

Minutes



OF A MEETING OF THE

Planning Committee

HELD AT 6.00PM ON 9 DECEMBER 2009

AT COUNCIL OFFICES, CROWMARSH GIFFORD

Present:

Mrs P Slatter (Chairman)

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

Apologies:

Apologies were submitted by Mr A Hodgson, Mrs A Midwinter and Mr R Peirce.

Officers:

Mr T Allington, Mr P Brampton, Mr B Coleman, Mr J Fulford-Dobson, Miss P Fox, Mrs E Hamerton, Miss N Hill, Mr P Lucas, Mrs H Moore, Ms S Spencer, Mrs J Thompson

76. Minutes

RESOLVED: to approve the minutes of the meeting held on 18 November 2009 as a correct record and to agree that the Chairman sign them.

77. P09/E1033 14 Malyns Close, 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 an application for planning permission for a new semi-detached house and associated parking and the demolition of an existing outbuilding on land adjacent to 14 Malyns Close, Chinnor.

Mr I Burnaby-Smith, the agent for the applicant, spoke in support of the application.

Mr G Andrews, ward councillor, addressed the committee on this application.

A motion to refuse planning permission, moved and seconded, was declared carried on being put to the vote.

RESOLVED: to refuse planning permission for application P09/E1033 14 Malyns Close, Chinnor for the following reason:

The development is contrary to Policies H4, C1 and C9 of the South Oxfordshire Local Plan 2011. The proposals would adversely affect the health of a walnut tree, leading to the loss of the tree, which is the subject of a tree preservation order, and contributes significantly to the character of the area. As such, the proposal would result in the loss of an important landscape feature and would detract from the established character of the site which lies on the edge of the built up area of Chinnor. The planting of a replacement of the tree would result in the planting of a new tree unacceptably close to the proposed dwelling.

78. P09/E1081/RET 9 Bell Street, Henley on Thames

Ms J Bland, a local ward councillor, stepped down from the committee and took no part in the debate or voting on this item.

The committee considered an application for retrospective planning permission to retain a security fence at the rear of Sainsburys store, 9 Bell Street, Henley on Thames.

Mr W Gibson, representative of Henley Town Council, spoke objecting to the application. He reminded the committee that development at Market Place Mews would result in the felling of the trees screening the fence.

Ms J Bland, a local ward councillor, addressed the committee objecting to this application.

A number of councillors supported the view that while a fence in this site may be acceptable, the design of this fence was not appropriate for the conservation area. The limited visibility of the fence did not mean that the design criteria should be reduced. The appearance of the fence was out of keeping and did not preserve the character of the conservation area. The design and materials were out of character for the conservation area, and combined with the height led to inappropriate development.

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

RESOLVED: to refuse planning permission for application P09/E1081/RET, 9 Bell Street, Henley on Thames for the following reason:

That, having regard to its height, design, appearance and use of inappropriate materials, the fence is harmful to the visual amenity of the area and would fail to preserve or enhance the character of the

surrounding Henley-on-Thames Conservation Area. As such, the proposal is contrary to the provisions of the South Oxfordshire Local Plan 2011, in particular Policies G2, G6, CON7 and D1.

79. P09/W0958/RET Spindle Trees, 1A Oxford Road, Dorchester on Thames

Mr P Cross declared a personal and prejudicial interest as a friend of the objector. He withdrew from the meeting and took no part in the debate or voting on this item.

Mr F Bloomfield declared a personal and prejudicial interest as a friend of a neighbour to the property. He withdrew from the meeting and took no part in the debate or voting on this item.

The committee considered an application for retrospective planning permission for a new detached garage with storage over at Spindle Trees, 1A Oxford Road, Dorchester on Thames.

The planning officer reported that amended plans showing the correct dimensions of the garage (5.6m ridge height) had been received. The roof lights were on the rear of the garage and faced towards Abingdon Road.

Mr I Thompson, a local resident, spoke objecting to the application.

Mr G Lester, the applicant, spoke in support of the application.

