

Minutes



OF A MEETING OF THE

Planning Committee

HELD AT 6.00PM ON 4 JUNE 2008

AT COUNCIL OFFICES, CROWMARSH GIFFORD

Present:

Mrs P Slatter (Chairman¹)

Ms J Bland², Mr F Bloomfield³, Mr D Bretherton⁴, Mr P Cross⁵, Capt J Flood, Mrs E Gillespie, Mr A Hodgson⁶, Mr I Lokhon, Mrs A Midwinter, Mrs J Murphy (as substitute for Mr G Andrews), Mr R Peasgood, Mr R Peirce, Mr A Rooke, Mrs M Turner

Apologies:

Mr G Andrews tendered an apology

Officers:

Mr A Duffield, Mrs K Fiander, Miss P Fox, Mr M Moore, Ms B Noone, Ms S Spencer, Mr T Wyatt

1. Election of Chairman for the 2008/09 municipal year

The committee elected Mrs P Slatter as Chairman for the 2008/09 municipal year.

2. Election of Vice-Chairman for the 2008/09 municipal year

The committee elected Mr F Bloomfield as Vice Chairman for the 2008/09 municipal year.

3. Minutes 23 April 2008 and 14 May 2008

RESOLVED: to approve the minutes of the meetings held on 23 April 2008 and 14 May 2008 as correct records and to agree that the Chairman sign them.

¹ Elected chairman at item 1.

² Left the meeting at the end of item 8.

³ Left the meeting at the end of item 11.

⁴ Left the meeting at the end of item 8.

⁵ Left the meeting at the end of item 8.

⁶ Arrived during item 5.

4. Proposals for site visits

The democratic services officer advised that a site visit would take place on Monday 23 June 2008 in respect of application P08/W0348 at 51 Crown Road, Wheatley, to consider the issues of neighbour impact.

A motion, moved and seconded, to defer consideration of application P08/W0379 at Frimley Stable, Thorpe Street, Aston Upthorpe for a site visit on 23 June 2008 to assess the proximity of the development to listed buildings, its prominent appearance and impact on the conservation area was declared carried.

RESOLVED: to defer consideration of application P08/W0379 at Frimley Stable, Thorpe Street, Aston Upthorpe for a site visit on 23 June 2008.

5. P07/E1669 Church Farm, Kingsey Road, Thame

Mr D Bretherton, ward councillor, stood down from the committee and took no part in the discussions and voting on this item.

The committee considered an application to create a community football club comprising a clubhouse, floodlit main pitch and all weather training pitch, seven additional pitches, car parking, new vehicular and pedestrian access with associated earthworks at Church Farm, Kingsey Road, Thame. The planning officer reported receipt of a further five letters of support. In addition, he reported that discussions had continued with the applicant who was not proposing a range of energy saving measures and recommended an appropriately worded condition to ensure that the measures were implemented. A further condition was also recommended to require the closing of the existing access prior to the first use of the new clubhouse.

Mr N Chemken-Woods and Mr M Dyer, representatives of Thame Town Council, addressed the committee in support of the application.

Mr Reynolds, on behalf of Lea Park Residents Association, addressed the committee objecting to the application.

Mr T Green, Ms A Kocerhan and Mr N Hargreaves, on behalf of Thame Football Partnership, addressed the committee in support of the application.

Mr D Bretherton, a local ward councillor, addressed the committee in support of the application.

A motion, moved and seconded, to grant planning permission with two further conditions, on being put, was declared carried.

RESOLVED: to grant planning permission in respect of planning application P07/E1669 subject to the following conditions:

1. commencing date three years
2. samples of all materials (all)
3. noise control, main stadium, public address and club house
4. noise control for public address system
5. noise rating for club house
6. scheme for floodlights to be agreed
7. external lighting general
8. external lighting specific
9. lighting hours of operation
10. contamination (investigation)
11. contamination (remediation and validation)
12. staged programme of archaeological work
13. surface water drainage scheme
14. foul drainage scheme
15. drainage design
16. habitat management plan
17. landscaping scheme with five year replacement
18. level survey to be submitted and agreed
19. construct access prior to first use
20. protect vision splays to 0.6 m above the carriageway
21. provide parking in accordance with plan 30576 p105 rev d
22. provide cycle parking
23. control light source
24. use for purposes specified in the application only
25. scheme for energy and water-use reduction
26. existing access to be closed.

