

# Minutes

of a meeting of the



## Planning Committee

held at 6.00pm on 19 september 2007

at council offices, crowmarsh gifford

### Present:

Mrs P Slatter (Chairman)

Mr G Andrews, Ms J Bland, Mrs S Cooper, Mr P Cross, Mr C Daukes,

Capt J E Flood, Ms E Gillespie, Mr P Harrison (as substitute for Mr A Rooke),  
Mr A Hodgson Mr I Lokhon, Mrs A Midwinter, Mr R Peasgood, Mr R Peirce,

### Apologies:

Apologies for absence were submitted on behalf of Mr F Bloomfield and Mr A Rooke.

### Officers:

Mr A Duffield, Miss P Fox, Mr M Gammie, Mr P Lucas, Mrs S Mangion,

Mrs S Spencer, Mrs J Thompson

#### 52. Minutes

RESOLVED: to approve the minutes of the meetings held on 8 August and 5 September as correct records and to agree that the Chairman sign these.

#### 53. Site visit – P07/E0635 89 Whitehouse Road, Woodcote

The Committee were informed that, at the request of the Head of Planning and Building Control, a site visit would take place on Monday 8 October to 89 Whitehouse Road, Woodcote. The site visit was requested to allow councillors to judge the impact of the potential development on neighbouring properties.

#### 54. TPO/27/07 32 Hagbourne Road, Didcot

The Committee considered the objection to the confirmation of Tree Preservation Order (TPO) No 27/2007 applying to 32 Hagbourne Road, Didcot.

**RESOLVED:** to confirm Tree Preservation Order No 27/2007.

55. TPO/13/27 6 Heather Close, Sonning Common

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

The Committee considered the objection to the confirmation of Tree Preservation Order (TPO) No 13/2007 applying to 6 Heather Close, Sonning Common.

Mr Selby, the owner of the tree, spoke objecting to the TPO.

Mr P Harrison, a ward councillor, spoke to the committee.

**RESOLVED:** to confirm Tree Preservation Order No 13/2007.

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

This application had been withdrawn prior to this meeting.

57. P07/W0790/RET Home Farm, Elsfield

The Committee considered a retrospective application for an all weather manege, change of use of existing farm buildings to equestrian use, and change of use of agricultural land to mixed agricultural and equestrian use at Home Farm, Elsfield.

Mr D Mason, representative of Elsfield Parish Meeting, spoke objecting to the application.

Mr N Butler, local resident, spoke objecting to aspects of the application and suggested amended conditions to address these objections.

Mr S Alden and Mr R Brown, the agent and the applicant, spoke in support of the application.

A motion to amend condition (6) was proposed but not seconded. A motion to amend condition (9) was proposed but not seconded.

A motion to approve the application, subject to clarifying the time in condition (9) to read 9am – 12 noon, was proposed and seconded and, on being put to the vote, was declared carried.

**RESOLVED:** to grant planning permission for application P07/W0790/RET subject to the following conditions:

1. drainage details to manège: scheme within 1 month and implementation within 3 months
2. landscape scheme for area between manège and access track: scheme to be submitted and implemented in accordance with approved scheme
3. no floodlighting to manège
4. external lighting scheme to be submitted within 1 month and implementation of scheme within 3 months
5. restricted hours for external lighting to between 7am and 7pm
6. restrict number of dressage events to six events of no more than 10 hours duration within any twelve month period
7. specification of layout and surface detail to proposed parking area and implementation in accordance with approved details
8. specification of paddock cleaner to be submitted and used in accordance with approved details
9. restrict hours of use of paddock cleaner on the land adjacent to residential properties to between the hours of 9am -12 noon Monday, Wednesday and Friday
10. equestrian use hereby permitted at Home Farm may only be as a livery yard and not a riding school
11. the equestrian services provided at Home Farm may only be used by those with a horse in livery at Home Farm, except as permitted under condition 6.

Mrs Cooper left the meeting during this item.

