

Minutes

of a meeting of the



Planning Committee

held at 6.00pm on 13 June 2007

at council offices, crowmarsh gifford

Present:

Mrs P Slatter (Chairman)

Ms J Bland, Mr F Bloomfield, Mrs S Cooper, Mr J Cotton (as substitute for Mr G Andrews), Mr P Cross, Mr C Daukes, Capt J Flood, Ms E Gillespie, Mr A Hodgson, Mr I Lokhon, Mrs A Midwinter, Mr R Peasgood, Mr R Peirce, Mr A Rooke

Apologies:

An apology for absence was submitted by Mr G Andrews

Officers:

Ms N Bedggood, Mr S Corrigan, Mrs S Crawford, Mrs A Fettiplace, Miss P Fox, Mr I Price, Miss J Randle, Mrs A Robinson, Mr T Steward

16. Minutes

RESOLVED: to approve the minutes of the meeting held on 30 May 2007 as a correct record and to agree that the Chairman sign them.

17. P07/E0413 Jasmine Cottage, 1 The Green, Aston Rowant

Miss P Fox, Planning Manager (East), informed the Committee that since 6 June 2007 she had had no involvement with this application on the grounds that the applicant had appointed a friend as a planning consultant. She withdrew from the meeting during consideration of the item.

The Committee considered an application for a single storey side and rear extension at Jasmine Cottage, 1 The Green, Aston Rowant.

A memorandum dated 22 May 2007 and an email dated 31 May 2007 from Dominic Lamb, Countryside Officer, to Angela Fettiplace were circulated to councillors prior to the meeting and made available to members of the public at the meeting (copy attached to the minute book copy of these minutes).

The planning officer reported that English Heritage had received a request to list Jasmine Cottage. She reported that, in an email dated 12 June 2007, Dr P Stamper from English Heritage had advised that in light of the alterations to the building's outer appearance and its inner plan form the recommendation may be a 'do not list' one.

The planning officer proposed two additional conditions as follows:

6. Sample brick and flint panel to be approved.
7. Details of newt exclusion fence to be approved.

Mr P Gibbons, representative of Aston Rowant Parish Council, spoke objecting to the application.

Dr N Doggett, agent for the objectors, spoke objecting to the application.

Mrs D Brown, applicant, spoke in support of the application.

Mr E Laxton, a local resident, spoke in support of the application.

Mr I Corbyn, agent for the applicant, spoke in support of the application.

Mrs D Brown, a ward councillor, addressed the Committee on this application.

A motion, moved and seconded, to grant planning permission, on being put, was declared carried.

RESOLVED: to grant planning permission in respect of planning application P07/E0413 subject to the following conditions:

1. commencement three years
2. samples of all materials
3. that the existing brick and flint wall along the front of the site shall be retained
4. windows, external doors and rainwater goods to specification
5. no development to take place until a survey has been conducted to establish the presence or absence of great crested newts

6. sample brick and flint panel to be approved

7. details of newt exclusion fence to be approved.

18. P06/E1189 Hillcrest Cottage, Brook Street, Aston Rowant

The Committee considered an application for a two storey side and rear extensions, demolition of existing car port and extension, conversion to form two dwellings at Hillcrest Cottage, Brook Street, Aston Rowant.

The planning officer proposed an additional condition to obscure glaze one of the rear bedroom windows to protect the amenity of the neighbour at Spring Bank.

Mr J Knight, representative of Aston Rowan Parish Council, spoke objecting to the application.

Mrs V Golder, local resident, spoke objecting to the application.

Mr Lucas, applicant, spoke in support of the application.

Mrs D Brown, a ward councillor, addressed the Committee.

A motion, moved and seconded, to grant planning permission, on being put, was declared carried.

RESOLVED: to grant planning permission in respect of planning application P06/E1189 subject to the following conditions:

1. commencement three years

2. sample of materials – walls and roof – to be submitted and agreed

3. joinery details to be submitted and agreed

4. parking provision as shown on drawing reference 1977.02A

5. details of surface water drainage to be approved

6. landscaping scheme

7. no additional windows

8. obscure glaze rear bedroom window.

19. P07/W0237 73 Mereland Road, Didcot

The Committee considered an application for a single storey extension to front and rear elevations and a two storey side extension to form a separate dwelling.

