintained as such in perpetuity
14. Contaminated land survey to be undertaken

15. No demolition and construction works shall take place outside the hours of 7.30am and 6.00pm Mondays to Fridays and 8.00am to 1.00pm on Saturdays

16. Upon completion of the development, any external lighting shall be designed and installed so the main beam angle is not directed towards any potential observer and is not at an angle greater than 70 degrees from the vertical

17. Bathroom window to be obscure glazed.

137. P06/E1015 85 Harpsden Road, Henley on Thames

Mr T Buckett, MBE, a local ward councillor, stepped down from the Committee and took no part in the discussion or voting on this item but remained in the room.

The Committee considered an application for the erection of a first floor rear extension, replacement of the external wall and the erection of a pitched roof over the single storey rear extension, front bay window and change of use from retail to residential to provide two flats at 85 Harpsden Road, Henley on Thames.

Mrs U Hughes, a local resident, spoke objecting to the application.

Mr C Green, on behalf of the applicant, spoke in support of the application.

Mr T Buckett, a local ward councillor, addressed the Committee objecting to the application.

Despite the officer's recommendation to approve the application the view was expressed that whilst the proposal would improve the character of the area the loss of amenity to the neighbouring property caused by the first floor rear extension outweighed this.

A motion, moved and seconded, for a site visit to assess the impact of the proposal on the neighbour at 83 Harpsden Road, on being put, was declared lost.

A motion to refuse the application for the above reasons, on being put, was declared carried.

RESOLVED: to refuse planning permission for application P06/E1015 for the following reasons:

The proposed first floor rear extension, by reason of its size, height, position and appearance, would have an unacceptably overbearing impact on the rear of No.83 Harpsden Road, resulting in loss of light and outlook, detrimental to the residential amenity of the occupiers. It would therefore be contrary to

adopted South Oxfordshire Local Plan 2011 Policies G2, D4 and H4.

138. P06/W0968 Sports Ground Car Park, Horspath Road,
Oxford

Mr R Bell, a local ward councillor, stepped down from the Committee and took no part in the discussion or voting on this item but remained in the room.

The Committee considered an application for car park lighting at the Sports Ground Car Park, Horspath Road, Oxford.

Mrs H Palmer, representative of Horspath Parish Council, spoke objecting to the application.

Mr M Tyce, representative of Campaign for the Protection of Rural England (CPRE), spoke objecting to the application.

Mr S Fry, representative of Oxford City Council, spoke in support of the application.

Mr R Bell, a local ward councillor, addressed the Committee objecting to the application.

Despite the officers recommendation to approve the application the view was expressed that the proposal would, due to light pollution, have a detrimental impact on the openness of the surrounding area within the Oxford Green Belt. A motion to refuse the application on these grounds on being put was declared carried.

RESOLVED: to refuse planning permission for application P06/W0968 for the following reasons:

That, having regard to the cumulative increase in the amount of light pollution in this sensitive location on the edge of Oxford, the proposal would adversely affect the visual amenities and rural character of the countryside within this part of the Oxford Green Belt. As such the proposal would be contrary to the provisions of the adopted South Oxfordshire Local Plan 2011, particularly policies C1, EP3, R1 and GB4 and to the advice contained within PPG2.

139. P06/W1090 'Lundie', 10 Elvendon Road, Goring on
Thames

Mrs P Slatter, a local ward councillor, stepped down from the Committee and took no part in the discussion or voting on this item but remained in the room.

The Committee considered an application for a proposed replacement house at 'Lundie', 10 Elvendon Road, Goring on Thames.

The planning officer reported the receipt of a third letter in support of the application.

Mr and Mrs Bridges, the applicants, addressed the Committee in support of the application.

Mrs A Ducker, a local ward councillor, addressed the Committee on the application.

RESOLVED: to grant planning permission for application P06/W1090 subject to the following conditions:

1. Commencement three years
2. Samples of all materials
3. Details of slab levels
4. Landscaping.

The meeting closed at 8.30pm.

Chairman