

Minutes



Listening Learning Leading

OF A MEETING OF THE

Planning Committee

HELD AT 6.00PM ON 5 AUGUST 2009

AT COUNCIL OFFICES, CROWMARSH GIFFORD

Present:

Mrs P Slatter (Chairman)

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

Apology:

Mrs E Gillespie tendered an apology

Officers:

Mr P Bowers, Mr S Corrigan, Mrs K Gould, Ms N Hill, Mr P Lucas, Mr M Moore, Miss J Randle, Mr R Turner

30. Minutes

RESOLVED: to approve the minutes of the meeting held on 15 July 2009 as a correct record and to agree that the Chairman sign them.

31. P09/E0171 & P09/E0172/LB Home Farm, Britwell Salome

The committee considered applications for planning permission and listed building consent for the conversion of a barn to swimming pool including a single storey lean-to extension at Home Farm, Britwell Salome.

RESOLVED: to grant planning permission for application P09/E0171, Home Farm, Britwell Salome subject to the following conditions:

- 1 Standard three year time limit.
- 2 Window in east elevation to be fixed shut.
- 3 Details of screening of oil tank to be submitted.
- 4 Bat mitigation measures to be implemented as approved.
- 5 Swimming pool to be used incidentally to main house only.

- 6 Materials to match adjacent material and make good the listed building.
- 7 Details of joinery at 1:10 scale.
- 8 Details of method statement for excavation and carrying out works.
- 9 Details of archaeological watching brief.
- 10 Plant machinery and equipment to be in accordance with BS4142 (1997).
- 11 Details of contamination investigation and remediation as necessary.
- 12 Pool to be emptied overnight and in dry periods and discharge rate to not exceed 5 litres/second.

And to grant listed building consent for application P09/E0172/LB subject to the following conditions:

1. Standard three year time limit.
2. Swimming pool to be used incidentally to the main house only.
3. Materials to match adjacent material and make good the listed building.
4. Details of the joinery at 1:10 scale.
5. Lime plaster to be used on internal plinth walls.

32. P09/W0440 Land adjacent to Marsh Bridge Cottages, Didcot

The committee considered an application for planning permission for the erection of 14 residential units with associated parking, landscaping, refuse and cycle storage at land adjacent to Marsh Bridge Cottages, Didcot.

The planning officer reported that Thames Water and Commercial Services (waste collection) had raised no objection to the application. She also proposed an additional condition requiring details of fire hydrants prior to occupation of the dwellings.

A letter from the highways authority setting out its views on the proposal and its recommended conditions was circulated to committee members prior to the meeting.

Mr B Service, representative of Didcot Town Council, addressed the committee objecting to the application.

Ms K Glenn, local resident, addressed the committee objecting to the application.

Ms R Jubb, agent for the applicant, and Mr N Atkinson, highways consultant for the applicant, spoke in support of the application.

RESOLVED: to authorise the Head of Planning to grant planning permission for application P09/W0440 subject to the prior completion of an appropriate planning obligation with the County Council to

ensure infrastructure payments are made towards education, libraries, waste management, a museum resource centre, social and health care, fire and rescue and public transport and with the District Council to ensure infrastructure payments are made towards sport and recreation, play areas, community hall facilities, safety and security, recycling, street naming, green infrastructure and biodiversity and the following conditions:

1. Commencement three years – full planning permission.
2. No development shall commence on site until the applicant has secured a staged programme of archaeological investigation.
3. No development shall commence until a phased contaminated land risk assessment has been carried out.
4. Sample materials required (walls and roof).
5. Landscaping (including access road and hard standings).
6. Landscaping management scheme to be submitted.
7. Sustainable Homes – Code Level 3 to be achieved.
8. The development shall be constructed in accordance with the noise control measures specified in the submitted noise report.
9. Notwithstanding the above condition, the development shall be designed, constructed and maintained so as to ensure that the internal ambient noise levels for dwellings is acceptable.
10. Hours of operation – construction/demolition sites.
11. Surface water drainage details to be submitted.
12. Foul water drainage details to be submitted.
13. Details of fire hydrants prior to occupation of the dwellings.
14. Prior to occupation of the dwellings, the access onto the B4106 shall be constructed to LHA specification.
15. Prior to the occupation the dwellings, vehicular accesses, driveways and turning area shall be laid out, surface and drained as per LHA specification.
16. Prior to occupation of the dwellings, the parking and turning areas shall be provided as per the submitted plan and laid out to specification and shall remain unobstructed except for parking at all times.
17. No surface water from the development shall be discharged onto the adjoining highway.
18. Prior to the commencement of development a travel plan showing the routing for construction traffic shall be submitted and approved.
19. The cycle provision as shown on the submitted plans shall be provided prior to the occupation of the dwellings.

33. P09/E0351 Bakers Shaw, Ladygrove, Goring Heath

Mrs P Slatter, 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 a replacement dwelling, garages and store with associated driveway, parking and turning area at Bakers Shaw, Ladygrove, Goring Heath.

The planning officer corrected an error in paragraph 1.2 of the report to replace a reference to plain clay roof tiles with cedar shingles on the existing dwelling.

Mr P Emmett, agent for the applicant, addressed the committee in support of the application.

