

Minutes



Listening Learning Leading

OF A MEETING OF THE

Planning Committee

HELD AT 6.00PM ON 17 DECEMBER 2008

AT COUNCIL OFFICES, CROWMARSH GIFFORD

Present:

Mrs P Slatter (Chairman)

Mr G Andrews, Ms J Bland¹, Mr F Bloomfield, Mrs S Cooper (as a substitute for Mr D Bretherton), Mr P Cross, Mr C Daukes (as a substitute for Mr A Rooke), Mr D Dodds (as a substitute for Mr R Peasgood), Capt J Flood, Mrs E Gillespie², Mr I Lokhon, Mrs A Midwinter, Mrs J Murphy (as a substitute for Mrs M Turner), Mr B Service³ (as a substitute for Mr A Hodgson)

Apologies:

Mr D Bretherton, Mr A Hodgson, Mr R Peasgood, Mr R Peirce, Mr A Rooke and Mrs M Turner tendered apologies.

Officers:

Mr A Duffield, Mrs K Fiander, Miss P Fox, Ms C Scotting, Mr T Wyatt

Mr G Arnold, Highways, Oxfordshire County Council

99. Minutes 10 December 2008

RESOLVED: to approve the minutes of the meeting held on 10 December 2008 as a correct record and to agree that the Chairman sign them.

100. Applications deferred or withdrawn

The Democratic Services Officer reported that the second application referred to at page 5 of the agenda, P08/W1029/O, which was an outline application to erect 200 houses on land east of Benson Lane, Crowmarsh Gifford, had been withdrawn.

¹ Ms J Bland arrived during item 102

² Mrs E Gillespie arrived during item 104

³ Mr B Service left the meeting after item 105

101. Proposals for a site visit

A site visit to land adjacent to 2 Norman Way, Wallingford (P08/W1109) was proposed to assess the impact of the development upon neighbouring properties. On being seconded and put to the vote, the motion was declared carried.

RESOLVED: to carry out a site visit to 2 Norman Way Wallingford (P08/W1109) to assess the impact of the development upon neighbouring properties.

102. Land east of Benson Lane, Crowmarsh Gifford (in the parishes of Crowmarsh Gifford and Benson) P08/W1028/O

Mr F Bloomfield declared a personal and prejudicial interest in this item because of his association with the landowner. In accordance with 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.

Mrs S Cooper, a local ward member, stepped down from the committee and took no part in discussions or voting on this item.

The committee considered an outline planning application to erect 420 dwellings, including affordable housing provision, associated landscaping and arboricultural works, parking, public open space provision and a sports pavilion, together with a new vehicular and pedestrian access from Benson Lane and link road to the A4074 on land to the east of Benson Lane, Crowmarsh Gifford.

The Planning Officer reported receipt of a letter from the South East England Regional Assembly (SEERA). In the letter SEERA said that the council should grant planning permission only if it is satisfied that release of this unallocated greenfield site is necessary and the most appropriate and sustainable location to meet housing needs and will not prejudice the emerging Core Strategy and should give preference to previously developed land. It also said that the provision of new infrastructure should be closely related to the scale and pace of development. She also reported that one of the 185 objections had been from John Howell, MP with the main concern expressed that the application should conform to planning policy and infrastructure.

The Planning Officer also clarified paragraph 2.1 of the report that referred to 600 dwellings and 1,440 people. These were in the parish of Crowmarsh. From the 2001 census, the population of the village of Crowmarsh Gifford was estimated to be 465 houses with a population of 1,100. On that basis she reported an amendment to recommendation three so that it read "the proposed development for 420 houses in a village of *less than 500* houses would not assimilate and integrate with its surroundings".

The letter of Dr D Pratt, who had registered to speak as an objector to the application but did not attend the meeting, was circulated to committee members.

Mr N Hannigan and Mr J Griffin, representatives of Crowmarsh Parish Council, addressed the committee objecting to the application.

