

# Minutes



Listening Learning Leading

OF A MEETING OF THE

## Planning Committee

HELD AT 6.00PM ON 23 JULY 2008

AT COUNCIL OFFICES, CROWMARSH GIFFORD

### Present:

Mrs P Slatter (Chairman)

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

### Apologies:

Mr D Bretherton and Mr I Lokhon tendered apologies for absence.

### Officers:

Mrs K Fiander, Miss P Fox, Mrs K Gould, Mr P Lucas, Miss J Randle

### 26. P08/W0496, 14 Milldown Road, Goring-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.

The committee considered an application to remove an existing conservatory and to erect a two storey side and rear extension at 14 Milldown Road, Goring-on-Thames.

The planning officer detailed an amendment to the report. At paragraph 6.5, the sentence should read "the existing conservatory projects some **4.3m** from the rear elevation of the dwelling".

Mrs S Bridle, a representative of Goring Parish Council, addressed the committee objecting to the application.

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

Mrs E A Ducker, a local ward councillor, addressed the committee objecting to the application. She spoke on her own behalf and also on behalf of Mrs P Slatter, the other ward councillor.

Despite the officer's recommendation of approval, the majority of members supported the view that the proposals would have an overbearing and oppressive impact on the adjacent property at number 16 resulting in a loss of evening sunlight.

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/W0496 for the following reason:

1. That, having regard to the size of the proposed rear extension, the proposal represents an overbearing and oppressive form of development that would block late afternoon sunlight to the conservatory at the rear of no 16 Milldown Road and would be detrimental to the residential amenity of occupants of that property. As such, the proposal would be contrary to policies G2 and H13 of the adopted South Oxfordshire Local Plan and to Section 6.2 of the South Oxfordshire Design Guide, 2008.

## **27. P08/W0094/O, Ross Acre, Goring-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.

The committee considered an outline application to erect a single dwellinghouse with vehicular access at Ross Acre, Goring-on-Thames.

Mr A Lea, Mr S Barnes, Ms P Dingwall and Mrs I Powell, local residents, addressed the committee objecting to the application.

Mr S Hunt and Mr F Dixon, applicant and agent, addressed the committee in support of the application.

Mrs E A Ducker, a local ward councillor, addressed the committee on her own behalf and also on behalf of the Mrs P Slatter, the other ward councillor.

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/W0094/O for the following reasons:

1. The Development Plan seeks to protect the district's countryside from adverse developments through generally restrictive policies. The erection of a dwelling and garage on the site would result in an intensification of development on the site undesirably consolidating ribbon development to the detriment of the rural character of this part of the settlement. The development would

harm the spacious character and landscape setting of Goring and fail to conserve the special landscape quality of the Area of Outstanding Natural Beauty. The proposal would therefore be in conflict with Policies G2, G4, C2, C4 and H6 of the adopted South Oxfordshire Local Plan and advice in PPS3 and PPS7.

2. The proposal will undesirably impact on the living conditions of adjacent properties to the south, in particular Temple Gardens, to the detriment of their residential amenities and thereby detract from the character of this part of Goring contrary to Policy D4 of the adopted South Oxfordshire Local Plan and advice in the South Oxfordshire Design Guide.
3. The elevated position and orientation of the existing dwelling Ross Acre will create undesirable levels of amenity for the occupiers of the new dwelling by reason of overlooking contrary to Policy D4 of the adopted South Oxfordshire Local Plan and advice in the South Oxfordshire Design Guide.

## **28. P08/E0101/O, 201 Kennylands Road, Sonning Common**

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

Mr A Rooke, 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 outline application to erect a dwelling and detached double garage incorporating a new access at 201 Kennylands Road, Sonning Common.

A motion, moved and seconded, to grant planning permission with an amendment to the condition in respect of vision splays to include maintenance, on being put, was declared carried.

**RESOLVED:** to grant planning permission in respect of outline planning application P08/E0101/O subject to the following conditions:

1. standard outline planning condition – time limit
2. standard outline planning condition – details to be considered as reserved matters
3. samples of materials prior to commencement
4. details of refuse and recycling storage and composter prior to commencement
5. details of sustainable measures having regard to level 1 of the code for sustainable homes prior to commencement
6. provision of vision splays and access improvements as approved prior to occupation and thereafter maintained as such

7. closure of access and reinstatement of highway verge to B481 prior to occupation
8. provision of parking and turning areas prior to commencement
9. details of hard and soft landscaping prior to commencement
10. details of tree protection prior to commencement
11. contamination investigation and mitigation as necessary prior to commencement.

The meeting closed at 7.10pm.

Chairman

Date