

Minutes



Listening Learning Leading

OF A MEETING OF THE

Planning Committee

HELD AT 6.00PM ON 24 JUNE 2009

AT COUNCIL OFFICES, CROWMARSH GIFFORD

Present:

Mrs P Slatter (Chairman)

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

Apologies:

Mr R Peirce tendered an apology.

Officers:

Mr S Corrigan, Ms P Fox, Mrs K Gould, Ms N Hill, Mr P Lucas, Mrs H Moore, Ms G Napier, Mr I Price, Ms J Randle, Mrs C Scotting

15. Minutes 10 June 2009 meeting

The committee was advised that the minutes of the meeting held on 10 June 2009 would be presented to the next meeting for approval.

16. P09/W0201/O, Land east of Benson Lane, Crowmarsh Gifford

Mr F Bloomfield declared a personal and prejudicial interest in this item on the grounds that the applicant is a family friend. He withdrew from the meeting and took no part in the consideration or voting on this item.

The committee considered an outline application for the erection of 210 dwellings at land east of Benson Lane, Crowmarsh Gifford.

The planning officer reported the consultation responses of Oxfordshire County Council (OCC).

In terms of the structure plan the planning officer reported that OCC is satisfied that there is a need for housing of the scale proposed at the location. South Oxfordshire District Council is currently unable to demonstrate a 5 year land supply of deliverable housing sites. Whilst preferable that the principle of large scale development in this location is dealt with through the Local Development Framework process, PPS3 states that South Oxfordshire District Council should consider whether there are

objections that outweigh the need to deliver housing – such matters being quality, mix, suitability of site for housing, using land effectively and efficiently, in line with wider housing objectives.

OCC had no objection on mineral sterilisation grounds as the quantity of workable mineral that would be sterilised is not significant. The site is in an area of archaeological potential and if approved OCC would recommend a condition to ensure the applicant implements a staged programme of archaeological work. OCC Countryside Service welcomed the inclusion of rights of way within a protected green buffer zone. Appropriate surfaces, furniture, drainage and vegetation management would need to be agreed together with integration within the wider network and developer contributions.

The planning officer reported the receipt of three further responses following further information submitted under Environmental Impact Assessment Regulations. Both Crowmarsh and Benson parish councils maintained their objections with Benson Parish Council adding that the danger of flooding has not been confirmed. Dr N Robins (CRAG) maintained that there is a groundwater flooding issue and the data needs to be reviewed and re-assessed.

The planning officer corrected an error in the report and clarified that the parish of Crowmarsh has about 600 dwellings whereas the village of Crowmarsh Gifford has 487 dwellings.

The planning officer advised that recommended refusal reasons 2 and 3 were included because the required planning obligations were not yet agreed. If these were completed in accordance with the council's requirements these reasons would no longer be valid.

Mr B Stone, representative of Wallingford Town Council, addressed the committee objecting to the application.

Mr J Griffin and Mr N Hannigan, representatives of Crowmarsh Gifford Parish Council, addressed the committee objecting to the application.

Mrs B O'Dwyer, Mr J Farrow and Dr N Robins, local residents, addressed the committee objecting to the application.

Mr N Duckworth, applicant, addressed the committee in support of the application.

Mr N Odd, a local ward councillor, addressed the committee on the application.

RESOLVED: to refuse outline planning permission for application P09/W0201/O, land to the east of Benson Lane, Crowmarsh Gifford for the following reasons:

1. The proposed development is on a greenfield site that is not allocated for development in the adopted Local Plan, it is contrary

to SOLP policies G4, H2 and H6. This development does not reflect the South East Plan village management policy BE5 or housing objectives and spatial vision for the area outlined in the emerging South Oxfordshire Core Strategy Preferred Options. The South East Plan supports small scale proposals for affordable housing which respect the capacity of the built form and distinctive character of the village. The South Oxfordshire Core Strategy aims to establish a strong network of settlements throughout the district by allowing growth that respects the scale of existing settlements and maintains the population and sustainability of villages so that services and facilities may be retained. This amount of development in Crowmarsh Gifford will undermine these policy objectives, as it does not respect the scale and local distinctiveness of the existing village and will jeopardise the ability to provide an appropriate distribution of housing in other villages. The proposal is contrary to the adopted Local Plan and the council's vision and objectives 1 and 2 in the emerging Core Strategy. Although the council does not have a 5 year supply of housing land, the shortfall in land is primarily in the Didcot area. Whilst the council has indicated that it will consider bringing forward development in the 'Rest of Central Oxfordshire' in the short term, any such development should be in accordance with the emerging core strategy set out in the council's preferred options document.

2. The application fails to secure provision for affordable housing as required by Policy H3 of the South East Plan, Policy H7 of the adopted South Oxfordshire Local Plan and Supplementary Planning Guidance 'Affordable Housing'.
3. The application fails to secure provision for necessary infrastructure, facilities and services to meet the needs of the development as required by Policies CC7 and CC8 in the South East Plan, Policies D11, D12, R2, R3, R6, and C6 of the adopted South Oxfordshire Local Plan.

