

# Minutes

of a meeting of the



## Planning Committee

held at 6.00pm on 12 March 2008

at council offices, crowmarsh gifford

### Present:

Mrs P Slatter (Chairman)

Mr G Andrews, Ms J Bland, Mr F Bloomfield, Mrs S Cooper, Mr P Cross, Mr C Daukes, Capt J Flood, Mrs E Gillespie, Mr A Hodgson<sup>1</sup>, Mr I Lokhon, Mrs A Midwinter, Mr R Peasgood, Mr R Peirce, Mr A Rooke

### Apologies:

There were no apologies.

### Officers:

Mr A Duffield, Miss P Fox, Ms R Godden, Mrs K Gould, Mr P Lucas, Mr M Moore, Mrs J Thompson, Mr T Wyatt.

120. Minutes 20 February 2008

**RESOLVED:** to approve the minutes of the meeting held on 20 February 2008 as a correct record and to agree that the Chairman sign them.

121. Proposals for site visit report

The planning manager advised that a site visit was to take place at Woodside, Aston Hill, Aston Rowant on 17 March 2008 in anticipation of the Planning Committee meeting on 19 March. The purpose of the visit would be to assess the impact of the development on the landscape and on neighbouring properties.

122. P07/E1166, P07/E1167/LB, P07/E1263/CA Land at Church Farm, Church Lane, Lewknor

The committee considered applications for planning permission, listed building consent and conservation area consent for the demolition of existing farm buildings, removal of buildings attached to Grade 1 listed barn, restoration works to the Grade 1 listed barn, the partial demolition and rebuilding of the stable building to form an office, and the construction of four new dwellings at Church Farm, Lewknor.

The conservation officer, Ms R Godden, and a representative from English Heritage, Mr N Barker, answered questions from the committee.

Mrs G Bindoff, representing Lewknor Parish Council, spoke in support of the application.

Mr R Linnell and Mr P Fincken, the agent and the applicant, spoke in support of the application.

Rev'd A Paterson, a local ward councillor, spoke in support of the application.

A motion to delete refusal reason 1 from the reasons given in the report, on being moved, seconded and put to the vote, was declared carried.

A motion to refuse planning permission for the reasons given in the report, amended to omit refusal reason one, on being moved, seconded and put to the vote, was declared carried.

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

A motion to refuse conservation area consent for the reasons given in the report, on being moved, seconded and put to the vote, was declared carried.

## **RESOLVED:**

(a) to refuse planning permission for application P07/E1166 for the following reasons:

1. The proposed office use within the existing stable involves considerable demolition and major reconstruction of the building. The proposal, due to the extent of the works to the building would also fail to maintain the fabric and essential character of the building. As such this element of the proposal would fail to comply with Policy G2, G6, D1 and E8 of the South Oxfordshire Local Plan 2011 and guidance contained within PPS7.
2. A Grade I listed building (Church Farm barn) is located within a prominent position within the application site. In addition, the site lies adjacent to St Margaret's Church and Church Farmhouse, which are Grade I and Grade II listed buildings respectively. The proposed

residential and office development, due its siting, design, height, bulk, massing and domestic character and appearance would harm the setting of the listed buildings contrary to Policy CON5 of the South Oxfordshire Local Plan 2011 and guidance contained within PPG15 and the South Oxfordshire Design Guide 2000.

3. The application site comprises a range of traditional and modern agricultural buildings, which are located in a prominent position adjacent to open agricultural land on the northern edge of Lewknor. The site also lies within Lewknor Conservation Area. The proposed residential and office development, due to its siting, size, design, height, bulk, massing and domestic character and appearance would detract from the rural character and appearance of the site and surrounding area and the landscape setting of this edge of the settlement. In addition the proposed development would fail to preserve or enhance the character and appearance of the conservation area. As such the proposal would be contrary to Policies G2, G4, G6, C1, C4, CON6, CON7, D1, H4, H5, E5 and E8 of the South Oxfordshire Local Plan 2011 and guidance contained within PPS1, PPS3, PPS7, PPG15, the South Oxfordshire Design Guide 2000 and the South Oxfordshire Landscape Assessment.
4. House 1 would be sited in close proximity to the boundary with Church Farmhouse. The proposed dwelling, due to its siting, size, design, height, bulk and massing would cause an overbearing effect on and overlooking to Church Farmhouse to the detriment of the amenity of its occupiers. In addition the cramped relationship between the two dwellings would adversely affect the amenity of the future occupiers of House 1. As such the proposal is contrary to Policies G2, G6, D4 and H4 of the South Oxfordshire Local Plan 2011.
5. The development fails to provide an appropriate scheme of works on and off-site mitigation measures to accommodate the impact of the development on local infrastructure, services, or amenities. Specifically the proposal fails to provide for improvements to local public transport services. As such the proposal is contrary to government advice, and Policies G3 and T3 of the Oxfordshire Structure Plan 2016 and D11 of the South Oxfordshire Local Plan 2011.
6. The proposed development fails to make the most efficient use of the land in respect of the number of units. Furthermore the site would be

