

Minutes



OF A MEETING OF THE

Planning Committee

HELD AT 6.00PM ON 22 SEPTEMBER 2010

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, Mrs E Gillespie, Mr J Griffin, Mr A Hodgson, Mr I Lokhon, Mrs A Midwinter, Mr R Peasgood, Mr R Peirce, Mr A Rooke, Mrs M Turner

Apologies: Nil

Officers:

Mr R Cramp, Mrs S Crawford, Mr S Corrigan, Miss P Fox, Ms E Hamerton, Miss S Spencer, Mr T Wyatt

49. Minutes

RESOLVED: to approve the minutes of the meeting held on 25 August 2010, as a correct record and to agree that the chairman sign them.

50. Site visits

The committee supported a motion, moved and seconded, to defer consideration of application P10/E0760 land to rear of 9 Hazelton Close, Thame to assess the effect of the dwelling on the surrounding area.

The planning manager reported that she had arranged for two site visits to take place on 18 October in respect of Breach Farm, Stanton St John - planning application P10/W1125 for an agricultural workers dwelling and Chilworth House Special School, Thame Road, Wheatley - planning application P10/W1159 for replacement buildings.

RESOLVED: to defer consideration of planning application P10/E0760 to allow for a site visit to assess the impact of the proposal on the surrounding area.

51. P10/E0945 The Cricket Ground, Eastfield Lane, Whitchurch on Thames

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

Mrs E Gillespie acted as Chairman for this item.

The committee considered application P10/E0945 seeking planning permission for the erection of a detached 4 bed house and garage and provision of a new 12 bay car park with joint access from Eastfield Lane, Whitchurch on Thames.

Ms L Austin and Mr S Trinder, representatives of Whitchurch on Thames Parish Council, addressed the committee in support of the application.

Mr D Parker, the agent for the applicant, Mr Whitelock, the applicant and Mr D Sexon, representing the Whitchurch Primary School Governing Body, addressed the committee in support of the application.

Mrs P Slatter, a local ward councillor, addressed the committee in support of the application.

Mrs A Ducker, a local ward councillor, addressed the committee on the application.

A number of councillors expressed the view that the proposal included as part of the application to transfer the cricket ground to Whitchurch Parish Council would be of significant benefit to the local community securing the future use of the land for sporting and recreational use by the community and adjacent primary school. Despite the officer's recommendation for refusal the view was expressed that the benefits of Whitchurch-on-Thames Parish Council ownership of the land outweighed the officer's objection to the proposed dwelling based on Policy H6 of the South Oxfordshire Local Plan. A motion, moved and seconded, to approve the application with conditions subject to the prior completion of a section 106 agreement to secure transfer of the land to the parish council in perpetuity was agreed.

RESOLVED: to grant planning permission for application P10/E0945, The Cricket Ground, Eastfield Lane, Whitchurch on Thames, subject to the completion of a Section 106 Obligation to secure the following:

1. Transfer of land to Parish Council and Chestnut Cottage prior to the commencement of development in relation to the new dwelling
2. Retention of sports ground for sport and recreational use by the community in perpetuity
3. Sports ground to be retained in Parish Council's ownership

and the following conditions:

1. Commencement within three years
2. Development in accordance with approved plans
3. Samples of materials to be submitted and approved prior to the commencement of development in respect of the dwelling
4. Details of soft and hard landscaping to be submitted and approved prior to commencement of development
5. Details of tree protection to be submitted and approved prior to commencement of development
6. Permitted development rights restricted in respect of the dwelling and sports ground
7. Contaminated land investigation to be carried out prior to the commencement of development
8. Parking and turning to be provided in accordance with the approved plans prior to the occupation of the dwelling
9. Parking only by users of the sports/recreation ground and school
10. Details of cycle parking to be submitted and approved prior to commencement of development
11. Closure of existing access within one month of the first use of the new access
12. Any gates associated with vehicular traffic to be set back at least 5 metres from the edge of the highway and to open inwards away from the highway
13. Details of refuse and recycling provision in respect of the dwelling to be submitted and approved prior to the commencement of development in respect of the dwelling
14. Details of sustainability measures in respect of the dwelling to be submitted and approved prior to the commencement of development in respect of the dwelling.

52. P10/W0255/RET Views Farm, Windmill Hill, Great Milton

Mr A Hodgson declared a personal and prejudicial interest in this item as he knew the applicant. In accordance with the councillors' code of conduct he left the room so taking no part in the debate or voting on this item.

The committee considered application P10/W0255/RET seeking retrospective planning permission for the change of use of land and building to use for storage, manufacture and ancillary sale of stone products at Views Farm, Windmill Hill, Great Milton.

Comments received from the head of economy, leisure and property on the importance of the grant of planning permission to the continued existence and future prosperity of the company and the consequences in terms of employment and other benefits that flow from that were circulated to committee members prior to the meeting.

The principal planning officer (enforcement) advised the committee that the decision as to whether to take enforcement action was delegated to officers and that in their view the application should be refused and enforcement action taken to remedy the harm to the rural character of the area and Green Belt. However, the officer advised that in considering whether to take enforcement action it was necessary to have regard to the impact of enforcement action on the viability of small businesses. The test for pursuing enforcement action was whether greater weight should be given to the economic considerations rather than the planning considerations. In light of this the committee could refuse planning permission but express the view that it was not expedient to take enforcement action in this case.

Mr R Parker, the applicant, addressed the committee in support of the application.