Reasons 2 and 3 could be overcome in the event that a satisfactory planning obligation in respect of affordable housing and infrastructure, facilities and services is completed to the satisfaction of the council, delegated to the Head of Planning.

17. P09/E0091/O, Waynflete, Station Road, Lower Shiplake

Mr R Peasgood, a local ward councillor, stepped down from the committee and took no part in the discussion or voting on this item.

Further to Minute 4/06/09 and a site visit the committee considered an outline application for the demolition of a garage/store and the erection of a dwelling and

detached garage and double garage to serve the existing dwelling incorporating new vehicular access at Waynflete, Station Road, Lower Shiplake.

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

Mr E Lefebure, a local resident, addressed the committee objecting to the application.

Mr M Shelley, applicant, and Mr A Seldon, agent for the applicant, spoke in support of the application.

Mr R Peasgood, a local ward councillor, addressed the committee on the application.

RESOLVED: to grant outline planning permission for application P09/E0091/O Waynflete, Station Road, Lower Shiplake subject to the following conditions:

1. Standard Outline Planning Condition – Time Limit.
2. Standard Outline Planning Condition – Details to be considered as reserved matters.
3. Details of slab levels prior to commencement.
4. Ridge height of dwelling to be no greater than 7 metres above external ground level.
5. Samples of materials prior to commencement.
6. Removal of permitted development rights for first floor windows in north or east elevations.
7. Removal of permitted development rights for extensions, roof extensions, rooflights, outbuildings or hardstandings.
8. Details of sustainability measures prior to commencement.
9. Details of refuse and recycling storage and composter prior to commencement.
10. Provision of vision splays and access as plan prior to occupation and thereafter retained as such.
11. Provision of parking and turning areas prior to occupation and thereafter retained as such.
12. Retention of garages for car and cycle parking only.
13. Details of hard and soft landscaping prior to commencement.
14. Details of tree protection prior to commencement.
15. Details of contamination investigation and mitigation as necessary prior to commencement.

18. P08/E0409, Lleyn House, Crowsley Road, Lower Shiplake

Mr R Peasgood, a local ward councillor, stepped down from the committee and took no part in the discussion or voting on this item.

Following a site visit the committee considered an application seeking full planning permission for the erection of a three bedroom dwelling on land at Lleyn House, Crowsley Road, Lower Shiplake.

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

Mr S Wooller and Mr M Illingworth, local residents, addressed the committee objecting to the application.

Mr M Gregory, applicant, addressed the committee in support of the application.

Mr R Peasgood, a local ward councillor, addressed the committee on the application.

Contrary to the officer's recommendation for approval a number of councillors expressed the view that the size and appearance of the proposed development would have a detrimental impact on neighbours and would not be in keeping with the surrounding area. A motion moved and seconded to refuse the application on the above grounds on being put was declared lost.

RESOLVED: to grant planning permission for application P08/E0409, Lleyn House, Crowsley Road, Lower Shiplake subject to the following conditions:

1. Time Limit.
2. Details of slab levels and finished ground prior to commencement.
3. Details of spoil disposal prior to commencement.
4. Samples of materials prior to commencement.
5. Details of solar panels and brise soleil to be finalised prior to commencement.
6. Removal of permitted development rights for windows or doors, extensions, roof extensions, rooflights, outbuildings or hardstandings.
7. Access to flat roof for maintenance purposes only.
8. Details of sustainability measures prior to commencement.
9. Details of refuse and recycling storage and composter prior to commencement.
10. Retention of garages for 2 vehicles and cycle parking only.
11. Details of hard and soft landscaping including boundary treatment prior to commencement.
12. Details of tree protection prior to commencement.
13. Details of contamination investigation and mitigation as necessary prior to commencement.

19. P09/E0499/RET, Chinnor Village Hall, Church Road, Chinnor

The committee considered a retrospective application for the erection of a single storey front extension, new access to side elevation and erection of two storey rear extension with provision of car parking to rear at Chinnor Village Hall, Chinnor.

Ms L Amor, a local resident, addressed the committee objecting to the application.

Captain M Reed, Chairman of Chinnor Village Hall, addressed the committee in support of the application.

RESOLVED: to grant retrospective planning permission for application P09/E0499/RET Chinnor Village Hall, Church Road, Chinnor subject to the following conditions:

1. Use of matching materials for walls and roof.
2. Prior to the first use of the extended village hall, the car park be extended as shown on the submitted plans.
3. Prior to the first use of the extended village hall, a barrier at the front entrance to the car park, and boundary fencing to the rear, be provided.
4. No additional windows and doors to be inserted without the prior grant of planning permission.
5. Prior to the first use of the extended village hall, the velux windows shall be obscure glazed and fitted with restricted openers, in accordance with details specified on plan reference 0907/01, and shall be so retained and maintained.

20. P09/W0349, 39 Blacklands Road, Benson

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 build a single storey rear extension and a two storey side extension at 39 Blacklands Road, Benson.

