

Minutes



Listening Learning Leading

OF A MEETING OF THE

Planning Committee

HELD AT 6.00PM ON 16 DECEMBER 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, Capt J Flood, Mr I Lokhon, Mrs A Midwinter, Mr R Peirce, Mr W Service (as substitute for Mrs E Gillespie), Mrs M Turner

Apologies:

Apologies for absence were submitted on behalf of Mrs Gillespie, Mr R Peasgood and Mr A Rooke

Officers:

Mr S Corrigan, Mrs S Crawford, Mrs K Gould, Miss J Randle, Mr T Wyatt

Mr D Groves – OCC highways

82. Minutes

The committee was advised that the minutes of the meeting held on 9 December 2009 were not yet finalised.

83. P09/W0956 Land adjacent to Marsh Bridge Cottages, Didcot

Mr W Service, representative of the local ward councillors, stepped down from the committee and took no part in the discussion or voting on this item.

Further to minute 67/11/09 and a site visit 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.

Mr P Hayward, representative of Didcot Town Council, addressed the committee objecting to the application.

Mrs K Forbes, local resident, addressed the committee objecting to the application.

Ms R Jubb and Mr N Atkinson, agent and transport consultant, addressed the committee in support of the application.

Mr W Service, representative of local ward councillors, addresses the committee objecting to the application.

RESOLVED: to authorise the head of planning to grant planning permission for application P09/W0956 subject to the prior completion of an appropriate planning obligation with Oxfordshire 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 contamination land risk assessment including formulation of any necessary remediation proposals has been completed to the Local Planning Authority's (LPA) satisfaction.
4. Sample materials required (walls and roof).
5. Landscaping (incl access road and hard standings).
6. Sustainable Homes – Code Level 3.
7. The development shall be constructed in accordance with the noise control measures specified in the noise report titled 'Noise and Vibration Assessment, land at Marsh Bridge Cottages, off Broadway, Didcot, Oxon, OX11 8DL'.
8. Notwithstanding the above condition, the development shall be designed, constructed and maintained so as to ensure the internal ambient noise levels shall be in line with BS 8233L1999 'Sound insulation and noise reduction for buildings – Code of Practice'.
9. Hours of operation – construction/demolition sites.
10. No surface water drainage to highway.
11. A 3m easement shall be retained between the edge of the sewer and the proposed buildings. The development hereby permitted shall not commence until foul drainage works have been carried out in accordance with details that have been submitted to and approved in writing by the Local Planning Authority.
12. Surface water drainage works (details required).
13. New vehicular access.
14. Estate accesses, driveways and turning areas.

15. Parking and manoeuvring areas retained.
16. Prior to the commencement of development a travel plan showing the routing for construction traffic shall be submitted to and approved in writing by the Local Planning Authority.
17. The cycle provision as shown on the submitted plans shall be provided prior to the occupation of the dwellings.
18. That if required by the fire service, fire hydrants shall be provided on site in accordance with details which shall first have been submitted to and approved in writing by the Local Planning Authority. The approved hydrants shall be provided and connected to water mains prior to the first occupation of the units which they serve.
19. The hedge along the eastern and southern boundaries of the site shall be retained and protected during development.

Informative – The proposed junction improvement works will require the applicant to enter into a Section 278 agreement with the Local Highway Authority.

Informative – The developer and the County Council should enter into a Private Road Agreement to allow waste collection vehicles to gain access to the site off Marsh Bridge Lane.

84. P09/E0846 Corporation Yard, Park Terrace, Thame

Mrs A Midwinter, a local ward councillor, stood down from the committee and took no part in the discussion or voting on this item.

Further to minute 67/11/09 and a site visit the committee considered an application for planning permission for the construction of six two bed dwellings with associated car parking and landscaping at Corporation Yard, Park Terrace, Thame.

Mr C Baker, representative of Thame Town Council, addressed the committee objecting to the application.

Mr C Sear and Mr K White, representing Park Terrace Residents and Thame Service Station, spoke objecting to the application.

Mr S Watts and Mr N Lyzba, agents for the applicant, addressed the committee in support of the application.

Mrs A Midwinter, a local ward councillor, addressed the committee objecting to the application.