Mr J Nowell-Smith, the local ward councillor, addressed the committee in support of the application.

Mr R Mann, Cabinet member for economic development, addressed the committee in support of the application.

Whilst a number of members supported the officer's recommendation for refusal others expressed the view that the use of the open yard areas for outside storage did not harm the character of the area and supported approval of the application. In resolving to refuse retrospective planning permission for the application for the reasons set out in the report, the committee supported the view that there was a strong economic argument in favour of the continued use of the site by the business and that it would not be expedient to take enforcement action.

RESOLVED: to refuse retrospective planning permission for application P10/W0255/RET Views Farm, Windmill Hill, Great Milton, for the following reasons:

1. That the proposed use, and most particularly open storage of stone and stone products, has an industrial/commercial appearance which is contrary to the rural character and appearance of the countryside and contrary to policies G2, G4, E5 and A3 of the South Oxfordshire Local Plan 2011; and Government guidance contained in PPS4 and PPS7.
2. That the encroachment of open industrial/commercial activities into the Oxford Green Belt is contrary to the open nature, rural character and visual amenity of the Green Belt and conflicts with the purposes of including land within the Green Belt. The development therefore constitutes inappropriate development in the Green Belt, which has not been justified by very special circumstances and is therefore contrary to Government guidance contained in PPG2; and policies GB4 and E5 of the South Oxfordshire Local Plan 2011.

53. P10/E0760 Land to the rear of 9 Hazelton Close, Thame

Deferred for a site visit (see minute 50/09/10).

54. P10/W0631 112 London 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/W0631 seeking planning permission for the conversion and extension of the existing dwelling house to allow the business of childminding for up to nine children and the construction of a new vehicular access from London Road at 112 London Road, Wheatley.

Mr S and Mrs S McCarthy, the applicants, addressed the committee in support of the application.

Mr A Hodgson, a local ward councillor, address the committee on the application.

RESOLVED: to grant planning permission for application P10/W0631 112 London Road, Wheatley subject to the following conditions:

1. Commencement 3 years
2. Compliance with approved drawings
3. The development hereby permitted relates to the business use of the premises for childminding up to a maximum number of 9 children at any one time
4. That no part of the rear garden or rear patio areas shall be used for external play by children in connection with the childminding business
5. Matching materials walls and roof
6. Parking and manoeuvring areas to be retained
7. Provide cycle parking facilities.

Mr I Lokhon left the meeting prior to the consideration of the next item.

55. P10/W0636 and P10/W0646/CA Brook Bank, Church Road, Great Milton

The committee considered applications P10/W0363 and P10/W0646/CA seeking planning permission and conservation area consent for the demolition of the existing bungalow, garage and greenhouse and the construction of a replacement dwelling and detached garage and minor alterations to access at Brook Bank, Church Road, Great Milton.

The planning officer reported that Mr Nowell-Smith, the local ward councillor, supported the views of the parish council.

Mr P Ashworth, parish council representative, address the committee objecting to the application.

Mr K Hipkin, the applicant, addressed the committee in support of the application.

Whilst supporting the application the committee agreed a further condition to require the retention of the outbuilding and wall.

RESOLVED: to grant conservation area consent for application P10/W0646/CA, Brook Bank, Church Road, Great Milton subject to the following conditions:

1. Demolition within three years
2. Retention of outbuilding and wall.

and to grant planning permission for application P10/W0636, Brook Bank, Church Road, Great Milton subject to the following conditions:

1. Commencement within three years
2. Approved drawings
3. Sample materials
4. No extensions and alterations (permitted development restriction)
5. No additional outbuilding (permitted development restriction)
6. Landscaping scheme to be submitted including details of all boundaries
7. No garage conversion into accommodation
8. Parking and manoeuvring areas retained
9. Archaeological watching brief
10. Details of slat heights to be submitted
11. Tree protection
12. Retention of outbuilding and wall.

56. P10/W0778/RET Haydown, Elvendon Road, Goring on Thames

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

Mrs E Gillespie acted as Chairman for this item.

The committee considered application P10/W0778/RET seeking retrospective planning permission for a new detached house with detached garage and swimming pool wing at Haydown, Elvendon Road, Goring on Thames.

Mr K Bulmer, representative of Goring Parish Council, addressed the committee objecting to the application.

Ms A Lyndon, the applicant, addressed the committee in support of the application.

Mrs A Ducker and Mrs P Slatter, ward councillors, addressed the committee on the application.

RESOLVED: to grant planning permission for application P10/W0778/RET Haydown, Elvendon Road, Goring on Thames subject to the following conditions:

1. Commencement three years – full planning permission
2. Approved drawings
3. Matching materials (walls and roof)
4. Car parking space to be formed and laid before occupation
5. Slat heights to be submitted
6. Hours of operation – construction/demolition sites
7. External lighting details to be submitted to and approved by the LPA
8. The development shall be implemented in accordance with the details of the sustainability information submitted as part of the Design and Access Statement
9. Withdrawal of PD (Part 1 Class A and E) – no buildings/enclosures or extensions
10. No additional windows, doors or other openings
11. Obscure glaze bathroom windows in the west and east elevations
12. Garage accommodation to be retained and not converted without consent
13. Details of the obscure screen on the west elevation of the balcony to be submitted and approved
14. Landscaping scheme
15. Noise level restriction of pool pump
16. Tree protection details.

The meeting closed at 8.35pm

Chairman