

Minutes



OF A MEETING OF THE

Planning Committee

HELD AT 6.00PM ON 23 APRIL 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, Mr D Dodds (as substitute for Mr R Peasgood), Capt J Flood, Mrs E Gillespie, Mr A Hodgson, Mr I Lokhon, Mrs A Midwinter, Mr R Peirce, Mr A Rooke.

Apologies:

Mr R Peasgood tendered his apologies.

Officers:

Mr S Corrigan, Mr A Duffield, Miss E Bowerman, Miss P Fox, Mr P Lucas, Ms S Malcolm, Mr I Price, Miss J Randle, Mr T Wyatt

144. Minutes 2 April 2008

RESOLVED: to approve the minutes of the meeting held on 2 April 2008 as a correct record and to agree that the Chairman sign them.

145. Notification of a site visit

The democratic services manager advised the committee of a site visit to take place on Monday 12 May for planning application P08/E0193 Woodcote Sawmill. Officers will confirm the date in writing.

146. NE97/081 Waterstock Golf Club, Waterstock

Further to a site visit, the committee considered a report on a request from Waterstock Parish Meeting for a discontinuance order in respect of the floodlit driving range at the Waterstock Golf Club, Waterstock.

Mr M Tyce, representing Waterstock Parish Meeting, spoke in support of the issuing of a discontinuance order.

Mr S Sensecall, agent for the landowner, and Mr A Wyatt, landowner, spoke in opposition to the issuing of a discontinuance order.

Mr J Nowell-Smith, local ward councillor, spoke in support of the issuing of a discontinuance order.

Whilst some members of the committee supported the issuing of a discontinuance order for the removal of the lights on the grounds that they adversely impact upon the amenity of neighbours and detract from the rural character, appearance and landscape quality of the Green Belt the majority supported the view that the impact upon the local residents and upon the local environment did not justify the taking of discontinuance action having regard to the wider public benefit derived from the floodlit golf range and the potential impact upon the business if an order was made.

Contrary to the officer's recommendation a motion, moved and seconded, not to issue a discontinuance order for the above reasons, on being put, was declared carried.

RESOLVED: that no form of discontinuance order be made with regard to the floodlit golf driving range at Waterstock Golf Club.

147. P08/E0158 118 Greys Road, 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.

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

Miss L Allen and Mr D Ellis, local residents, spoke objecting to the application.

Mr O Makower, the applicant, and Mr J Mather, the agent for the applicant, spoke in support of the application.

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

The committee considered an application for the erection of a warehouse building at 118 Greys Road, Henley-on-Thames.

Contrary to the officer's recommendation of approval the view was expressed that the proposal would harm the character and appearance of the site and surrounding area and would, due to its size, be unneighbourly to neighbouring properties.

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

RESOLVED: to refuse planning permission for application P08/E0158 for the following reasons

1. The proposed building would be sited on a narrow area of land between existing two storey and single storey residential development. The proposed development, due to its size and close proximity to adjoining residential development would have an overbearing effect to the detriment of the amenity of the adjoining occupiers. As such the proposal is contrary to Policies G2, G6, D1 and E5 of the South Oxfordshire Local Plan 2011 and guidance contained within PPS1 and PPG4.
2. The proposed development, due to its size, siting, poor design and materials would result in an overdevelopment of the site and would fail to be in keeping with the character and appearance of the existing built form within the application site and within the wider area. As such the proposal is contrary to Policies G2, G6, D1 and E5 of the South Oxfordshire Local Plan 2011 and guidance contained within PPS1 and PPG4.

148. P08/E0162 Hill Lodge, 6 Rotherfield Road, Henley-on-Thames

The committee considered an application for the erection of a single two storey dwelling with integral garage and vehicular access at Hill Lodge, 6 Rotherfield Road, Henley-on-Thames.

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

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

RESOLVED: to grant planning permission for application P08/E0162 with the following conditions:

1. Commencement – three years
2. Samples of materials to be submitted and approved prior to development commencing
3. Tree protection details to be submitted and approved prior to development commencing
4. Arboricultural method statement for works within root protection areas to be submitted to and approved prior to development commencing
5. Permitted development restriction for extensions and outbuildings
6. Rooflights in the north elevation to be glazed with obscure glass prior to occupation and no further windows at first floor level in the north, east or west elevations
7. Formation of the access onto Rotherfield Road prior to the occupation of the development

8. Parking and turning areas provided in accordance with the approved plans prior to the occupation of the development
9. Garage accommodation to be retained
10. Details of foul drainage to be submitted and approved prior to development commencing
11. Details of measures for the efficient use of water and energy to be submitted and approved prior to development commencing
12. Details of refuse and recycling storage to be submitted and approved prior to development commencing.

149. P08/E0246 Little Chilworth, Upperton, Brightwell Baldwin

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 raising of the roof to create first floor accommodation at Little Chilworth, Upperton, Brightwell Baldwin.

Mr B Cade, agent for the applicant, spoke in support of the application.

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

Mrs S Cooper, a local ward councillor, spoke objecting to the application.

RESOLVED: to grant planning permission for application P08/E0246 with the following conditions:

1. Commencement three years
2. Samples of materials to be submitted
3. No additional windows at first floor level in the side elevations of the extension
4. Garages to be retained for parking.

150. P07/E1499 Meadowcroft, Blounts Court Road, Sonning Common

Mr A Rooke, 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 a detached two-storey four bedroom house and new vehicular access at Meadowcroft, Blounts Court Road, Sonning Common.

Mr D Gordon and Mrs R Jennings, local residents, spoke objecting to the application.

Mr A Rooke, local ward councillor, spoke in support of the application.

RESOLVED: to authorise the head of planning and building control to grant planning permission for application P07/E1499 subject to the completion of a section 278 agreement with Oxfordshire County Council to secure a public footpath in front of the site and the following conditions:

1. Commencement three years
2. Samples of materials
3. First floor side windows to be obscure glazed and hinged to open inwards
4. Removal of permitted development rights (extensions, porch and outbuildings)
5. Means of access to be provided prior to occupation
6. Parking and manoeuvring to be provided prior to occupation
7. Retention of garage accommodation
8. Refuse and recycling facilities to be implemented as approved prior to occupation
9. Details of sustainability measures in compliance with Level three of code for sustainable homes to be submitted
10. Contamination investigation to be carried out.

The meeting closed at 8:35pm

Chairman