

Minutes

of a meeting of the



Planning Committee

held at 6.00pm on 10 October 2007

at council offices, crowmarsh gifford

Present:

Mrs P Slatter (Chairman)

Mr G Andrews, Ms J Bland, Mr F Bloomfield, Mrs C Collett (as substitute for Mrs A Midwinter), Mrs S Cooper, Mr J Cotton (as substitute for Mrs E Gillespie),

Mr P Cross, Mr C Daukes, Capt J Flood, Mr A Hodgson, Mr I Lokhon,

Mr R Peasgood, Mr R Peirce, Mr A Rooke

Apologies:

Apologies for absence were submitted on behalf of Mrs E Gillespie and

Mrs A Midwinter

Officers:

Miss S Bird, Mr S Corrigan, Mrs S Crawford, Mr A Duffield, Miss P Fox, Mr P Lucas, Mr M Moore, Miss J Randle, Mr T Wyatt

61. Site Visits

The planning officer reported that a site visit would be held for applications P07/E1029 and P07/E1030/LB, Market Place Mews, Henley when the items were ready for determination.

62. Minutes

RESOLVED: to approve the minutes of the meeting held on 19 September 2007 as a correct record and to agree that the Chairman sign them.

63. P07/E0635 89-91 Whitehouse Road and land to rear formerly waterboard land, Woodcote

The Committee considered an application for the erection of one four bed detached house and one two bed chalet style house, amended drive access and boundaries to 89-91 Whitehouse Road, Woodcote.

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

Mrs Woolley, representative of Woodcote Parish Council, spoke objecting to this application.

Mr M Temple, Mr P Heslop and Mrs V Moncom, local residents, spoke objecting to this application.

Mr D Parker, architect for the applicant, spoke in support of the application.

Mr R Peirce, ward councillor, spoke objecting to the application.

Despite the officer's recommendation for approval of the application the view was expressed that the proposal would have a detrimental impact on the amenity of neighbouring properties. A motion, moved and seconded, to refuse the application on these grounds on being put was declared carried.

RESOLVED: to refuse planning permission for application P07/E0635 for the following reason:

1. Having regard to the backland nature of the site and its relationship with the existing properties surrounding the site and to the local topography, the proposed development, due to its siting, design, size, bulk and massing would have an overbearing effect on and cause overshadowing and general disturbance to neighbouring properties to the detriment of their occupiers. As a result the proposal would be contrary to Policies G2, D4 and H4 of the South Oxfordshire Local Plan 2011 and guidance contained within the South Oxfordshire Design Guide 2000.

Mrs S Cooper left the meeting prior to consideration of the remaining items of business.

Mr F Bloomfield took on the role of Chairman for items 64 and 65.

64. P07/W0827/O Land at Betts Farm, Old Reading Road, Crowmarsh Gifford

Mrs P Slatter declared a personal and prejudicial interest in this item on the grounds of a family connection to the Lister Wilder family. She withdrew from the meeting and took no part in the discussion or voting on this item.

The Committee considered an outline application for the erection of an agricultural and machinery workshop building with ancillary offices, part store (including trade counter) and showroom, with external yard area for storage and display and agricultural machinery and new access to A4074 at land at Betts Farm, Old Reading Road, Crowmarsh Gifford.

Mr N Hannigan, representative of Crowmarsh Parish Council, spoke objecting to the application.

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

Mrs D Brown, Cabinet Member for Housing, spoke in support of the application.

The planning officer advised the Committee that the application had been advertised as a departure from the development plan and that as such approval of the application would be referred to the Secretary of State.

Despite the officer's recommendation to refuse the application the view was expressed that, whilst the application site was located in an area of outstanding natural beauty (AONB), the land concerned was featureless and as such the proposal would have little impact on the character of the area. Additionally the benefit to the local economy of retaining a local agricultural business in the area was considered important enough to outweigh the presumption against commercial development in this rural location of the AONB.

