

# Minutes



OF A MEETING OF THE

## Planning Committee

HELD AT 6.00PM ON 22 APRIL 2009

AT COUNCIL OFFICES, CROWMARSH GIFFORD

### Present:

Mrs P Slatter (Chairman)

Mr G Andrews, Ms J Bland, Mr F Bloomfield<sup>1</sup>, Mr D Bretherton, Mr P Cross, Mr C Daukes (as substitute for Mrs E Gillespie), Capt J Flood, Mr A Hodgson, Mr I Lokhon, Mrs A Midwinter, Mr R Peasgood, Mr A Rooke, Mrs M Turner

### Apologies:

Mrs E Gillespie tendered apologies.

### Officers:

Mr P Brampton, Mrs S Crawford, Mrs K Fiander, Ms P Fox, Mrs K Gould, Mr C Miller, Mr M Moore, Ms J Randle

### 154. Minutes

**RESOLVED:** to approve the minutes of the meeting held on 1 April 2009 as a correct record and to agree that the Chairman sign them.

### 155. P09/W0153/O 13 Station Road, Wheatley

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 outline application to demolish the existing dwelling and construct two detached dwellings with associated parking at 13 Station Road, Wheatley.

The Planning Officer recommended an additional condition for parking and turning to be provided and retained at the site. She recommended a second condition to develop plot two first to ensure that all traffic and deliveries associated with the construction of the development used Station Road only and did not use the access via the garage courts.

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<sup>1</sup> Mr F Bloomfield left the meeting at the end of discussions on item 159.

Mrs C Dalton, representing Wheatley Parish Council, spoke to the committee about concerns over the application.

Mr I Burnaby-Smith, agent for the applicant, spoke in support of the application.

Mrs J Carr, a local ward councillor, spoke to the committee giving her concerns about the application.

Mr A Hodgson, a local ward councillor, spoke to the committee on the application.

A motion, moved and seconded, to grant planning permission for application P09/W0153/O with conditions set out in the report and two additional conditions: that the dwelling shown as Plot 2 be constructed before the work on Plot 1 commenced; and that parking and turning should be provided and retained at the site, was declared carried.

**RESOLVED:** to grant outline planning permission for application P09/W0153/O, 13 Station Road, Wheatley, subject to the following conditions:

1. Commencement - outline planning permission.
2. Submission of reserved matters within three years.
3. Materials as on plan.
4. No windows, doors or other openings.
5. Withdrawal of PD (Part 1 Class A) - no extension/alteration.
6. Contamination (investigation).
7. Hours of operation.
8. External lighting – specific.
9. Landscaping (including access road and hardstandings).
10. Sustainable features to be incorporated into the approved scheme.
11. No encroachment over adjacent footpath.
12. Construction of Plot 2 before Plot 1.
13. Parking and turning to be provided and retained.

## **156. P08/E1401, Land to rear of 38 Reading Road, Henley on Thames**

The committee considered an application for a change of use from land with buildings for parking and maintenance/repair of cars to land for the use of electricity undertakings, replacement of fences with boundary walls, unification of wall heights, construction of a new switch house, new transformer bunds and bases, and installation of two new transformers at the rear of 38 Reading Road, Henley on Thames.

Mr I Paton and Mr M Walker, agent and applicant's representative, addressed the committee in support of the application.

A motion, moved and seconded, to grant planning permission with conditions for application P08/E1401, land at rear of 38 Reading Road, Henley on Thames, was declared carried.

**RESOLVED:** to grant planning permission for application P08/E1401, land at rear of 38 Reading Road, Henley on Thames, with the following conditions:

1. Commencement three years.
2. Sample materials – brickwork for boundary walls.
3. Use of lime mortar in construction of boundary walls and to be laid in traditional garden wall bond.
4. Noise emissions from site to be no greater than existing background noise levels.
5. Land contamination report to be agreed prior to work commencing on site.

### **157. P08/W0956, 112 and land at 110 London Road, Wheatley**

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 the conversion and minor extension of an existing dwelling house to form a 30 place day care nursery at 112 (and land at 110) London Road, Wheatley.

The Planning Officer reported the receipt of one further letter of objection to the amended details.

Mr C Miller, the council's Environmental Health Officer, was present to answer questions about concerns in relation to noise issues.

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

Mr J Fox, local resident, spoke to the committee objecting to the application.

Mr S McCarthy, Mr A Gould and Mr S Moore, the applicant and his representatives, spoke to the committee in support of the application.

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

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

A motion, moved and seconded, to refuse planning permission for application P08/W0956, 112 and land at 110 London Road, Wheatley, was declared carried.

**RESOLVED:** to refuse planning permission for application P08/W0956, 112 and land at 110 London Road, Wheatley for the following reasons:

1. That having regard to the scale of the proposal and to the loss of the front garden to provide for parking, the nursery use of the site would be out of keeping with and would detract from the largely residential character of the surrounding area contrary to Policy CF2 of the adopted South Oxfordshire Local Plan.
2. The proposed nursery would result in an unacceptable level of noise and disturbance for the occupants of 108 and 114 London Road to the detriment of the residential amenity currently enjoyed by those occupants. As such the proposal is contrary to Policies G2, D2, EP2 and CF2 Of the adopted South Oxfordshire Local Plan.

### **158. P09/W0122, Steeple Barns, Warren Hill, Stadhampton**

Mr P Cross, 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 construct one detached house at Steeple Barns, Warren Hill, Stadhampton.