capable of supporting a new gain of five or more dwellings thereby requiring the provision of affordable housing. As such the proposal is contrary to Policies G5, D11, H8 and H9 of the South Oxfordshire Local Plan 2011 and guidance contained within PPS1 and PPS3.

(b) to refuse listed building consent for application P07/E1167/LB for the following reason:

The proposed works comprise the removal of modern agricultural buildings attached to the Grade I listed Church Farm barn. The application is accompanied by insufficient information regarding the methodology for the removal of the buildings and the repairs to the listed building. As such the proposal is contrary to Policies CON3 and CON5 of the South Oxfordshire Local Plan 2011 and guidance contained within PPG15.

(c) to refuse conservation area consent for application P07/E1263/CA for the following reason:

The existing modern agricultural buildings are of no significant architectural or historic merit, however, they do represent an appropriate form of development on the application site. Whilst a scheme has been submitted for the redevelopment of the site, this scheme is not acceptable at the present time. In the absence of an acceptable scheme for the redevelopment of the site, the demolition of the existing buildings is premature and undesirable in relation to the requirement to protect the character and appearance of the conservation area. As such the proposal is contrary to Policy CON6 of the South Oxfordshire Local Plan 2011, and guidance contained within PPG15.

### 123. Station Yard, Oxford Road, Tiddington

The committee considered an application for planning permission for a development of eleven two-storey affordable dwellings with associated ground works and new access at Station Yard, Oxford Road, Tiddington.

The planning officer recommended an additional condition to require fire hydrants at locations agreed with the fire service and approved in writing.

The housing regeneration manager, Mr A Holloway, attended and answered questions from the committee.

Mrs E Horne, representing Tiddington Parish Council, spoke objecting to the application.

Mr P Redwood, a local businessman, spoke requesting that a security fence be built along the site boundary with the caravan retailer if planning permission was granted.

Mr C Shaw and Mr M Simpson, the applicant and agent, spoke in support of the application.

A motion to grant planning permission, with conditions set out in the report and an additional condition requiring details of fire hydrants to be agreed, on being moved, seconded and put to the vote, was declared carried.

**RESOLVED** to delegate the granting of planning permission for application P07/W1497 to the Head of Planning and Building Control subject to:

(a) the prior completion of an appropriate legal agreement with:

Oxfordshire County Council to secure off- site infrastructure in respect of education, libraries, waste management, and infrastructure improvements.

(b) the completion of an appropriate legal agreement with South Oxfordshire District Council to ensure that the dwellings remain affordable in perpetuity and to ensure that a contribution is made by the applicant towards play equipment in accordance with policy R2 of the adopted South Oxfordshire Local Plan

(c ) and subject to the following conditions:

1. Commencement three years
2. Samples of all materials
3. Landscaping scheme (trees and shrubs, access road and hardstandings boundary fencing and screen walling)
4. An arboricultural method statement to be submitted and approved in writing
5. Scheme for surface water drainage to be approved
6. No development to begin until drainage details approved
7. Construction works shall not take place outside the hours of 07:30 to 18:00 Mondays to Fridays and 8am to 1pm on Saturdays, not on Sundays or Bank Holidays
8. Control over external lighting
9. Contaminated land investigations
10. Works to be carried out if contamination is found

11. Dwellings to incorporate sustainable methods of construction
12. Access with vision splays to satisfaction of Local Planning Authority
13. Details of fire hydrants to be agreed in writing.
124. P07/E1599 Abbeycrest Nursing Home, Essex Way, Kennylands Road, Sonning Common

Mr A Rooke, 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 to construct a care home with 66 bedrooms and five suites, five staff rooms with shared facilities and four 'close care' apartments at Abbeycrest Nursing Home, Essex Way, Kennylands Road, Sonning Common.

