

# Minutes



OF A MEETING OF THE

## Planning Committee

HELD AT 6.00PM ON 2 JULY 2008

AT COUNCIL OFFICES, CROWMARSH GIFFORD

### Present:

Mrs P Slatter (Chair)

Mr G Andrews, Mr F Bloomfield, Mr D Bretherton, Mr P Cross,  
Mr D Dodds (as substitute for Mrs M Turner), Capt J Flood, Ms E Gillespie,  
Mr A Hodgson, Mr I Lokhon, Mrs A Midwinter, Mr J Nowell-Smith (as substitute for Mr  
R Peirce), Mr R Peasgood, Mr A Rooke, Mrs J Murphy (as substitute for Ms J Bland)

### Apologies:

Apologies for absence were submitted on behalf of Ms J Bland, Mr R Peirce and  
Mrs M Turner

### Officers:

Miss E Bowerman, Mr P Brampton, Mr S Corrigan, Mr R Cramp, Miss C Crapper,  
Mrs S Crawford, Mr A Duffield, Miss P Fox, Mrs K Gould, Mrs E Hamerton,  
Mr P Lucas, Mr M Moore, Miss G Napier, Miss J Randle

## 15. Site visit proposal

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

A motion moved and seconded to defer consideration of application P08/W0496 14  
Milldown Road, Goring to allow councillors to assess the impact of the proposal on  
neighbouring properties on being put was declared carried.

RESOLVED: to defer consideration of application P08/W0379 for a  
site visit to take place.

## 16. P08/W0379 Frimley Stable, Thorpe Street, Aston Uphorpe

Further to a site visit the committee considered an application for the refurbishment of  
a stable yard and ancillary buildings, including the erection of a new dwelling, at  
Frimley Stable, Thorpe Street, Aston Uphorpe.

Mr D Evans and Ms B Shaw, representatives of Aston Upthorpe Parish Council, addressed the committee objecting to the application.

Mr A Land, local resident, addressed the committee objecting to the application.

Mr D Pearce, agent for the applicant, addressing the committee supporting the application.

An amendment to a motion to approve the officer's recommendation of approval to include a further condition to remove permitted development rights for the main dwelling on being put was declared carried.

**RESOLVED:** to grant planning permission in respect of planning application P08/W0379, subject to the following conditions:

1. Commencement date three years
2. Samples of all new materials
3. Landscaping scheme
4. Lighting scheme
5. Cease residential use of existing dwelling
6. Bat mitigation
7. Scheme for surface water drainage
8. Foul drainage scheme
9. Contamination investigation
10. Contamination (remediation and investigation)
11. Sustainable method of construction
12. Refuse and recycling facilities
13. Removal of permitted development rights for the main dwelling.

## **17. P08/W0348 51 Crown Road, Wheatley**

Mr A Hodgson declared a personal and prejudicial interest in this item as a neighbour of the application site. In accordance with the provisions in the councillors' code of conduct he addressed the committee as an objector to the application and withdrew from the room during the committee's consideration of and voting on the item.

Further to a site visit the committee considered an application for the proposed replacement house at 51 Crown Road, Wheatley. The planning officer reported the receipt of two further letters of objection to the application.

Mr A Hodgson, a neighbour, addressed the committee objecting to the application.

Ms P Newman, agent, addressed the committee supporting the application.

Whilst some members were of the view that the proposal would not affect the amenity of the neighbour a greater number supported the view that due to the size

and shape of the proposed building it would be overbearing and result in a reduction of the neighbour's amenity. A motion, moved and seconded, to grant planning permission on being put was declared defeated. A motion, moved and seconded, to refuse planning permission for the above reasons, on being put, was declared carried.

**RESOLVED:** to refuse permission for of planning application P08/W0348 for the following reason:

That, having regard to the height of the new building and the change of roof form in comparison with the existing building, the proposal represents an oppressive and overbearing form of development that would detract from the residential amenity of the occupants of Crown Cottage (47/49 Crown Road). As such, the proposal would be contrary to policies G1 and H4 of the adopted South Oxfordshire Local Plan 2011.

## **18. P08/W0496 14 Milldown Road, Goring**

Deferred for a site visit – see minute 15.

## **19. P08/E0362 10 Swanston Field, Whitchurch on Thames**

Mrs P Slatter, a local ward councillor, stood down from the committee and took no part in the discussion or voting on this item. Mr F Bloomfield took the chair for this item.

The committee considered an application for a two storey and single storey side extension to form annexe, plus two storey rear extension, single storey side garage and side dormer window at 10 Swanston Field, Whitchurch on Thames.

Mr M Haas, a relative, addressed the committee in support of the application.

Mrs P Slatter, a ward councillor, addressed the committee objecting to the application.

Despite the officer's recommendation of approval, the majority of members supported the view that the substantial additions to the property would harm the character and appearance of the streetscene.

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

**RESOLVED:** to refuse planning permission in respect of planning application P08/E0362 for the following reasons:

That, having regard to their size, bulk and design, the proposed extensions would dominate and overwhelm the existing dwelling and

would have an adverse impact on the character and appearance of the existing dwelling and the surrounding area, which falls within the Chiltern Area of Outstanding Natural Beauty. As such, the proposal would be contrary to the adopted South Oxfordshire Local Plan 2011, particularly Policies G2, G6, D1, H13 and C2, the advice in the adopted South Oxfordshire Design Guide and the guidance in PPS1 and PPS7.

