

Minutes

of a meeting of the



Planning Committee

held at 6.00pm on 8 August 2007

at council offices, crowmarsh gifford

Present:

Mrs P Slatter (Chairman)

Mr G Andrews, Ms J Bland, Mr F Bloomfield, Mr C Daukes, Mr P Cross, Capt J Flood, Ms E Gillespie, 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 were submitted on behalf of Mrs S Cooper

Officers:

Ms N Beddgood, Ms S Bird, Mr R Cramp, Mrs S Crawford, Mr A Duffield, Miss P Fox, Mr P Lucas, Mrs H Moore, Mr M Moore, Miss J Randle, Mrs J Thompson, Mr T Wyatt

34. Minutes

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

35. P07/E0597/O Land at Thame at Showground, Thame

Mrs A Midwinter declared a personal and prejudicial interest in this item as a director of Thame show, stepped down from the Committee, left the room and took no part in the discussion or voting on this item.

The Committee considered an outline application for the relocation of Thame Cattle Market and associated buildings, car parking, new access and ancillary activities on land at Thame Showground, Thame.

The Planning Officer reported receipt of a further seventeen statements of support and one objection. The second refusal reason was no longer relevant as a suitable scheme to deal with foul drainage had been agreed and could be dealt with by conditions. An application to locate the cattle market on a different site was being prepared.

Mr D Hanlon, a local resident, and Mr A Cattermole, representing Rectory Homes, spoke objecting to the application.

Mr D Butcher and Mr P Bailey, agents for the applicant, and Mr A Duffy, representing Thame Agricultural Association, spoke in support of the application.

Mr D Bretherton, a local ward councillor, spoke in support of the application.

A motion to refuse planning permission for this application for the first reason set out in the report was moved, seconded, and declared carried on the Chairman's casting vote.

RESOLVED: to refuse planning permission in respect of planning application P07/E0597/O for the following reason:

That, having regard to its location, in an attractive area of countryside, beyond the existing built development at Thame, the proposed buildings, and hardstandings and access way, would detract from the rural landscape character and visual amenity of the locality, and the setting of Thame, contrary to Policies G2, G4 and C1 of the adopted South Oxfordshire Local Plan. Insufficient justification exists to justify overriding the policies.

36. P07/W0575 Off Brook Lane to York Farm, West Hagbourne

The Committee considered a planning application for a new access to York Farm through the existing gateway off Brook Lane, West Hagbourne.

RESOLVED: to grant planning permission in respect of planning application P07/W0575 with the following conditions:

1. Commencement 3 years
2. That prior to the first use of the proposed access road to York Farm, the proposed means of access on to Brook Lane is to be formed and laid out to the approval of the LPA and constructed strictly in accordance with the highway authority's specifications and that all ancillary works specified shall be undertaken.

3. That no surface water from the development shall be discharged onto the adjoining highway, and a scheme to prevent this occurrence shall be submitted to and approved in writing by the Local Planning Authority and constructed prior to the commencement of building operations.
4. That as part of the works relating to the proposed access, the existing ditch shall be culverted and laid out to the approval of the Local Planning Authority and constructed strictly in accordance with the highway authority's specifications and that all ancillary works specified shall be undertaken.
5. Replacement hedgerow planting

37. P06/W0807 4 Cotterills Close, Middle Road, Stanton St John

The Committee considered an application for the removal of the agricultural occupancy condition 4 of P73/M1033 at 4 Cotterills Close, Middle Road, Stanton St John.

Ms N Mallows, representing Stanton St John Parish Council, spoke objecting to the application.

Mr P Wingfield-Stratford, a local resident, spoke objecting to the application.

RESOLVED: in respect of planning application P06/W0807, to grant planning permission for the removal of Condition 4 of planning permission P73/M1033.

38. P07/W0748/LB The Old Post Office, Warborough

Mr P Cross declared a personal and prejudicial interest in this item as the owner of the property, stepped down from the Committee, left the room and took no part in the discussion or voting on this item.

The Committee considered a listed building application to remove cement render from the west elevation and replaster with lime render, remove the 1960's timber frame from the infill area and replace with oak, and replace plastic rainwater goods with cast iron at the Old Post Office, Warborough.

RESOLVED: to grant listed building consent in respect of application P07/W0748/LB subject to the receipt of further relevant comments within the remaining consultation period which expires on 9 August 2007 and to the following conditions:

1. Commencement listed building consent 3 years.
2. Measures to secure the safety, stability and protection of building to be taken prior to any works.
3. Details of profile and style of cast iron rainwater goods.

4. Details of cast iron rainwater goods

39. P07/W0667/RET Rectory Farm Shop, Rectory Farm, Pound Lane, Stanton St John

The Committee considered a retrospective application for planning consent for the change of use of part of the farm shop to a butcher's shop at Rectory Farm Shop, Rectory farm, Pound Lane, Stanton St John.

Ms N Mallows, representing Stanton St John Parish Council, addressed the Committee.

