

Minutes



OF A MEETING OF THE

Planning Committee

HELD AT 6.00PM ON 13 MAY 2009

AT COUNCIL OFFICES, CROWMARSH GIFFORD

Present:

Mrs P Slatter (Chairman)

Mr G Andrews, Ms J Bland, Mr J Cotton (as substitute for Mr F Bloomfield), Mr P Cross, Capt J Flood, Mr A Hodgson, Mr I Lokhon, Mrs A Midwinter, Mrs J Murphy (as substitute for Mrs M Turner), Mr R Peasgood, Mr A Rooke.

Apologies:

Mr F Bloomfield, Mr D Bretherton, Mrs E Gillespie, Mr R Peirce and Mrs M Turner tendered apologies.

Officers:

Ms E Bowerman, Ms P Fox, Mrs E Hamerton, Mr P Lucas, Miss G Napier, Ms J Randle, Mrs J Thompson, Mr T Wyatt.

161. Chairman for applications P08/W1237/O and P09/W0204

As the Chairman had to step down for consideration of these two applications and the Vice-Chairman was not present, the committee appointed Capt J Flood to take the chair for these two items.

The Chairman varied the order of business from that printed in the agenda to the order set out in these minutes.

162. Minutes

RESOLVED: to approve the minutes of the meeting held on 22 April 2009 as a correct record and to agree that the Chairman sign them.

163. P09/E0051/RET 3-7 River Terrace, Henley on Thames

The planning officer reported the deferral of this item because further information had been submitted by the Town Council since the report was written and the report had to be revised to take this into account.

164. 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.

Mrs F Preston, representative of Woodcote Parish Council, spoke objecting to the application.

Mr C and Mrs T Irvin, local residents, spoke objecting to the application and asked that if it were approved a 1.8m close board fence be built along their boundary and the front hedge reinstated.

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

A motion, moved and seconded, to grant planning permission for application P08/E1323 with conditions set out in the report and an additional condition that a 1.8m close board fence be built along the boundary with The Rest, was declared carried. The committee noted that the landscaping plan would reinstate the front hedge at the property.

RESOLVED: to grant planning permission for application P08/E1323, land adjacent to 4 Goring Road, Woodcote subject to the following conditions:

1. Commencement three years.
2. Samples of materials prior to commencement.
3. Removal of Permitted Development Rights for extensions.
4. Details of post construction review of sustainability measures having regard to Level 3 of the Code for Sustainable Homes prior to occupation.
5. Location of refuse, recycling and composting facilities to be agreed prior to commencement.
6. Parking / turning spaces as plan prior to occupation and retained as such.
7. Details of contamination investigation and mitigation as necessary prior to commencement.
8. Any contamination found during construction to be investigated.
9. Tree protection to be implemented as per submitted arboricultural report.
10. First floor windows in northwest elevation to be obscure glazed.
11. Landscaping plan to be submitted prior to commencement.
12. 1.8m close board fence erected along boundary with The Rest.

165. 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.

Capt J Flood 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 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 and Mr S Barnes, local residents, addressed the committee objecting to the application.

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

Mrs A Ducker, a local 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.

A motion to grant outline planning permission for the development with the house sited at the position shown in drawing A003-9b (closest to the Ridgeway), with conditions as in the report and as suggested by the planning officer was moved, seconded, and carried on being put to the vote.

RESOLVED: to grant outline planning permission for application P08/W1237/O, Ross Acre, Ridgeway, Goring on Thames, sited as shown in drawing A003-09b and subject to the following conditions:

1. Commencement three years.
2. Landscaping.
3. Tree protection.
4. Foul drainage prior to development commencing.
5. Reserved matters – external appearance, access.
6. Use of sustainable measures as specified.
7. Sample materials.
8. No first floor side (north/south elevations) windows.
9. Restrict the maximum ridge height to 7.5m.
10. Slab levels to be agreed.

166. P09/W0204 Land to rear of 5-9 Wallingford Road, South Stoke

Mrs P Slatter, a local ward councillor, stepped down from the committee and took no part in the discussion or voting on this item.

Capt J Flood took the Chair for this item.

The committee considered an application for the demolition of existing garages and construction of two two-bedroom flats with access from Wallingford Road at land to the rear of 5-9 Wallingford Road, South Stoke.

The planning officer reported that the forestry officer had no objection but had requested a condition requiring details of landscaping to be submitted.

A motion, moved and seconded and put to the vote, to grant planning permission for the application with conditions set out in the report and an additional condition requiring details of landscaping was declared carried.

RESOLVED: to grant planning permission for application P09/W0204, land to the rear of 5-9 Wallingford Road, South Stoke with the following conditions:

1. Commencement three years.
2. Sample materials (all).
3. Sustainable methods of construction in accordance with the submitted Code for Sustainable Homes pre assessment.
4. Contaminated land survey.
5. Parking and manoeuvring area as plan.
6. Hours of operation – construction and demolition.
7. External lighting specification.
8. Landscaping details to be submitted.

and a note requiring the safe removal of asbestos

167. P09/E0308 House by the Water, Bolney Road, Lower Shiplake

Mrs P Slatter resumed the Chair.

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 application to demolish the existing two-storey house and build a three storey house at the House by the Water, Bolney Road, Lower Shiplake.

Ms J Arnott, representative of Shiplake Parish Council, spoke objecting to the application.

Mrs O Bond and Mr V Hill, local residents, spoke objecting to the application.