A motion moved and seconded to approve outline planning permission subject to a Section 106 Agreement to secure a green travel plan with a financial contribution, off site planting and with conditions but no restriction on sales on being put was declared lost on the casting vote of the Chairman. A further motion, moved and seconded, to approve the application subject to the above Section 106 Agreement, conditions and a condition restricting sales on the site on being put was declared carried.

RESOLVED: to grant planning permission for application P07/W0827/O, subject to:

1. A Section 106 planning obligation to secure off site landscaping.
2. A Section 106 planning obligation with Oxfordshire County Council to secure a Green Travel Plan and financial contribution (as confirmed in email to Tim Foxall dated 28 September 2007) and monitoring protocol.

and the following conditions:

1. Commencement within three years.
2. Approval of reserved matters – design, external appearance of building, landscaping, details of internal access road.
3. Details of energy efficient building/use – rainwater harvesting, solar heating, waste management.
4. Details of sustainable drainage scheme for hard surfaces in consultation with Environment Agency and OCC Highways.
5. Details of secure cycle parking and provision of appropriate facilities for cyclists.
6. Details of vehicle car parking not to exceed 30 spaces including provision for people with disabilities.
7. That the use of the building shall be restricted to B2 general industrial use and shall not include retail sales of goods and services to the general public.
8. Details of an external lighting scheme for the site shall be submitted.
9. Junction to A4074 to be constructed in accordance with Drawing 140481.
10. No development to commence until access junction practically complete.
11. No occupation of building until construction of estate road.
12. Development not to commence until level of vehicle and cycle parking agreed by Local Planning Authority in consultation with OCC Highways.
13. Development not occupied until a Traffic Regulation Order is in place banning right turns in and out of site access.

Mr J Cotton left the meeting prior to consideration of the remaining items of business.

65. P07/E0316 Waterfield Nursery, The Old Market Garden, Collins End, Goring Heath

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 Committee considered an application for a three year siting of a mobile home at Waterfield Nursery, The Old Market Garden, Collins End, Goring Heath.

Mr N Henry, representative of Goring Heath Parish Council, spoke objecting to the application.

Mrs P Slatter, a local ward councillor, addressed the Committee on the application.

Whilst the view was expressed that the siting of the mobile home in this location would harm the character and appearance of the site and the surrounding area the majority of members felt that a period of one year would allow the applicant to develop the enterprise and enable the local planning authority to review the acceptability of a residential use in relation to the horticultural enterprise.

RESOLVED: to grant planning permission for application P07/E0316, subject to the following conditions:

1. The mobile home and all associated development and structures shall be removed from the land on or before 3 October 2008.
2. The mobile home is only to be occupied by persons employed in agriculture in connection with the land.

Mrs P Slatter resumed the role of Chairman.

66. P07/E1093 Mallorns, South Stoke Road, Woodcote

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

The planning officer proposed an additional condition to secure sustainability measures, an amendment to Condition 6 to secure cycle parking and ensure the use of the rooms above the garage would be incidental to the house. He also proposed amending Condition 4 to require the implementation of vision splays prior to commencement.

The Committee considered an application for the erection of a detached two storey four bedroom dwelling and attached double garage to the side of the existing house at Mallorns, South Stoke Road, Woodcote.

Mrs Woolley, representative of Woodcote Parish Council, spoke objecting to this application.

Mr C Thompson, applicant, spoke in support of the application.

Mr R Peirce, ward councillor, spoke objecting to the application.

RESOLVED: to grant planning permission for application P07/E1093, subject to the following conditions:

1. Standard three year time limit.
2. Samples of materials
 3. Details of hard and soft landscaping and tree protection prior to commencement.
4. Implementation of vision splays prior to commencement.
 5. Access alterations and parking and manoeuvring prior to occupations.
 6. Retention of garaging for parking of vehicles, provision of cycle parking in the garage area and use of garage to be incidental to the house.
 7. Removal of PD rights for extensions, openings in the first floor, rooflights and porches.
 8. Refuse and recycling storage and composter implemented prior to occupation.

