

# Minutes

of a meeting of the



## Planning Committee

held at 6.00pm on 16 January 2008

at council offices, crowmarsh gifford

### Present:

Mrs P Slatter (Chairman)

Mr G Andrews, Ms J Bland, Mr F Bloomfield, Ms C Collett (as substitute for

Mrs A Midwinter), Mrs E Gillespie, Mr P Cross, Mr C Daukes, Capt J Flood, Mr A Hodgson, Mrs J Murphy (as substitute for Mr I Lokhon), Mr J Nowell-Smith (as substitute for Mrs S Cooper), Mr R Peasgood, Mr R Peirce, Mr A Rooke

### Apologies:

Apologies for absence were submitted on behalf of Mrs S Cooper, Mr I Lokhon and Mrs A Midwinter.

### Officers:

Ms E Bowerman, Mr S Corrigan, Miss P Fox, Mr M Moore.

### 102. Minutes

**RESOLVED:** to approve the minutes of the meeting held on 12 December 2007 as a correct record and to agree that the Chairman sign them.

### 103. P07/E1400/O Land at the showground, Thame

The Committee considered an outline application for the relocation of Thame cattle market and the development of a new single storey cattle market, car parking, new access and ancillary activities at land at the showground, Thame.

The planning officer reported the receipt of 14 further letters of support from local farmers and four letters of objection from local residents. A note from Mr D Bretherton, a ward councillor, was circulated at the meeting.

Mr R Payne, representing Lea Park Residents Association, Mr D Hanlon and Mr J Brown, local residents, spoke objecting to the application.

Mr R Williams, Mr P Bailey and Mr A Duffey, the developer and agents, and Mr J Hatt, a farmer, spoke in support of the application.

Mr J Cotton, cabinet member for planning, addressed the Committee on this application.

**RESOLVED:** to refuse planning permission for application P07/E1400/O subject to the receipt of no additional, substantive representations prior the expiration of the public notice advertising the application as a departure from the Development Plan, for the following reason:

That, having regard to its location in an attractive area of countryside, beyond the existing built development of Thame, the proposed buildings, hardstandings and access way and substantial works to construct a new roundabout, 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 these policies.

#### **104. P07/E1525 30 Crisp Road, Henley-on-Thames**

The Committee considered an application for the subdivision of a house into two self contained units with a two storey rear extension and provision of parking at 30 Crisp Road, Henley-on-Thames.

Mrs G Lea, a local resident, spoke objecting to the application.

**RESOLVED:** to grant planning permission for application P07/E1525 subject to the following conditions:

1. Commencement three years
2. Matching materials for walls and roof
3. No additional windows at first floor level in the side elevations of the extension
4. Parking spaces to be provided and retained
5. Dropped kerbs and access works to be completed
6. Refuse and recycling facilities to be provided

7. Details of composting facilities to be submitted for approval and implemented.

### **105. P07/E1502 95A St Marks Road, Henley-on-Thames**

The Committee considered an application for the erection of a new dwelling and alterations to the existing property at 95A St Marks road, Henley-on-Thames.

The planning manager reported that since the publication of her report she had had further discussions with the applicant regarding the floor level of the proposed dwelling and window arrangements. In light of these discussions she proposed a revised condition 10 to allow for the obscure glazing of only the lower half of one of the existing windows in 95A facing the proposed dwelling. The planning manager was satisfied that this arrangement would ensure the privacy of the occupants of the new property. The applicant had also confirmed his intention to include a variety of measures to improve the sustainability rating of the dwelling.

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

Mr T Buckett, a ward councillor, spoke objecting to the application.

**RESOLVED:** to grant planning permission for application P07/E1502 subject to the following conditions:

1. Standard three year time limit
2. Samples of all external materials and windows and doors
3. Parking and manoeuvring to be provided for new dwelling and 95A prior to occupation of new dwelling
4. Removal of PD rights for additional windows
5. Removal of PD rights for extensions
6. Ground and finished floor levels to be submitted
7. Detailed scheme for tree protection to be submitted
8. Retain existing trees shrubs etc
9. Landscaping scheme to be submitted
10. The existing window in the west facing elevation of 95A serving bedroom 3 shall be glazed wholly in obscure glass and the first floor window serving the study in the same elevation shall be glazed in obscure glass to a height of 1.6 metres off floor level prior to the first occupation of the new dwelling.
11. Details of refuse and recycling storage and composter to be submitted
12. Details of foul and surface water drainage
13. Visibility splays to be provided as per submitted plans and thereafter maintained unobstructed above 0.6 metres
14. Sustainable construction details to be submitted.

The meeting closed at 7.25pm.

Chairman      Date