58. P07/E0547 Kingwood Farm, Wyfold Lane, Rotherfield Peppard

Mr P Harrison, 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 change of use of an existing agricultural storage barn to an agricultural dwelling at Kingwood Farm, Wyfold Lane, Rotherfield Peppard. The planning officer reported an amendment to the recommendation to read 'The grant of planning permission be delegated to the Head of Planning, subject to the prior completion and signing of the Section 106 Legal Agreement within 28 days of this meeting.....' The Committee noted that if the Section 106 Agreement was not completed in time, then planning permission would be refused.

Mr N Wooding, Rotherfield Peppard Parish Council representative, spoke objecting to the application.

Mrs L Lyon, a registered objector, and Mr D Pinder, a local resident, spoke objecting to the application.

Mrs Y Howie, the applicant, spoke in support of the application.

Mr P Harrison, a local ward councillor, spoke to the Committee about the application.

At the invitation of the planning officer, the agricultural expert who assessed the application, Mr A Bloor, explained the functional and financial tests and how he had reached his reported conclusions.

A motion to grant planning permission with the amendment (above) was proposed, seconded, and declared carried on being put to the vote.

**RESOLVED:** to delegate the granting of planning permission for application P07/E0547 to the Head of Planning, subject to the prior completion of Section 106 Legal Agreement within 28 days of this decision to ensure that the dwelling remains occupied by (a) person(s) employed in agriculture and that the land is not sold or sublet separately.

And subject to the following conditions:

1. Commencement three years.
  2. Details of Landscaping to be agreed prior to commencement.
  3. Details of refuse, recycling and composting to be agreed prior to commencement.
  4. Details of sustainability measures to be agreed prior to commencement.
  5. Contamination to be investigated prior to commencement and mitigation measures to be carried out if necessary.
  6. Removal of permitted development rights for new windows, doors, extensions, rooflights, porches, outbuildings and hard surfaces.
  7. Removal of permitted development rights for Means of Enclosure (Part 2), Temporary Buildings and Uses (Part 4 GPDO) and Caravan Sites (Part 5 GPDO).
  8. Use of dwelling restricted to farm worker and dependents only.
59. P07/E0849 Land adjacent to Meadow Court, Love Lane, Watlington

The Committee considered an application to build two detached two storey five bedroom dwellings and a pair of semi-detached two storey two bedroom dwellings, with access and car parking, reconfiguring the layout of the houses approved in planning permission P06/E0515 and adding double garages and an extra bedroom to the larger units at land adjacent to Meadow Court, Love Lane, Watlington.

Mr N Bodington, the agent, spoke in support of the application.

**RESOLVED:** to grant planning permission for application P07/E0849 subject to the following conditions:

1. Commencement three years
2. Details of materials to be agreed prior to commencement
3. Joinery details to be agreed prior to commencement
4. Conservation type rooflights
  5. Landscaping scheme to be agreed prior to commencement and implemented first planting season following the occupation of the first dwelling
6. Tree protection to be agreed prior to commencement
  7. No development to begin until drainage details agreed prior to commencement
  8. Details of surface water drainage works to be agreed prior to commencement
9. Retain garage accommodation
10. Access to specification prior to commencement of any other development
11. Parking provision to be as shown on drawing reference 07005/100A
12. Relocate existing school gates in accordance with the approved plans
  13. Exclude Permitted Development for windows and doors, extensions, rooflights and porches
14. Details of entrance gates to be agreed prior to commencement
  15. Details of refuse, recycling and composting to be agreed prior to commencement.
60. P07/E0703/T Land adjacent to Rushmoor Lane, Woodcote (in the parish of Checkendon)

The Committee considered an application for the installation of a 20m high monopole mast complete with three antennas, associated radio equipment cabinets, means of enclosure and access on land adjacent to Rushmoor Lane, Woodcote.

A motion to hold a site visit to allow councillors to assess the impact on the surrounding locality was proposed but not seconded.

**RESOLVED:** to grant planning permission for application P07/E0703/T subject to the following conditions:

1. Commencement three years
2. Colour of mast and cabinets to be agreed prior to commencement
3. Tree protection measures during construction to be implemented in line with BS5837
4. Mast to be removed within 3 months of no longer being required.

The meeting closed at 8.30 pm.

Chairman      Date