

# Minutes



Listening Learning Leading

OF A MEETING OF THE

## Planning Committee

HELD AT 6.00PM ON 25 AUGUST 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, Mrs A Midwinter, Mrs J Murphy (as substitute for Mr P Cross) Mr R Peasgood, Mr R Peirce, Mr A Rooke, Mrs M Turner.

### Apologies:

Mr P Cross, Mr A Hodgson and Mr I Lokhon tendered apologies.

### Officers:

Ms S Crawford, Miss P Fox, Mr M Gammie, Mr P Lucas, Mrs H Moore, Mr M Moore, Ms G Napier, Mrs J Thompson.

### 39. Minutes

**RESOLVED:** to approve the minutes of the meeting held on 28 July 2010, as a correct record and to agree that the chairman sign them.

### 40. Site visits

The planning manager reported that she had arranged for site visits to take place on 20 September in respect of applications P10/E0945 The Cricket Ground, Eastfield Lane, Whitchurch on Thames and P10/W0255/RET Views Farm, Windmill Hill, Great Milton.

### 41. TPO 06/2010 Howbery Park, Benson Lane, Crowmarsh

Mr G Andrews stated that as he had worked on the site he considered that he had predisposed views on this application. He stood down from the committee and took no part in the debate or voting on this item.

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

The committee considered the proposed tree preservation order (TPO) 06/2010 and the objection made to the serving of the order on 89 individual trees, 23 groups and five woodlands on land at Howbery Park, Benson Lane, Crowmarsh Gifford. The committee had visited the site prior to the meeting.

Mr M Friend, representing HR Wallingford, spoke objecting to the TPO.

Mr J Griffin, a local ward councillor, addressed the committee in support of the TPO.

Mr R Mann, Cabinet member for economic development, spoke to the committee in his capacity as Cabinet member about the disadvantages of confirming the TPO.

A motion, moved and seconded, to confirm the tree preservation order was declared carried on being put to the vote.

**RESOLVED:** to confirm TPO 06/2010.

#### **42. P10/W0541 The Oxford Belfry, Brimpton Grange, Milton Common**

The committee considered application P10/W0541 for planning permission to provide a proposed new bedroom wing with 105 guest bedrooms, an extension to the bar and restaurant plus associated works including the construction of an overflow car park at the Oxford Belfry Hotel, Brimpton Grange, Milton Common. The committee had visited the site prior to the meeting.

Mrs C Draper, representing Tiddington Parish Council, spoke objecting to the application.

Mr C Bennett and Ms J Leslau, local residents, spoke objecting to the application.

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

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

A motion was moved to refuse planning permission but was not seconded.

A motion, moved and seconded, to grant planning permission with conditions as set out in the report was declared carried on being put to the vote.

**RESOLVED:** to grant planning permission for application P10/W0541, Oxford Belfry Hotel, Brimpton Grange, Milton Common subject to the following conditions:

1. The receipt of surveys to investigate for the presence of great crested newts and other protected species. If found to be present, mitigation measures will be required.
2. The receipt of a unilateral undertaking to secure contributions to policing of £3,043.95

And subject to the following conditions:

1. Commencement three years.
2. Compliance – approved drawings.
3. Materials as on plans.
4. Provide parking in accordance with approved plans.
5. Detail of barriers to overflow car park, bollards for low level lighting, position and mounting details of CCTV cameras and cycle parking to be submitted and approved. Schemes to be provided in accordance with approved details prior to first use of new wing.
6. Landscaping.
7. No commencement on overflow car park until satisfactory mitigation measures carried out.
8. The building shall be constructed and fitted out to achieve a BREEAM excellent rating as stated in the design and access statement.
9. SWD details.
10. Waste water details/ works required.
11. Tree protection detailed.
12. Travel plan.

### **43. P10/E0716 Handsmooth House, Well Place, Ipsden**

Mr J Griffin, 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/E0716 for planning permission to demolish the existing accommodation and construct a replacement detached dwelling, guest pavilion for use in conjunction with the main house, garage, tennis court, agricultural buildings, landscape works and associated ancillary works at Handsmooth House, Well Place, Ipsden. The committee had visited the site prior to the meeting.

The Planning Officer reported that six additional letters of support and two additional letters of objection had been received. In addition concern had been expressed about consideration of ecological matters and protection of species. She confirmed that having considered the issues relating to protected species, the council had adequately addressed the three tests required under European legislation.

Mr H Morris and Mr R Atkinson, the agent and applicant, spoke in support of the application.

Mr J Griffin, local ward councillor, spoke about the advantages and disadvantages of the proposed development.

Rev'd A Paterson, Cabinet member for planning, spoke in her capacity as Cabinet member about the advantages and disadvantages of the proposed development.

