

Minutes

of a meeting of the



Planning Committee

held at 6.00pm on 7 MARCH 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 B Service), Mr C Daukes, Mr D Dodds (as substitute for Mr I Lokhon), Mr P Greene (as substitute for Mrs M Greene), Mr M Jennings, Mrs A Midwinter, Mr D Naish, Mr J Stimson

Apologies:

Ms S Gray, Mrs M Greene, Mrs E Hards, Mr I Lokhon, Mr B Service and Mrs A Tomline

Officers:

Mrs A Fettiplace, Mrs K Fiander, Mrs P Fox, Mr P Lucas, Ms S Millin, Miss J Randle

140. PO7/E0052 and P06/E1280/CA Thame One Stop Auto Centre, 54A East Street, Thame

Mr D Dodds and Mrs A Midwinter, local ward councillors, 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 applications for conservation area consent and planning permission to demolish an existing garage and associated buildings and to erect two one-bedroom dwellings and two three-bedroom dwellings together with seven off street parking spaces and landscaping at Thame One Stop Auto Centre, 54A East Street, Thame.

Mr D Dodds, a local ward councillor, addressed the Committee on this item stating that he and Thame Town Council had concerns about the access lane to the proposed development.

Mrs A Midwinter, a local ward councillor, addressed the Committee on this item stating her concern about the access lane to the proposed development.

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

A motion to grant conservation area consent, on being put to the vote, was declared carried.

RESOLVED: to grant planning permission in respect of planning application P07/E0052 with the following conditions:

1. commencement three years
2. samples of all materials
3. windows, external doors and rainwater goods to specification
4. tree protection
5. landscaping scheme
6. improve existing access
7. parking and manoeuvring to be as shown on drawing 349/2
8. refuse/recycling facilities to be approved
9. boundary treatments to be approved and any damage to neighbouring sheds etc to be made good
10. no increase in level of access
11. exclude permitted development – all classes
12. contamination study to be approved
13. first floor rear bathroom rooflights to be obscure glazed and so retained
14. first floor rear bedroom rooflights to be 1.8 metres above finished floor level.

and to grant conservation area consent for application P06/E1280/CA subject to the following conditions:

1. conservation area consent – commencement three years
2. materials from demolition be removed from the site.

141. P04/W0671/RET 68 High Street, Wallingford

The Committee considered a retrospective application for the installation of roller shutters over the existing door and windows to the front and side elevations at 68 High Street, Wallingford.

The planning officer reported an amendment to paragraph 3.1 under the heading *proposal*, the third line of which should read “are housed within three boxes that project 395 and 440 millimetres from the wall of the building”.

A motion to refuse planning permission in respect of application P04/W0671/RET, on being put to the vote, was declared carried.

RESOLVED: to refuse planning permission in respect of application P04/W0671/RET for the following reason:

That having regard to the design and materials of the roller shutters and bulky nature and materials of the housing boxes, the proposal detracts from the visual amenities of the area and causes harm to the character and appearance of this part of the Wallingford Conservation Area. As such, the proposal would be contrary to the provisions of the South Oxfordshire Local Plan 2011, particularly Policies G6, CON7 and CON8, and to advice in the South Oxfordshire Design Guide, particularly the Traditional Shopfront Design Guide.

142. P06/E1094 38 Milton Close, Henley-on-Thames

The Committee considered an application for the erection of a single storey front extension and two storey rear and side extension and single storey rear garden room and pitched roof over existing flat roof garage at 38 Milton Close, Henley-on-Thames.

Councillor A Follett, a representative of Henley Town Council, addressed the Committee on this item objecting to the application.

Mrs P Lowe, a local resident, addressed the Committee on this item, objecting to the application.

Mrs C Harris and Mr H Villet, applicant and architect, addressed the Committee on this item in support of the application and answering questions put to them.

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

Contrary to the officer's recommendation to approve the application, the view was expressed that the proposal, owing to its design and size, would be unneighbourly and would have a detrimental effect on the character of the house and the surrounding area, contrary to policies G6 and H13 of the adopted South Oxfordshire Local Plan 2011.

A motion to refuse planning permission, on being put to the vote, was declared carried.

RESOLVED to refuse planning permission in respect of application P06/E1094 for the following reasons:

1. The proposed extensions, by reason of their design and appearance, would be out of keeping with the character and appearance of the original house and the surrounding area. The proposal would therefore

be contrary to Policies G2, G6 and H13 of the adopted South Oxfordshire Local Plan 2011 and section 4.6 of the South Oxfordshire Design Guide.

2. The proposed rear extension, by reason of its size, height, positions and appearance, would have an unacceptably overbearing impact on 39 Milton Close and would result in loss of light to the detriment of the residential amenity of the occupiers. It would therefore be contrary to Policies G2 and H13 of the adopted South Oxfordshire Local Plan 2011 and section 4.6 of the South Oxfordshire Design Guide.

The meeting closed at 6.55pm

Chairman Date