Mr A Grayson, CPRE; Mr S Brown, the Chair of Governors at the local school; and Dr N Robins, Crowmarsh Residents Action Group, addressed the committee objecting to the application.

Mr N Odd, Crowmarsh ward member, addressed the committee objecting to the application.

Mrs S Cooper, a ward member for Benson, addressed the committee objecting to the application.

A motion, moved and seconded, to refuse planning permission, amending the first sentence of recommendation three to "the proposed development for 420 houses in a village of *less than 500* houses would not assimilate and integrate with its surroundings", on being put was declared carried.

RESOLVED: to refuse planning permission for application reference P08/W1028/O for the following reasons:

1. That the proposed development is contrary to the Development Plan. This development for 420 dwellings and associated infrastructure is on land outside of the built up area of Crowmarsh Gifford and in the open countryside. The site is not allocated for strategic development and the location and size of the development is contrary to Policies H2 and H4 of the adopted South Oxfordshire Local Plan. The development would undesirably extend into and encroach upon the open countryside contrary to Policy H6 of the adopted South Oxfordshire Local Plan. The need to provide further housing in line with PPS3 is outweighed by the objections detailed in the reasons for refusal set out below.
2. Development of this site at the current time would undermine the ability to provide essential services and infrastructure to mitigate the cumulative impacts from new housing required by the draft South East Plan contrary to PPS12 and Policy G3 of the Oxfordshire Structure Plan.
3. The proposed development for 420 houses in a village of less than 500 houses would not assimilate and integrate with its surroundings. The amount and extent of development would overwhelm and significantly alter the rural character of Crowmarsh Gifford to the detriment of the distinctiveness and character of the village contrary to PPS3 and Policies G2, G4, G6, C1, C4 and D1 of the South Oxfordshire Local Plan.

4. That the masterplan fails to provide a high quality design and does not minimise the adverse effects on the environment. The design including the access and layout does not integrate well with the village and the surrounding area. The application fails to provide good links and permeability, enhance and provide adequate landscaping and biodiversity, minimise the loss of best and most versatile agricultural land and does not respect the character of the landscape and existing settlement patterns. The development would be harmful to the rural character and distinctiveness of Crowmarsh Gifford and the surrounding countryside, contrary to PPS1, PPS3, PPS 7 and Policies G2, G4, G6, D1, C1, C4, C5, C6, C9, and R8 of the South Oxfordshire Local Plan.
5. The proposed highway infrastructure and development north of Marsh Lane would urbanise this rural location, be visually intrusive in the landscape and fail to protect Marsh Lane, an important public right of way. The development would detrimentally affect the landscape character of the area, the setting of the village and the enjoyment of the countryside, contrary to PPS1, PPS3 and PPS7 and Policies G2, G4, G6, C1, C4, R8, EP3 and D1 of the South Oxfordshire Local Plan.
6. That the proposal fails to provide an appropriate mix of housing to meet current and future housing needs, in accordance with PPS3 and Policy H7 of the South Oxfordshire Local Plan.
7. That the proposal fails to provide affordable housing in accordance with PPS3 and Policy H9 of the South Oxfordshire Local Plan.
8. That the proposal fails to provide adequate facilities and services to meet the needs of the development contrary to PPS12, policy G3 of the Oxfordshire Structure Plan and Policies C6, R2, R3, R6, D11, D12 of the South Oxfordshire Local Plan.
9. That the proposal fails to provide sufficient justification on the impacts on traffic generation. The detailed proposals do not demonstrate that the highway layout is safe and convenient to highway users and that sustainable travel choices by walking, cycling and public transport are optimised. The application is therefore contrary to Policy T1 of the South Oxfordshire Local Plan.
10. That the proposal fails to provide sufficient justification on the impacts on traffic generation and the consequent effects on air quality. The methodology is inappropriate for the air quality assessment. Further information is required to demonstrate what

impacts are likely and mitigation measures that will be necessary. The proposal is therefore contrary to Policy EP1 of the South Oxfordshire Local Plan.