The planning officer reported that the Highways Authority had raised no objection to the application.

Mrs J Murphy, a local councillor, addressed the Committee.

A motion, moved and seconded, to grant planning permission, on being put, was declared carried.

RESOLVED: to grant planning permission in respect of planning application P07/W0237 subject to the following conditions:

1. commencement three years
2. matching materials – walls and roofs
3. provide parking and manoeuvring
4. garden provision
5. bathroom window in side elevation of new dwelling to be obscure glazed.

20. P07/E0525 The Coach House, Paradise Road, Henley on Thames

Ms J Bland, a local ward councillor, stepped down from the meeting for this item and took no part in the discussion or voting on it.

The Committee considered an application for the demolition of the existing dwelling, the erection of a replacement chalet style two storey dwelling and a new section of boundary wall at The Coach House, Paradise Road, Henley on Thames.

The planning officer reported the receipt of a further objection from the Henley Society. The conservation officer had raised no objection to the application on the grounds that the proposal would not detract from the setting of Paradise Farm a grade II listed building. She also proposed an additional condition as follows:

Sample brick and flint panel to be approved.

Mr R Clark, architect for the applicant, spoke in support.

A motion, moved and seconded, to grant planning permission, on being put, was declared carried.

RESOLVED: to grant planning permission in respect of planning application P07/E0525 subject to the following conditions:

1. commencement three years
2. samples of all materials
 3. retain and protect existing trees, fence and hedge along boundary with Paradise Farm
 4. exclude Permitted Development – all classes
 5. no additional windows or rooflights to be constructed in any elevation of the new dwelling
 6. no vents, flues or chimneys on the east elevation
 7. no development to begin until foul drainage details approved
 8. details of surface water drainage works to be approved
 9. parking provision to be as shown on drawings submitted with the application
 10. sample brick and flint panel to be approved.

21. P07/W0374 Ashview, 71 The Street, Crowmarsh Gifford

The Committee considered an application for a two storey rear extension at Ashview, 71 The Street, Crowmarsh Gifford.

Mr O Liddar, architect for the applicant, spoke in support of the application.

Mr N Odd, the local ward councillor, addressed the Committee.

A motion, moved and seconded, to refuse planning permission, on being put, was declared carried.

RESOLVED: that planning permission be refused in respect of planning application P07/W0374 for the following reasons:

1. that, having regard to the size, scale, design and materials, the proposal represents an inappropriate extension detracting from the character, appearance and detailing of the existing dwelling and would be detrimental to the visual amenity of the site and surrounding area, contrary to provisions of the adopted South Oxfordshire Local Plan 2011, particularly Policies G6, D1 and H13 and guidance contained in the South Oxfordshire Design Guide

2. that, having regard to the location of the extension on the site and its size and scale, the proposal represents an inappropriate extension that will overshadow the garden area of 71 and 73 The Street to the detriment of the amenity of the occupants of both properties. As such, the proposal would be contrary to Policy H13 of the adopted South Oxfordshire Local Plan 2011 and guidance contained in the approved South Oxfordshire Design Guide.

22. P07/E0571 Parkwood Stud, Aston Rowant

The Committee considered an application for change of use of an existing building to B1 use at Parkwood Stud, Aston Rowant.

The planning officer proposed the addition of 'and surface to be agreed' to condition five in the report.

Mr P Rooksby, representative of Aston Rowant Parish Council, spoke objecting to the application.

Mr M Fowler, architect for the applicant, spoke in support of the application.

Mrs D Brown, a local ward councillor, addressed the Committee.

A motion, moved and seconded, to approve the application with a landscaping condition, on being put, was declared carried.

RESOLVED: to grant planning permission in respect of planning application P07/E0571 subject to the following conditions:

1. commencement three years
2. windows, external doors and rainwater goods to specification
3. details of staining of timber boarding to be agreed
4. retain and protect trees during development and for five years following completion
5. parking provision to be as shown on drawing reference 060209 and surface to be agreed
6. details of surface water drainage to be approved
7. no development until foul drainage details are approved
8. details of landscaping scheme to be submitted to the planning authority and agreed prior to the commencement of works.

The meeting closed at 8.20 pm

Chairman