

Minutes

of a meeting of the



Planning Committee

held at 6.00pm on 12 December 2007

at council offices, crowmarsh gifford

Present:

Mrs P Slatter (Chairman)

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

Apologies:

Mr I Lokhon submitted his apologies.

Officers:

Mr P Bower, Ms S Crawford, Mr A Duffield, Mr J Fulford-Dobson, Miss P Fox, Mrs M Moore, Miss G Napier, Miss J Randle, Mrs J Thompson.

91. Minutes

RESOLVED: to approve the minutes of the meetings held on 31 October 2007 and 21 November 2007 as correct records, and to agree that the Chairman sign them.

92. Urgent items

The Clerk reported that the additional meeting scheduled for 19 December would not take place. The date of the next meeting had changed from 9 January 2008 to 16 January 2008.

93. P07/W1144 Cobbs Farmhouse, High Street, North Moreton

Mr PWD Greene, local ward councillor, informed the Committee that he had an interest in the outcome of the application as the applicant was an

acquaintance living in the same village, but that the interest, whilst personal, was not prejudicial. He remained in the room for the duration of this item.

Further to a site visit, the Committee considered an application to build a rear extension to replace the existing single-storey extension at Cobbs Farmhouse, High Street, North Moreton.

Mr R MacFarlane and Mr R Bossons, the applicant and the agent, spoke in support of the application.

Mr PWD Greene, ward councillor, spoke in support of the application.

Despite the officer's recommendation for refusal, the Committee were of the view that the grounds for refusal were not sufficiently strong. The design was not out of keeping in such a mixed area and, although fussy in appearance, was not contrary to CON7. The size and scale did not have a detrimental effect on the area or neighbouring properties. A motion to grant planning permission with appropriate conditions, on being moved, seconded and put to the vote, was approved.

RESOLVED: to grant planning permission for application P07/W1144 with the following conditions:

1. Commencement three years
2. Samples of materials for walls and roof to be agreed
3. Details of windows to be agreed
4. No additional windows shall be constructed in the south-facing walls or roof

94. TPO 28/2007 Oakley Little Wood, Crowmarsh

The Committee considered an objection to the confirmation of Tree Preservation Order (TPO) No 28/2007, relating to Oakley Little Wood in the parish of Crowmarsh.

Although Mrs Ghadimi had not formally registered to speak at the meeting, in the interests of natural justice, the Chairman exercised her discretion and allowed Mrs Ghadimi, the landowner, to speak objecting to the confirmation of the TPO.

RESOLVED: to confirm Tree Preservation Order No 28/2007.

95. TPO 24/2007 9 Grimmer way, Woodcote

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

The Committee considered an objection to the confirmation of Tree Preservation Order (TPO) No 24/2007, relating to 9 Grimmer Way, Woodcote.

Mr Peirce spoke about the Tree Preservation Order.

RESOLVED: to confirm Tree Preservation Order No 24/2007.

96. P07/E1083 Hobbs of Henley Ltd ground floor, Station Road,
Henley on Thames.

The Committee considered an application for the change of use of the ground floor from A1 to A3 at Hobbs of Henley Ltd, Station Road, Henley on Thames.

The Planning Officer reported the receipt of six letters of objection and four petitions signed by over 100 people received since the publication of the agenda.

Mr A Follett, representing Henley Town Council, spoke in support of the application.

Mr R Zoethout and Mr P Davis, local residents, spoke objecting to the application.

Mr J Hobbs, the applicant, spoke in support of the application.

RESOLVED: to refuse planning permission for application P07/E1083 for the following reasons:

1. Having regard to the location of the site in a primarily residential area, the introduction of an evening restaurant use into the area would result in unacceptable noise, disturbance and intrusion that would detract from the residential amenity currently enjoyed by the occupants of adjoining residential properties. As such, the proposals would be contrary to policies G2, G6, EP2, D5, TC2, TSM1, TSM2 and TSM3 of the adopted South Oxfordshire Local Plan 2011.

2. Having regard to the prominent location of the building within the main Henley on Thames Conservation Area, insufficient information accompanies the application to demonstrate that alterations to the building necessary to effect the restaurant use would preserve the attractive characteristics of the building and the historic character and appearance of the Conservation Area. Accordingly, the proposals are contrary to policies G2, G6, CON7 and CON8 of the adopted South Oxfordshire Local Plan 2011.

