

Minutes



OF A MEETING OF THE

Planning Committee

HELD AT 6.00PM ON 18 FEBRUARY 2009

AT COUNCIL OFFICES, CROWMARSH GIFFORD

Present:

Mrs P Slatter (Chairman)

Mr G Andrews, Ms J Bland¹, Mr F Bloomfield, 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 R Peirce, Mr A Rooke, Mrs M Turner

Apologies:

None

Officers:

Mr P Brampton, Ms P Fox, Mrs S Mangion, Mrs H Moore, Miss G Napier, Mrs S Oborn, Ms J Randle, Mr T Wyatt

127. Minutes

RESOLVED: to approve the minutes of the meeting held on 28 January 2009 as a correct record and to agree that the Chairman sign them.

128. P08/W1292 Waitrose, 1 St Martin's Street, Wallingford

Mr I Lokhon, 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 planning permission for installation of an external ATM pod at Waitrose, 1 St Martin's Street, Wallingford.

Mr A Hayton, representing Wallingford Town Council, spoke objecting to the application

Mr I Lokhon, ward councillor, spoke objecting to the application.

A motion moved and seconded to grant planning permission with conditions was approved on being put to the vote.

¹ Joined the meeting part-way through consideration of the item at Minute 128
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RESOLVED: to grant planning permission for application P08/W1292, Waitrose, 1 St Martin's Street, Wallingford, subject to the following condition:

1. Commencement three years.

129. P08/W1300 Cleeve Firs, Cleeve Road, Goring on Thames

Mrs A Ducker, councillor, from the public gallery, declared a personal and prejudicial interest in this item as she was a friend of the applicant. She left the room for the duration of this item.

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 an application for planning permission for the construction of a two storey side extension and conversion of a single dwelling into two 2- bed dwellings, additional decking area and external staircase with parking and access including the demolition of existing boathouse and erection of new boathouse as approved in permission P03/E0050, at Cleeve Firs, Cleeve Road, Goring on Thames.

The planning officer reported that to date seven letters of support and ten letters of objection had been received in total.

Mrs S Bridle, representing Goring Parish Council, spoke objecting to the application.

Mrs P Morton and Ms A Harris, local residents, spoke objecting to the application.

Mr and Mrs J Lofthouse, the applicants, spoke in support of the application.

Mrs P Slatter, ward councillor, spoke about the application.

A motion moved and seconded to grant planning permission with conditions was approved on being put to the vote.

RESOLVED: to grant planning permission for application P08/W1300, Cleeve Firs, Cleeve Road, Goring on Thames, subject to the following conditions:

1. Commencement three years.
2. Sample materials for house and boathouse to be submitted.
3. No windows, door or openings other than those authorised.
4. Provision of parking spaces as indicated on Drawing 09/01 prior to commencement.

5. No demolition of boathouse between September and February (protection of nesting birds).
6. Construction of boathouse as indicated on appeal drawing 2443/5.
7. Boathouse to be used only in connection with dwelling 2.
8. Use of sustainable measures as specified in design and access statement.
9. Tree protection measures.

(Mrs Ducker returned to the public gallery)

130. P08/E1307/RET Land to rear of 31 Swanston Field, Whitchurch on Thames

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 an application for retrospective planning permission for a new dwelling, amending planning permission P06/E0555 showing an additional games room on land to the rear of 31 Swanston Field, Whitchurch on Thames.

Ms E Robinson, representing Whitchurch Parish Council, spoke objecting to the application.

Mr M Fenton, agent, spoke in support of the application.

Mrs P Slatter, local ward member, spoke about the application.

A motion moved and seconded to grant planning permission with conditions was approved on being put to the vote.

RESOLVED: to grant retrospective planning permission for application P08/E1307/RET, land to rear of 31 Swanston Field, Whitchurch on Thames, subject to the following conditions:

1. Permitted development rights for extensions and outbuildings restricted.
2. No additional openings in the east elevation of the dwelling.
3. Garage only to be used for purposes incidental to the residential use of the dwelling.
4. No obstruction of visibility splays.

131. P08/E1240 Tesco, 359 Reading Road, Henley on Thames

Mrs P Slatter resumed the chair.

The committee considered an application for the construction of a 10.6m high micro-wind turbine and associated works for a period of 15 years at Tesco Stores Ltd, 359 Reading Road, Henley-on-Thames.

The planning officer reported that after discussion with Environmental Protection officers, part (a) should be changed to "When in operation, the rating noise from the turbine shall be limited to a level of 35dBA L90 10min at the boundary of any noise sensitive premises, up to wind speeds of 10m/s when measured at 10 metres height. Measurement and rating of noise for the purpose of this condition shall be in accordance with the guidance provided in ETSU-R-97 The Assessment and Rating of Noise from Wind Farms" and parts (b) and (c) of condition 2 deleted as they were then not relevant.

Mr T Rutter, a local resident, spoke objecting to the application.

Contrary to the officer's recommendation for approval, a motion moved and seconded to refuse planning permission was approved on being put to the vote.

The reasons for refusal were:

- That the proposed design, height, bulk, and subsequent visual impact of the turbine on the immediate vicinity and wider surrounding area would have a significant adverse effect on the landscape and visual amenity of the surrounding area.
- It would not generate sufficient power to justify the visual harm.
- As such, the development was contrary to policy D9 of the adopted local plan.

There were secondary concerns about the local resident's concerns that the development breached the spirit of the conditions placed on the planning permission for the Tesco store development and the limited generating capacity of the wind turbine compared to the whole-life environmental costs.