67. P07/E1108 4 Belle Vue Road, Henley on Thames

Mr A Duffield, Head of Planning and Building Control, left the meeting during consideration of this item as he is well known to the agent for the applicant.

The Committee considered an application for the erection of a detached four bedroom dwelling with vehicle access and parking and alteration to existing dwelling and landscaping at 4 Belle Vue Road, Henley on Thames.

The planning officer reported the receipt of a further letter of objection and suggested an additional condition to require sustainable measures prior to the first occupation of the building.

Mr A Follett, representative of Henley Town Council, spoke objecting to the application.

Mr I Angus, a local resident, spoke objecting to the application.

Mr C Patrick, agent for the applicant, spoke in support of the application.

Mr T Bucket, local ward councillor, spoke objecting to the application.

Whilst some members were of the view that the proposal was acceptable others expressed the view that the proposal would, due to the size of the proposed dwelling in relation to the size of the plot, give rise to a cramped

over intensive form of development which would detract from the character and appearance of the area and would have an oppressive and overbearing impact on neighbours.

A motion, moved and seconded, to grant planning permission in accordance with the officer's recommendation on being put, was declared lost. A motion, moved and seconded, to refuse planning permission for the above reasons, on being put, was declared carried.

RESOLVED: to refuse planning permission for application P07/E1108 for the following reasons:

1. The proposed dwelling, by reason of its excessive bulk and insufficient spacing would constitute a cramped and over-intensive development, which would be out of keeping with the character and appearance of the surrounding area. The proposal would therefore be contrary to adopted South Oxfordshire Local Plan 2011 Policies G6 and H4.

2. The proposed dwelling, by reason of its excessive bulk and insufficient spacing would constitute an oppressive and overbearing development, resulting in harm to the living conditions of the occupiers and adjoining dwellings. The proposals would therefore be contrary to adopted South Oxfordshire Local Plan 2011 Policy H4.

Prior to the consideration of the following items of business the Committee agreed to extend the meeting beyond the three hour period in order to complete the remaining items of business in accordance with the provisions set out at paragraph 9 of the Council's Procedure Rules.

68. P07/W0838/LB and P07/W0839 Lamb Inn, High Street, Little Milton

The Committee considered applications for planning and listed building consent for the demolition of garage and toilet block and the erection of a single storey rear extension, associated landscaping and extension of car park, internal alterations and redecoration works to the existing building at the Lamb Inn, High Street, Little Milton.

Mr T Robinson, representative of Little Milton Parish Council, spoke in support of the application.

Mr J Auchinvole and Mr I Roome, agents for the applicant, spoke in support of the application.

Mr J Nowell-Smith, local ward councillor, addressed the Committee on this application.

A motion, moved and seconded, to defer consideration of the applications to allow the Committee to visit the site to assess the impact of the proposal, on being put, was declared lost.

RESOLVED: to refuse listed building consent for application P07/W0838/LB for the following reasons:

1. That, having regard to the scale, form, design and materials of the proposed extension and external patio area, the proposals would relate poorly to the form, proportions and appearance of the principal Grade II listed building and would seriously harm its special architectural and historic character. As such, the proposal would be contrary to the provisions of the adopted South Oxfordshire Local Plan 2011, particularly policies G2, G6, D1, CON2, CON3, CON5 and CON7, and to Government guidance contained within PPG15 'Planning and the Historic Environment'.
2. That the proposed internal alterations fail to take account of the historic significance of the building and its construction. As such, the proposal would be harmful to the special architectural and historic interest of the Grade II listed building contrary to the provisions of the adopted South Oxfordshire Local Plan 2011, particularly policies G6 and CON3, and to Government guidance contained within PPG15 'Planning and the Historic Environment'.
3. That, in the absence of an acceptable scheme for redevelopment of the site, insufficient justification has been made for the demolition of the curtilage listed outbuildings. As such, the proposals would be harmful to the special architectural and historic interest of the Grade II listed building contrary to the provisions of the adopted South Oxfordshire Local Plan 2011, particularly policies CON1 and CON6, and to Government guidance contained within PPG15 'Planning and the Historic Environment'.
4. That insufficient details have been submitted to ensure that the proposed kitchen, toilet and heating services, particularly extractor fans, flues and drainage runs, would not be detrimental to the special architectural and historic interest of the Grade II listed building. As such, the proposal would be contrary to the provisions of the adopted South Oxfordshire Local Plan 2011, particularly policies CON2 and CON5, and to Government guidance contained within PPG15 'Planning and the Historic Environment'.