6. P08/E0193 Woodcote Sawmill, Pot Kiln Lane, Goring Heath,

Mrs P Slatter, a ward councillor, stepped down from the committee and took no part in discussions or voting on this item.

Mr F Bloomfield undertook the role of chairman for this item.

Mr R Peirce declared a personal interest in this item as a member of Woodcote Parish Council, which had been consulted on the proposals. Having considered his position he considered that he could remain in the meeting to debate and vote on the issue.

The committee considered an application to replace one of the two main buildings currently on the site at Woodcote Sawmill, Pot Kiln Lane, Goring Heath. The building is derelict and not in use and involves the demolition of the existing building and its replacement with a building on a similar footprint and of similar dimensions.

The planning officer reported amendments to the report. At paragraph 6.12 the final sentence should read "given these facts the proposal would result in *no* additional harm to the character and appearance of the landscape when viewed from adjacent public vantage points. At paragraph 6.6 the final sentence should read "given these

facts and that the existing building could be repaired without planning permission, officers consider that it would be *unreasonable* to object to the proposal on the grounds of the location of the site”.

Mrs M Maddock, a representative of Woodcote Parish Council, addressed the committee objecting to the application.

Mr P Dragonetti, a representative of Goring Heath Parish Council, addressed the committee objecting to the application.

Mr J Botting, a representative of residents at Potkilm Lane and Shrivells Hill addressed the committee objecting to the application.

Mr F Dixon, agent, addressed the committee in support of the application.

Mrs P Slatter, a local ward councillor, addressed the committee on this item.

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

RESOLVED: to grant planning permission in respect of planning application P08/E0193 subject to 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. permitted development rights excluded for extensions
6. no windows in the north west elevation
7. use of the building only in conjunction with the use of the land as outlined in blue/no separate use
8. contaminated land assessment and remediation
9. control over noise emissions from the development
10. no external lighting unless agreed previously.

7. P08/E0298 Land near Greys Green Farm, Rotherfield Greys

Mrs P Slatter resumed the role of chairman for the remainder of the meeting.

The committee considered an application for the change of use of the seven hectare grass field from agricultural to use as a natural burial ground on land near Greys Green Farm, Rotherfield Greys.

Ms S Fulford-Dobson, a representative of Rotherfield Greys Parish Council, addressed the committee objecting to the application.

Dr T P Dudeney and Mr J Webb, local residents, addressed the committee objecting to the application.

Mr Walls, applicant, addressed the committee in support of the application.

Mr M Newland, ward councillor, addressed the committee, objecting to the application.

Contrary to the officer's recommendation to grant planning permission a motion, moved and seconded, to refuse planning permission owing to the visual impact, the impact of traffic on the tranquillity of the area of outstanding natural beauty and the unsustainability of location, was declared carried.

RESOLVED: to refuse planning permission in respect of planning application P08/E0298 for the following reasons:

1. The site lies in a relatively isolated location within the Chilterns Area of Outstanding Natural Beauty. The proposal, due to the change in the agricultural character of the land, with particular regard to the proposed car park, and the nature of the activities associated with the natural burial ground would fail to respect the undeveloped agricultural character and appearance of the site and would erode the existing tranquillity of the site and the quiet enjoyment of this part of the open countryside. As such the proposal would fail to conserve or enhance the natural beauty and special landscape qualities of the Chilterns Area of Outstanding Natural Beauty and would be contrary to Policies G2, G4, G6, C1, C2 and D1 of the South Oxfordshire Local Plan 2011 and guidance contained within PPS7.
2. The application site consists of a large area of open land in a relatively isolated and unsustainable location in an area of countryside. The proposed development would generate considerable numbers of visits and there would be limited opportunities for accessing the site through other means of transport to the private car. Therefore, the development fails to accord with Policies G3, D1 and T1 of the South Oxfordshire Local Plan and guidance contained within PPS1 and PPS7.

8. Continuation of meeting beyond three hours

A motion, moved and seconded to continue the meeting to its conclusion for the benefit of the public present on being put, was declared carried.

RESOLVED: to continue the meeting to its conclusion.

