

Minutes



Listening Learning Leading

OF A MEETING OF THE

Planning Committee

HELD AT 6.00PM ON 28 OCTOBER 2009

AT COUNCIL OFFICES, CROWMARSH GIFFORD

Present:

Mrs P Slatter (Chairman)

Mr G Andrews, Ms J Bland, Mr F Bloomfield, Mr P Cross, Capt J Flood,
Mrs E Gillespie, Mr A Hodgson, Mrs A Midwinter, Mr A Rooke, Mrs M Turner

Apologies:

Mr D Bretherton, Mr I Lokhon and Mr R Peasgood tendered apologies.

Officers:

Ms S Coxall, Mrs K Fiander, Ms P Fox, Mr P Lucas, Mr M Moore, Ms G Napier,
Ms J Randle, Mr T Wyatt

Mr Groves, Highways, Oxfordshire County Council

54. Minutes, 7 October 2009

RESOLVED: to approve the minutes of the meeting held on 7 October 2009 as a correct record and to agree that the Chairman sign them.

55. Proposals for site visits

Miss J Randle, Planning Manager, informed the committee of proposed site visits to:

- Haydown, Goring, application P09/W0670,
- Oxford Brookes University Boathouse, P09/W0518.

Committee members would be advised of the arrangements for the site visits.

She reminded committee members that a presentation for councillors on the Fairmile Hospital Site would take place on 4 November.

56. P09/E0145/O Land at Former Chinnor Cement Works, Hill Road, Chinnor

Mr G Andrews, a local ward councillor, stepped down from the committee and took no part in the debate or voting on this item.

The committee considered a hybrid application (part full and part outline) which proposed full planning permission for 178 houses, a 3.5m high acoustic bund wall, access via a new roundabout and other ancillary works including a revised parking area for the Chinnor and Princes Risborough Railway. It also proposed outline planning permission for a 60-bed care home and up to 1555 sq m of B1(A) offices, on land at the former Chinnor Cement Works, Hill Road, Chinnor.

The planning officer provided some updates. The Environment Agency maintained their objection to the development. Further calculations on service water drainage had been prepared by the applicant and submitted to the Environment Agency. The Environment Agency had not been able to look at this further information. In the unlikely event that the revisions did not satisfy them and they continued to object, then a further report would be prepared. There was also an issue about the treatment of some cement kiln dust, which had historically been dumped both on the site and in the pits. This is still subject to discussion and therefore the recommendation is subject to the prior resolution of the Environment Agency concerns.

Since drafting the report the following further representations had been made: two neighbours had complained about the proposed acoustic fence, which they consider will reflect noise back towards them and detract from the visual amenity. Another neighbour was concerned that they run a kennels and that the new dwellings may be affected by his existing business. The Environmental Health Officer had examined this situation and did not consider this a problem. It is over 400m from the nearest house.

Mr M Wright, representing Chinnor Parish Council, spoke objecting to the application.

Mr A Hartwell, local resident, spoke objecting to the application.

Mr A Cattermole, the agent for the applicant, spoke in support of the application.

Mr G Andrews, a local ward councillor, spoke about the application.

A motion, moved and seconded, to grant planning permission for application P09/E0415/O was declared carried on being put to the vote.

RESOLVED: to authorise the head of planning to grant planning permission for application P09/E0415/O, land at former Chinnor Cement Works, Hill Road, Chinnor, subject to the prior resolution of the Environment Agency concerns, and to the applicants completing a Section 106 agreement generally in accordance with the heads of

terms set out in section 6.19 of the officer's report, and subject to the following summarised conditions:

in respect of the full application for 178 residential units, means of access, car parking, landscaping, amenity areas, service infrastructure and alterations to the railway car park:

1. Commencement three years
2. Submission of a phasing strategy (to include a schedule of submission for condition discharge, the completion of agreements to ensure highways are adopted or adoptable at the appropriate time, proper provision of railway car park, a stage 2 road safety audit)
3. Samples of all materials to be submitted in accordance with the phasing strategy
4. Scheme for waste disposal
5. All dwellings to meet minimum Code Level 3
6. Landscaping scheme to include the acoustic wall prior to first occupation of any dwelling
7. Scheme for foul drainage
8. Surface water scheme to be agreed prior to any works
9. Construct new roundabout and access prior to any other works.
10. Close existing access within one week of first use of roundabout. Details of closure to be agreed prior to commencement of works.
11. Construct estate roads to specification prior to occupation
12. Estate road construction to be agreed prior to construction to include access for buses and bus stops.
13. Submission and approval of a construction travel plan.
14. No occupation until a scheme for footpath improvement to Station Road and Hill Road has been implemented.
15. Residential travel plan to be agreed and then implemented prior to occupation as set out in phasing strategy.
16. Contamination investigation
17. Contamination remediation if required.
18. Restrict working on site 8am till 6pm Monday to Friday and 8am till 12pm on Saturday.
19. Undertake works set out in the water flow report, prior to first occupation.
20. Provide fire hydrants in accordance with details to be agreed.
21. That notwithstanding any indication given on the plan, no permission is given for the construction of a vehicular access to the 'car parking for the sports pitch' shown on drawing 69/1639/200 Rev K
22. That a scheme for noise attenuation in the residential units adjoining the existing railway shall be agreed prior to the commencement of the construction of those dwellings (generally in accordance with acoustic report and additional acoustic information dated 14 October 2009).

and in respect of the outline application for the care home and offices:

1. Outline application with reserved matters being external appearance and landscaping
2. Submission of reserved matters
3. Commencement three years
4. No development until access alterations
5. That the reserved matters application shall include details of energy and water conservation measures.