97. P04/W1169 Grundon Depot, Goulds Grove, Ewelme

Mr F Bloomfield and Mrs S Cooper, 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 the redevelopment of the depot, involving the construction of workshops and offices, formation of car parking

areas and access road, and associated landscaping at Grundon's depot, Goulds Grove, Ewelme.

Mr R Skehens, the applicant, spoke in support of the application.

Mr F Bloomfield, ward councillor, spoke in support of the application.

Mrs S Cooper, ward councillor, spoke in support of the application.

RESOLVED: to grant planning permission for application P04/W1169 with the following conditions subject to rewording of condition 5 to reflect the fact the Grundon are a waste management company rather than a waste disposal company:

1. Commencement three years
2. Samples of all materials
3. Landscaping scheme
4. Contamination
5. The development hereby permitted shall not be used other than for a purpose associated with a waste management and collection business being operated from the site
6. Provide sustainable design features as specified
7. No floodlighting except in accordance with an approved scheme
8. Audible vehicle reversing alarms used on the site must not be clearly audible at the boundary of Goulds Grove Cottages and RAF Benson housing between the hours of 22:00 and 6:00 hours
9. Noise from machinery and vehicle movements on the site must not exceed 50 dB LAeq (15 minutes) at the boundary of Goulds Grove Cottages and RAF Benson housing
10. All details relating to drainage and disposal of surface water as shown in drawing 007/P/27C (of planning permission P98/W0683/CM) shall be implemented and maintained for the life of this permission
11. Provide landfill gas risk assessment
12. No soakaways shall be constructed such that they penetrate the water table, and they shall not exceed 2 metres in depth below existing ground level
13. No soakaways shall be constructed in contaminated ground

14. Restoration of temporary truck parking area on Ewelme 2
15. Implement highway improvements detailed on drawing no 2004/1729001
16. Construction of the site access in accordance with the standard specification
17. Construction of the estate road serving the development, including footways and verges in accordance with the standard specification
18. The internal road layout to be agreed
19. Provide cycle parking
20. Provide car parking

21. Drainage strategy scheme
22. No HGV's or skips parked within the car park at anytime.
23. Provide a Green Travel Plan
24. Close existing site access and the footway (if applicable) and verge reinstated.
25. Details of access including visibility splays for the junction of Icknield Way / Temporary Container and Lorry Park
26. Provide a Construction Traffic Management Plan
27. Petrol oil interceptors
28. That the development shall be phased in accordance with the details shown on drawing nos 02511 (08) 08A, 09B, 10B, 11B and 12B.

98. P07/W1275 47 Bowness Avenue, Didcot

The Committee considered an application for a two storey rear and side extension at 47 Bowness Avenue, Didcot.

RESOLVED: to grant planning permission for application P07/W1293 subject to the following conditions:

1. Commencement three years
2. Matching materials – walls and roof
3. That the extension shall be implemented as part of a joint scheme with 45 Bowness Avenue.

99. P07/W1293 45 Bowness Avenue, Didcot

The Committee considered an application for a two storey rear and side extension at 45 Bowness Avenue, Didcot.

RESOLVED: to grant planning permission for application P07/W1293 subject to the following conditions:

1. Commencement three years
2. Matching materials – walls and roof
3. That the extension shall be implemented as part of a joint scheme with 47 Bowness Avenue.

100. P07/E1218/RLB 7 Friday Street, Henley on Thames

Application deferred.

101. P07/E1064 Field View Barn, Tanners Lane, Chalkhouse Green

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 erection of two stables at Field View Barn, Tanners Lane, Chalkhouse Green, in the parish of Kidmore End.

Mrs S Nelson, the applicant, spoke in support of the application.

Mr R Peasgood spoke on this application.

RESOLVED: to grant planning permission for application P07/E1064 with the following conditions:

1. Commencement three years
2. Stables to be constructed in accordance with agreed materials
3. Stables to be for private use for the occupants of Field View Barn
4. Details of arrangements for storage and disposal of waste to be submitted to and approved in writing by Local Planning Authority prior to work commencing.

The meeting closed at 8.50 pm.

Chairman Date