

Minutes

of a meeting of the



Planning Committee

held at 6.00pm on 27 June 2007

at council offices, crowmarsh gifford

Present:

Mrs P Slatter (Chairman)

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

Apologies:

Apologies for absence were submitted by Mrs S Cooper, Mrs E Gillespie and

Mr I Lokhon

Officers:

Mrs S Crawford, Miss P Fox, Mr M Moore, Mrs S Oborn, Mrs J Thompson

23. Minutes

RESOLVED: to approve the minutes of the meeting held on 13 June 2007 as a correct record and to agree that the Chairman sign them.

24. P06/W1008 Land adjoining The Chequers Public House, 20 Bridge End, Dorchester

Mr F Bloomfield declared a personal and prejudicial interest in this application as he knew the applicant. He withdrew from the room and took no part in the discussions or voting on this item.

Mr P Cross, ward councillor, stepped down from the committee and took no part in the discussion or voting on this item.

Following a site visit, the Committee considered an application to demolish the existing garage building and construct a new four-bedroom house on land adjoining the Chequers Public House, 20 Bridge End, Dorchester.

The planning officer reported that condition (4) in the report should be amended to read:

‘prior to the occupation of the proposed dwelling the parking areas for the dwelling shall be provided.....’

Mr M Stevenson, representing Dorchester Parish Council, spoke objecting to the application.

Mr T Fisher, a local resident, spoke objecting to the application.

Mr P Cross, a ward councillor, addressed the Committee on this application.

A motion, moved and seconded, to grant planning permission for this application in line with the officer’s recommendation was declared lost on being put to the vote.

Despite the officer’s recommendation to grant permission, the Committee was concerned about the effect of the development on the viability of the public house, the conservation area and the setting of nearby listed buildings. A motion, moved and seconded, to refuse planning permission for these reasons was declared carried on being put to the vote.

RESOLVED: to refuse planning permission in respect of planning application P06/W1008 for the following reasons:

The proposal involves the loss of the parking area to the public house and the loss of part of the garden and the impact of the loss of such facilities on the long term viability and use of the building as a public house has not been adequately assessed. The loss of these areas and the development of the garden would reduce the possibility of providing improved or extended facilities in the future to support the commercial use of the building. The existing use of the building contributes to the vitality of the conservation area and the garden and parking areas are important open spaces that support that use. A proposal at this stage that may compromise its use when the property has not been adequately marketed would be premature. As such the proposal would be contrary to Policies G2, CON3, CON4, CON5, CON7, H4 and CF1 of the adopted South Oxfordshire Local Plan 2011

25. P07/W0030/LB & P07/W0031 The Chequers Public House, 20 Bridge End, Dorchester

Mr F Bloomfield declared a personal and prejudicial interest in this application as he knew the applicant. He withdrew from the room and took no part in the discussions or voting on this item.

Mr P Cross, ward councillor, stepped down from the Committee and took no part in the discussion or voting on this item.

Following a site visit, the Committee considered applications for full and listed building consent to construct a pair of semi-detached two-bedroom houses and alteration to the access, demolition of 20th century extensions, demolition of garage building and revised car park layout at the Chequers Public House, 20 Bridge End, Dorchester.

The planning officer reported that condition (4) in the report should be amended to omit reference to garages as these were not provided on the amended plans. The amended plans for the public house showed larger toilet facilities. The second floor en-suite bathroom should be deleted from the plans following advice from the conservation officer.

Mr C Hill, representing Dorchester Parish Council, and Mr R Starkey, representing CAMRA, spoke objecting to the application.

Mr T Fisher, a local resident, spoke objecting to the application.

Mr P Cross, a ward councillor, addressed the Committee on this application.

Despite the officer's recommendation to grant permission, the Committee was concerned about the effect of the development on the viability of the public house, the conservation area and the setting of nearby listed buildings. A motion, moved and seconded, to refuse planning permission for these reasons was declared carried on being put to the vote.

A motion, moved and seconded, to refuse listed building consent because the proposals detracted significantly from the character of the listed building was declared carried on being put to the vote.

RESOLVED: to refuse planning permission in respect of planning application P07/W0031 for the following reasons:

1. The proposal involves the loss of the parking area to the public house, the loss of part of the garden and the removal of extensions to the listed building, which in isolation may not be objectionable. However, the impact of the loss of such facilities on the long term viability and use of the building as a public house has not been adequately assessed. The loss of these areas and the development of the garden would reduce the possibility of providing improved or extended facilities in the future to support the commercial use of the building. The existing use of the building contributes to the vitality of the conservation area and the garden and parking areas are important open spaces that support that use. A proposal at this stage that may compromise its use when the property has not been adequately marketed would be premature. As such the proposal would be contrary to Policies G2, CON3, CON4, CON5, CON7, H4 and CF1 of the adopted South Oxfordshire Local Plan 2011

2. That, having regard to the width of the building plot and the proximity of the new dwellings to the retained public house, the proposal to provide a pair of semi-detached dwellings would detract from the character and setting of the listed building and the character and appearance of the Dorchester-on-Thames Conservation Area contrary to Policies G2, CON5 and CON7 of the adopted South Oxfordshire Local Plan 2011.

