

Minutes



Listening Learning Leading

OF A MEETING OF THE

Planning Committee

HELD AT 6.00PM ON 11 MARCH 2009

AT COUNCIL OFFICES, CROWMARSH GIFFORD

Present:

Mrs P Slatter (Chairman)

Mr G Andrews, Ms J Bland, Mr F Bloomfield¹, Mr D Bretherton, Mrs S Cooper (as substitute for Mr R Peirce), Mr P Cross, Capt J Flood, Mrs E Gillespie, Mr A Hodgson², Mrs A Midwinter, Mrs J Murphy (as substitute for Mr I Lokhon) Mr R Peasgood, Mr A Rooke, Mrs M Turner

Apologies:

Mr I Lokhon and Mr R Peirce tendered apologies.

Officers:

Mrs S Crawford, Mrs K Fiander, Mr M Gulliford, Ms E Hamerton, Mr S Hill, Mrs H Moore, Ms J Randle, Mr T Wyatt

136. Proposals for site visits

The Planning Manager recommended a site visit to the Fairmile Hospital, Cholsey, on Monday 20 April 2009 to undertake initial observations of the site in the early stages of the planning application process.

The Planning Manager recommended a site visit to Ross Acre, Ridgeway, Goring on Thames (application P08/W1237/0) and deferral of consideration of the application to allow members of the committee to see the setting of the proposed dwelling. A site visit would take place on Monday 30 March 2009 and consideration of the application was deferred to the Planning Committee meeting of 1 April 2009.

A site visit to land adjacent to 2 Norman Way, Wallingford (P08/W1109) on Monday 30 March 2009 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.

¹ Mr F Bloomfield left the meeting after item 143.

² Mr A Hodgson arrived at the commencement of discussions on item 139.

137. Minutes

RESOLVED: to approve the minutes of the meeting held on 18 February 2009 as a correct record and to agree that the Chairman sign them.

138. TPO 27/2008, The Old School, Aston Tirrold

The committee considered proposals to confirm Tree Preservation Order (TPO) 27/2008. The TPO would protect one cedar tree as an individual.

A motion, moved and seconded, to confirm TPO 27/2008, The Old School, Aston Tirrold, was declared carried.

RESOLVED: to confirm Tree Preservation Order no. 27/2008.

139. P09/W0028, The Old Vicarage, Moulsoford

The committee considered an application to erect single-storey side and rear extensions and a single storey side extension to increase facilities to the dementia wing of the care home at The Old Vicarage, Moulsoford.

Mr P Cottrell, applicant, addressed the committee in support of the application.

Mrs P Dawe, a ward councillor, addressed the committee in support of the application.

A motion, moved and seconded, to grant planning permission with conditions for application P09/W0028, The Old Vicarage, Moulsoford, was declared carried.

RESOLVED: to grant planning permission for application P09/W0028, The Old Vicarage, Moulsoford subject to the following conditions:

1. Commencement three years.
2. Matching materials.
3. Details of foul water drainage system to be submitted and approved.
4. Archaeological watching brief to be carried out.

140. P09/E0066 and P09/E0067 Hobbs of Henley Ltd, Station Road, Henley-on-Thames

The committee considered an application to vary two of the 13 conditions (conditions 9 and 12) of planning permission P08/E0886, at Hobbs of Henley Ltd, Station Road, Henley-on-Thames.

The committee also considered application P09/E0067 to construct a decked outdoor seating area fronting onto the river, linked to planning permission for a restaurant (P08/E0886) at Hobbs of Henley Ltd, Station Road, Henley-on-Thames.

The planning officer advised that she had received one additional letter of support and that Highways had no objection to the applications. Page 47 of the report was missing from the printed papers but this had no impact on consideration of the applications before the committee.

Mr S Smith, Henley Town Council, addressed the committee objecting to the applications.

Mr R Zoethout, objector, addressed the committee objecting to the applications.

Mr J Hobbs, applicant, addressed the committee in support of the applications.

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

Application P09/E0066

A motion, moved and seconded, to grant planning permission for application P09/E0066, Hobbs of Henley Ltd, Station Road, Henley-on-Thames subject to the same conditions imposed on planning permission P08/E0886, including condition 9; with the exception of an amendment to condition 12, was declared carried.

RESOLVED: to grant planning permission for application P09/E0066, Hobbs of Henley Ltd, Station Road, Henley-on-Thames, subject to:

1. all the conditions imposed on planning permission P08/E0886 including condition 9.
2. an amendment to condition 12 of planning permission P08/E0886, which is amended to: "the use of the premises hereby permitted shall be restricted to between 09:00 to midnight, with the exception of staff employed on the premises".

Application P09/E0067

A motion, moved and seconded, to grant planning permission with conditions, including the addition of Condition 4 to prevent disruption to residents, for application P09/E0067, Hobbs of Henley Ltd, Station Road, Henley-on-Thames, was declared carried.

RESOLVED: to grant planning permission for application P09/E0067, Hobbs of Henley Ltd, Station Road, Henley-on-Thames subject to the following conditions:

1. Commencement three years.

2. Submission and approval of sample materials.
3. That the seating area hereby approved shall not be used by customers after 18.00 or before 09.00 hours on any day.
4. That all external dining furniture shall be removed from the decked eating area and any other external area by 19:00 hours every day.

141. P08/W1306, The Old Piggery, Wallingford Road, North Moreton

The committee considered a full application for a bungalow with an associated detached garage at The Old Piggery, Wallingford Road, North Moreton.

