

Minutes



OF A MEETING OF THE

Planning Committee

HELD AT 6.00PM ON 8 OCTOBER 2008

AT COUNCIL OFFICES, CROWMARSH GIFFORD

Present:

Mrs P Slatter (Chairman)

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

Apologies:

Mr D Bretherton and Mr R Peirce submitted apologies.

Officers:

Mrs S Coxell, Mr A Duffield, Miss P Fox, Miss K Elliott, Mrs K Gould, Mr P Lucas, Mrs H Moore, Mr M Moore, Miss G Napier, Miss J Randle, Mrs J Thompson, Mr T Wyatt.

56. Minutes 1 October 2008

Receipt and approval of the minutes of the meeting on 1 October were deferred until the next meeting.

57. Proposals for site visits

A site visit to Holton House, Holton in respect of application P08/W0978/RET on 20 October was recommended by officers. This was to allow members of the committee to appreciate the setting of the site adjacent to a number of listed buildings and its overall position in an isolated cluster of dwellings in the open countryside, and to see the impact of the application's proposals.

A site visit to 115 Southend, Garsington, and deferral of consideration of application P08/W0716, was proposed to allow members of the committee to see the setting of the proposed dwelling in its surroundings and in the Green Belt. On being moved and seconded, this was declared carried.

A site visit to 41 Manor Drive, Horspath in respect of application P08/W0535 was proposed to allow members of the committee to see the levels of the site which were hard to determine from photographs, and to see the impact of the proposed development on the local area. On being moved and seconded, this was declared carried.

58. P08/E0886, Hobbs of Henley Ltd, Station Road, Henley on Thames

Ms L Hillier declared a personal and prejudicial interest in this application as she lived near to the site. She exercised her right under the Code of Conduct and the council's public speaking rules to speak as a member of the public on this application, and left the room at the end of the public speaking for the remainder of the item.

Mr T Buckett and Mrs J Bland declared a personal interest as members of Henley Town Council which was consulted on the application.

The committee considered an application for a change of use from A1 (shop) to A3 (restaurant), an extension to the roof to incorporate plant room, associated alterations to the building and new signage at Hobbs of Henley Ltd, Station Road, Henley on Thames.

The planning officer reported that she had received additional information about the proposed signage and that: internal lobbies on the side and rear doors would be included; the windows facing Station Road would be fixed shut; no staff parking would be provided at the rear of the premises; and the flood wall would be deleted; and that Leisure and Economic Development officers strongly supported the application.

Mr A Follett, representing Henley Town Council, spoke about the application and explained the town council's views on the proposed development.

Mr R Zoethout and Mrs L Hillier, local residents, spoke against the application.

Mr J Hobbs, applicant, spoke in support of the application.

Mr T Buckett, a ward councillor, spoke against the application¹.

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

Contrary to the officer's recommendation of refusal, a motion was moved and seconded to grant planning permission because the economic benefits to the town of this development close to the town centre and to the river outweighed the additional disadvantage to the residents provided suitable conditions could be attached.

¹ Ms Hillier left the room at the end of Mr Buckett's presentation and returned at the start of discussion of the next application.

Members agreed to:

- impose a number of standard conditions,
- impose conditions if requested by the Environment Agency to reduce the risk of flooding,
- impose the conditions proposed by Environmental Protection officers in the report insofar as these could be enforced under planning legislation,
- permit seating outside the premises between opening and 6pm,
- to delegate the final drafting of suitable conditions to control the operation of and noise from the premises to the head of planning and building control in consultation with the head of environmental services.

On being put, this motion was declared carried.

RESOLVED: to grant planning permission for application P08/E0886, Hobbs of Henley Ltd, Station Road, Henley on Thames

and to delegate the final drafting of suitable conditions to control the development of, operation of and noise from the premises to the head of planning and building control in consultation with the head of environmental services.