RESOLVED: to refuse planning permission for application P08/E1240, Tesco, 359 Reading Road, Henley on Thames, for the following reason:

That, having regard to its design, height, bulk and prominent position close to the edge of the built-up area of Henley-on-Thames, the wind turbine would represent an inappropriate visual intrusion into the landscape that would have an adverse impact on the character and appearance of the area contrary to Policies G2, G6, D1 and D9 of the South Oxfordshire Local Plan 2011.

132. P08/E1358/LB and P08/E1405 John Peers House, Chiltern View, Tetsworth

Mrs A Midwinter declared a personal and prejudicial interest in this application as she was a friend of the applicant. She left the room for the duration of this item and took no part in the discussion or voting.

The committee considered applications for planning permission and for listed building consent for the erection of a porch extension at John Peers House, Chiltern View, Tetsworth.

Ms M Sanders, representative of Tetsworth Parish Council, spoke in support of the application.

Mr C McAndrew, agent for the applicant, spoke in support of the application.

A motion moved and seconded to refuse planning permission was approved on being put to the vote.

RESOLVED: to refuse planning permission for application P08/E1405, John Peers House, Tetsworth, for the following reason:

That having regard to its size, design and positioning, the proposed porch would compromise the original plain style of the house, visually compete with the main entrance of the house, upset the symmetry of the front elevation, and would thereby adversely affect the character of the dwelling which is a Grade II listed building. As such the development is contrary to the provisions of the Council's adopted South Oxfordshire Local Plan 2011, particularly Policies G2, G6, D1, H13, CON2 and CON3, and to guidance set out in PPG15 Planning and the Historic Environment.

and to refuse listed building consent for application P08/E1358/LB, John Peers House, Tetsworth, for the following reason:

That having regard to its size, design and positioning, the proposed porch would compromise the original plain style of the house, visually compete with the main entrance of the house, upset the symmetry of the front elevation, and would thereby adversely affect the character and architectural integrity of the dwelling which is a Grade II listed building. As such the works are contrary to the provisions of the Council's adopted South Oxfordshire Local Plan 2011, particularly Policies CON2 and CON3, and to guidance set out in PPG15 Planning and the Historic Environment.

133. P08/E1342/RET Phyllis Court, Marlow Road, Henley onThames

Ms J Bland declared a personal and prejudicial interest in this application as she was a member of Phyllis Court Club. She left the room for the duration of this item and took no part in the discussion or voting

The planning officer explained a minor amendment to the site plan to show the listed grandstand in the grounds.

The committee considered an application for retrospective planning permission to change a Chinese hat terminal to vertical jet extract cowl to improve flue dilution and reduce sound at Phyllis Court Club, Marlow Road, Henley on Thames.

A motion moved and seconded to grant planning permission with conditions was approved on being put to the vote.

RESOLVED: to grant planning permission for application P08/E1342/RET, Phyllis Court, Henley on Thames, subject to the following condition:

The new vertical jet extract cowl shall be retained with a painted exterior to match the colour of the external walls of the Phyllis Court Club.

134. P08/E1324, 32 Thame Road, Chinnor

Mr G Andrews 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 the application for planning permission to build a single storey dwelling at 32 Thame Road, Chinnor.

Mr M Pullen, representing Chinnor Parish Council, spoke objecting to the application.

A motion moved and seconded to grant planning permission with conditions was approved on being put to the vote.

RESOLVED: to grant planning permission for application P08/E1324, 32 Thame Road, Chinnor, subject to the following conditions:

1. Commencement three years.
2. Samples of materials to be approved.
3. Details of hard surfacing to be approved.
4. Floor levels to be approved.
5. Hedge on north east boundary to be maintained at 2 metres high.
6. Tree protection measures to be approved.

7. Sustainability measures to be approved.
8. Retention of parking and turning area.
9. Contaminated land assessment to be approved.
10. Contaminated land remediation to be approved if necessary during development.
11. No new openings in north east or south west elevations.
12. Permitted development rights for extensions and outbuildings restricted.
13. Details of provisions for refuse and recycling storage and collection to be approved.

135. P08/E1328 22 Reades Lane, Sonning Common

Mr A Rooke, a local ward member, stepped down from the committee and took no part in the discussion or voting on this item.

The committee considered the application for planning permission to construct a pair of semi-detached chalet bungalows and associated access at 22 Reades Lane, Sonning Common.

Mr Greenwood, representing Sonning Common Parish Council, spoke objecting to the application.

Mr R Newnham, a local resident, spoke objecting to the application.

Mr and Mr D Bridges, the applicants, spoke in support of the application.

Mr A Rooke, local ward member, spoke objecting to the application.

A motion moved and seconded to grant planning permission with conditions was approved on being put to the vote.

RESOLVED: to grant planning permission for application P08/E1328, 22 Reades Lane, Sonning Common, subject to the following conditions:

1. Commencement three years.
2. Samples of all external materials.
3. Details of soft and hard landscaping to be submitted.
4. Details of fencing/all means of enclosure to be submitted.
5. Details of finished ground and floor levels to be submitted.
6. New access to be in accordance with OCC specification.
7. Provision of parking and turning areas prior to occupation and retention of parking thereafter.
8. Sustainability measures to be implemented.
9. Details of refuse and recycling facilities to be submitted.
10. Contaminated land assessment to be approved.

11. Contaminated land remediation to be implemented if necessary.
12. No additional windows to be installed.
13. Permitted development rights for alterations, extensions and outbuildings to be restricted.
14. Hours of construction to be restricted.
15. Protection of the conifer trees running along the eastern (side) boundary.

The meeting closed at 8.55pm.

Chairman

Date