To refuse listed building consent for application P07/W0030/LB because:

1. The proposal involves the loss of the parking area to the public house, the loss of part of the garden and the removal of extensions to the listed building, which in isolation may not be objectionable. However, the impact of the loss of such facilities on the long term viability and use of the building as a public house has not been adequately assessed. The loss of these areas and the development of the garden would reduce the possibility of providing improved or extended facilities in the future to support the commercial use of the building. The existing use of the building contributes to the vitality of the conservation area and the character of the listed building and the garden and parking areas are important open spaces that support that use. A proposal at this stage that may compromise its use when the property has not been adequately marketed would be premature. As such the proposal would be contrary to Policies G2, CON3, CON4, CON5, CON7, H4 and CF1 of the adopted South Oxfordshire Local Plan 2011
 2. That, having regard to the width of the building plot and the proximity of the new dwellings to the retained public house, the proposal to provide a pair of semi-detached dwellings would detract from the character and setting of the listed building and the character and appearance of the Dorchester-on-Thames Conservation Area contrary to Policies G2, CON5 and CON7 of the adopted South Oxfordshire Local Plan 2011.
 - 3) The subdivision of the second floor bedroom to provide an ensuite bathroom to the bedroom would detract from the historic character of the listed building contrary to Policy CON3 of the adopted South Oxfordshire Local Plan 2011.
26. P07/E0560 40A Bradley Road, Huntercombe (in the parish of Nuffield)

The Committee considered an application for the change of use of a building presently used as ancillary accommodation to an independent dwelling at 40A Bradley Road, Huntercombe.

RESOLVED: to grant planning permission in respect of planning application P07/E0560 subject to the following conditions:

1. Commencement 3 years
 2. Erect screen to front window and maintain in accordance with a scheme to be agreed prior to first occupation
 3. No additional first floor windows
 4. Rooflights to have minimum internal cill height of 1.7m as shown on the approved plan
 5. Provide and maintain parking space in accordance with approved plan prior to first occupation.
27. P07/W0470/O Lantern Service Station, London Road, Milton Common

Mrs A Midwinter declared a personal and prejudicial interest in this application as she knew the applicant. She withdrew from the room and took no part in the discussions or voting on this item.

Mr J Nowell-Smith, 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 outline application for the demolition of the existing service station and a residential development of four dwellings and change of use of part of the site to landscaped amenity land at Lantern Service Station, London Road, Milton Common.

Mr T Giddy, authorised representative of Milton Common Parish Council, spoke in favour of the application.

Mr F Dixon, agent for the applicant, spoke in support of the application.

Mr J Nowell-Smith, ward councillor, spoke in support of the application.

A motion, proposed and seconded, to defer consideration of the application until after a site visit was declared lost on being put to the vote.

RESOLVED: to refuse planning permission in respect of planning application P07/W0470/O for the following reasons:

1. The proposal would be contrary to Policies G1, G2 and G4 of the adopted Structure Plan for Oxfordshire 2016, Policy GB2 of the adopted South Oxfordshire Local Plan 2011 (SOLP) and the advice contained within PPG2 "Green Belts". Policy GB2 (SOLP) lists circumstances where new buildings will be allowed in the Green Belt and the redevelopment of commercial sites is

not included within that list. The proposed development is, therefore, inappropriate by definition. The proposal to erect four dwellings across part of the site would create a larger area of buildings across the site, in a more prominent position and would consolidate development and would detract from the rural character and openness of the Green Belt.

2. The proposal would be contrary to Policy E6 of the adopted South Oxfordshire Local Plan. Policy E6 aims to retain buildings and land in employment use, unless the existing use is not viable or giving rise to nuisance, to ensure that communities can provide employment opportunities for local residents and be sustainable. The site is currently in use as a service station and workshop without giving rise to nuisance and insufficient evidence has been submitted to show that the site has been adequately marketed. Therefore, the use could continue either in the current use or for some other employment use before a residential use of the site will be considered.
3. The proposal would be contrary to Policies G1 and G2 of the adopted Structure Plan for Oxfordshire 2016, Policies G2 and H6 of the adopted South Oxfordshire Local Plan 2011 (SOLP) and advice given in PPS 3 "Housing". Policy H6 (SOLP) identifies locations where new housing will not be allowed. Milton Common is a settlement with few services and facilities and is not therefore a sustainable location for new housing.
4. The proposal would be contrary to Policy C4 of the adopted South Oxfordshire Local Plan and the advice contained in The South Oxfordshire Landscape Assessment. Policy C4 (SOLP) aims to protect the landscape setting of settlements. The proposal to erect four dwellings across part of the site would create a larger area of buildings across the site, in a more prominent position and would consolidate development on the edge of the settlement detracting from the landscape setting of Milton Common.
5. The proposal would be contrary to Policy H9 of the adopted South Oxfordshire Local Plan which seeks to provide 40% of affordable housing on sites that are capable of providing a net gain of 5 or more dwellings. Notwithstanding the objection to the principle of development, the site is capable of providing 5 or

more dwellings and no provision for affordable housing has been put forward.

The meeting closed at 8.00 pm

Chairman Date