To refuse planning permission for application P07/W0839 for the following reasons:

1. That, having regard to the scale, form, design and materials of the proposed extension and external patio area, the proposals would relate poorly to the form, proportions and appearance of the principal Grade II listed building and would seriously harm its special architectural and historic character and setting within the Little Milton Conservation Area. As such, the proposal would be contrary to the provisions of the adopted South Oxfordshire Local Plan 2011, particularly policies G2, G6, D1, CON2, CON3, CON5 and CON7, and to Government guidance contained within PPG15 'Planning and the Historic Environment'.

69. P07/W0875 The Meadow land, off Papist Way, Reading Road, Cholsey

The Committee considered an application for the change of use of a former builder storage yard to residential with the erection of four two bed dwellings, 4 three bed dwellings, 2 two bed flats and 3 one bed flats with a new access at the meadow land, off Papist Way, Reading Road, Cholsey.

The planning officer proposed an additional condition regarding the provision of a fire hydrant at the site.

Mr C Boshier, applicant, spoke in support of the application.

RESOLVED: to authorise the Head of Planning to grant planning permission subject to the prior completion of a Section 106 planning obligation with the County Council to ensure infrastructure payments are made towards education, libraries, waste management, a museum resource centre and social and healthcare provision and with the District Council to ensure 40 per cent of the development is affordable housing and the following conditions:

1. Commencing date three years.
2. Samples of all materials.
3. Windows and external doors to specification.
4. Landscaping scheme to include the provision of a new hedge on the northern boundary.
5. Protect hedgerow.
6. Surface water drainage scheme.
7. Foul drainage scheme.
8. Scheme for energy and water conservation to be generally in accordance with the design and access statement.

9. No construction works outside the hours of 07.30 – 18.00 Monday to Fridays and 08.00 – 13.00 on Saturdays. No work on Sundays or Bank Holidays.

10. Scheme for lighting.

11. Measures to control contamination.

12. If contamination found scheme for remediation.

13. Layout parking areas.

14. Estate road specification.

15. Scheme for rubbish collection.

16. Provide fire hydrant in accordance with details to be agreed.

In the event that the required legal agreements are not in place by 29 October 2007, then planning permission should be refused for the following reasons:

1. That the development will place additional strain on existing community infrastructure contrary to Policy D10 of the adopted South Oxfordshire Local Plan 2011.

2. That the development fails to make any provision for affordable housing contrary to Policy H9 of the adopted South Oxfordshire Local Plan 2011.

70. P07/E0500 Oakwood Farm, Hook End Lane, Checkendon

The Committee considered an application for the removal of the existing buildings and the erection of a new dwelling, walled vegetable garden, leanto greenhouse, garden store, tennis court, associated landscaping operations and the resiting of the site access at Oakwood Farm, Hook End Lane, Checkendon.

The planning officer advised the Committee that reference to 20 metres at paragraph 6.17 of the report should read 250 metres. He also proposed an additional condition to secure water and energy conservation measures.

Mr P Collinge, architect for the application, spoke in support of the application.

