

Minutes



OF A MEETING OF THE

Planning Committee

HELD AT 6.00PM ON 28 JULY 2010

AT COUNCIL OFFICES, CROWMARSH GIFFORD

Present:

Mrs P Slatter (Chairman)

Mr G Andrews, Ms J Bland, Mr F Bloomfield, Capt J Flood,
Mrs E Gillespie, Mr J Griffin, Mr A Hodgson, Mr I Lokhon, Mrs A Midwinter,
Mr R Peirce, Mr A Rooke, Mrs M Turner

Apologies:

Mr P Cross and Mr R Peasgood tendered apologies.

Officers:

Mr R Cramp, Ms S Crawford, Mrs K Gould, Mrs K Fiander, Miss P Fox, Mr P Lucas,
Mrs S Spencer, Mr T Wyatt

29. Minutes

RESOLVED: to approve the minutes of the meeting held on 14 July 2010, as a correct record and to agree that the chairman sign them.

30. P10/W0632, The Crazy Bear Hotel, Bear Lane, Stadhampton

Mr A Hodgson declared a personal and prejudicial interest in this item because of his association with managers at the hotel. In accordance with the councillors' code of conduct he left the room so taking no part in the debate and voting on this item.

In accordance with Article 2(b) (iv) of the council's Constitution that prohibited councillors, who were members of both the planning and general licensing/licensing acts committee, from considering licensing and planning applications relating to the same site, Mrs P Slatter and Mrs A Midwinter stepped down from the committee and took no part in the debate or voting on this item having considered a licensing application relating to this site in 2007.

Mrs E Gillespie acted as Chairman for this item.

The committee considered application P10/W0632 to provide a permanent extension to the existing function room facilities as a permanent replacement for the unauthorised marquee structure at The Crazy Bear Hotel, Bear Lane, Stadhampton.

The Planning Officer advised that this application had now gone to appeal for non-determination as it was over the time-limit for determination. He set out an alternative recommendation for the committee to consider stating that officers would oppose the grant of planning permission in the appeal to the Planning Inspectorate against non determination of the application.

A motion, moved and seconded, to agree an amended recommendation that council officers oppose planning permission in the appeal to the Planning Inspectorate for non-determination of application P10/W0632, on being put was declared carried.

RESOLVED: that council officers oppose the grant of planning permission in the appeal to the Planning Inspectorate against non-determination of planning application P10/W0632, The Crazy Bear Hotel, Bear Lane, Stadhampton, for the following reasons:

1. That the proposed building extensions represent a departure from the established pattern of development in this part of Stadhampton, being of size and scale that fails to respect the local distinctiveness and character of the area. The proposed development is therefore inappropriate to the site and its surroundings contrary to policies G2, G6, D1 and TSM4 of the South Oxfordshire Local Plan 2011.
2. That the intensification in the activities of the hotel resulting from the use of the proposed building extension will result 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 setting in a rural village. In this regard the proposed development is contrary to policy EP2 and TSM4 of the South Oxfordshire Local Plan 2011 and government guidance contained in PPG24 (Planning and Noise).
3. That the proposed development by reason of its size, scale, location and its failure to respect local distinctiveness would adversely affect the setting of the listing buildings which form part of the hotel complex contrary to policy CON5 of the South Oxfordshire Local Plan 2011 and government guidance contained in PPS5 (Planning for the Historic Environment).
4. That inadequate provision has been made for car parking and highway safety in connection with both the existing and proposed developments, which is likely to exacerbate existing neighbourhood amenity issues relating to traffic, inadequate access and the excessive use of Bear Lane for the parking of

vehicles. This is contrary to policies D1, D2, T2, T3 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 otherwise be harmful to the countryside and the landscape setting of the village contrary to policies G4 and C4 of the South Oxfordshire Local Plan 2011.

31. P10/W0696, CO-OP, Station Road, Wheatley

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

The committee considered application P10/W0696 to vary condition 4 (opening hours) of planning permission P04/W1203 to allow extended hours of trading to the public from 7.00am to 10.00pm at the CO-OP, Station Road, Wheatley.

Ms R Collins, agent for the applicant, spoke in support of the application.

Mr A Hodgson, a local ward councillor, addressed the committee in support of the application.

RESOLVED: to grant planning permission for application P10/W0696, CO-OP, Station Road, Wheatley subject to the following condition:

1. That the premises shall be open for service to the public between the hours of 7.00am and 10.00pm of any day.

32. P10/W0541, The Oxford Belfry, Brimpton Grange, Milton Common (in the parish of Tiddington)

Mr A Hodgson declared a personal and prejudicial interest in this item because of his association with managers at the hotel. In accordance with the councillors' code of conduct he left the room so taking no part in the debate and voting on this item.

