

Minutes



OF A MEETING OF THE

Planning Committee

HELD AT 6.00PM ON 29 OCTOBER 2008

AT COUNCIL OFFICES, CROWMARSH GIFFORD

Present:

Mrs P Slatter (Chairman)

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

Apologies:

Mr G Andrews, Mr D Bretherton and Mr I Lokhon tendered apologies.

Officers:

Mr S Corrigan, Mr A Duffield, Mr P Lucas, Miss H Munro, Miss J Randle, Miss S Spencer, Mr T Wyatt

75. Minutes 22 October

The committee noted that the minutes of the above meeting were not yet finalised and agreed to receive them at its next meeting.

76. Application withdrawn

The head of planning and building control advised the committee that the applicant had withdrawn application P08/W0980/LB.

77. P08/E0314 House by the Water, Bolney Road, Lower Shiplake

Mr R Peasgood, a 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 full planning permission to demolish the existing house and erect a new house and garage at Bolney Road, Lower Shiplake.

Ms J Arnott, representative of Shiplake Parish Council, addressed the committee objecting to the application.

Mr H Bond, Mrs O Bond, Mr V Hill and Mrs S Greenslade, local residents, addressed the committee objecting to the application.

Mr C Tapp, agent, and Mr N Offley, applicant, addressed the committee in support of the application.

Mr M Leonard and Mr R Peasgood, ward councillors, addressed the committee objecting to the application.

Despite the officer's recommendation for approval of the application the view was expressed that the design of the building, whilst attractive and exciting, did not take account of the existing character and landscape of the River Thames and would therefore have a detrimental impact on the river setting. Additionally due to the bulk, height and size of the proposed building and its proximity to the neighbouring property at Little Grebe the proposal would have a detrimental impact on Little Grebe due to the loss daylight and privacy.

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

RESOLVED: to refuse planning permission for application P08/E0314, House by the Water, Lower Shiplake, for the following reasons:

1. The proposed development, due to its siting, design, height, size, bulk and massing, would have an overbearing effect on the neighbouring property to the south, Little Grebe. As such the proposal would be detrimental to the amenities of the occupiers of this adjoining residential property and would be contrary to Policies D4 and H4 of the South Oxfordshire Local Plan 2011 and guidance contained within the South Oxfordshire Design Guide 2008.
2. The application site comprises a narrow residential plot located in a prominent position fronting the River Thames. The proposed replacement dwelling, due to its siting, size, height, design, bulk and massing would result in a cramped form of development that would fail to respect the character and appearance of the surrounding built form and the landscape character of the River Thames. As such the proposal would be contrary to Policies G2, G6, C1, C3, C4, D1 and H4 of the South Oxfordshire Local Plan 2011 and guidance contained within the South Oxfordshire Design Guide 2008 and PPS1: Delivering Sustainable Development,

PPS3: Housing and PPS7: Sustainable Development in Rural Areas.

78. P08/E0999, Owl Cottage, Cold Harbour

Mrs P Slatter, a ward councillor, stepped 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 planning officer corrected an error in the report to remove 'fail to' from the last line of paragraph 6.8 of the report.

The committee considered an application for the erection of a replacement dwelling with attached garage and new vehicular access at Owl Cottage, Cold Harbour.

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

RESOLVED: to grant planning permission for application P08/E0999, Owl Cottage, Cold Harbour subject to the following conditions:

1. Standard three year time limit
2. Garage to be implemented only as alternative to garage approved under P06/E0409 and not in addition
3. Samples of materials prior to commencement
4. Removal of Permitted Development Rights extensions, rooflights, porches and outbuildings
5. Details of sustainability measures having regard to Level 1 of Code for Sustainable Homes prior to commencement
6. Revised waste collection facilities prior to commencement
7. Details of level access to front door prior to commencement
8. Provision of access and vision splays to standards prior to commencement
9. Closure of existing access prior to occupation
10. Provision of parking and turning areas prior to occupation and retention of garage accommodation for parking of vehicles and cycles
11. Details of hard and soft landscaping prior to commencement
12. Details of tree protection scheme prior to commencement
13. Details of contamination investigation and mitigation as necessary prior to commencement.

79. P08/E1006, Danes Place, Shiplake

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

Mr R Peasgood, a 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 the existing dwelling and the erection of two detached dwellings and bin stores together with associated garages, access, turning areas and parking spaces at Danes Place, Crowsley Road, Shiplake.

Mr F Banks, a local resident, addressed the committee on the application.

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

Mr R Peasgood, a ward councillor, addressed the committee on this application.

RESOLVED: to grant planning permission for application P08/E1006, Danes Place, Shiplake, subject to the following conditions:

1. Commencement three years
2. Sample materials required (all)
3. Trees & hedges
4. Landscaping scheme
5. Vision splays
6. New accesses
7. Existing access to be closed
8. Turning areas and car parking
9. No garage conversion into accommodation
10. Withdrawal of Permitted Development Rights (Classes A to F)
11. No additional windows, doors or other openings (southern flank elevations)
12. Obscure glazing (first floor bathrooms on southern flank elevations)
13. Refuse / recycling storage
14. Contamination 1
15. Contamination 2
16. Archaeological watching brief
17. Sustainable design – Code Level 1
18. Implementation of a species scheme.