57. P09/E0927 and P09/E0928/CA, Whitehound, Upper High Street, Thame

The committee considered applications for planning permission and for conservation area consent for the demolition of the existing house and outbuildings and the construction of seven new apartments and serviced offices at Whitehound, Upper High Street, Thame.

The planning officer informed the committee that the unilateral undertaking had been given and the payment required by Oxfordshire County Council had already been made. The recommendation was therefore not 'subject to'. He informed the committee that the site lay in an area of archaeological interest and he proposed that the planning permission required an extra condition that required an archaeological watching brief.

A motion, moved and seconded, to grant planning permission for application P09/E0927, with an additional condition requiring an archaeological watching brief, was declared carried on being put to the vote.

A motion, moved and seconded, to grant conservation area consent for application P09/E0928/CA, was declared carried on being put to the vote.

RESOLVED: to grant planning permission for application P09/E0927, Whitehound, Upper High Street, Thame, subject to the following conditions:

1. Commencement three years
2. Samples of all materials
3. Details of all windows and external doors to be agreed
4. No additional windows, other openings, extensions or roof extensions without planning permission
5. Landscaping scheme
6. Details of closure of frontage alleyway to be agreed
7. Provision of cycle store
8. Provision of waste and recycling store

9. Sustainability measures to have regard for Code for Sustainable Homes and BREAM ratings
10. Contamination investigation
11. Contamination (remediation and validation)
12. Lighting to be agreed
13. Limits of hours of construction
14. Archaeological watching brief.

and to grant conservation area consent for application P09/E0928/CA, Whitehound, Upper High Street, Thame for the demolition of all existing buildings on the site subject to the following conditions:

1. Commencement three years
2. Limit on hours of demolition
3. If demolition takes place in advance of a contract to build the flats the scheme for landscaping shall be agreed and implemented within three months of the commencement of work.

58. P09/W0823, Romeyns Stables, Church Road, Great Milton

The committee considered an application for planning permission for alterations to a proposed new stable building to provide bedrooms within the roof at Romeyns Stables, Church Road, Great Milton. This application was a resubmission of application P08/W1030.

Mr A Cain, the agent for the applicant, spoke in support of the application.

Mr J Nowell-Smith, local ward councillor, spoke objecting to the application.

A motion, moved and seconded, to grant planning permission for application P09/W0823 was declared carried on being put to the vote.

RESOLVED: to grant planning permission for application P09/W0823, Romeyns Stables, Church Road, Great Milton subject to the following conditions and to the satisfactory completion of the Unilateral Undertaking:

1. Commencement three years
2. Sample panels of facing brickwork
3. Submission of sample materials
4. Submission of detailed drawings
5. Cast iron rain water goods.

59. P09/W0736 , 39 Mill Lane, Benson

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

The committee considered an application for planning permission for the demolition of a bungalow and erection of two chalet bungalows at 39 Mill Lane, Benson. The planning officer reported a correction to the report: at page 16 the report should have said that Benson Parish Council had no objections to the application and supported it.

Mr N Boddington, the agent for the applicant, spoke in support of the application.

Mr F Bloomfield, local ward councillor, spoke about the application.

A motion, moved and seconded, to refuse planning permission for application P09/W0736 was declared carried on being put to the vote.

RESOLVED: to refuse planning permission for application P09/W0736, 39 Mill Lane, Benson for the following reasons:

1. That having regard to the height of the proposed dwelling on Plot B, to the proposed first floor windows within the rear elevation and its location relative to No. 16 The Moorlands, the proposal represents an oppressive and overbearing form of development, which would detract from the residential amenity of occupants of No 16 The Moorlands contrary to Policies D4 and H4 of the adopted South Oxfordshire Local Plan.
2. That having regard to the details of design of the dwellings and to the provision of the boundary fencing along the access track the proposed development would fail to demonstrate a high quality of design and would create a sense of enclosure that is out of keeping with the character of the area. As such the development would fail to make a positive contribution to the surrounding area contrary to Policies D1 and G6 of the adopted South Oxfordshire Local Plan and to the principles of the South Oxfordshire Design Guide.

60. P09/E0879, Highwood House, Christmas Common

The committee considered an application for planning permission for the demolition of the existing house and erection of a replacement house at Highwood House, Christmas Common.

A motion, moved and seconded, to grant planning permission for application P09/E0879 was declared carried on being put to the vote.

