

Minutes



OF A MEETING OF THE

Planning Committee

HELD AT 6.00PM ON 28 JANUARY 2009

AT COUNCIL OFFICES, CROWMARSH GIFFORD

Present:

Mrs P Slatter (Chairman)

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

Apologies:

Apologies were submitted on behalf of Mr A Hodgson and Mr R Peasgood

Officers:

Mr S Corrigan, Ms P Fox, Mr P Lucas, Mrs H Moore, Ms J Randle, Mr T Wyatt

119. Minutes

RESOLVED: to approve the minutes of the meeting held on 14 January 2009 as a correct record and to agree that the Chairman sign them.

120. P08/E1037 & P08/E1038/LB 12/12a Cornmarket, Thame

The committee considered applications for planning and listed building consent for the part demolition of the existing rear projecting extension and the erection of a new extension to form five x 2 bed Mews Cottages with services and facilities including the construction of waste and re-cycling facilities and a cycle store at 12/12a Cornmarket, Thame.

The planning officer advised that contributions to the district council for recreation provision should be deleted from the first paragraph of the recommendation as, under current guidance, the scheme is too small to require such provision.

Mr D Hignall, agent, spoke in support of the application.

Mr D Dodds and Mrs A Midwinter, ward councillors, spoke against the application.

A motion moved and seconded to refuse the application on the grounds of inadequate parking provision on being put was declared lost.

RESOLVED: to authorise the Head of Planning and Building Control to grant planning permission for application P08/E1037, 12/12a Cornmarket, Thame, subject to the prior completion by 13 March 2009 of a Section 106 planning obligation with Oxfordshire County Council to ensure infrastructure payments are made towards education, transport, libraries, waste management, the museum resource centre and social and health care provision and the following conditions:

1. Commencement three years.
2. Sample of all materials to be submitted and approved.
3. Demolition works to be carried out by hand.
4. Protection of burgage wall during construction, and repairs to be carried out in traditional manner.
5. Details of windows and doors to be submitted.
6. Rainwater goods to be cast iron, painted black.
7. Existing access to be closed prior to the first occupation of any unit.
8. No additional windows, other openings, extensions or roof extensions without planning permission.
9. Landscaping scheme.
10. Archaeological monitoring and watching brief.
11. Details of gates to be submitted and agreed.
12. Provision of cycle store.
13. Provision of waste and recycling store.
14. Sustainability measures to be implemented.
15. Contamination investigation.
16. Contamination (remediation and validation).
17. Lighting control measures.
18. Limit on hours of construction.

to grant listed building consent for application P08/E1038/LB, 12/12a Cornmarket, Thame, subject to the following conditions:

1. Commencement three years.
2. Sample of all materials to be submitted and approved.
3. Demolition works to be carried out by hand.
4. Protection of burgage wall during construction, and repairs to be carried out in traditional manner.
5. Details of windows and doors to be submitted.
6. Rainwater goods to be cast iron, painted black.

121. P08/W1013 Manor Farm, Tiddington

Mr J Nowell-Smith declared a personal interest in this item as Chairman of Tiddington Parish Council.

The committee considered an application for the erection of four detached dwellings at Manor Farm, Tiddington. A letter of objection to the proposal from Mr and Mrs Palmer was circulated to members at the meeting.

The planning manager proposed the inclusion of a third condition to require the implementation of a drainage scheme prior to the occupation of any of the units to prevent water flowing from the development to the neighbouring property.

Mr P Uzzell, agent, spoke in support of the application.

Mr J Nowell-Smith, ward councillor, spoke objecting to the application.

RESOLVED: to grant planning permission for application P08/W1013, Manor Farm, Tiddington, subject to the following conditions:

1. Parking and manoeuvring areas to be provided prior to occupation.
2. Withdrawal of P.D. Classes A, B, C, D and E.
3. Implementation of a drainage scheme prior to the occupation of any units.

122. P08/E1119 2 & 4 Western Road, Henley on Thames

The committee considered an application for the demolition of the existing house and garage and the erection of two x 2 storey five bedroom dwellings at 2 & 4 Western Road, Henley on Thames.

The planning officer reported that both Henley Town Council and the Henley Society had maintained their objection to the amended plans.

Mr I Slater, agent, spoke in support of the application.

RESOLVED: to grant planning permission for application P08/E1119, 2 & 4 Western Road, Henley on Thames, subject to the following conditions:

1. Commencement three years.
2. Samples of materials to be approved.
3. Details of hardsurfacing to be approved.
4. Demolition of all existing buildings prior to occupation and resultant debris removed from the site.
5. Details of fencing/means of enclosure to be approved.

6. Floor levels to be approved.
7. Trees to be protected during development.
8. Hedges to be protected during development.
9. Windows at first floor level in north elevation of Plot 1 and at second floor level in south elevation of Plot 2 to be glazed with obscure glass.
10. No additional windows at first or second floor level in north elevation of Plot 1 or south elevation of Plot 2.
11. Permitted development removed for extensions.
12. Sustainability measures to be implemented in accordance with approved details.
13. Provision and retention of parking and turning areas.
14. Provision of pedestrian visibility splays.
15. Contaminated land risk assessment to be approved.
16. Contaminated land remediation to be approved if necessary during development.
17. Working hours restriction.
18. Windows/doors to meet Secured by Design Standards.