Councillors considered that the proposed development would stand out in contrast to the rolling rural landscape of the AONB but that the radical design of the property could be considered in this instance to enhance the natural beauty of the Chilterns AONB in this location, by way of providing a contrasting but sympathetic built form in the landscape, rather than detract from it. The landscaping and earthworks, whilst extensive, were a necessary part of the development, and not in themselves sufficient reason to refuse the application. The concerns about light pollution had been addressed by the applicant and could be controlled by conditions. Conditions were proposed to control the details of the development.

Notwithstanding the officer's recommendation for refusal, a motion, moved and seconded, to grant planning permission with conditions was declared carried on being put to the vote.

**RESOLVED** to grant planning permission for application P10/E0716, Handsmooth House, Well Place, Ipsden with the following conditions and notes:

1. Commencement three years.
2. Compliance with approved plans.
3. Sample materials.
4. Details of windows and external doors.
5. Removal of permitted development rights for extensions, buildings in the garden and pools.
6. Use of guest pavilion to be ancillary to main house.
7. Curtilage of dwellings not to extend beyond ha ha.
8. Notwithstanding details of lighting submitted, details of lighting to be agreed.
9. Final land levels of houses and re-grading to be agreed.
10. Tree protection to be implemented.
11. Planting scheme to be carried out.
12. Implementation of reptile survey.
13. Implementation of recommendations of the submitted Habitat Survey and Ecological and Botanical Survey.
14. Contamination investigation and remediation.
15. Parking and manoeuvring areas to be formed, in accordance with sustainable urban drainage principles and retained as such.
16. Provision of cycle parking facilities.
17. Approval of traffic management plan.

18. Demolition of all buildings on site, including agricultural buildings prior to commencement, and removal of materials from site unless re-used in the new development.
19. Use of new agricultural and incidental purposes buildings to be used and retained as such.
20. Sustainability measures to be implemented as submitted.

N.B. Law relating to protected species.

N.B. Protection of public footpaths during construction works, adequate provision for delivery vehicles to pass walkers. Repair of any damage to be the responsibility of the applicant.

N.B. Fees are payable for checking/supervision of installation/future maintenance of sustainable urban drainage scheme.

NB. Separate permission required for works in the highway.

#### **44. P09/E1096, Stonor Park, Stonor**

This application was deferred to a future meeting on the recommendation of the planning manager, as the applicant had supplied additional information which required analysis before the application was considered by the committee.

#### **45. P10/W0630 25 Station Road, Cholsey**

The committee considered application P10/W0630 for planning permission to demolish the existing house and construct one four-bedroom house, two three-bedroom houses, and two two-bedroom houses and access at 25 Station Road, Cholsey.

The planning officer reported that the housing density (at paragraph 6.4) of the report should read '.... the proposal would equate to a density of 22.7 dwellings per hectare' as in accordance with advice contained within PPS3, the whole site, including the access should be taken in to account when calculating housing density. Paragraph 6.7 of the report should conclude that the proposed development is **in accordance** with Policy H4 of the Local Plan not contrary to it. A legal agreement with Oxfordshire County Council securing the required infrastructure contributions required completion prior to planning permission being granted. If permission is granted, a planning condition requiring details of fire hydrants to be submitted and approved prior to occupation was recommended.

Mr A Dawe, representing Cholsey Parish Council, spoke objecting to the application.

Mr J Butler, local resident, spoke objecting to the application.

Mr R Turnbull, agent, spoke in support of the application.

A motion, moved and seconded, to grant planning permission with conditions and subject to the completion of legal agreements with South Oxfordshire District Council and Oxfordshire County Council was declared carried on being put to the vote.

**RESOLVED** to authorise the Head of Planning to grant planning permission for application P10/W0630, 25 Station Road, Cholsey, subject to the prior completion of appropriate agreements with South Oxfordshire District Council and Oxfordshire County Council to secure funds towards local infrastructure and the following conditions:

1. Commencement three years.
2. Planning condition listing the approved drawings.
3. Sample materials required (all).
4. Obscure glazing.
5. No additional windows, doors or other openings.
6. Sustainable design.
7. Refuse & recycling storage (details required).
8. Hours of construction.
9. External lighting – specific.
10. Surface water drainage works (details required).
11. Implementation of programme or archaeological work.
12. Parking and manoeuvring areas retained.
13. Cycle parking facilities.
14. Landscaping scheme (trees and shrubs only).
15. Tree protection (detailed).
16. Boundary walls & fences.
17. Fire hydrants to be agreed.