103. Land East of Benson Lane, Crowmarsh Gifford (in the parishes of Crowmarsh Gifford and Benson) P08/W1029/O

This item was withdrawn from agenda before the meeting. See minute 100.

104. Land At Quebec Road, Henley-on-Thames, P08/E1176/RET

The committee considered a retrospective application to erect 29 dwellings with associated parking, landscaping and access, which were amendments to approved planning permission P07/E0975, on land at Quebec Road, Henley-on-Thames.

The Planning Officer reported deletion of condition seven and an amendment to condition 16. Condition 16 should include the requirement to glaze in obscure glass two second floor windows on the north west elevation of block A.

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

Mrs J Nichols addressed the committee objecting to the application.

Ms N Broderick, agent, and Mr S Lynch, SOHA, addressed the committee in support of the application.

A motion, moved and seconded to delegate the granting of planning permission to the Head of Planning including an amendment to condition 16 and to delete condition seven, on being put was declared carried.

RESOLVED: to

authorise the Head of Planning to grant planning permission for application reference P08/E1176/RET subject to the prior completion by 15 January 2009 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 with the District Council in relation to the provision of affordable housing, and subject to the following conditions.

1. Development to be constructed in accordance with External Materials Schedule Rev D.
2. Hardsurfaced areas to be constructed in accordance with External Materials Schedule Rev D and drawing CH230/PL/01 prior to occupation.

3. Fencing and other means of enclosure to be provided in accordance with External Materials Schedule Rev D and drawing CH230/PL/01 prior to occupation.
4. Soft landscaping to be provided in accordance with details to be submitted and approved prior to the first occupation of the development and within the first planting season following completion of the development.
5. Levels to be regraded in accordance with details to be submitted and approved prior to the first occupation of the development.
6. External lighting to be provided in accordance with drawing number CH230/PL/01 and supporting information.
7. Cycle storage details to be provided in accordance with drawing numbers CH230/PL/01, CH230/PL/02 and CH230/PL/04 A, and thereafter retained.
8. Green Travel Plan to be submitted and approved prior to occupation.
9. Estate road, including footways and verges, to be constructed prior to occupation.
10. Car parking and turning areas to be provided and retained for use in connection with the development prior to occupation.
11. Access details, including barrier at Quebec Road - access to provide access into the site only to be provided in accordance with drawing number CH230_100 C4 and thereafter provided prior to occupation and retained.
12. Provision for storage and collection of waste in accordance with CH230/PL/01, CH230/PL/03, CH230/PL/04 A and Refuse Strategy dated 8 October 2008 prior to occupation and thereafter retained.
13. No occupation until units achieve Code 3 of Code for Sustainable Homes.
14. Remediation and validation of contamination prior to occupation.
15. First and second floor windows in the south east elevation of Block A to be glazed in obscure glass and thereafter retained.
Two second floor windows in the north west elevation of Block A to be glazed in obscure glass and thereafter retained.

Should the Section 106 Planning Obligations fail to be completed to the satisfaction of the Local Planning Authority by 15 January 2009, the Head of Planning is authorised to refuse planning permission 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 D11 of the South Oxfordshire Local Plan 2011. Furthermore, in the absence of the completion of a Section 106 Planning Obligation, the proposal has failed to provide for affordable housing provision in

accordance with Policies D11 and H9 of the South Oxfordshire Local Plan 2011 and guidance contained within PPS3: Housing.

105. Part of Invesco Park Car Park, Invesco Park Drive, Henley-on-Thames, P08/E1122

The committee considered an application that sought approval for amendments to the development, allowed on appeal, under application P08/E1122, at the Invesco Park Car Park, Invesco Park Drive, Henley-on-Thames.