The committee considered application P10/W0541 to provide a new bedroom wing of 105 additional guest bedrooms, extensions to the bar and restaurant plus associated works including the construction of an overflow car park at The Oxford Belfry, Brimpton Grange, Milton Common.

The Planning Officer referred to Oxfordshire County Council's comments on highways and the requirement of an additional condition to provide a travel plan. She also referred to the comments of Mr J Nowell-Smith, ward councillor, and his objection to the application. In addition she commented on three additional letters of objection from neighbours.

Mrs E Horne, a representative of Tiddington Parish Council, spoke objecting to the application.

Mr A Zeslau, a local resident, spoke objecting to the application.

Mr F Finch and Mr J Ransley, agent and consultant, spoke in support of the application.

Having heard the speakers, the committee discussed whether it should undertake a site visit to consider the impact of the development in a countryside location and its impact on highways and local residents' properties. A motion, moved and seconded, to undertake a site visit on being put to the vote was declared carried.

RESOLVED to undertake a site visit on application P10/W0541, The Oxford Belfry, Brimpton Grange, Milton Common, to assess the impact of the development in a countryside location and its impact on highways and local residents' properties.

33. P10/E0769, 39 Leaver Road, 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 application P10/E0769 to erect a two-storey attached three-bedroom dwelling, parking and turning at 39 Leaver Road, Henley-on-Thames.

The Planning Officer advised the committee of corrections to the report at paragraph 4.3. The paragraph should continue to explain that a subsequent appeal was dismissed by an Inspector who shared officers' views on the second reason for refusal. However, the Inspector did not agree that the applicant had not demonstrated that the vehicular access and parking provision could be provided and did not support the council on the first reason for refusal. Instead the Inspector concluded that this was a separate legal matter and could be dealt with through a planning condition.

The Planning Officer also advised that condition 6 should read "commencement" instead of "occupation".

He proposed an additional condition 10 to require details of any changes in levels associated with ground works in the external areas to be agreed prior to commencement.

Ms C Smith and Mr S Hawkins, local residents, spoke objecting to the application.

Mr S Birch, agent, spoke in support of the application.

A motion to grant planning permission as set out in the report, with an amendment to condition 6 to read "commencement" instead of "occupation", and an additional condition 10 requiring details of any changes in levels associated with ground works

in the external areas to be agreed prior to commencement, when moved and seconded was declared carried on being put to the vote.

RESOLVED: to grant planning permission for application P10/E0769, 39 Leaver Road, Henley-on-Thames subject to the following conditions:

1. Standard three year time limit.
2. Samples of materials prior to commencement.
3. Removal of Permitted Development Rights for extensions, porch, outbuildings.
4. Code Level 3 sustainable measures implemented prior to commencement.
5. Details of refuse, recycling and composting facilities prior to commencement.
6. Parking and turning to be provided prior to commencement and retained as such.
7. Details of cycle parking facilities.
8. Details of hard and soft landscaping prior to commencement.
9. Details of contamination investigation and mitigation as necessary prior to commencement.
10. Details of any changes in levels associated with ground works in the external areas to be agreed prior to commencement.

34. P10/E0662, Land to the rear of 173 Reading Road, Henley-on-Thames

The committee considered application P10/E0662 to erect a block of four garages with one bedroom flat with an access road and additional parking space on land to the rear of 173 Reading Road, Henley-on-Thames.

RESOLVED to grant planning for application P10/E0662, Land to the rear of 173 Reading Road, Henley-on-Thames, subject to the following conditions:

1. Commencement – three years.
2. Development to be carried out in accordance with the approved plans.
3. Samples of materials, including hardsurfacing materials, to be submitted and approved.
4. Proposed floor and ground levels to be approved.
5. Details of refuse and recycling storage to be submitted and approved.
6. Landscaping scheme to be submitted and approved.
7. Existing hedge on south east boundary to be retained.
8. Details of surface water and foul drainage to be submitted and approved.

9. Details of contamination land investigation and remediation to be submitted and approved.
10. Development to meet Secured by Design standards for physical security.
11. Details of sustainability measures to be approved.
12. Windows in rear (north east) elevation to be set no lower than 1.7m above floor level and no further openings to be inserted in the north east facing roof.
13. Means of access onto Reading Road to be laid out prior to first occupation of the development.
14. Parking and turning areas to be provided in accordance with the approved details prior to the first occupation of the development.

