

# Minutes



OF A MEETING OF THE

## Planning Committee

HELD AT 6.00PM ON 10 JUNE 2009

AT COUNCIL OFFICES, CROWMARSH GIFFORD

### Present:

Mrs P Slatter (Chairman)<sup>1</sup>

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

### Apologies:

Mr G Andrews and Mr A Hodgson tendered apologies.

### Officers:

Ms E Bowerman, Mr P Brampton, Mrs K Fiander, Ms P Fox, Mrs H Moore, Mr M Moore, Ms G Napier, Ms J Randle, Ms S Spencer, Mr R Turner

### 1. Election of Chairman for the 2009/10 municipal year

The committee elected Mrs P Slatter as Chairman for the 2009/10 municipal year.

### 2. Election of Vice Chairman for the 2009/10 municipal year

The committee elected Mr F Bloomfield as Vice Chairman for the 2009/10 municipal year.

### 3. Minutes, 13 May 2009

**RESOLVED:** to approve the minutes of the meeting held on 13 May 2009 as a correct record and to agree that the Chairman sign them.

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<sup>1</sup> Elected Chairman at item 1.

#### **4. Proposals for site visit**

The committee agreed to defer consideration of application P09/E0091/O, Waynflete, Station Road, Shiplake to assess the impact of the proposed development on neighbouring properties.

**RESOLVED:** to carry out a site visit to Waynflete, Station Road, Shiplake, application P09/E0091/O, to assess the impact of the proposed development on neighbouring properties.

#### **5. 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 a report, which referred to the committee's meeting held on 22 April 2009. At that meeting the committee agreed to grant conditional planning permission with the additional proviso that, in the event that the required Section 106 agreements were not in place by 13 May 2009 (the 13 week target date), a refusal of planning permission based on a lack of infrastructure contributions should be issued.

By 13 May, the applicant had signed the agreements which were with the applicant's mortgagees who took longer than expected to sign them. The Chairman of the Planning Committee agreed that nothing would be gained by issuing a refusal notice and that any subsequent appeal would be likely to succeed and would almost certainly result in costs being awarded against the council because of what would be regarded as unreasonable behaviour.

**RESOLVED:** to confirm to grant conditional planning permission with the previously agreed conditions.

#### **6. P09/E0246, Radnor Close, 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 seeking full planning permission for the construction of automated entry gates at the entrance of Radnor Close, Henley-on-Thames.

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

A motion, moved and seconded, to grant planning permission for application P09/E0246, Radnor Close, Henley-on-Thames, was declared carried.

**RESOLVED:** to grant planning permission for application P09/E0246, Radnor Close, Henley-on-Thames subject to:

1. Commencement three years
2. Gates to be constructed in wrought iron and powder coated black.

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

The committee considered a retrospective application to retain five finger jetties for use as private moorings outside 3-7 River Terrace, Henley-on-Thames.

Mr R Pannier, addressed the committee objecting to the application.

A motion, moved and seconded, to grant planning permission for application P09/E0051/RET, 3-7 River Terrace, Henley-on-Thames, was declared carried.

**RESOLVED on the casting vote of the Chairman:** to grant planning permission (01) with no conditions for application P09/E0051/RET, 3-7 River Terrace, Henley-on-Thames.

## **8. P09/E0276, Lower Farm, Lower Road, Postcombe (in the parish of Lewknor)**

The committee considered an application to construct a new dwelling to replace the collapsed part-converted barn at Lower Farm, Lower Road, Postcombe.

Mrs G Bindoff, a representative of Lewknor Parish Council, addressed the committee objecting to the application.

Mr H Barnes, applicant, addressed the committee in support of the application.

A motion, moved and seconded, to grant planning permission for application P09/E0276, Lower Farm, Lower Road, Postcombe, was declared carried.

**RESOLVED:** to grant planning permission for application P09/E0276, Lower Farm, Lower Road, Postcombe, subject to the imposition of the following conditions:

1. Commencement detailed three years
2. Sample of all materials to be submitted and agreed
3. The boarding for the walls to be dark stained
4. Details of windows, doors and rainwater goods to be submitted and agreed
5. Retention of two parking spaces for new dwelling
6. Slab height of building
7. Removal of permitted development rights for extensions
8. Removal of permitted development rights for windows in side facing neighbour
9. Installation of drainage scheme to be agreed
10. Submission of contamination investigation scheme
11. Contamination remediation if required

12. Sustainability measures to be incorporated.

## **9. P09/W0211, 2 Bowness Avenue, Didcot**

Mr C Daukes declared a personal interest in this item because of his acquaintance with the neighbours at 4 Bowness Avenue. He had considered his position and had decided that the interest was not prejudicial. He would remain in the room to discuss the application and vote on it.