These conditions were attached to the permission under the delegation above:

1. *Commencement three years.*
2. *Prior to the commencement of the development hereby permitted the proposed materials to be used for the proposed roof alterations and the bin store enclosure shall be submitted to and approved in writing by the Local Planning authority.*
3. *Prior to the commencement of the development, full details of windows, external doors and canopies at scale 1:20 shall be submitted to and approved in writing by the Local Planning authority. Thereafter the development shall be carried out in accordance with the approved details.*
4. *The delivery area to the rear of the property, as shown on the approved plan, shall be kept clear of vehicles other than those vehicles servicing the restaurant.*
5. *That no development shall take place until details of the noise and odour control techniques from the kitchen extraction unit and other installed mechanical services have been submitted to and approved, in writing, by the Local Planning authority.*

Technical details of the kitchen extraction unit should include;

- *The height of the termination of the extract with reference to the surrounding roof levels*
- *The effective stack height – calculated from the efflux velocity (air speed as it leaves the duct), the wind speed at the top of the stack (based on prevailing weather conditions), and the internal diameter of the stack*
- *The type of odour abatement (charcoal filters etc)*
- *The performance of odour filters*
- *Information regarding the types and quantities of food being prepared.*

The noise report must be produced in accordance with 'BS 4142 (1997), method for rating industrial noise affecting mixed residential and industrial areas' and include the following information;

- Noise levels produced by the mechanical services at the nearest noise sensitive location*
- The rating level of the noise – is it tonal or intermittent?*
- The times of operation of the equipment*
- The background noise level at the nearest noise sensitive location.*

Thereafter, the development shall not be carried out other than in accordance with the approved details.

- 6. Noise from the mechanical services hereby permitted shall not exceed a rated plant noise level 34 dB. Measurement and rating of noise for the purposes of this condition shall be in accordance with BS4142 (1997) 'Method for rating industrial noise affecting mixed residential and industrial areas'. The measurement location shall be 1 metre from the façade of any noise sensitive receptor.*
- 7. That the kitchen extract system and any other installed mechanical services capable of causing noise and disturbance shall not be used after midnight or before 08:00 hours on any day.*
- 8. All doors on the Meadow Road and Station Road aspects of the building shall be kept closed except for access and egress, and all windows on those frontages shall be fixed closed.*
- 9. No part of the external areas of the site shall be used by customers after 18:00 or before 09:00 hours on any day.*
- 10. No waste or recycled materials shall be deposited in outside receptacles after 18:00 or before 08:00 hours on any day.*
- 11. No deliveries or collections by trade vehicles shall take place after 18:00 or before 08:00 hours on any day.*
- 12. The use of the premises hereby permitted shall be restricted to between 09:00 hours to midnight.*
- 13. Upon the completion of the development any external lighting shall be designed and installed and thereafter maintained so that the main beam angle is not directed towards any potential observers. To prevent glare, the lighting sources (bulbs and reflectors) shall not be visible from any adjacent properties. The luminaire's front glazing shall be kept as near to parallel to the ground surface as possible (facing downwards), and shall not exceed 20 degrees from the horizontal (in accordance with the Institution of Lighting Engineers Guidance Notes for the Reduction of Obtrusive Light GN01).*

NB Please note that the grant of advertisement consent from the Local Planning Authority will be required for the change of signage to the building.

NB It is recommended that signs be erected in your designated smoking area requesting that customers respect the needs of local residents and keep noise to an appropriate level so as not to cause disturbance.

59. P08/W1002, Willow House, Church Road, Cholsey

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

The committee considered an application for the demolition of the existing stable block and the erection of a new stable block comprising three loose boxes, tack room and hay barn at Willow House, Church Road, Cholsey.

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

RESOLVED: to grant planning permission for application P08/W1002, Willow House, Church Road, Cholsey with the following conditions:

1. Commencement three years.
2. Samples of all materials required.

60. P08/W0716, 115 Southend, Garsington

This application was deferred until after a site visit had taken place (Minute 57 above refers).

61. P08/W0876, 148 The Street, Crowmarsh Gifford

The committee considered an application to convert an outbuilding into a dwelling, replace the flat roof, and construct a new vehicular access and double garage at 148 The Street, Crowmarsh Gifford.

The planning officer reported receipt of a statement from a local resident objecting to the application which had been circulated to committee members.

Mr N Hannigan, representing Crowmarsh Gifford Parish Council, spoke in support of this application.