#### **46. P10/E0721, Co-op, 2 Bridle Path, Woodcote**

Mr R Peirce, 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/E0721 for planning permission for alterations to the premises including a new shop front with automatic sliding doors, new enclosed staircase to the first floor on the rear elevation, and covered area to the side with new entrance gates, at the Co-op supermarket, 2 Bridle Path, Woodcote.

Mrs M Edmonds, representing Woodcote Parish Council, spoke objecting to the application.

Mr K Keddy, agent, spoke supporting the application.

Mr R Peirce, a local ward councillor, spoke objecting to the application.

A motion, moved and seconded, to grant planning permission with conditions including details of lighting was declared carried on being put to the vote.

**RESOLVED** to grant planning permission for application P10/E0721, Co-op, 2 Bridle Path, Woodcote subject to the following conditions:

1. Commencement three years.
2. Materials for walls and roof to match.
3. Fire escape door to be implemented with measures set out in application.
4. Details of side access gates to be agreed with Crime Prevention Design Adviser prior to commencement.
5. Details of CCTV system and lighting to be agreed with Crime Prevention Design Adviser prior to commencement.
6. Details of cycle parking facilities prior to commencement.

#### **47. Resolution to extend the meeting beyond three hours**

As required by Rule 9 of part 4 of the council's constitution, a motion to continue the meeting after 9.00pm in order to complete the business was proposed and agreed by the committee.

#### **48. P10/E0649/RM, Thame United Football Club, Windmill Road, Thame**

Mrs A Midwinter declared a personal and prejudicial interest in this application as Chairman of the Thame Housing Association which owned a neighbouring property. She left the room and took no part in the debate or voting on this item.

The committee considered the reserved matters application P10/E0649/RM to provide 59 open market residential dwelling and 20 one-bedroom and 20 two-bedroom extra care facilities with associated works at the former Thame United Football Club, Windmill Road, Thame.

The planning officer reported that the environment agency had raised no objection to the application and section 6.7 of the report should be amended to reflect this. At the request of the police crime prevention officer, an additional condition requiring security measures on the units facing the Phoenix Trail was proposed. The request from Oxfordshire County Council Highways to provide a link to the Phoenix Trail conflicted with the crime prevention officer's advice. The committee was recommended to approve condition 10 forbidding the construction of the link.

Mrs Harman, a local resident, spoke objecting to the application.

Mr S Kirk and Mr S Lynch, agent for the applicant and representative of SOHA, spoke in support of the application.

Mr D Dodds, a local ward councillor, spoke objecting to the application.

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

**RESOLVED:** to authorise the Head of Planning to grant planning permission for application P10/E0649/RM, Thame United Football Club, Windmill Road, Thame, subject to the prior completion of appropriate agreements with South Oxfordshire District Council to secure the provision of 40 affordable extra care units on the site and the following conditions:

1. General compliance.
2. Samples of all new materials.
3. That prior to occupation of the development hereby permitted, the proposed means of access onto Windmill Road is to be formed and laid out to the approval of the Local Planning Authority, constructed strictly in accordance with the Local Highway Authority's specifications and all ancillary works shall be undertaken.
4. That the development hereby permitted shall not be occupied until such time as the existing site access has been closed and the footway and verge reinstated to the standard specification of the Highway Authority.
5. That the development hereby permitted shall not be occupied until such time as the internal layout of the development including all highway geometries has been submitted to and approved in writing by the Local Planning Authority in consultation with the Highway Authority.
6. That the development hereby permitted shall not be occupied until such time as a drainage strategy (SUDS) for the site has been submitted to and approved in writing by the Local Planning Authority in consultation with the Highway Authority.
7. That the development hereby permitted shall not be commenced until the construction of the estate roads serving the development, including footways and verges, has been undertaken in accordance with the standard specification of the Highway Authority.
8. A Construction Management Travel Plan must be submitted prior to development. This should be approved in writing by the LPA in consultation with the Highway Authority before any works are carried out on site.
9. Submitted and approved Travel Plan to be implemented prior to occupation.
10. That notwithstanding any indication given on the submitted plans, the link between the site and the Phoenix Trail shall not be provided.
11. Scheme for foul drainage.



12. Extra care units only.
13. Scheme for waste collection to be agreed.
14. Scheme for public art to be implemented as set out in the application.
15. Sustainable building measures.
16. Recommended crime prevention features provided in units facing Phoenix Trail.

And to remind the applicant that all other conditions placed on the outline permission remain of relevance (Commencement date, tree protection, hours of operation, surface water scheme, green travel plan foul drainage scheme and contamination remediation, fire hydrants), that a Site Waste Management Plan will be required and that the SUDS may need to be adopted which would require a commuted sum for maintenance.

The meeting closed at 9.15pm

Chairman

Date