Mr P Wingfield-Stratford, local resident, spoke objecting to the application.

Mr H Venners and Mr Taylor, the agent and the applicant, spoke in support of the application.

RESOLVED: to refuse planning permission in respect of planning application P07/W0667/RET for the following reasons:

1. That the proposed use would have an adverse impact on the vitality and viability of the existing village shop in Stanton St. John and town centre locations contrary the aims and objectives of PPS6 and policies A4 and TC7 of SOLP 2011.
2. That the proposed use including signage, traffic and parking activities represents an intrusive form of commercial development in an isolated rural location which is contrary to principles of sustainability and policies G3, G4, TC7 and A4 of SOLP 2011.
3. That the proposed use including signage, traffic and parking activities represents an intensification of the use of the site and an intrusive form of commercial development in a Green Belt location, which is contrary to the openness of the Green Belt and the purpose of including land in the Green Belt contrary to policy GB3 of SOLP 2011.

40. P07/W0438 Willington Down Farm, Ladygrove, Didcot

The Committee considered an application for the conversion of the existing redundant barn to B1 office use at Willington Down Farm, Ladygrove, Didcot.

RESOLVED: to refuse planning permission in respect of planning application P07/W0438 for the following reason:

That the site is in an unsustainable location for new commercial development as the proposal would result in an increase of vehicular trips to the site with no alternative choice of transport. As such, the proposal would be contrary to Policies G1, G2 and T1 of the Oxfordshire Structure Plan 2016, Policies G2,

T1 and E8 of the adopted South Oxfordshire Local Plan 2011 and the advice contained in PPG13 'Transport'.

41. P07/E0579 The Oxfordshire Golf Club, Rycote Lane, Thame

The Committee considered an application for the erection of a 50 bedroom hotel and extensions to the existing clubhouse at the Oxfordshire Golf Club, Rycote Lane, Thame.

Mr M Tyce, representing the Campaign to Protect Rural England, spoke against this application.

Mr H Mellor, the agent, and Mr P Gibbons, the applicant, spoke in support of the application.

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

RESOLVED: to refuse planning permission in respect of planning application P07/E0579 for the following reasons:

1. The application site is located in a prominent position in an attractive area of countryside away from any established settlements. The principle of the proposed development of a new 50 bedroom hotel in this isolated countryside location is contrary to Policy TSM4 of the South Oxfordshire Local Plan 2011 (SOLP), which only permits the construction of new hotels within the built up area of existing settlements. Furthermore the proposal is contrary to Policy R5 of the SOLP, which usually only allows for the construction of a club house and maintenance building in connection with golf courses. In addition the proposal is contrary to the general aims of Policy G4 of the SOLP, which seeks to protect the countryside for its own sake through a strong presumption against new development in the countryside. Therefore, the principle of the development is not acceptable with regard to Policies G4, TSM4, and R5 of the SOLP, and also guidance contained within Planning Policy Statement 7: Sustainable Development in Rural Areas. There are no material considerations of sufficient weight to overcome the basic objections to the principle of the development.
2. The application site is in a remote location away from any established settlements and their associated services and facilities. It is unlikely that traffic movements to and from the site would be by any other means other than the private car. As such the site is not in a sustainable location and the scale and form of the proposed development would result in the increased reliance on the use of the private car. The proposal is therefore contrary to Policies G3, and T1 of the South Oxfordshire Local Plan 2011, Policies G1, G2, T1, and E5 of the Oxfordshire Structure Plan 2016 and guidance contained within

Planning Policy Statement 1: Delivering Sustainable Development, Planning Policy Statement 7: Sustainable Development in Rural Areas and Planning Policy Guidance Note 13: Transport.

3. Hotels are key town centre uses and justification for siting a hotel outside of an existing town centre is required. Insufficient information has been submitted to demonstrate that there is an established need for a new hotel in this countryside location against sustainability objectives and objectives to maintain the vitality and viability of town centre areas. In the absence of such need, the proposal is contrary to Policies G3 and TC7 of the South Oxfordshire Local Plan 2011, Policy TC2 of the Oxfordshire Structure Plan 2016 and guidance contained within Planning Policy Statement 6: Planning for Town Centres.
4. The application site lies outside of any defined settlement boundary and in an attractive area of open countryside. The proposal, due to its siting, size, design, scale, bulk and massing would represent a substantial and inappropriate extension to the existing building, which would consolidate the existing built form resulting in a significant increase in the visual impact of the development. This would be to the detriment of the attractive rural character and appearance of the surrounding area. The proposal would therefore be contrary to Policies G2, G4, G6, C1 and D1 of the South Oxfordshire Local Plan 2011, Policies G2, G5 and EN1 of the Oxfordshire Structure Plan 2016 and guidance contained within the South Oxfordshire Design Guide 2000, Planning Policy Statement 1: Delivering Sustainable Development and Planning Policy Guidance Note 7: Sustainable Development in Rural Areas.
5. The proposed development, due to its size, design, scale, bulk and massing, fails to integrate with and respect the design, character and appearance of the existing built form and the rural character and appearance of the surrounding area. As such the proposal is contrary to Policies G2, G4, G6, C1, and D1 of the South Oxfordshire Local Plan 2011, Policy G2 of the Oxfordshire Structure Plan 2016 and guidance contained within the South Oxfordshire Design Guide 2000 and Planning Policy Statement 1: Delivering Sustainable Development.
6. The development fails to provide an appropriate scheme of works on and off-site mitigation measures to accommodate the impact of the development on local infrastructure, services, or amenities. The

proposal is therefore contrary to government advice, Policies D11, T1, T2, and T3 of the South Oxfordshire Local Plan 2011, and Policies G3 and T8 of the Oxfordshire Structure Plan 2016.