RESOLVED: to authorise the head of planning to grant planning permission for application P09/E0846 subject to the prior completion of a Section 106 planning obligation with Oxfordshire County Council to ensure infrastructure payments are made towards education,

transport, libraries, waste management, the museum resource centre and social and healthcare provision and the following conditions:

1. Commencement – three years.
2. Samples of materials, including hardsurfacing, to be submitted and approved.
3. Windows and external doors to be timber construction.
4. Landscaping scheme to be submitted and approved.
5. Details of external lighting to be submitted and approved.
6. Details of finished floor levels against existing and proposed ground levels.
7. No windows on south west side elevation of Unit 6 without planning permission.
8. Permitted development rights for extensions removed.
9. Development to comply with at least Code Level 3 of the Code for Sustainable Homes.
10. Contamination land risk assessment to be submitted and approved.
11. Drainage details to be submitted and approved.
12. Parking to be provided and retained in accordance with the approved plans.
13. Fire hydrants to be provided in accordance with details to be submitted and approved.

85. P09/W1062 Land at 10 Rowland Road, Cholsey

The committee considered an application for planning permission for the construction of 1 four bedroomed house with associated access and parking at land at 10 Rowland Road, Cholsey.

RESOLVED: to grant planning permission for application P09/W1062 subject to the following conditions:

1. Commencement three years – full planning permission.
2. Sample materials required (walls and roof).
3. Contamination (investigation).
4. Contamination (remediation and validation).
5. Sustainable Design Features – details required (general).
6. Car parking and turning areas.

86. P09/W0947 Riverside Park, Wallingford

Having previously considered the issue of moorings at Riverside Park, Wallingford at a Cabinet meeting, Mr W Service withdrew from the meeting for this item and took no part in the discussion or voting on this item.

Mr I Lokhon, a local ward councillor, stood down from the committee and took no part in the discussion or voting on this item.

The committee considered an application for the construction of 136 metres of new riverbank for short-stay mooring at Riverside Park, Wallingford, the dredging of the river bed to facilitate moorings, the installation of steel sheet piling: timber rails and caps: mooring posts and rings and the provision of pump out facility at Riverside Park, Wallingford.

The planning officer updated the committee on the following consultation responses on the amended plans.

The environment agency had withdrawn its objection and proposed three conditions:

- Scheme of flood storage compensation measures to be submitted and approved
- Works to comply with flood risk assessment and a list of identified mitigation measures and
- A scheme for biodiversity enhancements to be submitted and approved. (The committee noted that the officer's recommendation included a condition covering this point).

The conservation officer stated that the lowering of the bank edge will reduce the visual impact of the sheet piled edge. The stepped edge would be a departure from the existing character and a softer edge comprising a grassed bank would be preferable in terms of preserving the character of the conservation area.

Wallingford Town Council supported the proposal. The River Users Group welcomed the amendments subject to further modifications being discussed with the council's engineers. Crowmarsh Parish Council maintained its objection to the proposal on the grounds that the height of the new river bank is excessive, the lack of access for smaller river craft and health and safety issues. Five further consultation responses welcomed the amendments whilst stressing that the moorings need to be safe and no higher than 0.8 metres.

Mr N Odd, representative of Crowmarsh Parish Council, addressed the committee on this application.

Mr J Dalton, representative of the River Users Group, and Mr G Hawkins and Mr D Baldwin, the applicants, addressed the committee in support of the application.

Mr I Lokhon, a local ward councillor, addressed the committee in support of the application.

RESOLVED: to grant planning permission for application P09/W0947 subject to the following conditions:

1. Commencement – three years – full planning permission.
2. Provide and maintain tree protection.
3. Archaeological watching brief.
4. Scheme of ecological/biodiversity improvements for other parts of the bank to be submitted and approved.

5. Detailed schedule of materials.
6. Use as temporary moorings only.
7. Scheme to provide flood storage compensation on a volume basis within the functional floodplain has been submitted to, and approved in writing by, the local planning authority.
8. The development permitted by this planning permission shall be carried out in accordance with the approved Flood Risk Assessment (FRA) and agreed mitigation measures

The meeting closed at 7:55

Chairman