

Minutes

of a meeting of the



Planning Committee

held at 6.00pm on 20 FEBRUARY 2008

at council offices, crowmarsh gifford

Present:

Mrs P Slatter (Chairman)

Mr G Andrews, Ms J Bland, Mr F Bloomfield, Mr C Daukes, Mr D Dodds (as substitute for Mr I Lokhon), Capt J Flood, Mr A Hodgson¹, Mrs E Gillespie, Mrs A Midwinter, Ms A Purse (as substitute for Mrs S Cooper), Mr A Rooke, Mr B Service (as substitute for Mr R Peasgood)

Apologies:

Mrs S Cooper, Mr I Lokhon, Mr R Peasgood and Mr R Peirce tendered apologies.

Officers:

Mrs S Crawford, Mr A Duffield, Mrs K Fiander, Miss P Fox, Mr M Gammie, Mr P Lucas

114. Minutes 16 January and 30 January 2008

RESOLVED: to approve the minutes of the meetings held on 16 January and 30 January 2008 as a correct record and to agree that the Chairman sign them.

115. Proposals for site visit report

The planning manager advised that a site visit was expected to take place at Church Farm, Lewknor on 10 March 2008 in anticipation of the Planning Committee meeting on 12 March. The purpose of the visit would be to assess whether the site lay within the built up area of Lewknor.

The democratic services officer advised that a site visit was expected on Tuesday 18 March, not Monday 17 March as was the usual day for site visits,

in relation to a special meeting on 19 March 2008, which was being convened to accommodate current workload commitments.

116. P07/E1573 38 Milton Close, Henley on Thames

Ms J Bland, a 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 planning permission for the erection of single and two storey extensions and a pitched roof over the existing garage at 38 Milton Close, Henley on Thames.

Mr A Follett, representing Henley on Thames Town Council, spoke objecting to the application.

Mrs P Lowe, on behalf of a local resident, spoke objecting to the application.

Mr G Harris and Mr H Villet, the applicant and architect, spoke in support of the application.

Ms J Bland, a local ward councillor, spoke objecting to the application.

A motion to grant planning permission, with relevant conditions, on being moved, seconded and put to the vote, was declared lost.

A motion to refuse planning permission, on being moved, seconded and put to the vote, was declared carried.

RESOLVED: to refuse planning permission for application P07/E1573 for the following reasons:

1. The proposed extensions, by reason of their design and appearance would be out of keeping with the character and appearance of the original house and the surrounding area. The proposal would therefore be contrary to Policies G2, G6 and H13 of the adopted South Oxfordshire Local Plan 2011 and Section 4.6 of the South Oxfordshire Design Guide.
2. The proposed two storey rear extension, by reason of its size, height, position and appearance, would have an unacceptably overbearing impact on the rear of number 39 Milton Close and result in loss of light to the detriment of the residential amenity of the occupiers. It would therefore be contrary to adopted South Oxfordshire Local Plan 2011 Policies G2 and H13 and Section 4.6 of the South Oxfordshire Design Guide.

117. TPO 33/2007 2 Sotwell Manor, Bakers Lane, Brightwell cum Sotwell

The committee considered an objection to the confirmation of a Tree Preservation Order (TPO), number 33/2007, at 2 Sotwell Manor, Bakers Lane, Brightwell cum Sotwell.

The forestry and countryside manager outlined an amendment to the report at paragraph 5.1 which should refer to the South Oxfordshire Plan 2006 and policies C1, C9 and CON7 instead of the Local Plan and policies referred to in paragraph 5.1.

Mr G Gilgrass and Mr T Wingfield spoke objecting to the TPO.

A motion to confirm the TPO, on being moved, seconded and put to the vote, was declared carried.

RESOLVED to confirm TPO number 33/2007.

118. P07/W1302 St Mary le More Church, Market Place, Wallingford

The committee considered an application for planning permission to construct a disabled access ramp to serve the front entrance of St Mary le More Church, Market Place, Wallingford.

The officer reported that Wallingford Town Council had no objection to the additional design and access statement.

A motion to grant planning permission, with relevant conditions, on being moved, seconded and put to the vote, was declared carried.

RESOLVED: to grant planning permission for application P07/W1302 subject to the following conditions:

1. commencement three years
2. sample of stone for ramp
3. that details of the mortar mix and widths of joints to be used for the access ramp and details of the treatment of the sides of the ramp shall be submitted to and approved in writing by the local planning authority before any development commences
4. that details of the hand rails shall be submitted at a scale of 1:5 (section and elevation) and approved in writing by the local planning authority prior to the commencement of development

5. that any new paving shall be York stone paving to match the existing unless otherwise agreed in writing by the planning authority
6. archaeological watching brief
7. restrictions on any disturbance of human remains.