A motion to grant planning permission, moved and seconded, was declared carried on being put to the vote.

RESOLVED: to grant planning permission for application P09/W0958/RET Spindle Trees, 1A Oxford Road, Dorchester on Thames subject to the following conditions:

1. No windows, doors or other openings in the side (north and south) elevations.
2. The first floor accommodation to be used only for purposes incidental to the main dwelling.

80. P09/E0944 Land adjoining west of Woodpeckers, Reading Road, Woodcote

The committee considered an application for planning permission for a single storey three bedroom dwelling with access and parking at the west side of Woodpeckers, Reading Road, Woodcote.

Mr J Spratley, the agent for the applicant, spoke in support of the application.

A motion to grant planning permission, moved and seconded, was declared carried on being put to the vote.

RESOLVED: to grant planning permission for application P09/E0944, land adjoining west side of Woodpeckers, Reading Road, Woodcote subject to the following conditions:

1. Standard three year time limit.
2. Details of slab levels prior to commencement.
3. Samples of materials prior to commencement.
4. Removal of permitted development rights for extensions, rooflights, porch, outbuildings, hardstandings.
5. Details of sustainability measures having regard to the Code for Sustainable Homes prior to commencement.
6. Details of refuse and recycling storage facilities and composting facilities to be implemented as shown prior to commencement.
7. Formation of new access and visibility splays as plan prior to occupation and thereafter retained as such.
8. Formation of parking and turning areas as plan, to be SUDS compliant and to include a secured surface within 5 metres of the highway prior to occupation and thereafter retained as such.
9. Details of hard and soft landscaping prior to commencement.
10. Details of tree protection prior to commencement.
11. Details of contamination investigation and mitigation as necessary prior to commencement.

81. P09/W0758 & P09/W0759/LB 28 High Street, Dorchester on Thames

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

The committee considered applications for planning permission and listed building consent for alterations and extension to the existing building to include a new shop front, and change of use of the ground floor showroom to mixed use A1 and A3 (coffee shop) at 28 High Street, Dorchester on Thames.

The planning officer reported receipt of a further letter objecting to the application from a neighbour and the architect's response to this. Ms N Hill, conservation officer, and Mr B Coleman, environmental protection officer, expanded on their comments in the report.

Mr M Day, representing Dorchester on Thames Parish Council, addressed the committee on this application.

Mrs L Mucklow, a local resident, spoke objecting to the application.

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

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

A motion to grant planning permission, moved and seconded, was declared carried on being put to the vote.

A motion to grant listed building consent, moved and seconded, was declared carried on being put to the vote.

RESOLVED: to grant planning permission for application P09/W0758, 28 High Street, Dorchester on Thames, subject to the following conditions:

1. Standard three year time limit.
2. Use restricted to coffee shop and no other use within class A3 and the kitchen to remain for domestic use only in accordance with drawing no. 09010-P02.
3. Restrict hours of use to 8:30am -4:30 Monday to Saturday and 8:30 – 4:00 Sundays and Bank Holidays.
4. Archaeological watching brief to be submitted.
5. Foul drainage – installation of the fat trap.
6. Sample materials – external.
7. Materials to match – internal.
8. Joinery details to be submitted, specifications of all new vents, extracts, green roof.
9. Specified methods for demolition of outbuilding and porch.
10. Sustainable design details to be implemented as shown on drawing 1SP010.
11. Junction between the new extension and chimney to be constructed in accordance with 09010-P04.
12. Internal walls to be timber stud work.
13. Noise report and attenuation measures.

And to grant listed building consent for application P09/W0759/LB subject to the following conditions:

1. Standard three year time limit.
2. Sample materials.
3. Joinery details to be submitted, specifications of all new vents, extracts, green roof.
4. Specified methods for demolition of outbuilding and porch.
5. Internal walls to be timber stud work.
6. Details of noise attenuation measures (listed building impact).

The meeting closed at 7.50 pm

Chairman _____

Date _____