RESOLVED: to grant planning permission for application P07/E0500, subject to the following conditions:

1. Commencement – three years.

2. Demolition of all existing buildings prior to occupation.

3. Samples of materials to be approved.
4. Details of hardsurfacing to be approved.
5. Details of external lighting to be approved.
6. Details of fencing/means of enclosure to be approved.
7. Floor levels to be approved.
8. Soft landscaping to be approved.
9. Tree protection to be approved.
10. Arboricultural method statement to be approved.
11. Access to be constructed prior to occupation.
 12. Existing access to be stopped up prior to occupation.
13. Contaminated land assessment to be approved.
 14. Contaminated land remediation to be approved if necessary during development.
 15. Permitted development rights for extensions and outbuildings restricted.
 16. Scheme for energy and water conservation measures to be agreed.

71. P07/E0632 land adjoining 7 Benton Drive, Chinnor

Mr G Andrews, the 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 a new dwelling and vehicle access at land adjoining 7 Benton Drive, Chinnor.

The planning officer reported the receipt of an additional letter of objection and proposed an additional condition to secure energy and water conservation measures.

Mr Roebuck, local resident, spoke objecting to the application.

Mr G Andrews, local ward councillor, spoke objecting to the application.

RESOLVED: to grant planning permission for application P07/E0632, subject to the following conditions:

1. Commencement within three years.
2. Samples of materials to be submitted and approved.
 3. Existing hedge on south west boundary to be retained and protected during the course of the development.
 4. Removal of permitted development rights for extensions and outbuildings.
5. Formation of means of access prior to first occupation.
6. Provision of parking prior to first occupation.
 7. Details of foul drainage to be approved prior to commencement of development.
 8. Details of refuse arrangement to be approved prior to occupation.
9. No additional windows in the north-east elevation.
 10. Scheme for energy and water conservation measures to be agreed.

72. P07/W0958 Lantern Service Station, London Road, Milton Common

The Committee considered an application for the demolition of service station and workshop and the erection of four dwellings.

The planning officer advised the Committee that the third line of paragraph 2.1 of the report should read 23 and not 30 and that eight neighbours had written in support of the application and not five as stated in the report. She also advised the Committee that the application had been advertised as a departure from the Development Plan and would be referred to the Secretary of State if approved.

Mrs E Horne, representative of Milton Common Parish Council, spoke in support of the application.

Mrs E Horne, a local resident, and Mr Dixon, agent for the applicant, spoke in support of the application.

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

RESOLVED: to refuse planning permission for application P07/W0958 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, the proposed alternative use for residential development is inappropriate by definition and there are no very special circumstances to justify granting planning permission.

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 H9 of the adopted South Oxfordshire Local Plan which seeks to provide 40 per cent of affordable housing on sites that are capable of providing a net gain of five or more dwellings. Notwithstanding the objection to the principle of development, the site is capable of accommodating five or more dwellings and no provision for affordable housing has been put forward.

5. That, having regard to the details of design of the dwellings and garages, the proposal would fail to reinforce local distinctiveness which would detract from the character and appearance of the area, contrary to Policies G2 and D1 of the adopted South Oxfordshire Local Plan.

6. That, notwithstanding the objection in principle and having regard to the size and internal layout of the dwelling on plot 1 and the number of bedrooms serving the other three dwellings, the proposal fails to provide an adequate range of dwelling type

and size to meet the identified housing need in the District, contrary to Policy H7 of the Adopted South Oxfordshire Local Plan 2011.

7. The proposed development fails to provide any sustainable design features contrary to Policy D8 of the South Oxfordshire Local Plan 2011.

8. That, having regard to the siting of garage forward of the dwelling on Plot 4, the proposal would result in a form of development dominated by the parked car which would detract from the character and appearance of the area, contrary to Policies G2 and D1 of the adopted South Oxfordshire Local Plan and the advice contained in the South Oxfordshire Design Guide.

The meeting closed at 10.50pm.

Chairman