The Planning Officer reported the written representations from the parish council, which stated that the application should be approved.

Mr R Bates, the applicant, spoke in support of the application.

Mr P Cross, a ward councillor, spoke in support of the application.

A motion, moved and seconded, to refuse planning permission for application P09/W0122, Steeple Barns, Warren Hill, Stadhampton, was declared carried.

**RESOLVED:** to refuse planning permission for application P09/W0122, Steeple Barns, Warren Hill, Stadhampton for the following reasons:

1. Although the proposed dwelling would be within the residential curtilage of Steeple Barns, the development would visually extend the built form of Stadhampton when viewed from the A329. As such, the proposal would be contrary to criterion (iii) of policy H6 of the adopted South Oxfordshire Local Plan which seeks to resist new dwellings on the edge of settlements where the built-up area of the settlement would be extended.

2. That, notwithstanding the objection in principle, the proposed development would result in a cramped and oppressive form of development which would adversely affect the residential amenity of the occupiers of Steeple Barns and no 18 Warren Hill out be of keeping with the character of the surrounding area and have an adverse impact on the landscape setting of Stadhampton contrary to policies D4, C4, G6 and D1.

### **159. P09/E0022/O, 1 Bardolphs Close, Chazey Heath, Mapledurham**

Mr R Peasgood, 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 outline application to demolish one half of the existing semi-detached/ end of terrace dwelling and construct a replacement detached dwelling at 1 Bardolphs Close, Chazey Heath, Mapledurham.

Mrs J Bowen, representing Mapledurham Parish Council, spoke objecting to the application.

Mr T Bloch, local resident, having handed the committee a signed petition, spoke to the committee on behalf of residents objecting to the application.

Mr I Burnaby-Smith, agent for the applicant, spoke to the committee in support of the application.

Mr M Leonard, a local ward councillor, spoke to the committee objecting to the application.

Mr R Peasgood, a local ward councillor, spoke to the committee objecting to the application.

Contrary to the officer's recommendation, committee members agreed that approval of this application would have an adverse impact on the character of the streetscene. A motion, moved and seconded, to refuse planning permission for application P09/E0022/O, 1 Bardolphs Close, Chazey Heath, Mapledurham, was declared carried.

**RESOLVED:** to refuse outline planning permission for application P09/E0022/O, 1 Bardolphs Close, Chazey Heath, Mapledurham, for the following reason:

1. That, having regard to the loss of an end of terrace dwelling and its replacement with a detached dwelling, the proposal would detract from the established appearance of the street scene and would harm the character of this part of Chazey Heath. As such, the development would be contrary to the provisions of the South Oxfordshire Local Plan 2011, in particular Policies G2, G6, D1 and H12.

## 160. P09/W0092, Land and garages at Croft Villas, 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 the demolition of existing garages and the construction of a single block of flats comprising 10 one-bed and four two-bedroom flats with 16 car parking spaces on land and garages at Croft Villas, Wallingford.

The Planning Officer reported receipt of one additional letter of objection from a neighbour with similar contents to those objections already reported. It made the point that the garages would be in better condition if the council had maintained the garages better when they were the owners. He also proposed one additional condition to agree waste storage before commencement. He highlighted the lack of objection from the Environment Agency who, nonetheless, drew attention to the requirement for a Site Waste Management Plan in view of the size of the development, and this would be covered with an 'NB' on the decision notice.

Mr B Mahie, applicant, spoke to the committee in support of the application.

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

A motion, moved and seconded, to grant planning permission for application P09/W0092, land and garages at Croft Villas, Wallingford, with conditions set out in the report and an additional condition for agreement of waste storage before commencement, subject to appropriate agreements was declared carried.

**RESOLVED:** to grant planning permission for application P09/W0092, land and garages at Croft Villas, Wallingford subject to the prior completion of appropriate agreements with the County Council for payment to be made towards education, libraries, museum resource centre, social and health care and sustainable transport measures and with the District Council to provide contributions towards outdoor and indoor sport, play areas, green space, safety and security, recycling and community facilities,

and subject to the following conditions:

1. Commencing date three years.
2. Samples of all materials.
3. Remove permitted development regarding insertion of additional windows.
4. A scheme for the external lighting.
5. Layout access to parking areas 1 – 3 including the provision of pedestrian vision splays.

6. Prior to first occupation close existing access.
7. Parking provision to be as shown.
8. Scheme for landscaping.
9. Surface water drainage scheme.
10. Foul drainage scheme.
11. No demolition or building works to take place other than between 0730 to 1800 Monday to Fridays and 0800 to 1300 on Saturdays with no works on Sundays or Bank Holidays.
12. Sustainable methods of construction to Code Level 3.
13. Archaeological watching brief.
14. That the landscaping scheme referred to condition 8 shall include measures to design out crime.
15. Contamination investigation.
16. Contamination remediation and validation.
17. Height of slab level to be agreed prior to the commencement of any development.
18. Fencing only in accordance with scheme approved by Condition 8.
19. Agreement of waste storage before commencement.

In the event that the required Section 106 Agreements are not in place by 13 May 2009, then planning permission shall be refused because of the lack of infrastructure payments in accordance with Policy D11 of the South Oxfordshire Local Plan the development would therefore put additional strain local services.

The meeting closed at 8.30pm.

Chairman

Date