

# Minutes

of a meeting of the



## Planning Committee

held at 6.00pm on 18 July 2007

at council offices, crowmarsh gifford

### Present:

Mrs P Slatter (Chair)

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

### Apologies:

Apologies were submitted on behalf of Mr C Daukes and Mrs A Midwinter

### Officers:

Mr S Corrigan, Mr A Duffield, Miss P Fox, Mrs K Gould, Mr P Lucas, Mrs S Mangion, Miss J Randle, Mr R Turner

### 28. Minutes

**RESOLVED:** to approve the minutes of the meeting held on 27 June 2007 as a correct record and to agree that the Chairman sign them.

### 29. P07/W0532 1 Manor Crescent, Didcot

Captain J Flood, a ward councillor, stepped down from the Committee and took no part in the discussion or voting on this item.

The Committee considered an application for the erection of 10 dwellings (10 no. of two bed flats) and the relocation of the existing access at 1 Manor Crescent, Didcot.

The Planning Officer reported that contributions towards infrastructure improvements totalled £26,166. She also confirmed that the applicant would contribute £5,000 towards play equipment at Edmonds Parks on the grant of planning permission. She proposed that details of the play equipment contribution be included in the recommendation.

**RESOLVED:** to grant planning permission in respect of planning application P07/W0532 subject to the completion of a Section 106 agreement to secure contributions for infrastructure improvements and play equipment and the following conditions:

1. commencement three years
2. sample materials to be submitted
3. details of hard and soft landscaping works to be submitted
  4. landscaping to be carried out in accordance with the approved details
  5. details of surface water drainage to be submitted
  6. parking provision to be as shown on drawing reference 070201
  7. details of access to be submitted
  8. prior to the first use of the new access, the existing access shall be closed and the verge, kerblineline and footway reinstated
  9. an investigation for contamination to be carried out
  10. if contamination is found, further works to be carried out before any development takes place
  11. provision of bin store to be agreed prior to occupation.
30. P07/E0530 Burwood Farm, Kennylands Road, Sonning Common

Mr A Rooke, a local ward councillor, stepped down from the Committee and took no part in the discussion or voting on this item.

The Committee considered an application for the demolition of a bungalow and the erection of a replacement two storey dwelling at Burwood Farm, Kennylands Road, Sonning Common.

Mr M Howlett, agent for the applicant, spoke in support of the application.

Mr A Rooke, local ward councillor, addressed the Committee objecting to the application.

**RESOLVED:** to refuse planning permission in respect of planning application P07/E0530 for the following reasons:

1. The proposed replacement dwelling would be significantly greater in size than the existing dwelling and appear more prominent in views from the surrounding countryside having an excessively bulky appearance and a complicated roof form. It would therefore be contrary to criteria (iii), (iv) and (v) of Policy H12 and Policies G2, G4, C1 and C4 of the adopted South Oxfordshire Local Plan 2011 and advice set out in Section 4.4 of the South Oxfordshire Design Guide.
2. The application contains insufficient information to enable the Council to ascertain whether the proposal would result in unacceptable harm to the numerous trees on the site that are considered to contribute to the visual amenities of this part of the open countryside. The proposal would therefore be contrary to adopted South Oxfordshire Local Plan 2011 Policies G2 and C9.

### 31. P07/E0485/RET King William PH, Hailey, Ipsden

The Committee considered a retrospective application for the change of use of land for the retention of a temporary caravan for staff use for a period of five years at the King William PH, Hailey, Ipsden.

Mr R Baker, representation of Ipsden Parish Council, addressed the Committee.

Mr A Verey, applicant, spoke in support of the application.

Mr N Odd, ward councillor, addressed the Committee in support of the application.

The view was expressed that the public house provided a valuable amenity for local residents and contributed to the local tourist trade. In order to allow the applicant to investigate alternative arrangements for staff accommodation a motion was moved and seconded to grant a three year temporary permission for the retention of the caravan. On being put the motion was declared lost.

The majority of members supported the officer's recommendation that the siting of the caravan is detrimental to the natural beauty and rural character of the area. However, a number of members supported the view that if the application was refused any subsequent enforcement action should allow for an extended compliance period up to two years allowing the applicant to investigate alternative arrangements for staff accommodation.

**RESOLVED:** to refuse planning permission in respect of planning application P07/E0485/RET for the following reasons:

1. The siting of the development on the edge of an isolated hamlet in the open countryside is inappropriate for the provision of new housing and is contrary to policies H6 and H15 of the South Oxfordshire Local Plan 2011. Insufficient justification has been provided to warrant a departure from these policies.

2. The siting and appearance of the caravan, in an isolated hamlet in the open countryside, detracts from the natural beauty and rural character of the Chiltern Hills Area of Outstanding Natural Beauty contrary to policies C2, G2, G4 and G6 of the South Oxfordshire Local Plan 2011.

32. P07/E0705 1a Gainsborough Crescent, Henley on Thames

The Committee considered an application for a two storey side extension with room in roof space at 1a Gainsborough Crescent, Henley on Thames.

Mr M Dunbar, applicant, spoke in support of the application.

**RESOLVED:** to grant planning permission in respect of planning application P07/E0705 subject to the following conditions:

1. commencement three years

2. sample materials

3. specification of the rainwater goods submitted prior to commencement

4. no additional windows on the first or second floor

5. remove Permitted Development rights for extensions and alterations.

33. P07/E0553 & P07/E0552/LB Adam House, 71 Bell Street, Henley on Thames

Ms J Bland and Mr F Bloomfield declared personal and prejudicial interests in this item as they knew people who live close to the application site. They withdrew from the meeting and took no part in the discussion or voting on this item.

The Committee considered applications for planning and listed building consent for the installation of three external condensers connected to internal air conditioning units via insulated pipe work at Adam House, 71 Bell Street, Henley on Thames.

The Planning Manager reported that the hours of use, as agreed with the applicant, would be 9.00am – 5.00pm.

Mrs A Richardson, a local resident, spoke objecting to the application.

**RESOLVED:** to grant planning permission in respect of planning application P07/E0553 subject to the following conditions:

1. commencement within three years
2. hours of use
3. schedule of works
4. details of screening plants to be agreed
5. colour finish of the casing of the unit to be agreed
6. details of the finish of the mounting brackets / fixing to be agreed.

To grant permission in respect of the listed building consent application P07/E0552/LB subject to the following conditions:

1. commencement within three years
2. care of listed building
3. schedule of works
4. colour finish of the casing of the unit to be agreed
5. details of the finish of the mounting brackets / fixing to be agreed.

The meeting closed at 7.30pm.

Chairman