

Minutes



OF A MEETING OF THE

Planning Committee

Listening Learning Leading

HELD AT 6.00PM ON 15 JULY 2009

AT COUNCIL OFFICES, CROWMARSH GIFFORD

Present:

Mrs P Slatter (Chairman)

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

Apologies:

Mr A Hodgson, Mr I Lokhon, and Mrs A Midwinter tendered apologies.

Officers:

Ms S Crawford, Ms P Fox, Mrs E Hamerton, Mrs H Moore, Mrs J Thompson, Mr T Wyatt.

24. Minutes 10 June 2009 and 24 June 2009 meetings

RESOLVED: to approve the minutes of the meetings held on 10 June 2009 and 24 June 2009 as correct records and to agree that the Chairman sign them.

25. P08/E1278 & PO8/E1279/LB, Stonor Arms Hotel, Stonor

The committee considered applications for planning permission and listed building consent for change of use of the premises to a mixed use as a public house, restaurant, café and shop, external and internal alterations, new accesses and parking, and landscaping at the Stonor Arms Hotel, Stonor, in the parish of Pishill.

The planning officer reported that following discussions with environmental protection officers, a number of amendments to the conditions in the report had been circulated. Representatives from Environmental Protection and Oxfordshire County Council Highways departments attended to answer questions from the committee.

Mr T Dunn, representative of Pishill with Stonor Parish Council, addressed the committee in support of the application.

Mr I Madeley, local resident, addressed the committee objecting to the application.

Mr S Neal, agent, Mr D Davies, Mr D Reed, Chiltern Society, and Mrs M Messenger and Mr M Barrett, local residents, addressed the committee in support of the application.

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

A motion to grant planning permission with amended conditions as circulated, and a further amendment to remove condition 17 (External doors and windows to be kept closed during hours of operation), on being moved, seconded and put to the vote was declared carried.

RESOLVED: to grant planning permission for application P08/E1278, Stonor Arms Hotel, Stonor subject to the following conditions:

1. Standard three year time limit.
2. Details of doors and windows.
3. Details of internal and external lighting.
4. Details of flues, vents (including roof ventilation), pipes, ducts and rainwater goods including gutter between green roof and building.
5. Samples of all external materials including, sample panel of lime mortar/brick for main buildings and lime mortar/brick/flint for boundary wall.
6. Details of colour swatches for paint finishes.
7. Details of archaeological watching brief.
8. Details of hard and soft landscaping including tree pits and incorporating SUDS.
9. Tree protection as set out in submitted arboricultural method statement.
10. Scheme for mitigation for bats to be implemented as approved.
11. Details of mechanical extract plant – noise assessment and control.
12. Details of mechanical extract plant – odour assessment and control.
13. Conference room for meetings only: hours of use to be between 8:30am and 6:00pm Monday to Friday only.
14. Details of number and layout of covers on Restaurant Garden Terrace to be submitted and agreed.
15. No amplified/live music on Restaurant Garden Terrace.
16. Hours of use to be as specified on the application forms, namely:
 - Retail: between 8:30am and 6pm Monday to Saturday and between 10am and 6pm Sundays and Bank Holidays.
 - Café & Restaurant: between 8:30am and 11pm Monday to Saturday and between 10am and 6pm Sundays and Bank Holidays.

- Public House: between 11am and 11pm Monday to Saturday and between 11am and 6pm Sundays and Bank Holidays.
17. Hours of deliveries or collections limited to between 8am and 6pm Monday to Saturday only and not Sundays or Bank Holidays.
 18. Lighting to Institution of Lighting Engineers Guidance Notes for the Reduction of Obtrusive Light GN01 specifications.
 19. Access, vision splays, parking and turning areas to be provided as plan prior to first use.
 20. Details of cycle parking.
 21. Details of a scheme of CCTV.
 22. Details of foul drainage.
 23. Details of surface water drainage.
 24. Sustainable measures implemented as detailed in the application
 25. Details of waste management storage facilities.
 26. Retail use to be restricted to 128 square metres floorspace (excluding storage) and the greater proportion of goods sold comprise locally-produced goods, as detailed in the March 2009 justification statement.

And to grant listed building consent for application P08/E1279/LB subject to the following conditions:

Conditions 1-6 above and:

1. Details of full repair and new work schedules including recording strategy.
2. Repair of historic fabric shall be like for like.
3. Details of fire prevention measures.
4. Details of damp treatment to timbers and brick walls.
5. Details of new insulation.

26. P09/E0577 Land to rear of 24 Oakley Road, Chinnor

Mr G Andrews, 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 planning permission for the construction of a four-bedroom detached dwelling and garage on land at the rear of 24 Oakley Road, Chinnor.

Mrs P Haywood, representative of Chinnor Parish Council, addressed the committee objecting to the application.

Mr L Ballard, a local resident, addressed the committee objecting to the application.

Mr M Daly, the applicant, spoke in support of the application.

RESOLVED: to grant planning permission for application P09/E0577, land to the rear of 24 Oakley Road, Chinnor subject to the following conditions:

1. Commencement three years.
2. Sample of all materials to be submitted and agreed.
3. No garage conversion into accommodation.
4. Construction and retention of driveway, parking and turning.
5. High level windows shown in side elevations to have a minimum cill level of 1.7m.
6. No additional windows in side elevations above ground floor or windows in roof without the grant of planning permission.
7. Tree protection measures to be put in place in accordance with details provided.
8. Notwithstanding the details accompanying the application, trees along the rear boundary to be retained and maintained at a height of not less than 5m.
9. Additional screening to be provided adjacent to 20b Oakley Road
10. Withdrawal of permitted development rights for extensions, roof extensions and garden structures.
11. Existing parking for 24 Oakley Road to be retained as such.
12. Contamination investigation.
13. Sustainability measures to be incorporated.