42. P07/E0718/T Arqiva Transmitting Station, Englands Game Farm, Watlington.

The Committee considered a telecommunications application to install two 0.6m dish antennas on the existing tower at Englands Game Farm, Watlington

Mr I R Mann, a local ward councillor, addressed the Committee.

RESOLVED: to grant planning permission in respect of planning application P07/E0718/T with the following conditions:

1. Commencement 3 years.
2. That the two dishes hereby approved shall be removed within 3 months of them no longer being in use.

43. P07/E0450 Hallmark House, Station Road, Henley on Thames

The Committee considered an application for the conversion to residential use of existing vacant office space to provide seven apartment dwellings and the provision of a new glazed entrance lobby extension and side access security gate at Hallmark House, Station Road, Henley on Thames.

RESOLVED: to grant planning permission in respect of planning application P07/E0450 with the following conditions:

1. Commencement 3 years
2. Samples of materials
3. Allocation of parking to flats prior to occupation and retention thereafter
4. Contamination to be investigated and mitigation measures if necessary
5. No spoil or materials stored on land liable to flood
6. Provision of acoustic windows and passive or forced draught ventilation
7. Cycle provision prior to occupation
8. Refuse and recycling facilities to be installed prior to occupation

44. P07/E0411 Travis Perkins, Henley Road, Playhatch

Mr R Peasgood, 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 existing buildings, the erection of a new building for display, sales, and storage of building materials and plant hire, outside display and storage of materials and car parking, loading and servicing areas, and alteration to the existing

vehicular access at Travis Perkins, Henley Road, Playhatch (in the parish of Eye and Dunsden).

The Planning Officer reported that conditions four, five and six in the report should be amended and condition 17 in the report deleted.

Mr S Hoare, the agent for the applicant, spoke in support of the application.

Mr R Peasgood, ward councillor, addressed the Committee and reported the views of Eye and Dunsden Parish Council.

RESOLVED: to grant planning permission in respect of planning application P07/E0411 with the following conditions:

1. Standard 3 Year Time Limit
 2. Schedule of Materials to be submitted and approved prior to commencement
 3. Permission to be an alternative to P03/S0317
 4. Cycle parking to be provided prior to first use
 5. Substation relocation and access alterations undertaken as approved prior to commencement
 6. Parking, loading and manoeuvring areas to be set out as approved prior to occupation
 7. Revised landscaping scheme to be submitted and approved prior to commencement
 8. Flood storage compensation works to be carried out in accordance with revised Flood Risk Assessment
 9. Proposed building to allow free entry and egress of flood water
 10. No spoil or materials to be deposited or stored on the part of the site liable to flood
 11. Any walls or fencing to be permeable to flood water
 12. No infiltration of surface water drainage into the ground and details of surface water drainage to be submitted and approved prior to commencement
 13. Contamination to be investigated prior to commencement and mitigation measures to be carried out if necessary
 14. That with the exception of fork lift trucks and delivery vehicles no plant or machinery to be operated or repaired in the open
 15. Retail sales area to be limited to the area shown on the approved plan
 16. External storage to be limited to areas shown.
 17. Hours of operation to be limited to 7:30am to 5pm Mondays to Fridays, 8am to 12pm Saturdays and no trade on Sundays and Bank Holidays.
45. P07/E0784/O Land adjoining 101 Deanfield Road, Henley on Thames

Mrs J Bland, 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 outline application for the erection of one two-storey dwelling and the construction of a vehicular access on land adjoining 101 Deanfield Road, Henley on Thames.

Mr J Spratley, agent for the applicant, spoke in support of the application.

RESOLVED: to grant outline planning permission in respect of planning application P07/E0784/O with the following conditions:

1. Standard Outline Planning Condition – Time Limit
2. Standard Outline Planning Condition – Details to be Considered as Reserved Matters
3. Samples of Materials
4. Details of Boundary Treatment, Hard and Soft Landscaping and Tree Protection
5. Details of Slab Levels
6. Access Prior to Commencement
7. Parking Prior to Occupation
8. Details of Refuse and Recycling Storage and Composter
9. Removal of PD rights for Windows on the Eastern Elevation
10. Removal of PD rights for Extensions and Outbuildings

The meeting closed at 9.00pm.

Chairman Date