

# Minutes



OF A MEETING OF THE

## Planning Committee

HELD AT 6.00PM ON 19 NOVEMBER 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, Mrs M Turner

### Apologies:

Mr D Bretherton and Mr R Peirce tendered apologies.

### Officers:

Miss P Fox, Mr M Gammie, Mr M Gulliford, Ms E Hamerton, Mrs H Moore, Mrs S Mangion, Ms C Scotting, Mrs J Thompson

### 85. Minutes 22 October and 29 October

#### RESOLVED:

to approve the minutes of the meeting held on 22 October as a correct record, approve the minutes of the meeting held on 29 October 2008 as a correct record subject to adding Capt J Flood and Mr A Rooke to the list of those present, and agree that the Chairman sign them.

### 86. P08/W0859/O 15-19 Summerfield Rise, Goring

Mrs P Slatter, ward councillor, stepped 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.

Further to a site visit, the committee considered an application for outline planning permission to construct four detached houses and a vehicular access at 15-19 Summerfield Close, Goring.

The planning officer reported that a petition and letter with 33 signatures had been received since the publication of the agenda. She recommended deletion of condition 13 in the report as the site area of a previous permission had now been

clarified. She also recommended the addition of a condition requiring a reptile survey to be undertaken and appropriate mitigation measures put in place. The application site should be designated as 15-19 Summerfield Rise.

Mr Cranshaw, representative of Goring Parish Council, addressed the committee objecting to the application.

Mr M Cornfield, local resident, addressed the committee objecting to the application.

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

Mrs P Slatter and Mrs A Ducker, ward councillors, addressed the committee objecting to the application.

Despite the officer's recommendation for approval, the committee were of the view that the development would significantly change the character of this area of the Area of Outstanding Natural Beauty, characterised by mature vegetation on large plots with relatively small houses and a spacious and open aspect. The development would result in the loss of open space and increase the overall impact of the built form in the street scene when viewed from numerous points, and impact adversely on the visual character and amenity of the area.

Concerns were expressed about additional traffic and the adverse impact on neighbours due to loss of privacy and potential for overlooking. The committee decided that these concerns, while reasonable, did not by themselves constitute refusal reasons but added to the detrimental overall impact of the development.

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/W0859/O, 15-19 Summerfield Rise, Goring, for the following reason:

1. The proposed development would result in the loss of open garden area and trees that would detrimentally affect the landscape character and distinctiveness of the area and harm the Chilterns Area of Outstanding Natural Beauty contrary to policies H4, C1, C2, G2 and G6 of the South Oxfordshire Local Plan.

## **87. TPO 22/2008, 1 Fir Close, Ipsden**

Mrs P Slatter, chairman, resumed the chair.

The committee considered an objection to a tree preservation order served to protect three Scots pine trees and one horse chestnut tree at 1 Fir Close, Ipsden.

Mr A Hughes, landowner, addressed the committee objecting to the tree preservation order.

**RESOLVED:** to confirm the tree preservation order no 22/2008.

## **88. P08/W0848/RET 'the Triangle', adjacent to A418 and A40, Wheatley**

Mr A Hodgson declared a personal and prejudicial interest in this application because of his association with one of the applicants. In accordance with the provisions in the councillors' code of conduct, he stepped down from the committee and withdrew from the room during the committee's consideration of and voting on this item.

The committee considered a retrospective application for the retention of earth bunds along the western boundary of the site at 'the Triangle' adjacent to the A418 and A40 near Wheatley, in the parish of Great Milton. Consideration had been deferred from 22 October so that additional background information could be provided.

The planning officer reported recent receipt of information about the composition of the bunds and recommended that refusal reason 4 be amended if necessary once this information had been evaluated.

Mr M Tyce, representing Waterstock Parish Council, addressed the committee objecting to the application.

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

**RESOLVED:** to refuse planning permission for retrospective application P08/ W0848/RET 'the Triangle', adjacent to A418 and A40, Wheatley for the following reasons (subject to amendment of the wording of condition 4 in light of information received on the composition):

1. The retention of the earth bunds fails to maintain the openness of the Green Belt and represents inappropriate development in the Green Belt, contrary to Policy GB3 of the SOLP 2011 and Government advice contained in PPG 2. The evidence provided is insufficient to demonstrate that any very special circumstances exist to allow this inappropriate development in the Green Belt.
2. The earth bunds do not provide an appropriate or successful means of improving the security of the site and as such the development does not represent very special circumstances that override the presumption against inappropriate development in the Green Belt. The development does not

accord with Policy D6 of the South Oxfordshire Local Plan 2011.

