

Minutes

of a meeting of the



Planning Committee

held at 6.00pm on 18 April 2007

at council offices, crowmarsh gifford

Present:

Mrs P Slatter (Chairman)

Mr F Bloomfield, Mr T Buckett MBE, Mrs S Cooper (as substitute for Mrs A Tomline),

Mr J Cotton (as substitute for Mrs L Cameron), Mr C Daukes, Mr D Dodds (as substitute for Mr I Lokhon), Ms S Gray, Mrs M Greene, Mrs E Hards, Mrs P Haywood (as substitute for Mrs A Midwinter), Mr M Jennings, Mr D Naish, Mr B Service,

Mr J Stimson.

Apologies:

Apologies were submitted on behalf of Mrs L Cameron, Mr I Lokhon, Mrs A Midwinter and Mrs A Tomline.

Officers:

Ms N Bedggood, Mrs S Crawford, Mr A Duffield, Mr J Fulford-Dobson, Mrs H Moore, Ms G Napier, Miss J Randle, Mrs J Thompson.

157. Minutes

RESOLVED: to approve the minutes of the meeting held on 4 April 2007 as a correct record and to agree that the Chairman sign them.

158. P07/W0116 The Coach and Horses, Kinecroft,
Wallingford

The Committee considered an application for a new lean-to canopy to the rear of the building at The Coach and Horses, Kinecroft, Wallingford.

The planning officer reported that at its meeting on 16 April the Town Council had reviewed their comments and now recommended that the application be refused.

A motion to refuse planning permission for the reasons set out in the report, on being put to the vote, was declared carried.

RESOLVED: to refuse planning permission in respect of application P07/W0116 for the following reason:

That having regard to the position of the proposed lean-to extension close to adjoining residential development, the proposal represents an introduction of an unneighbourly form of development which would be detrimental to the residential amenities of the occupiers of those dwellings by reason of noise and disturbance. As such the proposal is contrary to policies G6 and EP2 of the adopted South Oxfordshire Local Plan (2011).

159. P07/W0157 36 Church Road, Wheatley

Mrs S Gray, 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 single and two storey side extensions to the side elevations, proposed carport, widening of access and partial demolition of boundary wall (as amended by drawings submitted on 3 April 2007) at 36 Church Road, Wheatley.

The planning officer reported that, on receipt of the amended plans, Wheatley Parish Council had withdrawn its objections about the loss of the stone wall and overdevelopment, but still objected to the loss of the open view and maintained that the design statement was misleading.

Mr P Bandler, the applicant, spoke in support of the application.

Mrs S Gray, a local ward councillor, spoke on the application.

A motion to grant planning permission with conditions as set out in the report, on being put to the vote, was declared carried.

RESOLVED: to grant planning permission in respect of planning application P07/W0157 with the following conditions:

1. Commencement 3 years
2. Matching materials
3. Sample materials - roof

4. Details of windows
5. Remove Permitted Development rights Part 1, Class A
6. Matching materials for making good wall
7. Details of gates

160. P06/E1328/O 14 Malyns Close, Chinnor

Mrs P Haywood, 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 construction of one new 2 or 3 bedroom house on land adjacent to 14 Malyns Close, Chinnor.

The planning officer reported that one letter of support had been received after the report had been published. The forestry officer answered questions from members of the committee.

Mr P Smith, the agent for the applicant, spoke in support of the application.

Mrs P Haywood, ward councillor, spoke on the application.

A motion to refuse planning permission for the reasons set out in the report, on being put to the vote, was declared carried on the Chairman's casting vote.

RESOLVED: to refuse planning permission in respect of application P07/E1075T for the following reason:

The development is contrary to policies H4 and C9 of the South Oxfordshire Local Plan. The proposals would result in the loss of a walnut tree, which is the subject of a tree preservation order, and contributes significantly to the character of the area. As such the proposal would result in the loss of an important landscape feature and would detract from the established character of this site which lies on the edge of the built up area of Chinnor.

161. P07/W0100/O Land adjacent to Oxens Piece, Thame Road, Great Milton

The Committee considered an application for the construction of three pairs of 3-bedroomed semi-detached dwellings with individual accesses and footpath across the entrance at land adjacent to Oxens Piece, Thame Road, Great Milton.