119. P07/W0787 and P07/W0788/LB barn to the rear of Ivy Farmhouse, West Hagbourne

The committee considered applications for planning permission and listed building consent for the conversion of a barn to the rear of Ivy Farmhouse, West Hagbourne to create one three-bedroom dwelling.

The planning officer reported an amendment at paragraph 6.2, which amends the bullet point to read “the building is permanent and of substantial construction and is capable of conversion without major *reconstruction*”

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

A motion to refuse planning permission on being moved, seconded and put to the vote, was declared carried.

A motion to refuse listed building consent, on being moved, seconded and put to the vote, was declared carried.

RESOLVED: to refuse planning permission for application P07/W0787 for the following reasons:

1. West Hagbourne is one of the villages in the district where new residential development will not be permitted because the village has no services or facilities to accommodate growth. New residential development within the village would be contrary to Policy H6 of the adopted South Oxfordshire Local Plan.
2. The proposal would be contrary to the provisions of Policy E8 of the adopted South Oxfordshire Local Plan which allows for the re-use of rural buildings subject to strict criteria. In this case, the proposal to convert the building would be tantamount to the erection of a new building because the building lacks foundations, the works involved in the conversion would seriously erode the character and setting of the building, the separate occupation of the building would be unneighbourly and other uses have not been explored and found to be unacceptable in planning terms. In this case, the building has a use for ancillary purposes to Ivy Farmhouse which has less impact on the fabric and character of the building and the setting of the listed building and no previous planning applications have been submitted to explore

other uses. As such, the proposal is contrary to Policies G2 and E8 of the adopted South Oxfordshire Local Plan.

3. The subdivision of the plot and the resulting changes to the barn and proposed garden would domesticate the character of the barn and its surroundings, detracting from the rural character and setting of the listed farmhouse and the curtilage listed building and the character and appearance of the West Hagbourne Conservation Area. As such, the proposal would be contrary to Policies G2, C4, CON3, CON4, CON5 and CON7 of the adopted South Oxfordshire Local Plan and to the advice contained in PPG15 'Planning and the Historic Environment'.

4. That having regard to the details of the scheme, which includes the blocking up of existing openings, provision of new openings and new floors the proposal to convert the barn to a dwelling would detract from the special architectural and historic interest of the barn, which is a curtilage listed building and the character and appearance of the West Hagbourne Conservation Area. As such the proposal would be contrary to Policies G2, CON3, CON4 and CON7 of the adopted South Oxfordshire Local Plan and to the advice contained in PPG15 'Planning and the Historic Environment'.

5. That having regard to the close proximity of the barn to Ivy Farmhouse and to the provision of windows on the west elevation, albeit obscure glazed) the proposal would lead to a feeling of being overlooked resulting in an unneighbourly form of development that would detract from the residential amenity of the occupants of Ivy Farmhouse. As such the proposal would be contrary to Policy E8 of the adopted South Oxfordshire Local Plan.

6. That the bat mitigation measures submitted with the application fail to provide a suitable habitat for roosting bats contrary to Policy C8 of the adopted South Oxfordshire Local Plan.

To refuse listed building consent for application P07/W0788/LB for the following reasons:

1. The subdivision of the plot and the resulting changes to the barn and proposed garden would domesticate the character of the barn and its surroundings, detracting from the rural character and setting of the listed

farmhouse and the curtilage listed building and the character and appearance of the West Hagbourne Conservation Area. As such, the proposal would be contrary to Policies CON3, CON4, CON5 and CON7 of the adopted South Oxfordshire Local Plan and to the advice contained in PPG15 "Planning and the Historic Environment".

2. That having regard to the details of the scheme, which includes the blocking up of existing openings, provision of new openings, new internal subdivisions and new floors the proposal to convert the barn to a dwelling would detract from the special architectural and historic interest of the barn, which is a curtilage listed building and the character and appearance of the West Hagbourne Conservation Area. As such the proposal would be contrary to Policies CON3, CON4 and CON7 of the adopted South Oxfordshire Local Plan and to the advice contained in PPG15 "Planning and the Historic Environment".

The meeting closed at 7.15 pm.

Chairman Date

¹ Present from item 117.