3. The development does not enhance the landscape character of the area and represents the creation of unnatural landforms within an already damaged landscape and is contrary to policies G2 and C1 of the South Oxfordshire Local Plan 2011.
4. The bunds, which have been constructed of waste material, do not comply with policy WM3 of the Oxfordshire Structure Plan 2016 or saved policy W7 of the Oxfordshire Minerals and Waste Plan 1996 in that the earth deposited to form the bunds does not meet a need for landfill that cannot be met elsewhere in the county and because this disposal of the waste material is not into a mineral working for beneficial purposes.

### **89. P08/W0970 Land to north east of Great Haseley industrial estate, Great Haseley**

The committee considered a planning application for a new agricultural access at land north east of Great Haseley industrial estate, Great Haseley.

Mr D Simcox, a representative of Great Haseley Parish Council, addressed the committee on this item objecting to the application.

Mr H Handkammer, applicant, spoke in support of the application.

**RESOLVED:** to grant planning permission for application P08/W0970 subject to the following conditions:

1. Commencement three years.
2. No gate shall be erected within 10m of the back edge of the carriage way.
3. Details of surface treatment to be submitted to and approved by the Local Planning Authority.
4. Prior to the first use the access shall be formed, laid out and constructed to the Local Planning Authority specification and satisfaction.
5. An advisory warning sign shall be erected prior to the first use of the access onto the A329 advising of slow moving vehicles.
6. One new access to be created only.

### **90. P08/E1079 and P08/E1080/LB, Rear of 12/12A Cornmarket, Thame**

Mrs A Midwinter, ward councillor, stepped down from the committee and took no part in the discussion or voting on this item.

The committee considered applications for planning permission and listed building consent for the repair, restoration and conversion of a barn to form a one-bedroom dwelling at the rear of 12/12A Cornmarket, Thame.

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

Mrs A Midwinter, ward councillor, addressed the committee in support of the application.

**RESOLVED:** to grant planning permission for planning application P08/E1079, rear of 12/12A Cornmarket, Thame, subject to the following conditions:

1. Commencement three years.
2. New works and works making good to match existing.
3. Joinery details and insulation details to be submitted.
4. Additional tiles to match existing.
5. Rainwater goods to be cast iron, painted black.
6. Demolition works to be carried out by hand.
7. Existing access to be closed prior to first occupation of unit.
8. No additional windows, other openings, extensions or roof extensions without planning permission.
9. Bin store details to be agreed.
10. Sustainability measures to be implemented.
11. Contamination investigation.
12. Contamination (remediation and validation).

and to grant listed building consent for application P08/E1080/LB with the following conditions:

1. Commencement three years.
2. New works and works making good to match existing.
3. Joinery details and insulation details to be submitted.
4. Additional tiles to match existing.
5. Rainwater goods to be cast iron, painted black.
6. Demolition works to be carried out by hand.
7. Protection and retention of burgage wall (western elevation) during construction works.

## **91. P08/E0879 and P08/E0828/LB, The Undercroft, The Malthouse, 45 New Street, Henley on Thames**

Ms J Bland, ward councillor, stepped down from the committee and took no part in the discussion or voting on this item.

The committee considered applications for planning permission and listed building consent to convert the Undercroft at The Malthouse, 45 New Street, Henley on Thames into a one-bedroom residential dwelling.

The planning officer reported receipt of one further letter of objection since the publication of the agenda.

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

Mr A Madden, representing local residents, spoke objecting to the application.

Ms A Walker, agent for the applicant, spoke in support of the application.

Ms J Bland, ward councillor, addressed the committee on the application.

A motion to grant planning permission with two additional conditions requiring a contamination investigation to be carried out and the incorporation of sustainability measures, on being seconded and put to the vote, was declared carried.

**RESOLVED:** to grant planning permission for application P08/E0879, the Undercroft at The Malthouse, 45 New Street, Henley on Thames, subject to the following conditions:

1. Standard three year commencement.
2. New works to be finished to match the adjacent work.
3. Materials to be submitted.
4. Detailed drawings of windows, vent grilles and meter boxes to be submitted.
5. Details of cycle storage to be submitted.
6. Contamination investigation to be conducted.
7. Sustainability measures to be incorporated.

and to grant listed building consent for application P08/E0828/LB subject to the following conditions:

1. Listed building consent three year commencement.
2. New works to be finished to match the adjacent work.
3. Materials to be submitted.

The meeting closed at 8.45 pm.

Chairman

Date