

Minutes

of a meeting of the



Planning Committee

held at 6.00pm on 5 September 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 A Hodgson), Mr P Cross, Mr C Daukes, Mr D Dodds (as substitute for Mr G Andrews), Ms E Gillespie, Mr I Lokhon, Mrs A Midwinter, Mrs J Murphy (as substitute for Capt J E Flood), Mr R Peasgood, Mr R Peirce, Mr A Rooke

Apologies:

Apologies for absence were submitted on behalf of Mr G Andrews, Capt J E Flood and Mr A Hodgson

Officers:

Miss N Bedggood, Mr S Corrigan, Mr A Duffield, Miss P Fox, Mr J Fulford-Dobson, Miss R Godden, Miss N Ireland, Mr P Lucas, Miss G Napier, Miss J Randle

46. Minutes

The Committee were advised that the minutes of the meeting held on 8 August 2007 will be submitted to the next meeting of the Planning Committee for receipt and confirmation.

47. P07/W0653 Haydown, Elvendon Road, Goring on Thames

Mrs P Slatter, a local ward councillor, stepped down from the Committee and took no part in the discussion or voting on this item.

The planning officer reported the receipt of proposals from the applicant for the relocation of some trees on the site. However, due to the late submission of these proposals, officers had not had the opportunity to evaluate the

proposed relocation or subsequent maintenance scheme for the trees. It was apparent that the proposals lacked detailed information.

The Committee considered an application for the erection of a detached country house and double garage at Haydown, Elvendon Road, Goring on Thames.

Mr A Gould, agent for the applicant, spoke in support of the application.

Mrs E A Ducker, the local ward councillor, addressed the Committee.

RESOLVED: to refuse planning permission for application P07/W0653 for the following reasons:

1. The Development Plan seeks to protect the District's countryside from adverse developments through generally restrictive policies. The erection of a dwelling on the site would result in the unacceptable consolidation of ribbon development on the edge of the settlement which would extend the built-up area, detract from the landscape setting of Goring-on-Thames and fail to conserve the special landscape quality of the Chilterns Area of Outstanding Natural Beauty contrary to policies G2, G4, C1, C2, C4 and H6 of the adopted South Oxfordshire Local Plan 2011 and advice set out in PPS3 and PPS7.

2. That the development results in the loss of trees which are considered to be of significant amenity value and are the subject of a Tree Preservation Order, the loss of such trees would detract from the character and appearance of the locality, contrary to Policies C1, C2 and C9 of the adopted South Oxfordshire Local Plan 2011.

3. The proposal fails to make any provision for or demonstrate a high standard in the conservation and efficient use of energy, water and materials as required by policy D8 of the adopted South Oxfordshire Local Plan 2011.

48. P07/W0199 Land at Honey Lane to the Rear of 51 Papist Way, Cholsey

The Committee considered an application for the erection of a two storey four bedroom dwelling at land at Honey Lane to the rear of 51 Papist Way, Cholsey.

RESOLVED: to grant planning permission for application P07/W0199 subject to the following conditions:

1. Commencement three years

2. Samples of all materials

3. Bathroom windows on west elevation at first floor level shall be obscure glazed

4. No additional windows shall be constructed in north or south elevations of the dwelling at first floor level

5. Parking and manoeuvring area to be provided and laid out

6. Landscaping scheme for boundary screening

7. Eastern boundary wall to be retained

8. Slab levels to be agreed

9. Retaining wall on southern boundary

10. Contamination land investigation

11. Remediation if land contaminated.

49. P07/W0668/LB Thatchers Cottage, 15 Queen Street,
Dorchester

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

The Committee considered an application for listed building consent for internal alterations to the existing cottage at Thatchers Cottage, 15 Queen Street, Dorchester.

Mr F Theobald, applicant, and Mr N Burton, agent for the applicant, spoke in support of the application.

Mr J Cotton, a local ward councillor, spoke in support of the application.

RESOLVED: to refuse listed building consent for application P07/W0668/LB for the following reason:

. That the proposed works would result in the loss of historic fabric to the detriment of the special architectural and historic qualities of the listed building, contrary to Policy CON3 of the adopted South Oxfordshire Local Plan and to advice in PPG15.

50. P07/E0714 Elizabeth House, Elizabeth Road, Henley

Ms 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 application for the erection of a two storey four bedroom dwelling at Elizabeth Road, Henley.

Mr P Perry, applicant, spoke in support of the application.

RESOLVED: to grant planning permission for application P07/E0714 subject to the following conditions:

1. Commencement three years
2. Samples of materials
 3. Parking and manoeuvring to be provided for new dwelling prior to occupation
 4. Parking and Manoeuvring for 220 Greys Road to be retained as existing
 5. Details of hard and soft landscaping and Tree Protection
6. Removal of PD Rights for extensions and outbuildings
7. Three first floor bathroom windows to be obscure glazed
 8. Removal of PD Rights for windows in first floor side elevations or roof
9. Details of refuse and recycling storage and composter.

51. P07/E0356 & P07/E0357/LB 33-35 High Street, Watlington

The planning officer reported the receipt of two further letters of support from the Friends of Watlington Library which were circulated to councillors at the meeting. The letters emphasised the importance of the library to the community of Watlington and the urgent need for works to the building.

The Committee considered planning and listed building consent applications for a two storey extension, internal refurbishment and roofing works to create two residential flats on the first and third floor in a new extension at 33-35 High Street, Watlington.

Rev'd A Paterson and Mrs R Woods, Watlington Parish Council representatives, spoke in support of the application.

Mr R Crawley, a local resident, spoke objecting to the application.

Mr N Cunning, Oxfordshire County Council, spoke in support of the application.

Mr I R Mann, a local ward councillor, spoke in support of the application.

A motion was moved and seconded to support the officer's recommendation for refusal for the reasons set out in the report. However a number of members were of the view that a site visit was required to assess the proposal and its impact on the amenities of the neighbouring property at 37 High Street. An amendment to adjourn consideration of this application to enable a site visit to be held on being put was declared carried.

RESOLVED: to defer consideration of applications P07/E0356 and P07/E0357/LB to allow for a site visit to be held.

The meeting closed at 7.55pm.

Chairman