The Planning Officer reported amendments to the recommendations. There was no requirement for condition eight in his report, "details of cycle storage to be submitted and approved prior to the commencement of development", as details of cycle storage were shown on the submitted plans. He also recommended that, pending further discussions with Oxfordshire County Council, that the recommendation should be altered to authorise the granting of planning permission by the Head of Planning subject to agreement of Section 106 planning obligations with Oxfordshire County Council by 7 January 2009. If the obligations were not completed by this date then the application should be refused.

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

A motion, moved and seconded with amendments – to delete condition eight in the officer's report, to add a condition to check ground level and to delegate the granting of planning permission to the Head of Planning, on being put was declared carried.

RESOLVED: to grant planning permission for application reference P08/E1122 subject to the following conditions:

1. Commencement three years.
2. Samples of materials to be submitted and approved prior to the commencement of development.
3. Hard surfacing details to be constructed in accordance with drawing AL(0)901 C prior to first occupation.
4. Fencing and other means of enclosure to be constructed in accordance with drawings AL(0)901 C and AL(0)87 A prior to first occupation.
5. Soft landscaping to be provided in accordance with drawing 2071/1 within the first planting season following completion of the development.
6. Lighting to be provided in accordance with drawing AL(0)901 C and details submitted with the application.
7. Drainage details to be submitted and approved prior to the commencement of development.
8. Details of a Green Travel Plan to be submitted and approved prior to the occupation of development.

9. No occupation until the construction of the estate road serving the development has been completed.
10. No occupation until the parking and turning areas are constructed. These areas shall thereafter be retained unobstructed for use in connection with the care home.
11. No occupation until contamination issues are resolved.
12. Development to be used as a residential care home only and no other Class C2 use.
13. Details of finished floor levels and existing and proposed ground levels prior to commencement of development.

Should the Section 106 Planning Obligations fail to be completed to the satisfaction of the Local Planning Authority by 7 January 2009, the Head of Planning is authorised to refuse planning permission 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 D11 of the South Oxfordshire Local Plan 2011.

106. 7 Friday Street, Henley-on-Thames, P08/E1069/RAD and P08/E1070/RLB

Ms L Hillier declared a personal and prejudicial interest in this item as the applicant. In accordance with the councillors' code of conduct, she addressed the committee as applicant and supporter of the recommendations. She withdrew from the room during the committee's consideration of and voting on this item.

Ms J Bland, declared a personal and prejudicial interest in this item because of her association with the applicant. In accordance with the councillors' code of conduct, she stepped down from the committee and withdrew from the room during the committee's consideration of and voting on this item.

The committee considered retrospective applications for advertisement consent and listed building consent for an illuminated hanging sign at 7 Friday Street, Henley-on-Thames.

The Planning Officer reported an amendment to paragraph 3.3 which should read "some concerns are expressed about the height of the sign above the fascia level and its impact on the established visual amenities of the *Conservation Area*".

Ms L Hillier, applicant, addressed the committee in support of the application.

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

RESOLVED: to grant listed building consent for application P08/E1070/RLB subject to the following conditions:

1. Listed building three year consent.

RESOLVED: to grant advertisement consent for application P08/E1069/RAD subject to the following condition:

1. Standard five year advertisement consent.
2. Lighting elements not to be visible from the public highway.

107. Breach Farm, Stanton St John, P08/W1162 and P08/W1163

The committee considered two applications (P08/W1162 and P08/W1163) to erect agricultural buildings with hard standings at Breach Farm, Stanton St John.

Mr A Clark, a representative of Stanton St John Parish Council, addressed the committee objecting to the applications.

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

A motion, moved and seconded, to grant planning permission for applications P08/W1162 and P08/W1163, on being put was declared carried.

RESOLVED: to grant planning permission for application reference P08/W1162, subject to the following conditions:

1. Commencement – three years.
2. Remove building if agricultural use ceases within 10 years.
3. Submission and approval of landscaping details prior to the commencement of development.

