

Minutes

of a meeting of the



Planning Committee

held at 6.00pm on 30 MAY 2007

at council offices, crowmarsh gifford

Present:

Mrs P Slatter (Chairman)¹

Mr G Andrews, Joan Bland, Mr F Bloomfield, Mrs D Brown (as substitute for Mr I Lokhon), Mrs S Cooper, Mr P Cross, Mr C Daukes, Mr J Flood, Mrs E Gillespie, Mr A Hodgson², Mrs A Midwinter, Mr J Nowell Smith (as substitute for Mr R Peirce), Mr R Peasgood³, Mr A Rooke.

Apologies:

Mr I Lokhon and Mr R Peirce submitted apologies.

Officers:

Mr A Duffield, Mrs K Fiander, Ms P Fox, Mr M Moore, Mr T Steward, Mr T Wyatt.

1. Election of Chairman for the 2007/08 municipal year

The committee elected Mrs P Slatter as Chairman for the 2007/08 municipal year.

2. Election of Vice Chairman for the 2007/08 municipal year

The committee elected Mr F Bloomfield as Vice Chairman for the 2007/08 municipal year.

3. Cancellation of meeting 6 June 2007

The Chairman reported the cancellation of the meeting scheduled to take place on 6 June 2007.

4. Minutes 25 April 2007

RESOLVED: to approve the minutes of the meeting held on 25 April 2007 as a correct record and to agree that the Chairman sign them.

5. Applications deferred or withdrawn

The planning officer reported the deferral of application P06/E1189, Hillcrest Cottage, Brook Street, Kingston Blount (in the parish of Aston Rowant) because a neighbour who had objected to the application had not received notice of consideration of the application at the committee. The committee would consider the application at the meeting on 13 June 2007.

6. P07/E0024 Caxton Court, St Marks Road, Henley on Thames

The committee considered an application to convert an existing residents' store to a dwelling consisting of one bedroom, bathroom and kitchen with combined living area at ground floor level in the block of flats with a frontage onto St Marks Road (numbers 12a to 24), Henley on Thames.

The planning officer reported receipt of a letter from an objector reiterating concerns at the lack of off-street parking.

Mr C Tapp addressed the committee in support of the application.

A motion to refuse planning permission for application P07/E0024, on being put to the vote, was declared carried.

RESOLVED: to refuse planning permission for application P07/E0024 following reason:

1. The residential unit of accommodation would not be provided with any dedicated off-street parking. As a result the occupiers and visitors associated with the unit are likely to park and manoeuvre on St Marks Road, to the detriment of highway safety and the convenience of other public highway users. As such the development is contrary to Policies T8 of the Oxfordshire Structure Plan 2016 and Policies D2, T1, and T2 of the South Oxfordshire Local Plan 2011, which seek to ensure that development is provided with sufficient and safe access and parking.

7. P06/W1296 Oxford Brookes University, land adjacent to garages and pavilion, Holton

The committee considered an application to construct a car park of 107 spaces with an 18 space cycle rack and low level bollard lighting on parkland of approximately 0.23ha adjoining some garages and the sports pavilion at Holton.

Ms S Barter, representing Holton Parish Council, addressed the committee in support of the application.

Mrs J Carr, representing Wheatley Parish Council, addressed the committee in support of the application.

Mr R Knight and Mr R J Reilly addressed the committee in support of the application.

Ms A Purse, ward councillor, addressed the committee in support of the application.

A motion to refuse planning permission for application P06/W1296, on being put to the vote, was declared carried.

RESOLVED: to refuse planning permission for application P06/W1296 for the following reasons:

1. That the site lies within the Oxford Green Belt and the application proposes the construction of a large parking area and associated lighting which is inappropriate development and therefore, by definition, harmful to the open nature and rural parkland character of this part of the Green Belt. No special circumstance exists to set aside the general presumption against such developments and is therefore contrary to Policy GB2 of the adopted South Oxfordshire Local Plan, 2011.
2. That the proposed development provides parking in excess of the Council's standards and will encourage car borne travel. The development does not demonstrate measures that would be taken to minimise the need for car travel and parking and does not assist in promoting other alternative and more sustainable transport modes, contrary to Policies T2, T3 and T8 of the adopted South Oxfordshire Local Plan.
3. That the site lies in a remote rural location and the provision of such a large area of parking, with associated lighting and other development, would detract from the rural character and appearance of the locality, contrary to Policies C1 and EP3 of the adopted South Oxfordshire Local Plan.
4. That insufficient information accompanies the application to demonstrate that the development will not have an adverse impact on the adjoining trees which are the subject of tree preservation orders. The loss of the trees would detract from the character and appearance of the area contrary to Policy C9 of the adopted South Oxfordshire Local Plan.

5. That the earthworks required to provide the car park, and the use for the parking of cars, would detract from the character and setting of the Ancient Monument 30824 contrary to Policy CON11 of the adopted South Oxfordshire Local Plan.

8. P06/W1297 Oxford Brookes University, land adjacent to entrance lodge, Kortenay and Long White Cloud, Holton

The committee considered an application to construct a 142 space car park with bollard lighting on a site of approximately 0.5ha on land adjacent to the entrance lodge, Kortenay and Long White Cloud, Holton.

Ms S Barter, representing Holton Parish Council, addressed the committee to reaffirm her comments made in support of the previous application (P06/W1296).

Mrs J Carr, representing Wheatley Parish Council, addressed the committee to reaffirm her comments made in support of the previous application (P06/W1296).

Mr R Knight and Mr R J Reilly addressed the committee in support of the application.

Ms A Purse, ward councillor, addressed the committee to reaffirm her comments made in support of the previous application (P06/W1296).

A motion to refuse planning permission for application P06/W1297, on being put to the vote, was declared carried.

RESOLVED: to refuse planning permission for application P06/W1297 for the following reasons:

1. That the site lies within the Oxford Green Belt and the application proposes the construction of a large parking area and associated lighting which is, inappropriate development and therefore, by definition, harmful to the character of this part of the Green Belt. No special circumstance exists to set aside the general presumption against such developments, and, is therefore contrary to Policy GB2 of the adopted South Oxfordshire Local Plan, 2011.

2. That the proposed development provides parking in excess of the Council's standards and will encourage car borne travel. The development does not demonstrate measures that would be taken to minimise the need for car travel and parking and does not assist in promoting other alternative and more sustainable transport modes,

contrary to Policies T2, T3 and T8 of the adopted South Oxfordshire Local Plan.

The meeting closed at 7.30pm.

Chairman Date

¹ Elected chairman under item 1.

² Participation in committee with effect from item P/06/W1296

³ Participation in committee with effect from item P/06/W1296