The planning officer recommended an additional condition to allow officers to ensure that the provision for waste management on site was adequate.

Mrs P Hughes, representing Sonning Common Parish Council, spoke objecting to the application.

Mr P Uzzell, the agent, spoke in support of the application.

Mr A Rooke, a local ward councillor, spoke objecting to the application.

A motion to grant planning permission, with conditions set out in the report and an additional condition requiring approval of waste management arrangements, on being moved, seconded and put to the vote, was declared carried.

**RESOLVED:** subject to the prior completion of a unilateral undertaking to secure contributions towards adequate off-site library provision, to grant planning permission for application P07/W1302 subject to the following conditions:

1. Commencement three years
2. Samples of all new materials
3. Details of brick wall
4. Landscaping scheme (to include details of retained planting)
5. Tree protection
6. Use of the principal building as nursing home only
7. Close care units in association with care home only
8. Details of grey water harvesting, solar panels and other energy saving measures to be agreed
9. Details of lighting scheme to be agreed
10. Contamination investigation
11. Limit hours of construction

12. Surface water drainage scheme
13. Remove pd re: fences
14. Demolish existing care home
15. Parking in accordance with approved plan
16. Waste management scheme to be agreed

125. P07/E1609 The Thatched Cottage, Wainhill, Chinnor

This application was withdrawn before the committee meeting.

126. P07/E1435 Land adjoining Lashbrook Grange, Mill Road, Lower Shiplake

Mr R Peasgood, 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 to construct a two-storey dwelling house with associated access, parking and landscaping on land adjoining Lashbrook Grange, Mill Road, Lower Shiplake.

Mr G Thomas, representing Shiplake Parish Council, spoke objecting to the application.

Mr D O'Shaughnessy, a local resident, spoke objecting to the application.

Ms K Morris, the agent, spoke in support of the application.

Mr M Leonard and Mr R Peasgood, local ward councillors, spoke objecting to the application.

A motion to grant planning permission, with conditions set out in the report and an additional condition requiring the dwelling to reach level 4 for sustainable homes, on being moved, seconded and put to the vote, was declared carried.

**RESOLVED:** to grant planning permission for application P07/E1435 subject to the following conditions:

1. Commencement three years
2. Samples of materials
3. Details of tree protection prior to commencement of works
4. Details of hard and soft landscaping including boundary treatment and driveway surfacing prior to commencement of works
5. Access alterations and visibility splays prior to commencement of works and maintained
6. Parking and manoeuvring areas prior to occupation and retained
7. Removal of permitted development rights for extensions, outbuildings, openings in the first floor, rooflights and porches

8. Details of refuse and recycling storage hardstanding on frontage prior to commencement and composter implemented prior to occupation
9. Contamination – investigation prior to commencement and remedial measures as necessary
10. Sustainability measures to be at Level 4 of the Code for Sustainable Homes at design and post-construction stages.

The committee agreed to continue the meeting after 9 pm to complete the remaining business.

127. P07/E1461 22 Reading Road, Henley on Thames

Mrs J Bland declared a personal and prejudicial interest in this application as she knew the applicant. She left the room for this item.

The committee considered an application for planning permission to construct six two-bedroom flats at 22 Reading Road, Henley on Thames.

Mr C James, the agent, spoke in support of the application.

A motion to grant planning permission, with conditions as set out in the report, on being moved, seconded and put to the vote, was declared carried.

**RESOLVED:** to delegate the granting of planning permission for application P07/E1461 subject to the prior completion of a unilateral undertaking with Oxfordshire County Council to secure financial contributions towards the Henley ITS and local public transport infrastructure;

and subject to the following conditions:

1. Commencement three years
2. Samples of materials
3. External windows and doors to Secure by Design standards
4. Windows shown as obscured glazing to be retained as such and hinged to open inwards.
5. Details of gate to entrance prior to commencement
6. Provision of circulation route, parking and cycling prior to occupation
7. Refuse and recycling facilities implemented as approved prior to occupation
8. Scheme to protect future occupiers from sub-station noise prior to commencement.



9. Details of sustainability measures in compliance with Code for Sustainable Homes submitted prior to commencement.

The meeting closed at 9.15 pm.

Chairman      Date

<sup>1</sup> Present from item 123.