Mr Leadbetter, the applicant, spoke in support of the application.

Mr N Odd, ward councillor, addressed the committee about the application.

Contrary to the officer's recommendation of refusal, a motion, moved and seconded, to grant planning permission, on being put, was declared lost.

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

RESOLVED: to refuse planning permission in respect of P08/W0876, 148 The Street, Crowmarsh Gifford, for the following reason:

The creation of a new access onto Meadow Lane would result in the demolition of a large section of historic brick and flint wall. The wall is attached to a grade II listed building and contributes positively to the character and appearance of the narrow lane. The removal of the section of wall would therefore be detrimental to the setting of the listed building and to the character and distinctiveness of the Chilterns Area of Outstanding Natural Beauty contrary to Policies C2, CON5 and H4 of the adopted South Oxfordshire Local Plan.

62. P08/W0841/RET, 51 Papist Way, Cholsey

The committee considered a retrospective application to build a house and detached garage on land to the rear of 51 Papist Way, Cholsey.

Mr H Venners, agent for the applicant, spoke in support of the application.

A motion to grant planning permission, on being put to the vote, was declared carried.

RESOLVED: to grant full planning permission in respect of application P08/W0841/RET, 51 Papist Way with the following conditions:

1. Remove Class A, B & C permitted development rights.
2. Garage to be used for ancillary purposes only.
3. Provide parking and turning areas prior to occupation.
4. Retain wall along road boundary.
5. Submit scheme for boundary treatment.

63. P08/E0985, 2 Walton Avenue and 4 Harpsden Road, Henley on Thames

Mr T Buckett, Ms L Hillier and Mrs J Bland declared a personal interest as members of Henley Town Council which was consulted on this application².

The committee considered an application for the demolition of the existing dwellings and construction of seven flats, associated parking, amenity space, landscaping, carport and refuse/cycle stores at 2 Walton Avenue and 4 Harpsden Road, Henley on Thames.

Ms L Hillier, representing Henley on Thames Town Council, spoke objecting to this application.

² Mr Bucket and Ms Hillier left the meeting at the end of this item.

Mr R Fuller and Mr A Heard, local residents, spoke objecting to this application.

Mr P Watson and Mr C Tapp, the agent and the architect, spoke in support of the application.

Mr T Buckett, a ward councillor, addressed the committee about the application.

A motion to grant planning permission on completion of the legal agreement by 13 October with an additional condition to require that the development fully comply with the Secure by Design guidance, on being put to the vote, was declared carried.

RESOLVED : to authorise the head of planning and building control to grant of planning permission for application P08/E0985, 2 Walton Avenue and 4 Harpsden Road, Henley on Thames, subject to the prior completion by 13 October 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 and the following conditions:

1. Commencement three years.
2. Existing buildings to be demolished and demolished material to be removed from the land.
3. Samples of materials to be submitted and approved prior to development commencing.
4. Details of hard surfacing to be submitted and approved prior to development commencing.
5. Tree protection details to be submitted and approved prior to development commencing.
6. Landscaping scheme to be submitted and approved prior to development commencing.
7. Details of any external lighting to be submitted and approved prior to the occupation of the development.
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 approved details 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. Refuse and recycling provision to be provided in accordance with the approved details prior to the occupation of the units and thereafter retained.
15. Phased contaminated land risk assessment to be carried out and approved prior to the commencement of development
16. Unsuspected contamination to be remediated in accordance with details to be approved prior to occupation.
17. Fire hydrants to be provided in accordance with details to be submitted and approved prior to occupation
18. Development to be constructed to meet Secure By Design standards

And to authorise the head of planning and building control to refuse the application for the following reason should the Section 106 Planning Obligations fail to be completed to the satisfaction of the Local Planning Authority by 13 October 2008:

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.

64. P08/E0804, 259 Greys Road, Henley on Thames

Mrs J Bland declared a personal interest as a member of Henley Town Council which was consulted on the application.

The committee considered an application for the construction of a two storey side and rear extensions and roof alterations to the existing property and the erection of a two-storey five bedroom house with new vehicular access at 259 Greys Road, Henley on Thames.