9. P08/E0302/O Land at St Andrews C of E School, Station Road, Chinnor

The committee considered an application to demolish a school building and erect 11 dwellings as part of residential redevelopment of the site at St Andrews C of E School, Station Road, Chinnor.

The planning officer reported receipt of three further letters of objection and that the bat survey had concluded there were no bats. He proposed to add to the recommendation that, in the event that the required agreements were not in place by 12 June and because of the impact on infrastructure, the power to refuse planning permission should be delegated to the head of planning.

Mr M Dix, a representative of Chinnor Parish Council, addressed the committee objecting to the application.

Mr J Flawn, agent, spoke in support of the application.

A motion, moved and seconded, to grant planning permission with the addition to the recommendation, on being put, was declared carried.

RESOLVED: to delegate the granting of planning permission in respect of planning application P08/E0302/O to the Head of Planning, subject to the prior completion of an appropriate obligation of the County Council to ensure infrastructure payments are made towards education, libraries, waste management, museum resource centre, social and healthcare, public transport, highways/transportation costs and with the District Council to provide for off-site recreation provision and playing fields, and the following conditions:

1. outline planning permission with reserved matters being appearance and landscaping
2. outline planning permission
3. submission of reserved matters general
4. sample materials required (all)
5. contamination
6. if contamination found, remediation to take place
7. no works to take place until school extensions are available for occupation
8. tree protection
9. detailed tree protection
10. hours of work
11. surface water drainage
12. foul drainage
13. construct to code level three
14. waste disposal scheme.

10. P08/W0468 18 Bosleys Orchard, Didcot OX11 7MY

Mrs M Turner declared a personal and prejudicial interest in this item which related to her own property. She stepped down from the committee, left the room and took no part in the discussions or voting on this item.

Capt J Flood, a ward councillor, stepped down from the committee and took no part in the discussions or voting on this item.

The committee considered an application to erect a conservatory at 18 Bosleys Orchard, Didcot. The application was referred to the committee because the applicant, Councillor M Turner, is a South Oxfordshire District Council district councillor and her son is an employee of the council.

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

RESOLVED: to grant planning permission in respect of planning application P08/W0468 subject to the following condition:

1. commencement three years – full planning permission.

11. P08/E0291 347-351 Reading Road, Henley-on-Thames

The committee considered an application to demolish three dwellings and erect six two-bedroom flats, one three-bedroom dwelling and two one-bedroom flats. The planning officer suggested one additional condition for provision of fire hydrants in accordance with details to be agreed. An amendment to the report was identified at paragraph 6.20. The final sentence should read “report illustrates that the development would *not* cause any significant harm to the long term retention and sustainability of adjacent trees worthy of retention providing that the protective measures within the report are adhered to”.

Mr J Spratley, agent, spoke in support of the application.

A motion, moved and seconded, to grant planning permission with an additional condition, on being put, was declared carried.

RESOLVED: to delegate the granting of planning permission in respect of planning application P08/E0291 to the Head of Planning subject to the prior completion by 5 June 2008 of a Section 106 planning obligation with the County Council to ensure infrastructure payments are made towards education, transport, libraries, waste management, the museum resource centre and social and healthcare provision.

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. details of any external lighting to be submitted and approved prior to the occupation of the development
6. details of finished floor levels in relation to existing and proposed ground levels to be submitted and approved prior to development commencing.
7. permitted development rights excluded for extensions and outbuildings (unit 1).
8. parking provided and retained in connection with the development in accordance with the approved drawings
9. formation of new access prior to the occupation of the development
10. existing access to be closed up prior to the occupation of the development
11. cycle parking to be provided in accordance with details to be submitted and approved prior to occupation of the units and thereafter retained
12. all dwellings designed and constructed to meet code 3 of the code for sustainable homes. a post construction review in relation to code 3 of the code for sustainable homes to be submitted prior to occupation.
13. details of surface water drainage to be submitted and approved prior to development commencing.
14. details of the refuse and recycling collection point to be submitted and approved prior to first occupation
15. provision of fire hydrants.