35. P10/E0739, 24 Garden City, Chinnor Road, Thame

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

The committee considered application P10/E0739, to erect a two-storey three-bedroom house at 24 Garden City, Chinnor Road, Thame.

The Planning Officer outlined an amendment to the report heading, where the proposal referred to a four-bedroom dwelling. The existing dwelling had four-bedrooms and the report should have referred to an application for a three-bedroom dwelling as set out in paragraph 2.1 of the report.

Ms B Dobie, a representative of Thame Town Council, spoke objecting to the application.

Mr J Reynolds, a local resident, spoke objecting to the application.

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

RESOLVED to grant planning permission for application P10/E0739, 24 Garden City, Chinnor Road, Thame subject to the following conditions:

1. Standard three year time limit.
2. Samples of materials prior to commencement.
3. Removal of Permitted Development Rights for extensions, porch, outbuildings.
4. Sustainable measures implemented as set out prior to commencement.
5. Details of refuse, recycling and composting facilities prior to commencement.
6. Parking and turning to be provided prior to occupation and retained as such.
7. Details of cycle parking facilities.

8. Details of hard and soft landscaping prior to commencement.
9. Details of contamination investigation and mitigation as necessary prior to commencement.

36. P10/E0377, New England Cottage, Harpsden Bottom, Harpsden

The committee considered application P10/E0377 to provide a replacement three-storey four-bedroom house with guest suite and swimming pool, within the basement area, at New England Cottage, Harpsden Bottom, Harpsden.

Mr K George, a representative of Harpsden Parish Council, spoke objecting to the application.

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

Mr M Leonard, a local ward councillor, spoke in support of the application.

RESOLVED to: grant planning permission for application P10/E0377, New England Cottage, Harpsden Bottom, Harpsden, subject to the following conditions:

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

37. P10/E0525, Leys Stable Cottage, Old Bix Road, Bix

The committee considered application P10/E0525, to erect replacement stables and to provide a foaling stable at Leys Stable Cottage, Old Bix Road, Bix.

The Planning Officer suggested removal of condition 7 which was not appropriate if the hedge was not in the ownership of the applicant.

Ms J Migdal, Mr G White and Mr J Findlay addressed the committee objecting to the application.

Mr S Sharp, agent for the applicant, addressed the committee in support of the application.

Mrs J Nimmo-Smith, local ward councillor, spoke objecting to the application.

The committee discussed the merits of a site visit to assess the impact of the development on local residents. Whilst some councillors believed they would benefit from seeing the site, others did not believe that a visit would clarify any matters raised by the objectors.

A motion to undertake a site visit, moved and seconded, was declared lost on being put to the vote.

A motion, moved and seconded, to grant planning permission but without condition 7, "hedge on boundary with Grey Lodge to be retained", on being put to the vote was declared carried.

RESOLVED: to grant planning permission subject for application P10/E0525, Leys Stable Cottage, Old Bix Road, Bix, to the following conditions:

1. Commencement – three years.
2. Development to be carried out in accordance with the approved plans.
3. Private equestrian use only.
4. Use of hay store for storage only in connection with equestrian use.
5. Samples of materials to be submitted and approved.
6. Tree and hedge protection details to be submitted and approved.
7. No external lighting unless agreed in writing.

38. P10/E0793, Hot Gossip, 7 Friday Street, Henley-on-Thames

Ms L Hillier, although not a member of the committee, declared a personal and prejudicial interest in this item as applicant. In accordance with the councillors' code of conduct she left the room after speaking but before the debate and voting.

Ms J Bland declared a personal and prejudicial interest in this item because of her association with the applicant. In accordance with the councillors' code of conduct she left the room so taking no part in the debate and voting on this item.

The committee considered application P10/E0793 to permit the use of the rear garden as a tea garden in connection with mixed A1/A3 use at Hot Gossip, 7 Friday Street, Henley-on-Thames.

Mr G Ward and Mr P Haran, local resident and local residents' planning consultant, spoke objecting to the application.

Ms L Hillier, applicant, addressed the committee in support of the application.

RESOLVED: to grant planning permission for application P10/E0793, Hot Gossip, 7 Friday Street, Henley-on-Thames, subject to the following conditions:

1. Commencement three years.
2. Use of rear garden restricted to 9.00am to 17.30pm Monday to Friday and 9.00am to 1.00pm on Saturdays. No use of garden on Sundays or public holidays.
3. That a maximum of 12 seats shall be made available for customer use in the rear garden.

The meeting closed at 9.00pm

Chairman

Date