

Minutes



OF A MEETING OF THE

Planning Committee

HELD AT 6.00PM ON 1 APRIL 2009

AT COUNCIL OFFICES, CROWMARSH GIFFORD

Present:

Mrs P Slatter (Chairman)

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

Apologies:

Mr G Andrews, Mr R Peasgood, and Mr R Peirce tendered apologies.

Officers:

Ms E Bowerman, Ms P Fox, Mrs E Hamerton, Ms J Randle, Mrs J Thompson, Mr T Wyatt

145. Proposals for site visits

The Planning Manager reminded councillors about the 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.

146. Minutes

RESOLVED: to approve the minutes of the meeting held on 11 March 2009 as a correct record and to agree that the Chairman sign them.

147. P08/W1109 Land Adjacent to 2 Norman Way, 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.

¹ Mr F Bloomfield left the meeting after item 150.

The committee considered an application to demolish existing garages and construct three two-bedroom houses and a three-bedroom house with associated access and parking on land adjacent to 2 Norman Way, Wallingford.

Mr P Walker, local resident, addressed the committee about his concerns over the application.

Mr Towle and Mr M Woudrak, representing the applicant, spoke in support of the application.

Mr I Lokhon, a ward councillor, addressed the committee about the application.

A motion, moved and seconded, to grant planning permission for application P08/W1109 with conditions set out in the report and an additional condition that the access track should be laid out before development started, was declared carried.

RESOLVED: to grant planning permission for application P08/W1109, land adjacent to 2 Norman Way, Wallingford subject to the following conditions:

1. Commencement within three years.
2. Sample materials walls and roof.
3. Sustainable methods of construction in accordance with the submitted Code for Sustainable Homes pre assessment.
4. Landscaping scheme.
5. Details of boundary treatment.
6. Archaeological watching brief.
7. Contaminated land survey.
8. Parking and manoeuvring area as plan.
9. Surface water drainage details.
10. Hours of operation – construction and demolition.
11. External lighting specification.
12. No gates / means of enclosure onto new access track.
13. Access track to be laid out before development starts.

148. P08/W1237/O Ross Acre, Ridgeway, Goring 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 outline application to build a detached two storey dwelling house and detached tandem double garage at Ross Acre, Ridgeway, Goring on Thames.

The planning officer advised that she had now received seven letters objecting to the original plans and three letters objecting to the revised plans. She suggested two

additional conditions: restricting the maximum ridge height to 7.5m and a slab level condition.

Mrs S Bridle, representing Goring Parish Council, addressed the committee objecting to the applications.

Mr A Lea, local resident, addressed the committee objecting to the applications.

Mr A Gould and Mr S Hunt, agent and applicant, addressed the committee in support of the application.

Mrs A Ducker, a ward councillor, addressed the committee about the application.

The committee debated the principle of a house in relation to whether it was an H4 or H6 site, and the siting of the proposed dwelling were discussed. A motion to defer consideration of the application to request an amendment to site the house closer to the Ridgeway, was moved, seconded, and carried on being put to the vote.

RESOLVED: to defer consideration of application P08/W1237/O, Ross Acre, Ridgeway, Goring on Thames until an amended plan showing the house sited closer to the Ridgeway had been submitted.

149. P09/W0029 ASDA, London Road, Wheatley

Mrs P Slatter resumed the Chair.

Mr A Hodgson, 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 a single storey building and canopy for use in connection with internet home shopping, and a proposed footpath, at ASDA store, London Road, Wheatley.

Mrs C Dalton, a representative of Wheatley Parish Council, addressed the committee objecting to the application.

Mrs J Carr, a ward councillor, addressed the committee objecting to the application.

Mr A Hodgson, a ward councillor, addressed the committee objecting to the application.

Committee members extensively debated the planning application and whether it was in accordance with planning policy. The building was considered to be inappropriate development within the Green Belt, notwithstanding its position attached to a larger building. The economic benefit from the creation of new jobs was potentially off-set by loss of economic viability in the village centre. Consequently, there were not considered to be any special circumstances to outweigh the harm to the Green Belt.

The encroachment of the building into the disused railway embankment frustrated the intention of Structure Plan policy T6 to retain these intact for potential future use of the rail line as a cycle path or even a railway, and for this reason the development should not be permitted. The loss of trees along the embankment was detrimental to the immediate surroundings and replacement planting would not fully compensate for the loss.

A motion, moved and seconded, to refuse planning permission for application P08/W0029, ASDA, London Road, Wheatley for the reasons above was declared carried.

RESOLVED: to refuse planning permission for application P08/W0029, ASDA, London Road, Wheatley for the following reasons:

The storage building, canopy and the associated works to the embankment are inappropriate development that will compromise the openness of the Green Belt, there are not considered to be any special circumstances that would outweigh the harm caused by this development. This is contrary to Policy G4 of the Oxfordshire Structure Plan 2016 and GB2 and GB4 of the adopted South Oxfordshire Local Plan 2011 and the advice set out in PPG2.