80. P08/W1043 and P08/W1044LB, Woodperry House, Beckley

The committee considered planning and listed building consent applications for the conversion of a barn into a shoot barn to enable catering for shoot lunches.

The planning officer reported the receipt of a further letter of objection. The countryside officer had raised no objection to the proposal. A further condition was recommended to require a further bat survey if the development is not commenced within one year of the grant of planning permission.

Mrs N Mallows, a representative of Stanton St John Parish Council, addressed the committee on this item objecting to the application.

RESOLVED: to grant planning permission for application P08/W1043 subject to the following conditions:

1. Commencement three years
2. Submission of sample materials (dormer chimneys)
3. Specified use agent's letter dated 17 October 2008 (no use class)
4. Carry out bat survey if development not commenced within one year of the grant of planning permission

and to grant listed building consent for application P08/W1044/LB subject to the following conditions:

1. Commencement three years
2. Submission of sample materials (dormer chimneys).

81. P08/W0980/LB, The Mill House, Mill Lane, Stadhampton

Application withdrawn – see minute 76.

82. P08/W1016/RET, Green Bank, Forest Hill

The committee considered a retrospective application for the retention of the house as built and for a proposed garage building at Greenbank (now Trinity House), Wheatley Road, Forest Hill.

The planning officer proposed additional wording for condition three.

An email from the applicant in support of the application and one from Forest Hill Parish Council objecting to the application were circulated at the meeting.

RESOLVED: to grant planning permission for application P08/W1016/RET, Green Bank, Forest Hill, subject to the following conditions:

1. That notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 as amended or any Order revoking or re-enacting that Order, no windows shall be constructed in the north west elevation (side facing Powell Close) of the dwelling other than those expressly authorised by this permission.
2. That notwithstanding the provisions of classes A, B and E of Part 1, Schedule 2, Article 3 of the Town and Country Planning (General Permitted Development) Order 1995 as amended or any Order revoking or re-enacting that Order, no

development within these classes shall take place on the site unless planning permission has first been granted by the Local Planning Authority on a formal application in respect thereof.

3. That the garage building with studio above hereby permitted shall be occupied and used only in connection with and ancillary to the residential use of the dwellinghouse known as Trinity House (formerly Green Bank) and prior to its first use the facilities that render the garage building capable of occupation as a separate dwelling shall be removed in accordance with details to be agreed in writing by the Local Planning Authority and shall not at any time thereafter be reinstated into the building.
4. The landscape scheme hereby permitted shall be maintained in accordance with the approved scheme. In the event of any of the trees or shrubs dying or being seriously damaged or destroyed within five years of the completion of the development, a new tree or shrub or equivalent number of trees or shrubs, of a species first approved by the Local Planning Authority shall be planted and properly maintained in a position or positions first approved by the Local Planning Authority.

83. P08/E0598, Pauls Way, Watlington

The committee considered an application for the provision of 10 off street parking spaces including two disabled spaces for existing residents at 17-35 Pauls Way, Watlington.

RESOLVED: to grant planning permission for application P08/E0598, Pauls Way, Watlington, subject to the following conditions:

1. Commencement three years
2. All car parking spaces to measure at least 2.4 metres wide by 4.8 metres deep
3. Vehicular crossovers to be provided to serve all spaces in accordance with Highway Authority standards and carried out by an approved contractor
4. Pedestrian visibility splays of 2 x 2 metres to be achieved
5. Pedestrian visibility splays to have no potential obstruction exceeding 600mm in height
6. Tree Protection Plan in accordance with BS:5837:(2005) – “Trees in relation to construction” to be submitted and approved in writing by the Local Planning Authority prior to work commencing.

84. P08/E0825, 347-351 Reading Road, Henley

Mrs E Gillespie declared a personal and prejudicial interest in this item because of a business arrangement with the agent. She withdrew from the meeting and took no part in the discussion or voting on this item.

The committee considered an application for the demolition of three existing dwellings and the erection of 12 flats at 347-351 Reading Road, Henley on Thames.

Ms L Hillier, representative of Henley Town Council, addressed the committee objecting to the application.

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

Mr T Buckett, ward councillor, addressed the committee objecting to the application.

RESOLVED: to authorise the Head of Planning to grant planning permission for application P08/E0825 347-351 Reading Road, Henley subject to the prior completion by 5 November 2008 of an undertaking or 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. Details of fire hydrants to be submitted and approved prior to first occupation.

To authorise the head of planning and building control to refuse planning permission for application P08/E0825 347-351 Reading Road, Henley if the Section 106 Planning Obligations are not completed to the satisfaction of the Local Planning Authority by 5 November 2008 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.

The meeting closed at 8.05 pm.

Chairman

Date