Mr C Tapp and Mr N Offley, the agent and the applicant, spoke in support of the application.

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

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

A motion, moved and seconded, to grant planning permission, on being put to the vote was declared lost.

The view was expressed that due to the bulk, height and size of the proposed building and its proximity to the neighbouring property at Little Grebe the proposal would have a detrimental impact on the amenity of Little Grebe, due to the loss of daylight and privacy as well as other factors, and that therefore both refusal reasons given on 29 October 2008 were still valid.

A motion, moved and seconded, to refuse planning permission for the reason in the report and the additional reason given on 29 October 2008, on being put to the vote was declared carried.

RESOLVED: to refuse planning permission for application P09/E0308, House by the Water, Bolney Road, Lower Shiplake, for the following reasons:

1. The application site comprises a narrow residential plot located in a prominent position fronting the River Thames. The proposed replacement dwelling, due to its siting, size, height, design, bulk and massing would result in a cramped form of development that would fail to respect the character and appearance of the surrounding built form and the landscape character of the River Thames. As such the proposal would be contrary to Policies G2, G6, C1, C3, C4, D1 and H4 of the South Oxfordshire Local Plan 2011 and guidance contained within the South Oxfordshire Design Guide 2008 and PPS1: Delivering Sustainable Development, PPS3: Housing and PPS7: Sustainable Development in Rural Areas.
2. The proposed development, due to its siting, design, height, size, bulk and massing, would have an overbearing effect on the neighbouring property to the south, Little Grebe. As such the proposal would be detrimental to the amenities of the occupiers of this adjoining residential property and would be contrary to Policies D4 and H4 of the South Oxfordshire Local Plan 2011 and guidance contained within the South Oxfordshire Design Guide 2008.

168. P09/E0072 Woodpeckers, Reading Road, Woodcote

The committee considered an application to build a new dwelling at Woodpeckers, Reading Road, Woodcote.

Mrs F Preston, representative of Woodcote Parish Council, spoke objecting to the application.

Mr R Farmer, local resident, spoke objecting to the application.

Mr J Spratley, the agent for the applicant, addressed the committee in support of the application.

A motion, moved and seconded, to grant planning permission for application P09/E0072, Woodpeckers, Reading Road, Woodcote, was declared carried.

RESOLVED: to grant planning permission for application P09/E0072, Woodpeckers, Reading Road, Woodcote with the following conditions:

1. Commencement three years.
2. Details of slab levels prior to commencement.
3. Samples of materials prior to commencement.
4. Obscure glazed and fixed shut east-facing ground floor windows.
5. Removal of Permitted Development Rights for new dwelling for extensions, rooflights, porch, outbuildings, hardstandings.
6. Details of post construction review of sustainability measures having regard to Level 1 of the Code for Sustainable Homes prior to occupation.
7. Details of refuse and recycling storage facilities to be agreed with the Council's Waste Management Officer and composting facilities to be implemented as shown prior to commencement.
8. Formation of new access and alteration to existing access as plan prior to commencement and thereafter retained as such.
9. Formation of parking and turning areas as plan, but to include a secured surface within 5 metres of the highway prior to occupation and thereafter retained as such.
10. Retention of integral garage for parking only.
11. Details of hard and soft landscaping prior to commencement.
12. Details of tree protection including detailed arboricultural method statement prior to commencement.
13. Details of contamination investigation and mitigation as necessary prior to commencement.

169. P09/E0212 & P09/E0199/LB 23 Reading Road, Henley on Thames

The committee considered applications for planning permission and listed building consent for the conversion of part of the existing shop to a two-bedroom flat with roof windows at 23 Reading Road, Henley on Thames.

A motion, moved and seconded, to grant planning permission for application P09/E0212, 23 Reading Road, Henley on Thames, was declared carried.

A motion, moved and seconded, to grant listed building consent for application P09/E0199/LB, 23 Reading Road, Henley on Thames, was declared carried.

RESOLVED: to grant planning permission for application P09/E0212, 23 Reading Road, Henley on Thames with the following conditions:

1. Commencement three years.
2. Rooflights to be of flush-fitting 'conservation style' construction.
3. Joinery details for new windows and doors be submitted at a scale of 1:5 and 1:20.

and to grant listed building consent for application P09/E0199/LB, 23 Reading Road, Henley on Thames with the following conditions:

1. Listed building consent three year commencement.
2. New works to be finished to match the adjacent work.
3. Partitions to be of stud-work construction (with the exception of the partition separating the flat from the shop).
4. Details of all vents and flues to be submitted.

170. P09/W0243 Winterbrook Nursing Home, 18 Winterbrook, Cholsey

Mr I Lokhon declared a personal interest in this item as a close neighbour was well known to a relative¹.

The committee considered an application for rear single storey and side two storey extensions to provide residential accommodation, side single storey extension, and alterations to the parking area at Winterbrook Nursing Home, Cholsey.

A motion, moved and seconded, to grant planning permission for application P09/W0243, Winterbrook Nursing Home, Cholsey was declared carried.

¹ Mr Lokhon left the meeting at this point.

RESOLVED: to grant planning permission for application P09/W0243, Winterbrook Nursing Home, Cholsey with the following conditions:

1. Commencement three years.
2. Matching materials (walls and roof).
3. Parking as plan.
4. Tree protection (T1 and T4).
5. Surface water drainage details.
6. Hours of operation – construction and demolition.

The meeting closed at 8.55pm.

Chairman

Date