

Minutes



Listening Learning Leading

OF A MEETING OF THE

Planning Committee

HELD AT 6.00PM ON 20 OCTOBER 2010

AT COUNCIL OFFICES, CROWMARSH GIFFORD

Present:

Mrs P Slatter (Chairman)

Mr G Andrews, Ms J Bland, Mr P Cross, Capt J Flood, Mrs E Gillespie, Mr J Griffin, Mrs A Midwinter, Mr R Peasgood¹, Mr R Peirce, Mr A Rooke, Mrs M Turner

Apologies:

Mr F Bloomfield, Mr A Hodgson, and Mr I Lokhon tendered apologies.

Officers:

Mr D Burson, Mrs S Crawford, Mrs K Fiander, Miss P Fox, Ms E Hamerton, Ms N Hill, Mr M Moore, Mr T Wyatt

57. Minutes

RESOLVED: to approve the minutes of the meeting held on 22 September 2010 as a correct record and that the chairman sign them.

58. P10/W1159, Chilworth House, Thame Road, Wheatley

The committee considered application P10/W1159 seeking planning permission to demolish existing store buildings and to erect a replacement building at Chilworth House, