

Minutes



OF A MEETING OF THE

Planning Committee

Listening Learning Leading

HELD AT 6.00PM ON 16 SEPTEMBER 2009

AT COUNCIL OFFICES, CROWMARSH GIFFORD

Present:

Mr F Bloomfield (Chairman)

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

Apologies:

Mr D Bretherton, Mrs P Slatter and Mrs M Turner tendered apologies.

Officers:

Mr R Cramp, Mrs K Fiander, Ms P Fox, Ms S Spencer, Mr T Wyatt

44. Minutes, 26 August 2009

RESOLVED: to approve the minutes of the meeting held on 26 August 2009 as a correct record and to agree that the Chairman sign them.

45. P09/E0472, New England Cottage, Harpsden Bottom, Harpsden, Henley-on-Thames

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 that sought planning permission for the replacement of the existing dwelling with a new dwelling on a similar siting.

Ms N Taplin, agent for the applicant, addressed the committee in support of the application.

Mr M Leonard, a local ward councillor, addressed the committee on this application.

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

A motion, moved and seconded, to grant planning permission for application P09/E0472, New England Cottage, Harpsden Bottom, Harpsden, Henley-on-Thames, was declared carried.

RESOLVED: to grant planning permission for application P09/E0472, New England Cottage, Harpsden Bottom, Harpsden, Henley-on-Thames, subject to the following conditions:

1. Commencement – three years
2. Samples of materials to be approved
3. Details of fencing/means of enclosure to be approved
4. Proposed floor and ground levels to be approved
5. Tree protection to be approved
6. Permitted development rights for extensions and outbuildings restricted
7. Details of spoil disposal to be approved
8. Details of sustainability measures to be approved.

46. P09/E0487, Thameside Court, Thameside, 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 to vary condition 6 (usage of side access) to planning permission P08/E1207 to allow pedestrian use and emergency vehicle use only. The current permission refers to the access being for pedestrians with the use restricted to 'occasional' pedestrian use and emergency use. The current proposal seeks to retain pedestrian access and provide for emergency vehicle access as required.

A motion, moved and seconded, to grant planning permission for application P09/E0487, Thameside Court, Thameside, Henley-on-Thames, was declared carried.

RESOLVED: to grant planning permission for application P09/E0487, Thameside Court, Thameside, Henley-on-Thames, subject to the following conditions:

1. That the pedestrian access from the southern boundary onto Friday Street shall be used for pedestrian and emergency vehicular use only.
2. This permission only allows for the variation of condition 6 and all the other conditions attached to planning permission P08/E1207 still apply.

47. P09/W0596/RET, The Crazy Bear Hotel, Bear Lane, Stadhampton

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

Having previously considered a licensing application relating to the Crazy Bear, Stadhampton, Mrs A Midwinter stepped down from the committee. She took no part in the discussion or voting on this item in accordance with Article 2(b) (iv) of the council's Constitution.

The committee considered a retrospective planning application to retain a marquee for a temporary period of two years at the Crazy Bear Hotel, Bear Lane, Stadhampton. The application had been submitted following the refusal of an earlier retrospective planning application (P07/W1187/RET) in connection with the same marquee and the issue of an enforcement notice requiring its removal (WE07/180). The marquee remained on the site in breach of the terms of the above enforcement notice.

Mr J L Foster addressed the committee objecting to the application.

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

A motion, moved and seconded, to refuse planning permission for application P09/W0596/RET, The Crazy Bear Hotel, Bear Lane, Stadhampton, was declared carried.

RESOLVED: to refuse retrospective planning permission for application P09/W0596/RET, The Crazy Bear Hotel, Bear Lane, Stadhampton for the following reasons:

1. That the design, location and materials used in the proposed development fail to protect local distinctiveness; and the scale and type of development exceeds that which is commensurate with a local public house/restaurant in a village setting contrary to policies G2, G6, D1 and TSM4 of the South Oxfordshire Local Plan 2011.
2. That the intensification in the use of the site associated with the marquee results in a loss of amenity to the occupiers of nearby properties from noise generated by an activity that is not compatible with the scale or character of its surroundings. In this regard the development is contrary to policy EP2 and TSM4 of the SOLP 2011.

3. That the marquee structure is damaging to the attractive landscape setting of the settlement contrary to policy C4 of the South Oxfordshire Local Plan 2011.
4. That the proposed marquee by reason of its size, scale, location, design, use of materials and its failure to respect local distinctiveness adversely affects the setting of listing buildings which form part of the hotel complex contrary to policy CON5 of the South Oxfordshire Local Plan 2011.
5. That inadequate provision has been made for car parking in connection with both the existing approved and proposed development, which is likely to exacerbate existing neighbourhood amenity issues relating to street parking in Bear Lane contrary to policies D2, T2 and TSM4 of the South Oxfordshire Local Plan 2011. It has not been demonstrated that adequate car parking is capable of being provided in a manner that would not be harmful to the countryside contrary to Policy G4 of the South Oxfordshire Local Plan 2011.

48. P09/E0727/RET, Land forming part of Sunley Wood, Red Lane, 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 a retrospective application to retain a storage building on land forming part of Sunley Wood, Red Lane, Chinnor. This application had been submitted following the service of an enforcement notice (EE06/197) requiring the demolition and removal of an unauthorised storage building from land forming part of Sunley Wood, Chinnor.

Mr D Hignall, agent for the applicant, addressed the committee in support of the application.

A motion, moved and seconded, to refuse planning permission for application P09/E0727/RET, land forming part of Sunley Wood, Red Lane, Chinnor, was declared carried.

RESOLVED: to refuse retrospective planning permission for P09/E0727/RET, land forming part of Sunley Wood, Red Lane, Chinnor for the following reasons:

1. That the development is harmful to the beauty, distinctiveness and landscape quality of the Chilterns Area of Outstanding Natural Beauty contrary to Policies C1 and C2 of South Oxfordshire Local Plan 2011.

2. That the development is harmful to the character, appearance and distinctiveness of the countryside, the site and the surrounding area contrary to Policies G2, G4, G6 and D1 of the South Oxfordshire Local Plan 2011.
3. That the location of the building in an isolated location in the countryside, for storage purposes substantially unrelated to the use of the land, is contrary to principles of sustainability and Policy G3 of the South Oxfordshire Local Plan 2011.

The meeting closed at 7.20pm.

Chairman

Date