## **20. P08/E0285/CA & P08/E0284 47 High Street, Chinnor**

Mr G Andrews, local ward councillor, stood 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 two storey rear extension to premises to provide two one bedroom flats and the erection of a two storey two bedroom dwelling to the rear of the site and a conservation area consent application for the demolition of two storage buildings.

Mr I Slater, agent, addressed the committee in support of the application.

Mr G Andrews, ward councillor, addressed the committee.

**RESOLVED:** to delegate the granting of planning permission for application P08/E0284 to the head of planning, subject to the prior completion of a unilateral undertaking with Oxfordshire County Council to secure a financial contribution towards local public transport infrastructure, and the following conditions:

1. Standard three year time limit
2. Samples of materials prior to commencement
3. Joinery details prior to commencement
4. Rainwater goods to be metal and painted black
5. Extension – rooflight to bathroom to be obscure glazed and fixed shut
6. Detached dwelling – first floor en-suite windows to be obscure glazed and hinged to open inwards
7. Detached dwelling – removal of Permitted Development Rights (extension, porch and outbuildings)
8. Details of boundary treatment prior to commencement
9. Tree protection measures to BS5837:2005 to be in place for the duration of the development
10. Details of hard and soft landscaping prior to commencement
11. Parking and manoeuvring areas to be provided prior to occupation
12. Retention of carport for parking only
13. Refuse and recycling facilities to be implemented as approved prior to occupation

14. Details of sustainability measures assessed against Level 2 of Code for Sustainable Homes to be submitted
15. Contamination investigation to be carried out and remediation as necessary

To grant Conservation Area consent for application P08/E0285/CA subject to the following conditions:

1. Standard three year time limit
2. Demolition not to take place until all conditions of P08/E0284 requiring prior approval of details have been agreed
3. No demolition until contract agreed

## **21. P08/W0540 & P08/W0538 Breach Farm, Stanton St John**

The committee considered applications for the erection of two livestock buildings and associated hard standing at Breach Farm, Stanton St John.

Mr R Bradbeer, agent, addressed the committee in support of the application.

**RESOLVED:** to grant planning permission in respect of planning applications P08/W0538 and P08/W0538 subject to the following conditions:

1. Commencement three years
2. Remove building if agricultural use ceases within 10 years

## **22. P08/E0413/RET Warren Hill Farm, Nuffield Lane, Benson**

The committee considered a retrospective application for an agricultural building at Warren Hill Farm, Nuffield Lane, Benson.

Mr G Cummins, applicant, addressed the committee in support of the application.

**RESOLVED:** to refuse planning permission in respect of planning application P08/E0413/RET, for the following reasons:

1. That the development would constitute an undesirable intensification of isolated and sporadic development unrelated to the existing farming complex or to the need of the locality in that insufficient justification exists to warrant any departure from the general planning policies of the Local Planning Authority. The proposal is therefore contrary to the intention of policies G2, C2, E3, E5, E8 and A3 of the South Oxfordshire Local Plan 2011.

2. That the development proposed would constitute an undesirable intrusion into an isolated rural locality to the detriment of the character and visual amenity of the Chilterns Area of Outstanding Natural Beauty contrary to policy C2 of the South Oxfordshire Local Plan 2011.

### **23. P08/W0382 Badgers Close, Main Street, Forest Hill**

The committee considered an application for the conversion of the communal facilities on the ground floor to a two bedroom flat and the construction of four balconies to the south east elevation and two juliette balconies to the south west evaluation at Badgers Close, Main Street, Forest Hill.

Mr M Leeding, representative of Forest Hill Parish Council, addressed the committee objecting to the application.

Mr O Owen, local resident, addressed the committee objecting to the application.

Mr V Brown, agent, addressed the committee in support of the application.

**RESOLVED:** to grant planning permission in respect of planning application P08/W0382, subject to the following conditions:

1. Commencement within three years
2. Parking as shown on the plans
3. Limit on hours of construction
4. Landscaping – replacement of lost trees

### **24. P08W0326 45 High Street, Didcot**

Mrs J Murphy, a local ward councillor, stood down from the committee and took no part in the discussion or voting on this item.

The committee considered an application for the conversion of an existing house into two one bed flats and the creation of a new access of High Street at 45 High Street, Didcot. The planning officer proposed an additional condition to provide a hard and soft landscaping scheme.

Mr H Venners, agent, addressed the committee in support of the application.

**RESOLVED:** to grant planning permission in respect of planning application P08/W0326, subject to the following conditions:

1. Commencement within three years
2. Matching materials walls and roof

3. Sustainable methods of construction (*the development hereby permitted shall be designed to incorporate sustainable methods of construction, including the use of passive solar energy and grey water recycling, in accordance with details which shall first have been submitted to and approved in writing by the Local Planning Authority, prior to the commencement of development*).
4. New vehicular access
5. Parking area to be provided in accordance with the submitted plan
6. Vision splay protection
7. Dropped kerb to be created to new access
8. Hard and soft landscaping scheme.

## **25. P08/E0538 31 Wayside Green, Woodcote**

The committee considered an application for a single storey rear conservatory extension at 31 Wayside Green, Woodcote.

Mr H Venners and Mr Gurney, agent and applicant, addressed the committee in support of the application.

**RESOLVED:** to grant planning permission in respect of planning application P08/E0538, subject to the following conditions:

1. Commencement three years
2. Matching brickwork – conservatory plinth wall
3. Obscure glazing – north facing windows in side elevation

The meeting closed at 8.50 pm

Chairman