

Minutes



OF A MEETING OF THE

Planning Committee

Listening Learning Leading

HELD AT 6.00PM ON 14 MAY 2008

AT COUNCIL OFFICES, CROWMARSH GIFFORD

Present:

Mrs P Slatter (Chairman)

Mr G Andrews, Mr F Bloomfield, Mrs D Brown (as substitute for Ms J Bland), Mrs S Cooper, Mr J Cotton (as substitute for Mr R Peasgood), Mr P Cross, Mr C Daukes, Capt J Flood, Mrs E Gillespie, Mr A Hodgson, Mrs A Midwinter, Mrs J Murphy (as substitute for Mr I Lokhon), Mr R Peirce, Mr A Rooke.

Apologies:

Mrs J Bland, Mr I Lokhon and Mr R Peasgood tendered their apologies.

Officers:

Mrs S Crawford, Mr A Duffield, Miss P Fox, Mr M Gammie, Mrs K Gould, Mrs J Thompson

151. Minutes 23 April 2008

The minutes will be considered at the next meeting.

152. Tree Preservation Order No 46/2007 Starlings, New Road, Shiplake

The committee considered an objection to the confirmation of Tree Preservation Order No 46/2007 for a single Deodar Cedar tree at Starlings, New Road, Shiplake.

Mr Stone, the property owner, and Mr Potter, an arboricultural specialist, spoke objecting to the confirmation of the order.

Mr M Leonard, local ward councillor, spoke about the order.

A motion to confirm the tree preservation order, moved and seconded, on being put, was declared carried.

RESOLVED: to confirm Tree Preservation Order No 46/2007.

152. Tree Preservation Order No 07/2008 Stoneleigh, 14 Couching Street, Watlington

The committee considered an objection to the confirmation of Tree Preservation Order No 07/2007 for a single yew tree at Stoneleigh, 14 Couching Street, Watlington.

The forestry officer reported receipt of a petition containing 21 signatures from local residents.

Mrs Bolton, the property owner, spoke objecting to the confirmation of the order.

A motion to confirm the tree preservation order, moved and seconded, on being put, was declared carried.

RESOLVED: to confirm Tree Preservation Order No 07/2008.

153. P08/W0168 31 High Street, Benson

This application was deferred to allow a flood risk assessment to be prepared and assessed by the Environment Agency.

154. P08/W0227 108 Church Road, Wheatley

Mr A Hodgson, 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 construction of three dwellings and widening of the existing access points at 108 Church Road, Wheatley.

The planning officer confirmed that the application and supporting information as submitted contained sufficient information about the proposed materials. A specific condition requiring approval of materials was not necessary, providing the construction conformed to the submitted documentation.

Mr A Hodgson, a local ward councillor, spoke about the application.

RESOLVED: to grant planning permission for application P08/W0227 with the following conditions:

1. Commencement three years - full planning permission.
2. No conversion of garages.
3. Tree protection scheme.
4. Slab levels.

155. P08/E0278 Hidden Glade, Whitehouse Road, Woodcote

Mr R Peirce, 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 demolition of a garage and the erection of a detached two bedroom house and double garage at Hidden Glade, Whitehouse Road, Woodcote.

The planning officer advised that since the publication of the agenda the parish council had changed their objection to 'no strong views' as they realised that this was a renewal of the existing permission.

Mr R Peirce, local ward councillor, spoke about the application.

RESOLVED: to grant planning permission for application P08/E0278 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. Landscaping scheme to be submitted and approved prior to development commencing.
5. Retention of vegetation on north and east boundaries.
6. Details of hard surfacing to the access drive and parking and turning areas to be submitted and approved prior to development commencing.
7. Garaging, parking and turning areas to be provided prior to first occupation and thereafter retained.
8. Permitted development rights excluded for extensions and outbuildings.
9. No additional windows in the east elevation or at roof level. Roof lights 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.
10. Details of measures for the efficient use of water and energy to be submitted and approved prior to development commencing.
11. Refuse and recycling collection point to be provided in accordance with the approved drawings prior to first occupation.

156. P07/W1413 & P07/W1436/LB The Chequers public house, Bridge End Road, Dorchester on Thames

Mr F Bloomfield declared a personal and prejudicial interest in this application as a friend of the applicant, left the room for the duration of this item and took no part in the discussion or voting.

Mr J Cotton and Mr P Cross, local ward councillors, stepped down from the committee and took no part in the discussion or voting on this item.