RESOLVED: to grant planning permission for application P09/E0879, Highwood House, Christmas Common subject to the following conditions:

1. Commencement three years
2. Samples of materials to be approved
3. Details of floor and ground levels to be approved
4. Details of bat protection measures to be approved
5. Details of sustainability measures to be approved
6. Permitted development rights for extensions and outbuildings restricted
7. Landscaping scheme to be approved
8. Tree protection to be approved
9. Details of levels for swimming pool and spoil disposal to be approved.

61. P09/E0907, Webbs Yard, Cuxham Road, Watlington

The committee considered an application for planning permission for the replacement of a permanent mobile home with a bungalow at Webbs Yard, Cuxham Road, Watlington.

Mr N Boddington, the agent for the applicant, spoke in support of the application.

A motion, moved and seconded, to grant planning permission for application P09/E0907 was declared carried on being put to the vote.

RESOLVED: to grant planning permission for application P09/E0907, Webbs Yard, Cuxham Road, Watlington, subject to the following conditions:

1. Commencement three years
2. Samples of materials to be approved
3. Tree protection measures to be approved
4. Tree management plan to be approved
5. Permitted development rights for extensions and outbuildings restricted
6. Development to be carried out in accordance with the approved Flood Risk Assessment
7. Remediation of contamination to be undertaken if required
8. Details of sustainability measures to be approved
9. Occupation limited to members (or retired members) of the Showmen's Guild and their dependants.

62. P09/W0837, 18 Mereland Road, Didcot

The committee considered an application for planning permission for the building of a one bedroom house at 18 Mereland Road, Didcot.

A motion, moved and seconded, to grant planning permission for application P09/W0837 was declared carried on being put to the vote.

RESOLVED: to grant planning permission for application P09/W0837, 18 Mereland Road, Didcot, subject to the following conditions:

1. Commencement three years
2. Matching materials (walls and roof)
3. Contamination - investigation
4. Contamination - remediation and validation
5. The parking and turning areas shown on the submitted drawing shall be provided and thereafter retained.

63. P09/W0859 and P09/W0860/LB, 12 High Street, Benson

Mr F Bloomfield declared a personal and prejudicial interest in this item because he was related to the applicant. In accordance with the councillors' code of conduct, he left the room and took no part in the consideration of or voting on this item.

The committee considered applications for planning permission and listed building consent for alterations and a single rear storey extension at 12 High Street, Benson.

A motion, moved and seconded, to grant planning permission for application P09/W0859 was declared carried on being put to the vote.

A motion, moved and seconded, to grant listed building consent for application P09/W0860/LB was declared carried on being put to the vote.

RESOLVED: to grant planning permission for application P09/W0859, 12 High Street, Benson with the following conditions:

1. Commencement three years
2. Sample materials required (walls and roof)
3. Matching materials (brickwork)
4. Rooflights
5. Materials as on plan.

and to grant listed building consent for application P09/W0860/LB, 12 High Street, Benson with the following conditions:

1. Commencement three years
2. Sample materials required (walls and roof)
3. Matching materials (brickwork)
4. Rooflights
5. Materials as on plan.

64. P09/E0763 and P09/E0764/LB, The Barn, 1 High Street, Nettlebed

The committee considered applications for planning permission and listed building consent for a change of use from a retail shop (furniture/furnishings showroom) to a dwelling and for the insertion of new doors to the southern end at The Barn, 1 High Street, Nettlebed.

Ms J Alexander, local resident, spoke objecting to the applications.

Mr H Venners, the agent for the applicant, spoke in support of the applications.

A motion, moved and seconded, to grant planning permission for application P09/E0763 was declared lost on being put to the vote.

A motion, moved and seconded, to grant listed building consent for application P09/E0764/LB was declared lost on being put to the vote.

A motion, moved and seconded, to undertake a site visit in respect of applications P09/E0763 and P09/E0764/LB, The Barn, 1 High Street, Nettlebed to assess the impact of the proposals on the neighbouring property, was declared carried.

RESOLVED: to undertake a site visit in respect of applications P09/E0763 and P09/E0764/LB The Barn, 1 High Street, Nettlebed.

65. P09/E0769 24 Periam 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 for planning permission to erect a new two bedroom dwelling on land adjacent to 24 Periam Close, Henley-on-Thames and to erect a garage attached to the existing garage block opposite at 24 Periam Close, Henley-on-Thames.

Mrs S Wickenden, local resident, spoke objecting to the application.

Mr Eighteen, applicant, spoke in support of the application,

RESOLVED: to grant planning permission for application P09/E0769, 24 Periam Road, Henley on Thames subject to the following conditions:

1. Commencement three years
2. Samples of materials dwelling and garage prior to commencement
3. Removal of Permitted Development Rights for extensions, porch, outbuildings

4. Sustainable measures implemented as set out
5. Details of refuse, recycling and composting facilities prior to commencement
6. Garage and parking to be provided prior to occupation and retained as such
7. Details of hard and soft landscaping prior to commencement
8. Details of contamination investigation and mitigation as necessary prior to commencement.

The meeting closed at 8.45pm.

Chairman

Date