Informatives:

1. Any archaeological finds should be reported to the County Archaeologist.
2. Possibility of protected species.
3. Construction traffic measures.

123. P08/E1270 Perseverance Farm, Harpsden

The committee considered an application for the demolition of the existing dwelling and farm buildings and the erection of a replacement dwelling at Perseverance Farm, Harpsden.

Mr A Wrigley, applicant, spoke in support of the application.

RESOLVED: to grant planning permission for application P08/E1270, Perseverance Farm, Harpsden, subject to the following conditions:

1. Commencement three years.
2. Demolition of all existing buildings prior to occupation.
3. Samples of materials to be approved.
4. Details of hardsurfacing to be approved.
5. Details of external lighting to be approved.
6. Details of fencing/means of enclosure to be approved.
7. Floor levels to be approved.
8. Soft landscaping to be approved.
9. Details of provision for nesting birds to be approved.
10. Sustainability measures to be implemented.
11. Contaminated land assessment to be approved.

12. Contaminated land remediation to be approved if necessary during development.
13. Permitted development rights for extensions and outbuildings restricted.

124. P08/E1165 Land adjoining Grove Road, Sonning Common

Mr A Rooke, a local 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 erection of a detached four bedroom dwelling, incorporating access and parking, at land adjoining 1 Grove Road, Sonning Common.

Mr B Greenwood, representative of Sonning Common Parish Council, spoke objecting to the application.

RESOLVED: to grant planning permission for application P08/E1165, land adjoining 1 Grove Road, Sonning Common, subject to the following conditions:

1. Standard three year time limit.
2. Details of slab levels prior to commencement.
3. Samples of materials prior to commencement.
4. Removal of Permitted Development Rights for windows, extensions, porch, outbuildings, hardstanding.
5. Details of post construction review of sustainability measures having regard to Level 3 of the Code for Sustainable Homes prior to occupation.
6. Refuse and recycling to be implemented as shown and composting facilities to be agreed prior to commencement.
7. Formation of new access as plan prior to commencement and retained as such.
8. Parking spaces as plan prior to occupation and retained as such.
9. Details of hard and soft landscaping prior to commencement.
10. Details of contamination investigation and mitigation as necessary prior to commencement.

125. P08/E0525 4 Airey House, Bridle Road, Whitchurch

Mrs P Slatter, a local 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.

The committee considered the application for the erection of a detached house and garage at 4 Airey House, Bridle Road, Whitchurch.

RESOLVED: to grant planning permission for application P08/E0525, 4 Airey House, Bridle Road, Whitchurch, subject to the following conditions:

1. Standard three year time limit.
2. Samples of materials prior to commencement.
3. First floor rear dormer window to be obscure glazed and fixed shut.
4. Removal of Permitted Development Rights first floor windows, extensions, rooflights, dormers, porches and outbuildings.
5. Details of sustainability measures at least Level 1 of Code for Sustainable Homes prior to commencement.
6. Details of refuse, recycling and composting facilities prior to commencement.
7. Provision of access, parking and turning areas prior to occupation and retention of garage accommodation for parking of vehicles and cycles.
8. Reinstatement of northern boundary fence as shown on the approved plans prior to commencement.
9. Details of hard and soft landscaping prior to commencement.
10. Details of contamination investigation and mitigation as necessary prior to commencement.

Mrs E A Ducker withdrew from the meeting prior to consideration of the next item.

126. P08/E1327 8 Gorwell, Watlington

Mr G Andrews, Ms J Bland, Mr F Bloomfield, Mr P Cross, Mrs E Gillespie, Mr A Rooke and Mrs P Slatter declared a personal and prejudicial interest in this item as members of South Oxfordshire Conservative Association which, as the applicant, had a financial interest in the property. They withdrew from the room and took no part in the discussion or voting on this item.

Mr C Daukes, Capt J Flood, Mr I Lokhon, Mrs J Murphy and Mrs M Turner declared a personal and prejudicial interest in this item as members of the Didcot and Wantage Conservative Association which stood to benefit from the premises having increased office space and capacity to carry out work for it. Having been granted a dispensation from the council's Standards Committee to take part in the item they remained in the meeting and took part in this discussion and voting on the item.

In the absence of the Chairman and Vice-Chairman the committee elected Mrs A Midwinter to chair the meeting for this item.

The committee considered the application for change of use of first floor flat to office use (B1) and widening of vehicular access at 8 Gorwell, Watlington.

The planning officer reported that Watlington Parish Council had no objection to the amended plans.

RESOLVED: to grant planning permission for application P08/E1327, 8 Gorwell, Watlington, subject to the following conditions:

1. Standard three year time limit.
2. Access to Oxfordshire County Council specification.
3. New office use to be ancillary to the existing office use.

The meeting closed at 7.55pm.

Chairman