The committee considered applications for planning permission and listed building consent for the change of use from a public house to a private dwelling, construction of new garage, demolition of toilets, modern extensions and detached garage, and internal alterations at the Chequers public house, Bridge End Road, Dorchester on Thames.

Mr M Stevenson, representing Dorchester on Thames parish council, spoke objecting to the application.

Mr Fisher, a local resident, spoke objecting to the application.

Mr J Cotton and Mr P Cross, local ward councillors, spoke against and for granting permission respectively.

A motion to grant planning permission for P07/W1413, moved and seconded, on being put was declared carried on the chairman's casting vote.

A motion to grant listed building consent for P07/W1436/LB with the amendment to amend condition 6 in the officer's report to ensure that energy efficiency glazing was used, moved and seconded, on being put was declared carried.

RESOLVED: to grant planning permission for application P07/W1413 with the following conditions:

1. Commencement three years.
2. All new works and making good to match.
3. Details of fireproofing of doors.
4. Sample materials.
5. New windows to be single glazed.
6. Cast iron rainwater goods.
7. Tree protection.
8. Bat issues.
9. Landscaping front boundary treatment.

and to grant Listed Building Consent for application P07/W1436/LB subject to the following conditions and written confirmation that the second floor ensuite facility will be removed:

1. Commencement listed building consent three years.
2. Measures to secure safety and stability of building during demolition.
3. All new works and making good to match.
4. Details of fireproofing of doors.
5. Sample materials.
6. That the details of all new internal and external doors and new or replaced window joinery details shall be submitted to and approved in writing by the Local Planning Authority before the relevant parts of the work are commenced. Consideration shall be given to energy efficiency measures for window and door details that are compatible with historic character of the building.
7. Cast iron rainwater goods.
8. Details of all new openings, vents, service pipes and such like to be approved.

157. P08/E0241 Phyllis Court Club, Marlow Road, Henley on Thames

The committee considered an application for the construction of six single storey timber outbuildings within the grounds of Phyllis Court Club, Marlow Road, Henley on Thames.

Mrs L Chan-A-Sue, representing a local residents association, spoke objecting to the application.

Mr Taylor the general manager, and Mr Fielding, the club secretary, spoke in support of the application. The applicant described plans which differed from those submitted with the application.

A motion to defer consideration of the application to allow the discrepancies between the plans to be resolved, moved and seconded, was withdrawn before being put to the vote.

Contrary to the officer's recommendation, a motion to refuse planning permission for the reasons stated below, on being moved, seconded and put to the vote, was declared carried.

RESOLVED: to refuse planning permission for application P08/E0241 for the following reasons:

1. The proposals are contrary to policies G2, G6, C2, C3, CON7 and R3 of the adopted South Oxfordshire Local Plan 2011. Having regard to the excessive number of buildings proposed, and to their unsatisfactory design and layout, the proposals would result in an incongruous and inappropriate form of development that would detract from the special landscape quality of the Phyllis Court

grounds and this part of the Area of Outstanding Natural Beauty and the River Thames valley, and would detract from the character and appearance of the adjoining conservation area. Furthermore, no essential need has been advanced for the number of buildings proposed.

2. The proposals are contrary to policy EP5 of the adopted South Oxfordshire Local Plan 2011 and to the advice set out in PPS25. Having regard to the position of the proposed buildings within the flood plain, the proposals would impede the flow of flood waters and any measures required to mitigate the impact of potential flooding would be likely to result in further unsatisfactory alterations to the appearance of the buildings.

158. P07/E1579 Lock End Lodge, Mill Lane, Lower Shiplake

The committee considered an application for the demolition of the lodge house and replacement with a three-bedroom two-storey dwelling at Lock End Lodge, Mill Lane, Lower Shiplake.

Mr D Bartholomew, a local resident, spoke objecting to the application.

Mr M Leonard, local ward councillor, spoke objecting to the application.

Contrary to the officer's recommendation of approval, a motion to refuse permission because the design was unneighbourly and overbearing on the adjacent property, was not well designed in relation to its position on its plot, and that conditions would not adequately address these concerns, on being moved, seconded and put to the vote, was declared carried.

RESOLVED: to refuse planning permission for application P08/E1579 for the following reason:

That having regard to the proximity of the replacement dwelling to the boundary with High Meadow and the inclusion of three windows at first floor level in its west elevation, the proposal would give rise to an overbearing impact and the perception of overlooking, materially harming the amenity of High Meadow. As such, the proposal is contrary to the provision of the adopted South Oxfordshire Local Plan 2011, particularly policies G2 and H4.

The meeting closed at 8:55pm

Chairman

Date