RESOLVED: to grant planning permission for application reference P08/W1163, subject to the following conditions:

1. Commencement – three years.
2. Remove building if agricultural use ceases with 10 years.
3. Submission and approval of landscaping details prior to the commencement of development.

108. Land at rear of Satis House, Rotherfield Peppard, P08/E0320

The committee considered an application to construct four dwellings consisting of two pairs of semi-detached properties on land at the rear of Satis House, Rotherfield Peppard.

Mr G Pitcher, a representative of Rotherfield Peppard Parish Council, addressed the committee objecting to the application.

Ms C Bradbury, Vice Chair of Governors, Peppard School, addressed the committee objecting to the application.

In response to a request, the Planning Officer advised that it would be difficult to impose a condition on lorry movement. However, the applicant would be made aware of the school start and finish times as an informative.

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

RESOLVED: to grant planning permission for application reference P08/E0320, subject to the following conditions:

1. Commencement three years.
2. Samples of materials to be submitted and approved prior to the commencement of development.
3. Hard surfacing details to be submitted and approved prior to the commencement of development.
4. Fencing and other means of enclosure to be submitted and approved prior to the commencement of development.
5. Soft landscaping to be submitted and approved prior to the commencement of development.
6. Tree protection measures to be carried out in accordance with approved details.
7. Any lighting to be provided in accordance with details to be submitted and approved prior to the commencement of development.
8. Details of finished floor levels in relation to existing and proposed ground levels to be submitted and approved prior to the commencement of development.
9. Details of cycle storage to be submitted and approved prior to the commencement of development.
10. No occupation until the parking and turning areas are constructed. These areas shall thereafter be retained unobstructed for use in connection with the development.
11. Formation of access prior to occupation.
12. Phased contaminated land risk assessment to be carried out and approved prior to the commencement of development.
13. Unsuspected contamination to be remediated in accordance with details to be approved prior to occupation.
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. All dwellings designed and constructed to meet Code 1 of the Code for Sustainable Homes.
16. No windows in side (west) elevations of plots two and three.

17. No extensions or outbuildings within planning permission (withdrawal of permitted development rights).

109. Oak Tree Farm, Christmas Common, Watlington, P08/E1230

The committee considered an application for new access, to include a five-bar wooden gate and hardstanding driveway at Oak Tree Farm, Christmas Common.

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

RESOLVED: to grant planning permission for application reference P08/E1230, subject to the following conditions:

1. Commencement three years.
2. Existing access to be stopped up within three months of the creation of the approved access by way of a planting scheme to be submitted and approved prior to commencement.
3. Highway conditions.

110. Land Adjacent to 40 Kings Close, Thame, P08/E1175

Mrs A Midwinter declared a personal and prejudicial interest in this item because of the application's effect on a family member. In accordance with the councillors' code of conduct, she stepped down from the committee and withdrew from the room during the committee's consideration of and voting on this item.

The committee considered an application to erect a new end terrace two-bedroom dwelling attached to 40 Kings Close, Thame.

The Planning Officer reported receipt of five further letters of objection since publication of the report. The objectors' main concern was parking. An additional letter had been received from the agent in response to the objection letters.

Councillor D A Laver, a representative of Thame Town Council, addressed the committee objecting to the application.

Ms A Bruce addressed the committee, objecting to the application.

Mr T Audley addressed the committee in support of the application.

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

RESOLVED: to grant planning permission for application reference P08/E1175, subject to the following conditions:

1. Commencement three years.

2. Sample materials walls and roofs.
3. Access to specification.
4. Provision and retention of parking spaces in accordance with submitted plan.
5. Contamination investigation.
6. Contamination remediation.
7. Archaeological watching brief.
8. Details of boundary treatment to be agreed.
9. Removal of permitted development rights for extensions, roof alterations and garden buildings.
10. Waste and recycling points to be agreed.
11. Sustainable development measures.
12. Details of foul drainage to be submitted and agreed.

The meeting closed at 8.35 pm.

Chairman

Date