

Minutes

of a meeting of the



Planning Committee

held at 6.00pm on 25 April 2007

at council offices, crowmarsh gifford

Present:

Mrs P Slatter (Chairman)

Mr J Cotton (as substitute for Mrs L Cameron), Mr C Daukes, Mr D Dodds

(as substitute for Mr B Service), Ms S Gray, Mrs M Greene, Mr PWD Greene
(as substitute for Mr F Bloomfield), Mrs E Hards, Mrs P Haywood (as
substitute for

Mrs A Midwinter), Mr M Jennings, Mr I Lokhon, Mr D Naish, Mr J Stimson,
Mrs A Tomline, Mrs G Zakss (as substitute for Mr T Buckett MBE),

Apologies:

Apologies were submitted on behalf of Mr F Bloomfield, Mr T Buckett,
Mrs L Cameron, Mrs A Midwinter, and Mr B Service.

Officers:

Mr A Duffield, Mrs A Fettiplace, Ms P Fox, Mrs K Gould, Ms S Oborn, Ms G
Napier, Mr I Price, Miss J Randle, Mrs J Thompson.

164. Minutes

RESOLVED: to approve the minutes of the meeting held on 18 April 2007 as
a correct record and to agree that the Chairman sign them.

With the agreement of the Committee, the Chairman varied the order of the
agenda to that minuted below.

165. P07/W 0155 Purple Heather, North Moreton

Mr PWD Greene, having taken advice from the Monitoring Officer, declared a personal interest in this application as a warden of All Saints' Church, North Moreton. Mrs M Greene declared a personal interest in this application as a member of the Parochial Church Council. Both remained in the room and spoke on the application and Mrs Greene took part in the debate and voting.

Mr J Cotton declared a personal and prejudicial interest in this application as a friend of the applicant. He withdrew from the Committee and took no part in the debate or voting.

Mr PWD Greene, a local ward councillor, stepped down from the Committee and took no part in the Committee's discussion or voting on this item but remained in the room and spoke in his capacity as ward councillor.

Further to a site visit, the Committee considered an application for the removal of conservatory extensions and flat roof extension and alterations and an extension to form a two storey dwelling at Purple Heather North Moreton.

The planning officer proposed an additional condition, that Flemish bond brick work be used. She added that one letter objecting to the application had not been included in the report.

Mr R Haycock, representative of North Moreton Parish Council, spoke objecting to the application.

Mr R MacFarlane and Ms K Miller, local residents, spoke objecting to the application.

Mr L Wardle, applicant, spoke in support of the application.

Mr P Greene, ward councillor, spoke objecting to the application and then took no further part in the discussion.

The Committee asked questions and debated the application. A motion to grant planning permission for application P07/W0155 with the additional condition to use Flemish bond brickwork, on being put to the vote, was declared carried.

RESOLVED: to grant planning permission in respect of application P07/W0155 with the following conditions:

1. commencement three years
2. that samples of the bricks to be used for the external walls shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of the development

3. that samples of the tiles to be used for the roof shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of the development
4. window and joinery details
5. tree protection measures for the yew and horse chestnut in accordance with BS:5837- 2005
6. cast iron rainwater goods
7. conservation rooflights
8. no additional windows in the east and west elevations of the property
9. flat or flared arch brick or stone lintels above openings
10. Flemish bond brickwork to be used.

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

Mrs G Zakss, a local ward councillor, stepped down from the Committee and took no part in the Committee's discussion or voting on this item but remained in the room and spoke in her capacity as ward councillor.

The Committee considered applications for planning permission and listed building consent for the change of use of the retained former brewery building to form seven B1 units with bedroom accommodation and to install internal stud partitioning and doors to form bedroom accommodation, as amended on 20 March 2007, at the former Henley Brewery site, Mineral Bottling Plant, New Street, Henley on Thames. This application was deferred at the 21 March meeting in order that officers could negotiate a higher affordable housing contribution and further consider the draft Planning Obligation.

Mr R Hawley, agent for the applicant, spoke in support of the application.

A motion to refuse planning permission for application P06/E0816, on being put to the vote, was declared carried.

A motion to grant listed building consent for application P06/E0956/LB, on being put to the vote, was declared carried.

RESOLVED: to refuse planning permission for application P06/E0816 for the following reasons:

1. The proposal seeks permission for the provision of seven B1 units with bedroom accommodation. In the opinion of the Local Planning Authority this would be tantamount to the creation of seven additional residential units within the former Henley

Brewery site. This would erode the previously permitted mix of B1, hotel and residential uses and result in the loss of employment floorspace contrary to the provisions of the South Oxfordshire Local Plan 2011 particularly Policies G2, TC1 and E6.

2. The scheme fails to make provision for affordable housing on the site or for an appropriate commuted sum and is thus contrary to Policy H9 of the South Oxfordshire Local Plan 2011.

and to grant listed building consent for application P06/E0956/LB subject to the following conditions:

1. standard three year listed building consent
2. schedule of works
3. samples of all materials.

167. P06/W1266 St Thomas of Canterbury Church, Manor Road, Goring on Thames

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

In the absence of the Vice-Chairman, and after a request for nominations to chair this item and a vote, Mr J Stimson took the chair for this item.

The Committee considered an application for the demolition of the boiler room and the erection of a single storey extension to provide meeting rooms, servery and new facilities, amended on 20 March 2007, at St Thomas of Canterbury Church, Manor Road, Goring on Thames. The Planning Officer proposed an additional condition to require an arboricultural method statement to be submitted for affected trees.

Mr N P Radley, representing Goring Parish Council, spoke about the application.

Mr A Strong, representing Goring and Streatley Amenity Association, addressed the committee on the application.

Rev M Blamey and Mr M Clews, the applicant and agent, addressed the committee on the application.

Mrs E A Ducker, a local ward councillor, spoke to the Committee on the application and then took no further part in the discussion.

A motion to grant planning permission for application P06/W1266 with the additional condition, on being put to the vote, was declared carried.

RESOLVED: to grant planning permission in respect of planning application P06/W1266 with the following conditions:

1. commencement three years
2. sample of materials to be submitted to and approved by Local Planning Authority
3. render to be lime render on brick work
4. archaeological mitigation measures
5. tree protection – arboricultural method statement to be submitted.

168. P06/E1302 Land to rear of 173 Reading Road, Henley on Thames

Mrs P Slatter resumed the Chair.

The Committee considered an application for the construction of a two storey terrace of five 2-bedroom terraced houses with car parking, as amended on 7 March 2007, at the rear of 173 Reading Road, Henley on Thames.

The Planning Officer reported that the drawings showed two 3-bedroom houses but these had been amended to remove the third bedroom and second floor of the side extension in the two end units. The application was now for five 2-bedroom houses. The ground floor plans omitted from the report had been circulated. She clarified the boundaries of the site covered by this application.

A motion to grant planning permission for application P06/E1302, on being put to the vote, was declared carried.

RESOLVED: to grant planning permission for application P06/E1302 subject to the following conditions:

1. commencement three years
2. samples of all materials
3. details of surface water drainage to be approved
4. details of refuse and recycling facilities to be agreed
5. exclude permitted development – all classes

6. retain existing hedges
7. access to specification
8. parking to be provided as per plan 173P101B
9. redundant access to be closed off prior to first occupation of dwellings
10. contamination study to be carried out
11. landscaping scheme – trees and shrubs.

The meeting closed at 8.00pm.

Chairman