Mrs M Turner, 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 convert an existing three bedroom semi detached house into two maisonettes with one one-bedroom flat on the ground floor and a second one-bedroom flat at first floor level.

Mr R Millin, agent, addressed the committee in support of the application.

Mrs M Turner, a local ward councillor, addressed the committee on the application.

A motion, moved and seconded, to grant planning permission for application P09/W0211, 2 Bowness Avenue, Didcot, was declared carried.

**RESOLVED:** to grant planning permission for application P09/W0211, 2 Bowness Avenue, Didcot subject to the following conditions:

1. Commencement within three years
2. Parking and manoeuvring area as plan
3. Restriction on use of roof.

## **10. P09/W0342, Shillingford Bridge, Shillingford (in the parishes of Brightwell Cum Sotwell and Warborough)**

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 provide a 900mm high steel railing painted black over the south-west wing wall of Shillingford Bridge, Shillingford, to provide pedestrian protection.

Mrs C Dennis, a representative of Brightwell cum Sotwell Parish Council, addressed the committee objecting to the application.

Mr P Cross, a local ward councillor, addressed the committee on the application.

A motion, moved and seconded, to grant planning permission for application P09/W0342, Shillingford Bridge, Shillingford, was declared carried.

**RESOLVED:** to grant planning permission for application P09/W0342, Shillingford Bridge, Shillingford subject to the following conditions:

1. Commencement three years - full planning permission
2. Details of fixings and method of fixture to be agreed.

### **11. P09/W0357, 10 Tyburn Glen, Didcot**

The committee considered an application to erect an extension above an existing garage at first floor level, extending over the driveway to create a new bedroom with en-suite at 10 Tyburn Glen, Didcot.

A motion, moved and seconded, to grant planning permission for application P09/W0357, 10 Tyburn Glen, Didcot, was declared carried.

**RESOLVED:** to grant planning permission for application P09/W0357, 10 Tyburn Glen, Didcot subject to the following conditions:

1. Commencement three years - full planning permission
2. Matching materials (walls and roof)
3. No windows, doors or other openings.

### **12. P09/E0270, Oak Barn, Stert Road, Kingston Blount (in the Parish of Aston Rowant)**

The committee considered an application for conversion and infilling of covered storage to provide additional living accommodation and associated alterations including insertion of rooflights at Oak Barn, Stert Road, Kingston Blount. The planning officer advised that Aston Rowant Parish Council was unable to attend the meeting to address the committee but that their comments were set out in the report at paragraph 3.1.

Mr A Newell addressed the committee objecting to the application.

Mr J Lee, applicant, addressed the committee in support of the application.

Mrs D Brown, ward councillor, addressed the committee on the application.

A motion, moved and seconded, to grant planning permission for application 09/E0270, Oak Barn, Stert Road, Kingston Blount, was declared carried.

**RESOLVED:** to grant planning permission for application P09/E0270, Oak Barn, Stert Road, Kingston Blount subject to the following conditions:

1. Standard three year time limit
2. Materials to match existing
3. Rooflight to be a flush fitting 'conservation style' rooflight
4. Joinery details for new windows and doors to be submitted at a scale of 1:5 and 1:20.

### **13. P09/E0314, 86 Hill Road, Watlington**

The committee considered an application for a ground floor extension and part first floor extension at 86 Hill Road, Watlington.

A motion, moved and seconded, to grant planning permission for application P09/E0314, 86 Hill Road, Watlington, was declared carried.

**RESOLVED:** to grant planning permission for application P09/E0314, 86 Hill Road, Watlington, subject to the following conditions:

1. Commencement three years
2. Samples of materials to be submitted for approval
3. Ensuite windows in the southwest elevation to be obscure glazed
4. Tree protection scheme to be submitted for approval
5. Landscaping scheme to be submitted for approval
6. No additional windows.

### **14. P09/W0352, 25 Nene Grove, Didcot**

Mr I Lokhon declared a personal and prejudicial interest in this item because of his friendship with the applicant. In accordance with the Councillors' Code of Conduct he stepped down from the committee, left the room and took no part in the discussion or voting on this item.

The committee considered an application to erect a single storey pitched roof extension to the rear of the dwelling at 25 Nene Grove, Didcot.

A motion, moved and seconded, to grant planning permission for application P09/W0352, 25 Nene Grove, Didcot, was declared carried.

**RESOLVED:** to grant planning permission for application P09/W0352, 25 Nene Grove, Didcot, subject to the following conditions:

1. Commencement three years
2. Matching materials walls and roof.

The meeting closed at 7.50pm.

Chairman

Date