Mr R Haycock, a representative of North Moreton Parish Council, addressed the committee in support of the application.

Ms A Walker and Mr S Lilly, agents, addressed the committee in support of the application.

Mr P W D Greene, ward councillor, addressed the committee in support of the application.

Committee members extensively debated the planning application and whether it was in accord with planning policy. Whilst some committee members considered that the application should be refused in accordance with the officer's recommendations, the majority of councillors considered that policy H6 did not apply to this application. They referred to a previous decision to grant planning permission for an application to the north of this site, which was granted by the committee contrary to the officer's recommendation. They noted the support of the local community in the application before them. In referring to policy H6, it was considered that three conditions supporting policy H6 did not apply in this case. They did not think that this proposal would be to the detriment of the countryside or to the character of a small settlement.

A motion, moved and seconded, to refuse planning permission for application P08/W1306, The Old Piggery, Wallingford Road, North Moreton, was declared lost.

A motion, moved and seconded, to undertake a site visit to The Old Piggery, Wallingford Road, North Moreton, was declared lost.

A motion, moved and seconded, to grant planning permission for application P08/W1306, The Old Piggery, Wallingford Road, North Moreton, with conditions was declared carried.

RESOLVED: to grant planning permission for application P08/W1306, The Old Piggery, Wallingford Road, North Moreton subject to the following conditions:

1. Commencement three years.
2. Samples of materials, walls and roof – house and garage.

3. Landscaping scheme.
4. Contaminated land survey.
5. Newt mitigation work – conditioned as submitted survey.
6. Parking and turning area – provided and retained in accordance with plans.
7. Surface water drainage details.
8. Sustainable measures/Code Level 3 in accordance with the submitted details.
9. Removal of PD rights class A,E, B &C – extensions to the house and outbuildings in the garden, alterations/additions to the roof.
10. Details of levels across the site to be submitted and approved.
11. Details of boundary walls and fences to be submitted and approved.

142. P08/W1237/O, Ross Acre, Ridgeway, Goring-on-Thames

This item was deferred for consideration at the meeting on 1 April 2009 (see minute 136/03/09).

143. P09/W0041, 1 Lower End, Benson Road, Ewelme

Mrs S Cooper declared a personal and prejudicial interest in this item as the applicant. In accordance with the provisions of the councillors' code of conduct, she stepped down from the committee. She left the room and took no part in the discussion or voting on this item.

Mr F Bloomfield, 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 to erect a conservatory and glasshouse to the rear (South East) corner of the dwelling and an extension to the existing garage at 1 Lower End, Benson Road, Ewelme.

A motion, moved and seconded, to grant planning permission with conditions for application P09/W0041, 1 Lower End, Benson Road, Ewelme, was declared carried.

RESOLVED: to grant planning permission for application P09/W0041, 1 Lower End, Benson Road, Ewelme, subject to the following conditions;

1. Commencement three years - full planning permission.
2. Materials as on plan.

144. P08/W1350, Hollybush House, Woodperry Road, Beckley

The committee considered an application to demolish the existing bungalow and its attached garage and sheds and to construct a much larger two-storey four bedroom replacement house at Hollybush House, Woodperry Road, Beckley.

The planning officer reported a correction to the report at paragraph 1.5 in that a property adjacent to Hollybush House was a chalet bungalow.

Mr D Singleton, applicant, addressed the committee in support of the application.

Ms A Purse, ward member, addressed the committee on this application.

A motion, moved and seconded, to refuse planning permission for application P08/W1350, Hollybush House, Woodperry Road, Beckley, was declared carried.

RESOLVED: to refuse planning permission for application P08/W1350, Hollybush House, Woodperry Road, Beckley for the following reasons:

1. The proposed replacement dwelling is materially larger than the existing dwelling and it therefore comprises inappropriate development which is harmful to the Green Belt within which there is a presumption against inappropriate development, as set out in the government guidance on Green Belts in PPG2.
2. By virtue of its increased size the proposed replacement dwelling will erode the openness of the Green Belt contrary to the government guidance on Green Belts set out in PPG2.
3. Due to its size and prominent siting the proposed replacement dwelling would have a detrimental effect upon the character and appearance of the rural area in which it would be located and it would erode the countryside setting of Beckley, contrary to policies H12, GB2, and C4 of the South Oxfordshire Local Plan 2011.
4. The built form and detailed design of the proposed development neither reflect nor reinforce local distinctiveness contrary to policy D1 of the South Oxfordshire Local Plan 2011, the guidance on building design set out in the South Oxfordshire Design Guide 2008, and government statements on design set out in PPS1 and PPS7.
5. No landscaping details have been submitted to help assimilate the proposed replacement dwelling into its surroundings contrary to policy D1 of the South Oxfordshire Local Plan 2011.
6. Insufficient details have been submitted to demonstrate a sustainable method of construction for the proposed development to ensure high standards in the conservation and efficient use of energy, water and materials, contrary to policy D8 of the South Oxfordshire Local Plan 2011.
7. The proposed development would result in the creation of an additional residential dwelling within the Green Belt and countryside outside the built up limits of Beckley contrary to policies GB2 and H6 of the South Oxfordshire Local Plan 2011 and government guidance and statements on Green Belts and

sustainable development in the countryside set out in PPG2 and PPS7.

Informative to applicants: Reasons for refusal 5, 6, and 7 are technical in nature and could be overcome by the submission of relevant details and agreeing to appropriate measures to ensure the demolition of the existing dwelling.

The meeting closed at 8.10pm.

Chairman

Date