Mr A Meader, the agent, spoke in support of the application.

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

RESOLVED: to grant planning permission for application P08/E0804, 259 Greys Road, Henley on Thames with the following conditions:

1. Commencement three years.
2. Samples of materials extensions to No.259 and new dwelling prior to commencement.
3. First floor windows west and east elevations of No.259 to be obscure glazed.

4. First floor windows east elevation of new dwelling to be obscure glazed.
5. Removal of Permitted Development Rights for No.259 for first floor side windows to extensions.
6. Removal of Permitted Development Rights for new dwelling for first floor side windows and roof extensions.
7. Details of finalised sustainability measures for new dwelling having regard to Level 1 of Code for Sustainable Homes prior to commencement.
8. Refuse, recycling and composting facilities for both dwellings prior to occupation.
9. Formation of new access for proposed dwelling prior to occupation.
10. Visibility splays at access point for new dwelling to be provided in accordance with plans and to remain unobstructed above 0.6 metre prior to occupation.
11. Parking and turning areas and cycle storage for both dwellings to be provided prior to occupation and retained as such.
12. Details of hard and soft landscaping prior to commencement
13. Details of a scheme to protect retained trees and hedges in accordance with BS 5837:2005 prior to commencement.
14. Details of contamination investigation and mitigation as necessary prior to commencement.

65. P08/W0241, Junction of Abingdon Road and Perimeter Road, Ladygrove, Didcot

The Chairman varied the published order of the agenda for this item.

Capt J Flood and Mrs M Turner declared a personal interest as members of Didcot Town Council which was consulted on the application.

The committee considered an application for the construction of a new road at the junction of Abingdon Road and Perimeter Road, Ladygrove, Didcot.

The planning officer reported that the applicants had submitted a surface water drainage strategy and as a result one objector had withdrawn their objection. A noise report has been submitted which showed compliance with noise regulation requirements required by condition 4 and Environmental Protection now raised no objection. He recommended a further condition requiring that the road be constructed to the boundary of the site and exactly align with the road to be constructed to form the remainder of the north perimeter road.

Mr Gillett, a local resident, spoke objecting to this application.

Mr T Gashe, the agent, spoke in support of the application.

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

RESOLVED: to grant planning permission for application P08/W0241, junction of Abingdon Road and Perimeter Road, Ladygrove, Didcot,

- (a) subject to the completion and submission to the Local Planning Authority of an appropriate wildlife survey. The survey shall include mitigation as appropriate depending on its findings;
- (b) and the following conditions:
 1. commencement three years;
 2. roads and pavements hereby approved to be constructed to comply with the requirements of the Noise (Insulation) Regulations 1998;
 3. surface water drainage scheme;
 4. road constructed to Local Highway specification;
 5. construction of road to boundary of site and correctly aligned with the remaining part of the northern perimeter road to be constructed to the south;

and if required conditions for mitigation of wildlife.

66. P08/E0522, 3 Airey House, Bridle Road, Whitchurch Hill

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, Vice-Chairman, took the chair for this item.

The committee considered an application for the construction of a detached house, garage and swimming pool at 3 Airey House, Bridle Road, Whitchurch Hill.

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

RESOLVED: to grant planning permission for application P08/E0522, 3 Airey House, Bridle Road, Whitchurch Hill with the following conditions:

1. Commencement three years.
2. Samples of materials prior to commencement.
3. First floor bathroom window north-east elevation and dormer window south-east elevation to be obscure glazed.
4. Removal of Permitted Development Rights first floor windows, extensions, rooflights, dormers, porches and outbuildings.

5. Details of sustainability measures having regard to Level 1 of Code for Sustainable Homes prior to commencement.
6. Details of refuse, recycling and composting facilities prior to commencement.
7. Provision of parking and turning areas prior to occupation and retention of garage and store accommodation for parking of vehicles and cycles.
8. Details of hard and soft landscaping prior to commencement.
9. Measurement and rating of pool plant in accordance with BS4142 (1997) and mitigation as necessary.
10. Details of contamination investigation and mitigation as necessary prior to commencement.

The meeting closed at 9.00pm.

Chairman

Date