27. P09/E0410 Thame Mowers, Chinnor Road, Towersey

The committee considered an application seeking full planning permission for the change of use of part of the showroom to provide a two-bedroom residential unit at Thame Mowers, Chinnor Road, Towersey.

Mr A Poore and Ms P Day, the applicant and agent, addressed the committee in support of the application.

RESOLVED: to refuse planning permission for application P09/E0410, Thame Mowers, Chinnor Road, Towersey for the following reason:

The application site lies in a rural location to the south of the main built up area of Towersey where there is a general presumption against new housing development with regard to Policy H6 of the South Oxfordshire Local Plan 2011. However, the principle of the conversion of the existing building may be acceptable provided that all of the relevant criteria of Policy E8 of the South Oxfordshire Local Plan are complied with. In relation to Criterion (vii) of Policy E8 the applicant has not demonstrated that other non-residential uses of the building have been explored and found to be unacceptable in

planning terms. Furthermore, the proposal fails to comply with Policy E6 of the South Oxfordshire Local Plan as it has not been demonstrated that the existing employment use or any other suitable employment or service trade use is economically unviable.

28. P09/W0396 Violets Farm, Hammer Lane, Warborough

Mr P Cross¹ 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 application for planning permission for a new three-bedroom dwelling with new access off Thame Road at Violets Farm, Hammer Lane, Warborough.

The Planning Officer informed the committee of a further consideration to be taken into account as an addition to the officer's report:

Housing land availability

There is currently a shortfall on the required five year supply of deliverable sites for housing. Applications should be considered favourably where they achieve high quality housing, are suitable for development with regard to environmental sustainability, use land effectively and efficiently and are in line with housing objectives'.

In this case, your officer's consider that the harm of the current proposal to the openness of the Green Belt, to the character of the conservation area and the landscape setting of the village outweigh any benefits of providing 1 further dwelling in the district. Therefore the lack of an up to date 5 year supply is insufficient to override the other planning objections to this development.

RESOLVED: to refuse planning permission for application P09/W0396, Violets Farm, Hammer Lane, Warborough, for the following reasons:

1. That, the site lies within the Oxford Green Belt and Warborough is one of the villages where strict infill only will be permitted. The proposed development does not constitute infilling because the site is not a small gap in an otherwise built-up frontage. The principle of the development is therefore unacceptable and would constitute inappropriate development within the Oxford Green Belt, contrary to Policies H5, GB2 and GB4 of the adopted South Oxfordshire Local Plan and to advice contained within PPG2.

¹ Mr Cross did not rejoin the meeting after this item had concluded.

2. That, this part of Warborough has a semi rural character and marks the edge of the village envelope. The proposal to erect a new dwelling with access onto Thame Road would erode the rural character of the area and would set an undesirable precedent for further development in the immediate area. The provision of a house and the loss of vegetation would be detrimental to the character of the area in general and would detract from the character and appearance of the Warborough Conservation Area contrary to Policies G2 and CON7 of the adopted South Oxfordshire Local Plan and to advice contained within PPG15.
3. That, having regard to the details of design the proposal fails to reinforce local distinctiveness contrary to Policies D1 and G6 of the adopted South Oxfordshire Local Plan and to South Oxfordshire Design Guide principles.
4. That ten trees would be lost as a result of the development and the mitigation measures that are proposed could not be implemented due to site constraints. Collectively the trees have a high amenity value and their loss would be detrimental to the rural character of the area in general and the character and appearance of the Conservation Area contrary to Policies G2, C9 and CON7 of the adopted South Oxfordshire Local Plan.

29. P09/W0283 Rear of and land adjacent to 40 New Road, East Hagbourne.

The committee considered an application for planning permission to build a three bedroom detached house with a single garage adjacent to 40 New Road, East Hagbourne.

The planning officer reported receipt of a further letter from a registered objector expanding the original reasons for objecting to the application.

Mr P W D Greene, local ward councillor, addressed the committee on the application.

A motion to grant planning permission, with conditions in the report was moved, seconded, put to the vote and was declared carried.

RESOLVED: to grant planning permission for application P09/W0283, rear garden and land adjacent to 40 New Road, East Hagbourne subject to the following conditions:

1. Commencement three years.
2. Sample materials required (all).

3. The proposed rooflights on the building hereby permitted shall have a cill high of 1.7m from the internal floor level.
4. No additional windows, doors or other openings.
5. Withdrawal of Permitted Development rights (Part 1 Class E) - no buildings/enclosures.
6. Withdrawal of Permitted Development rights (Part 1 Class A) - no extension/alteration.
7. Sustainable Design Features - Details required (general).
8. Landscaping Scheme (trees and shrubs only).
9. Tree protection (Detailed).
10. No garage conversion into accommodation.
11. New vehicular access (including requirement that access to be constructed prior to the start of construction of the house).
12. Parking & manoeuvring areas retained.
13. Boundary walls & fences.
14. Contamination (investigation).

The meeting closed at 7.20pm.

Chairman

Date