Mr D Hignell and Mr R Hutton, the agent and the applicant, spoke in support of the application.

The view was expressed that, while the proposal for affordable housing was welcomed, the need for this size of affordable housing had not been established and that a new housing needs survey should be undertaken and the procedure for exception sites followed correctly. A motion to refuse planning permission for the reasons set out in the report, on being put to the vote, was declared carried.

RESOLVED: to refuse planning permission in respect of application P07/W0100/O for the following reasons:

1. The proposal is inappropriate development within the Oxford Green Belt and would be contrary to Policy G4 of the Oxfordshire Structure Plan 2011 and Policy GB2 of the adopted South Oxfordshire Local Plan and advice in PPG2 Green Belts. The special circumstances which have been put forward are not sufficient to override these Green Belt policies.
2. The proposal is not an appropriate rural exception site in that it is not in accordance with Policies H9 and H10 of the adopted South Oxfordshire Local Plan. The site does not immediately adjoin the village, there are no satisfactory arrangements in place to ensure that affordable housing is secured in perpetuity. There is no evidence that it satisfies the local housing need in terms of the housing mix and tenure proposed.
3. The proposal to erect six dwellings on this site is not in accordance with Policy G5 of the Oxfordshire Structure Plan and Policies G4, C4 and H6 of the adopted South Oxfordshire Local Plan. The development would undesirably extend ribbon development beyond the existing built up limits of Great Milton village into open countryside and adversely affect the landscape setting of the village.

162. P07/E0254/RM 21 Baskerville Road, Sonning Common

Mr D Naish, 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 a garage and construction of a 2-bedroom bungalow with integral garage and new access to the existing bungalow (as amended by drawings submitted on 28 March 2007) at 21 Baskerville Road, Sonning Common.

The planning officer reported that the residents of number 19 Baskerville Road had withdrawn their objections to the amended plans provided the boundary fence was constructed prior to commencement of the development and permitted development rights were removed for windows in the roof area.

Mr G Manning, the applicant, spoke in support of the application.

Mr D Naish, ward councillor, spoke on the application.

A motion to grant planning permission with conditions as set out in the report, on being put to the vote, was declared carried.

RESOLVED: to grant planning permission in respect of planning application P07/E0254/RM with the following conditions:

1. Sample materials walls and roofs
2. Formation of new access for existing bungalow
3. Provision of parking areas for existing and proposed dwelling
4. Retain garage accommodation in proposed bungalow
5. Erection of privacy fences before commencement of construction works
6. No windows to be inserted above ground floor level without the grant of planning permission
7. Remove permitted development rights – no extensions or roof alterations without planning permission

163. P07/W0171 9 Park Road, Didcot

Mr J Stimson declared a personal and prejudicial interest in this application as a close relative owned a nearby property affected by the proposal. He withdrew from the room and took no part in the discussion or voting on this item.

Mrs E Hards, 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 bungalow and retail unit and the construction of a three-storey building comprising retail units and apartments over, associated parking and landscaping at 9 Park Road, Didcot.

The planning officer said that references in the report to 'Edmonds Close' should read 'Edmonds Court'. She reported that Environmental Health had asked for a condition to investigate for contamination of the site. The applicant had now paid an acceptable contribution to establish parking restrictions on Edmonds Court and the reference to this in the recommendation should be deleted.

Mrs E Hards, a local ward councillor, spoke objecting to the application.

A motion to grant planning permission with the conditions set out in the report and the additional condition and amendment proposed by the planning officer, on being put to the vote, was declared carried.

RESOLVED: to grant planning permission in respect of application P07/W0171 subject to the following conditions:

1. Commencement 3 years
2. Schedule of materials - walls and roof of building.
3. Windows, external doors and rainwater goods to specification
4. Provide access onto Edmonds Court prior to occupation
 5. Close existing access onto Park Road and provide new access prior to occupation
 6. Parking provision to be as shown on drawing reference A05/017/100B
 7. Details of surface water drainage works to be approved
 8. Landscaping scheme (trees and shrubs, access road and hardstandings, boundary fencing and screen walling)
 9. Management plan for the communal gardens and soft landscaped areas
 10. Investigate for contamination.

The meeting closed at 8.00pm.

Chairman

Date