It is further **RESOLVED** that should the Section 106 Planning Obligations fail to be completed to the satisfaction of the Local Planning Authority by 5 June 2008, that refusal of planning permission be delegated to the Head of Planning for the following reason:

The development fails to provide an appropriate scheme of works or on and off-site mitigation measures to accommodate the impact of the development on local infrastructure, services, or amenities. The proposal is therefore contrary to government advice, and Policy G3 of the Oxfordshire Structure Plan 2016 and Policy D11 of the South Oxfordshire Local Plan 2011.

12. P08/E0301 Land at Parsonage Farm, Berrick Salome

Mr F Bloomfield declared a personal and prejudicial interest in this item as he was a close associate of the applicants. He stepped down from the committee, left the room and took no part in the discussion or voting on this item.

The committee considered an application for the construction of two three-bedroom semi-detached properties on land at Parsonage Farm, Berrick Salome. The planning officer reported receipt of two further letters of objection.

Mr D Pelling, a local resident, addressed the committee objecting to the application.

Mr J Satwell, agent, addressed the committee in support of the application.

A motion to refuse planning permission for application P08/E0301, on being put to the vote, was declared carried.

RESOLVED: to refuse planning permission for application P08/E0301 for the following reasons:

1. The proposal would be contrary to policies G1, G2, G3, G6, C1, H6 and H7 of the adopted South Oxfordshire Local Plan 2011 and to advice contained in the South Oxfordshire Design Guide. Berrick Salome is a small village without a range of services and facilities to support new development, and the erection of two new dwellings within the village would result in unsustainable development and a form of development that fails to provide an acceptable mix of sizes of dwellings. Furthermore, the proposed development would result in the permanent loss of an important open space within the village, would appear intrusive and prominent in the street scene, would be out of keeping with the surrounding development and would detract from the rural character of the area.
2. The proposals would be contrary to policies CON5 and CON7 of the adopted South Oxfordshire Local Plan 2011 and to advice contained in PPG15 – Planning and the Historic Environment. The proposals to erect two new dwellings on an open orchard area would be harmful to the character and appearance of the Berrick Salome Conservation Area, would result in the loss of important views across the site, and would compromise the setting of Parsonage Cottage, a grade 11 Listed Building and the outbuildings at Grace's Farm, which are buildings of historic interest.
3. The proposals are contrary to policy T1 of the adopted South Oxfordshire Local Plan 2011. The proposal would result in the intensification of use of a sub-standard access that lacks

adequate visibility, and as such the development would be detrimental to highway safety and convenience.

13. P08/E0098/RET Witness Farm, Lower Assendon

The committee considered a retrospective application for a manege at Witness Farm, Lower Assendon. The planning officer reported an objection from the Campaign to Protect Rural England (CPRE). For the sake of clarity the planning officer proposed a further condition stating that no planning permission was given for the retention of the pole barn.

Mr C Chantry, a representative of Bix and Assendon Parish Council, addressed the committee objecting to the application.

Mr D Hignell, agent, spoke in support of the application.

Mr M Newland, ward councillor, addressed the committee objecting to the application.

A motion, moved and seconded, to grant planning permission including an additional condition, on being put, was declared carried.

RESOLVED: to grant planning permission in respect of planning application P08/E0098/RET subject to the following conditions:

1. that the manege shall be used by the owners of Witness Farm for the private recreational purposes for the exercising of horses and training of riders and horses and shall not be used in connection with any trade or business whatsoever
2. that there shall be no external illumination of the manege or surrounding area
3. that notwithstanding the details shown on drawing nos. 831 2 and 3 no planning permission is given for the retention of the pole barn.

14. P05/E1298/RET The Forge, Sonning Eye

Mr R Peasgood, ward councillor, stepped down from the committee and took no part in the discussions or voting on this item.

The committee considered a retrospective application to rebuild the Forge at Sonning Eye with a single storey extension to form a single dwelling.

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

RESOLVED: to grant planning permission in respect of planning application P05/E1298/RET subject to the following conditions:

1. that within six months of the date of this permission the rooflight in the front (east) rooflight shall be replaced by a conservation rooflight of a type and design to be agreed in writing by the Local Planning Authority
2. that within six months of the date of this permission the bulls-eye windows shall be removed or replaced with alternative windows of a type and design to be agreed in writing by the Local Planning Authority.

The meeting closed at 10.10 pm.

Chairman

Date