Mr B Pattison, agent for the applicant, addressed the committee in support of the application.

Mrs S Cooper, a local ward councillor, addressed the committee on the application.

Mr F Bloomfield, a local ward councillor, addressed the committee on the application.

RESOLVED: to refuse planning permission for application P09/W0349, 39 Blacklands Road, Benson for the following reason:

That, given the prominent corner location of the dwelling and the strong symmetry between no 39 Blacklands Road and 2 Newton

Way, the lack of a sufficient set back and set down to the extension will result in a visually prominent development which would not be subservient in scale and design and would detract from the character of the area and the character and appearance of this semi detached pair of dwellings contrary to policies D1 and H13 of the adopted South Oxfordshire Local Plan and to advise set down in section 6.3.2 of the South Oxfordshire Design Guide.

21. P09/W0247, Land to rear of 190 Fane Drive, Berinsfield

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 for the erection of a two storey building to provide four one bedroom flats on land to the rear of 190 Fane Drive, Berinsfield.

The planning officer reported the parish council's continued objection to the amended plans.

Mr G Denslow, representative of Berinsfield Parish Council, addressed the committee objecting to the application.

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

Mr J Cotton, a local ward councillor, addressed the committee on the application.

A motion moved and seconded to grant planning permission with a further condition regarding slab levels to address concerns about the height of the building on being put was declared carried.

RESOLVED: to grant planning permission for application P09/W0247, land to rear of 190 Fane Drive, Berinsfield subject to the following conditions:

1. Commencement three years - Full Planning Permission.
2. Sample materials required (walls and roof).
3. Parking & Manoeuvring Areas Retained.
4. Turning areas and parking.
5. Turning areas and parking.
6. Contamination (investigation).
7. Contamination (remediation and validation).
8. Sustainable Design Features - as approved.
9. Archaeological Watching Brief.
10. Ambient noise levels.
11. Condition of sewer to be investigated.
12. Details of slab levels.

22. P09/W0338, Land to east of Bayswater Road, Stanton St John

The committee considered an application for the change of use of land from agriculture to the keeping of horses for recreational purposes and the erection of a building to provide two stables and a tack room/feed store at land to the east of Bayswater Road, Stanton St John.

The planning officer suggested additional conditions restricting the site to the personal use of the owner and to require the submission of plans of the area of hardstanding.

Mr I Price, Legal Services Manager, advised the committee that in response to concerns about the installation of an electricity supply to the site in advance of a decision on the planning application the council had obtained a High Court order that prohibited certain acts of development being undertaken on the site without planning permission. The order would not prohibit the carrying out of the development proposed in the application before the committee nor was it intended that it should. He stressed the point that the council's obtaining of the court order did not change or add to the material planning considerations in respect of the application for the stable building before the committee.

Ms G Moore, a representative of Stanton St John Parish Council, addressed the committee objecting to the application.

Mr J Walsh, representing the Friends of Bayswater Road Green Belt, addressed the committee objecting to the application.

Ms A Purse, a local ward councillor, addressed the committee objecting to the application.

Contrary to the officer's recommendation of approval a number of councillors expressed the view that the proposal would have a detrimental impact on the openness of the green belt, damage the visual amenity of the area and therefore represented an inappropriate development in the green belt. A motion moved and seconded to refuse planning permission for the above reasons on being moved and seconded was declared carried.

RESOLVED: to refuse planning permission for application P09/W0338, land to the east of Bayswater Road, Stanton St John for the following reason:

That, having regard to the location of the development in an isolated, elevated and undeveloped rural location within the Oxford Green Belt, the stables, feed and tack rooms and area of hardstanding would detract from the openness of this vulnerable part of the Oxford Green Belt and be visually intrusive to this rural area. As such the proposal would be contrary to Policies GB4, G2, G4 and R10 of the adopted South Oxfordshire Local Plan and to advice contained within

PPG2. No very special circumstances have been put forward which would outweigh the harm to the openness of the Green Belt or the visual amenity of the area.

23. P09/W0378, Penn House, Little Milton

The committee considered an application to erect an extension above an existing utility room at Penn House, Little Milton.

Mr S McGill, representative of Little Milton Parish Council, addressed the committee objecting to the application.

Mrs E Swabey-Collison, agent for the applicant, addressed the committee in support of the application.

RESOLVED: to refuse planning permission for application P09/W0378, Penn House, Little Milton for the following reason:

That having regard to the location of the extension in relation to Grade II listed Abbots Close, the proposed development would reduce the visibility of the listed building in views from Church Hill, harming its setting. The half-hipped design of the extension also fails to relate to the traditional vernacular character and steeply pitched roofs of this existing property and the development would therefore harm the setting of the listed building and would fail to preserve or enhance the character or appearance of the Little Milton Conservation Area contrary to Policies D1, G6, CON5, CON7 and H13 of the South Oxfordshire Design Guide and to advice contained within PPG15.

The meeting closed at 9.50pm.

Chairman

Date