Mrs A Ducker, a local ward councillor, addressed the committee in support of the application.

RESOLVED: to grant planning permission for application P09/E0351, Bakers Shaw, Ladygrove, Goring Heath subject to the following conditions:

1. Standard three year time limit.
2. Details of levels against fixed datum point prior to commencement.
3. Samples of materials prior to commencement.
4. Removal of Permitted Development Rights extensions, rooflights, porches, outbuildings and hardstandings.
5. Sustainable measures implemented as approved prior to occupation.
6. Details of waste storage and collection facilities prior to commencement.
7. Details of hard and soft landscaping prior to commencement.
8. Details of tree protection scheme prior to commencement.
9. Bat mitigation measures to be implemented as approved prior to occupation.
10. Home office to be used for incidental purposes related to Bakers Shaw.

34. P09/W0409 & P09/W0410/LB 4 Beansheaf Terrace, 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 applications for planning permission and listed building consent for a rear extension to provide kitchen and toilet at 4 Beansheaf Terrace, Wallingford.

Mr J Radice, the agent for the applicant, and Mr D Pavitt, the applicant, spoke in support of the committee.

RESOLVED: to refuse planning permission for application P09/W0409, 4 Beansheaf Terrace, Wallingford for the following reasons:

1. That, having regard to the design, scale and proportions of the extension it does not relate to the modest scale and form of the Grade II Listed Building significantly harming its special architectural and historic character contrary to Policy CON2 and H13 of the South Oxfordshire Local Plan 2011.

2. That, having regard to the depth of the extension and the area the extension covers in terms of the size of the modest courtyard the proposed development significantly detracts from the setting of the Grade II Listed Building contrary to Policy CON5 of the South Oxfordshire Local Plan 2011.

And to refuse listed building consent for application P09/W0410/LB for the following reasons:

1. That, having regard to the design, scale and proportions of the extension it does not relate to the modest scale and form of the Grade II Listed Building significantly harming its special architectural and historic character contrary to Policy CON2 of the South Oxfordshire Local Plan 2011.
2. That, having regard to the depth of the extension and the area the extension covers in terms of the size of the modest courtyard the proposed development significantly detracts from the setting of the Grade II Listed Building contrary to Policy CON5 of the South Oxfordshire Local Plan 2011.

35. P09/E0595/RET Former Essex House Hotel, 149 Chinnor Road, Thame

Mr D Dodds and Mrs A Midwinter, local ward councillors, stepped down from the committee and took no part in the discussion or voting on this item.

The committee considered an application for retrospective planning permission for revisions to the elevations of Block B including an increase in the height, alterations to the existing building to provide a bin and cycle store at Former Essex House Hotel, 149 Chinnor Road, Thame.

The planning officer reported the receipt of an additional letter of objection from the former owner of the Essex House Hotel, which was demolished to accommodate the current residential accommodation, insisting that the new owners should be required to build the scheme as granted by planning permission. The planning officer also informed the committee that Oxfordshire County Council had confirmed that the requirements of the previous unilateral undertaking were satisfactory in relation to the current scheme.

Mr L Morbey, representative of Thame Town Council, addressed the committee objecting to the application.

Mr D Phillips, a local resident, addressed the committee, objecting to the application.

Mr D Dodds and Mrs A Midwinter, local ward councillors, addressed the committee objecting to the application.

Whilst some members of the committee expressed the view that the building as built dominated Bridge Terrace, an adjoining building, and gave rise to a prominent impact on the streetscene others expressed the view that the impact of the building was not sufficient to justify refusal of the planning application.

A motion, moved and seconded to approve the application, on being put, was declared lost.

A motion, moved and seconded to refuse the application on the above grounds, on being put, was declared lost on the casting vote of the Chairman.

A motion, moved and seconded, to defer consideration of the application to allow for a committee site visit to assess the impact of the building on Bridge Terrace and the streetscene, on being put, was declared carried.

RESOLVED: to defer consideration of application P09/E0595/RET former Essex House Hotel, 149 Chinnor Road, Thame to allow for a committee site visit to assess the impact of the building on Bridge Terrace and the streetscene.

Capt J Flood stood down from the committee prior to the consideration of the remaining items of business.

36. P09/W0536 15 Nunney Brook, Didcot

The committee considered an application for planning permission for a rear single storey extension at 15 Nunney Brook, Didcot.

RESOLVED: to grant planning permission for application P09/W0536, 15 Nunney Brook, Didcot subject to the following conditions:

1. Commencement three years – Full planning permission.
2. Matching materials (walls and roof).
3. That the extension hereby permitted shall be implemented only as part of a joint extension with that at 11 Nunney Brook permitted by Planning Permission P09/W0531.

37. P09/W0531 11 Nunney Brook, Didcot

The committee considered an application for planning permission for the erection of a rear lean to single storey extension at 11 Nunney Brook, Didcot.

RESOLVED: to grant planning permission for application P09/W0531, 11 Nunney Brook, Didcot subject to the following conditions:

1. Commencement three years – full planning permission.

2. Matching materials (walls and roof).
3. That the extension hereby permitted shall be implemented only as part of a joint extension with that at 15 Nunney Brook permitted by Planning P09/W0536.

The meeting closed at 8.30pm

Chairman