

Minutes



Listening Learning Leading

OF A MEETING OF THE

Planning Committee

HELD AT 6.00PM ON 19 MARCH 2008

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 P Cross, Mr C Daukes, Capt J Flood, Mrs E Gillespie, Mr A Hodgson, Mr I Lokhon, Mr R Peasgood, Mr R Peirce, Mr A Rooke

Apologies:

Mrs A Midwinter tendered her apologies.

Officers:

Mr S Corrigan, Mr B Crooks, Mr A Duffield, Miss P Fox, Mrs K Gould, Miss G Napier, Mr I Price, Miss J Randle

128. Minutes 12 March 2008

The committee was advised that the minutes of the meeting held on 12 March 2008 would be submitted to the meeting on 2 April 2008 for approval.

129. Proposal for a site visit

A proposal, moved and seconded, to defer consideration of outline planning application P08/W0096/O Eastfields, Fairfield Road, Goring to allow for the holding a site visit to establish how the proposal would fit in with the existing street scene on being put was declared carried.

RESOLVED: to defer consideration of application P08/W0096/O to allow members of the committee to attend a site visit to assess the impact of the proposal on the street scene.

130. P06/E0855/RET Woodside, Aston Hill, Aston Rowant

The committee considered a retrospective planning application for the erection of one two storey dwelling with terraced balconies and basement entrance at Woodside, Aston Hill, Aston Rowant.

Mr J Olive, a local resident, and Mr R Wyndham-Smith, agent for Mr Olive, spoke objecting to the application.

Mr C Ostwald, the applicant, and Mr N Lyzba, agent for the applicant, spoke in support of the application.

RESOLVED: to grant planning permission for application P06/E0855/RET subject to the following conditions:

1. Exclude all permitted development rights.
2. Landscaping scheme to be implemented - to include the removal of the inappropriate tree planting along the earth bank, the carrying out of replacement shrub planting and replacement tree planting for two damaged spruce trees.
3. Obscure glazing and limited opening mechanisms to be retained on all windows in east elevation.
4. Solid door in east elevation to be retained as such.
5. No first floor balcony on north elevation serving bedroom two.
6. Solid timber panel to be erected opposite the utility room door in the east elevation prior to first occupation of the dwelling.

131. P08/W0023 and P08/W0024/CA Lower Cross Farm, Blewbury Road, East Hagbourne

The committee considered applications seeking planning permission for the demolition of two no steel framed barns, stable and store and the erection of a single four bedroom dwelling and conservation consent to demolish the steel framed barns, stable block and store at Lower Cross Farm, Blewbury Road, East Hagbourne.

The planning officer reported an amendment at paragraph 6.4 line four, to replace Winterbrook with East Hagbourne. She also proposed an amendment to refusal reason three to refer to policies D1 and G6 which relate to design and local distinctiveness and to add an additional reason for refusal relating to the lack of sustainable features within the development.

Mr Emery, representative of East Hagbourne Parish Council, spoke in support of the applications.

Mr C Drew, the applicant, and Mr J Spratley, the agent for the applicant, spoke in support of the applications.

Mr P Greene, local ward councillor, addressed the committee in support of the applications.

RESOLVED to refuse planning permission for application P08/W0023 for the following reasons:

1. That, given the location of the proposed new dwelling some 100m back from Blewbury Road, the development would fall outside the built up limits of East Hagbourne and extend residential development into open countryside contrary to policies G2 and H6 of the adopted South Oxfordshire Local Plan.
2. The new dwelling would project into fields which are identified as an area of important open space in the East Hagbourne Conservation Area Character Appraisal. As such, the proposal would fail to preserve or enhance the character or appearance of the East Hagbourne conservation area contrary to policy Con 7 of the adopted South Oxfordshire Local Plan.
3. That, notwithstanding the objection in principle to the proposal, the scale, materials and design details of the new dwelling, in particular the footprint and excessive length of the north and south elevations, would be out of keeping with the character and appearance of the East Hagbourne conservation area. As such, the proposal would be contrary to policies D1, G2, G6 and Con 7 of the adopted South Oxfordshire Local Plan and to advice contained within PPG 15.
4. The proposed development does not incorporate any sustainable features contrary to policy D8 of the adopted South Oxfordshire Local Plan.

To grant conservation area consent for application P08/W0024/CA subject to the following conditions:

1. Commencement Conservation Area Consent three years.
2. That, on completion of the works hereby approved, the materials shall be removed from the land and the land shall be reinstated to agricultural use and left in a tidy and orderly state.

132. P07/W1376 23 High Street, Wallingford

Mr I Lokhon, 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 the change of use from shop (A1) to non-residential institution (D1) for use as an osteopathic clinic reception at 23 High Street, Wallingford.

The planning officer reported an amendment at paragraph 6.10 line three, to replace paragraph 6.5 with paragraph 6.4.

Mr J McSwiney, the applicant, addressed the committee in support of the application.

Mr I Lokhon, a local ward councillor, addressed the committee on the application.

Although councillors sympathised with the applicant's desire to improve his business and some were of the view that the change of use could increase trade in the town the majority of members were of the view that the loss of the A1 shop use would undermine the vitality and viability of Wallingford's primary shopping frontage.

RESOLVED: to refuse planning permission for application P07/W1376 for the following reason:

That the proposed change of use would result in the loss of an A1 shop within Wallingford's primary shopping frontage and undermine its vitality and viability, and its dominant retailing character and function, contrary to policy TC8 of the South Oxfordshire Local Plan 2011.

133. P08/W0002 land adjoining 86 High Street, Dorchester

Mr P Cross, a ward councillor, stepped down from the committee and took no part in the discussion or voting on this item.

The committee considered a planning application for the erection of a single detached three bedroom dwelling at land adjoining 86 High Street, Dorchester.

Mr M Stevenson, representing Dorchester Parish Council, spoke in support of the application.

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

Mr P Cross, a local ward councillor, addressed the committee on this application.

RESOLVED: to refuse planning permission for application P08/W0002 for the following reasons:

1. The proposal would be contrary to Policies G2, G4, GB2, GB4, C4, H5 and CON7 of the adopted South Oxfordshire Local Plan and advice contained in Planning Policy Guidance note 2 "Green Belts". Policy GB2 (SOLP) lists circumstances where new buildings will be allowed in the Green Belt. Infilling will only be allowed in accordance with Policy H5. The proposal is contrary to Policy H5 in that the development site is not a small gap in an otherwise built up frontage; it is therefore not an appropriate infill plot and the proposed development is inappropriate development

in the Green Belt by definition. The policies aim to protect the landscape setting of settlements and the character of conservation areas by retaining important open spaces. The proposal to erect a dwelling on the site would fill a gap on the High Street which would consolidate development on the edge of the settlement detracting from the rural character and landscape setting of Dorchester and the character of the adjacent conservation area and from the openness of the Oxford Green Belt.

- 2 There are a number of trees on the site including apple trees on the site frontage and a cherry on the northern boundary which are likely to be lost as a result of the proposal. The trees have an amenity value and their loss would be detrimental to the rural character of the area contrary to Policies G2, C9 and CON7 of the adopted South Oxfordshire Local Plan.
- 3 The site is archaeologically sensitive and there is insufficient information to assess the impact of the development on archaeological remains contrary to Policy CON12 of the adopted South Oxfordshire Local Plan and to advice contained in Planning Policy Guidance Note 16.

134. P08/W0096/O Eastfields, Fairfield Road, Goring

Deferred for a site visit (see minute 129)

The meeting closed at 8.30 pm.

Chairman

Date