The development will result in the removal of a significant number of trees that currently contribute to the amenity of the area and the screening belt along the embankment that divides this industrial area from the countryside beyond. Replacement planting will not fully compensate for the loss of the trees. The encroachment onto the embankment could compromise the future use of the embankment or the re-establishment of the railway line. This is contrary to Policy C9 of adopted South Oxfordshire Local Plan 2011 and Policy T6 of the Oxfordshire Structure Plan 2016.

150. P08/E1323 Land adjacent to 4 Goring Road, Woodcote

The committee considered an application to construct one detached house on land adjacent to 4 Goring Road, Woodcote.

Mr C and Mrs T Irvin, local residents, spoke objecting to the application.

A motion, moved and seconded, to grant planning permission with conditions for application P08/E1323, land adjacent to 4 Goring Road, Woodcote, was declared lost.

A motion, moved and seconded, to refuse planning permission for application P08/E1323 was withdrawn before the vote was taken.

A motion, moved and seconded, to defer consideration of the application until after a visit to the site adjacent to 4 Goring Road, Woodcote to assess the impact of the development on the neighbouring properties, the street scene, and on nearby trees was declared carried.

RESOLVED: to defer consideration of application P08/E1323, land adjacent to 4 Goring Road, Woodcote until after a visit to the site to assess the impact of the development on the neighbouring properties, the street scene, and on nearby trees.

151. P08/E1376 5 Leaver Road, Henley on Thames

Ms J Bland, 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 build a new dwelling and access at 5 Leaver Road, Henley on Thames.

Mr A Follett, representing Henley on Thames Town Council, spoke objecting to the application

Mrs P Newman, applicant, addressed the committee in support of the application.

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

A motion, moved and seconded, to grant planning permission for application P08/E1376, 5 Leaver Road, Henley on Thames, was declared carried.

RESOLVED: to grant planning permission for application P08/E1376, 5 Leaver Road, Henley on Thames with the following conditions:

1. Commencement three years.
2. Samples of materials to be approved.
3. Details of fencing or other means of enclosure to be approved.
4. Details of hard surfacing to be approved.
5. Ground and floor levels to be approved in relation to existing ground levels.
6. Sustainability measures to be approved.
7. Provision of parking prior to occupation and retention thereafter.
8. Contaminated land assessment to be approved.
9. No new openings at first floor level in the north west (side) elevation.
10. Permitted development rights for extensions and outbuildings restricted.
11. Details of provisions for refuse and recycling storage and collection to be approved.

152. P09/E0056 Spring Cottage, Mill Lane, Henley on Thames

The committee considered an application for a three storey rear extension and two storey front extension with dormer windows to front and rear at Spring Cottage, Mill Lane, Henley on Thames.

Mr A Follett, representing Henley on Thames Town Council, spoke objecting to the application.

Ms D Gethin, neighbour, spoke objecting to the application.

Mr T Buckett, ward councillor, spoke objecting to the application.

A motion, moved and seconded, to grant planning permission for application P09/E0056, Spring Cottage, Mill Lane, Henley on Thames, was declared carried.

RESOLVED: to grant planning permission for application P09/E0056, Spring Cottage, Mill Lane, Henley on Thames with the following conditions:

1. Commencement three years.
2. Samples of materials to be approved.
3. Windows in north east elevation to be obscure glazed apart from window in the north east elevation of the two storey front extension. No additional windows or other openings in the north east elevation.

153. P08/E0957 Highfield, Lower Road, Postcombe

The committee considered an application for a three bedroom house at Highfield, Lower Road, Postcombe.

Mr K Hawtree, agent for the applicant, spoke in support of the application.

Rev'd A Paterson, ward councillor, spoke about the application.

A motion, moved and seconded, to grant planning permission for application P08/E0957, Highfield, Lower Road, Postcombe, was declared carried.

RESOLVED: to grant planning permission for application P08/E0957, Highfield, Lower Road, Postcombe with the following conditions:

1. Commencement three years.
2. Samples of materials to be approved.
3. Details of hardsurfacing to be approved.
4. Details of fencing and other means of enclosure to be approved.
5. Floor levels and proposed ground levels to be approved.
6. Hedge on southern boundary to be retained.

7. Tree and hedge protection measures to be approved.
8. Landscaping scheme to be approved.
9. Sustainability measures to be approved.
10. Provision of parking area and passing place prior to occupation and retention of parking area for the new dwelling.
11. Passing place to remain unobstructed.
12. Contaminated land assessment to be approved.
13. No new openings in the south or north elevations.
14. Windows in the south elevation of Highfield to be altered prior to the occupation of the new dwelling in accordance with details to be approved.
15. Permitted development rights omitted for extensions.
16. Details of provisions for refuse and recycling storage and collection to be approved.
17. Details of surface and foul water drainage to be approved.

The meeting closed at 9.05pm.

Chairman

Date