

Minutes

of a meeting of the



Planning Committee

held at 6.00pm on 21 MARCH 2007

at council offices, crowmarsh gifford

Present:

Mrs P Slatter (Chairman)

Mr F Bloomfield, Mr T Buckett MBE, Mrs L Cameron, Mr J Cotton (as substitute for Mr M Jennings), Mr C Daukes, Ms S Davidson (as substitute for Mrs A Midwinter), Ms S Gray, Mrs M Greene, Mr I Lokhon, Mr D Naish, Mr B Service, Mr J Stimson, Mrs A Tomline

Apologies:

Mrs E Hards, Mr M Jennings, Mrs A Midwinter

Officers:

Mr A Duffield, Mrs A Fettiplace, Ms P Fox, Mrs J Thompson, Mr T Wyatt

143. Minutes

Mr J Stimson asked why his question about the status of the sports ground car park at Horspath Road, Oxford (application P06/W0968, minute 138 refers) had not been included in the minutes.

The Clerk replied that the minutes recorded the speakers, the decisions and sufficient information to show how these had been reached. They did not normally give details of questions and answers or the debate. The question had not been directly relevant to the decision and had therefore not been included.

RESOLVED: to approve the minutes of the meetings held on 21 February 2007 and 7 March 2007 as correct records and to agree that the Chairman sign them.

144. P06/E1217 31 Belle Vue Road, Henley on Thames

Mr T Buckett, 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 the existing house and construction of one four-bedroom detached house and two two-bedroom semi-detached houses at 31 Belle Vue Road, Henley on Thames.

Mr A Follett, representing Henley Town Council, spoke objecting to the application.

Mr L Butcher, a local resident, spoke objecting to the application.

Mr S Birch, the agent for the applicant, spoke in support of the application.

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

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

RESOLVED: to grant planning permission in respect of planning application P06/E1217 with the following conditions:

1. commencement of development (three years)
2. samples of materials to be submitted and approved
3. fencing/means of enclosure to be submitted and approved
4. details of finished floor levels in relation to existing ground levels to be submitted and approved
5. no extensions to be erected without planning permission (removal of permitted development)
6. window at the first floor level in the south east elevation to be obscure glazed. No further windows at first floor level in south east or north west elevations (removal of permitted development)
7. access to be constructed to OCC specification prior to occupation
8. parking to be provided and thereafter retained in accordance with approved plans prior to occupation
9. details of bin storage to be agreed prior to development commencing.

145. P07/E0065 Land at rear of 7,9 & 11 Oakley Road,
Chinnor

Mrs L Cameron, 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 eight dwellings and associated garages, car parking and access on land to the rear of 7, 9 and 11 Oakley Road, Chinnor.

Mr T Wills, representing Chinnor Parish Council, spoke objecting to the application.

Ms V Collier, a local resident, spoke objecting to the application.

Mr T Faulkner, representing the applicant, spoke in support of the application.

Mrs L Cameron, a local ward councillor, spoke objecting to the application and requested that the Committee visit the site.

A motion to defer consideration of the application until a site visit had been held in order to assess the impact of the proposed development, on being put to the vote, was declared carried.

RESOLVED: to defer consideration of application P07/E0065 and to hold a site visit to assess the impact of the proposed development on the occupiers of the houses in Glynswood Road and to gain an understanding of the relationship of the proposed development to existing housing.

146. P06/E1027 Unit 4B, Crest Estate, Stoke Row

The Committee considered an application for a new two-storey dwelling and detached garage at Unit 4B, Crest Estate, Stoke Row.

Mrs P Newman, the agent for the applicant, spoke in support of the application.

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/E1027 for the following reason:

The proposed development involves the loss of the existing employment use of the application site. Policy E6 of the South Oxfordshire Local Plan 2011 (SOLP) seeks to retain existing employment uses unless it can be demonstrated that the employment use of the site is no longer economically viable. The application has not demonstrated that the employment use of the site is economically unviable and therefore the proposal is contrary to Policy E6 of the SOLP.

147. P06/E0816 & P06/E0956/LB Former Henley Brewery Site, Mineral Bottling Plant, New Street, Henley on Thames

The Committee considered applications for planning permission for the change of use of the retained former brewery building to form seven B1 units with bedroom accommodation (varying consented scheme P03/E0710) and for listed building consent for internal lightweight stud partitioning and doors to form bedroom accommodation at the former Henley Brewery site, mineral bottling plant, New Street, Henley on Thames.

Mr J Emmett and Mr R Hawley, agents for the applicant, spoke in support of the application.

Mr K Arlett, a local ward councillor, spoke about the application.

A motion to defer consideration of the planning applications to allow further negotiations on the contribution towards affordable housing and the content of the S106 planning obligation in respect of controlling the use on being put to the vote, was declared carried.

RESOLVED to defer consideration of planning applications P06/E0816 and P06/E0956/LB to allow further negotiations on the contribution towards affordable housing and the content of the applicant's proposed S106 planning obligation.

148. P07/E0173 Conyers, Peppard Lane, Henley on Thames

Mr T Buckett, 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 to replace a bungalow with two dwellings, amending application P06/E0173 to provide an additional room with velux rooflight in the roofspace of each dwelling, at Conyers, Peppard Lane, Henley on Thames.

Mr A Follett, representing Henley Town Council, spoke objecting to the application.

Ms V Laurie, a local resident, spoke objecting to the application.

Mr T Buckett, a local ward councillor, spoke about the application.

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

RESOLVED: to grant planning permission in respect of planning application P07/E0173 with the following conditions:

1. commencement three years

2. samples of all materials
3. exclude permitted development rights – all classes
4. tree protection
5. landscaping scheme – mature trees and shrubs
6. no additional first floor windows to be constructed in the side elevations of the dwellings
7. access to specification prior to commencement of any other development
8. close existing access prior to the first use of the new access
9. parking provision to be as shown on drawing reference 1280 1B
10. no dig method for access and parking areas
11. conservation style rooflights
12. rooflights to have a minimum cill height of 1.8 metres above finished floor level

149. P07/E0014 1A Gainsborough Crescent, Henley on Thames

The Committee considered an application for a two storey side extension with a room in the roof space at 1A Gainsborough Crescent, Henley on Thames.

Mr M Dunbar, the applicant, spoke in support of the application.

Mr K Arlett, a local ward councillor, spoke in support of the application.

Despite the officer's recommendation to refuse planning permission, the view was expressed that the proposed extension would not detract unduly from the appearance of the original terrace on the street scene.

A motion to grant planning permission for the above reasons and with conditions as detailed below, on being put to the vote, was declared carried.

RESOLVED: to grant planning permission in respect of planning application P07/E0014 with the following conditions:

1. commencement three years
2. no windows in 1st floor side wall
3. remove permitted development rights

4. sample materials to be submitted and agreed

5. details of rainwater goods.

The meeting closed at 8.20 pm

Chairman Date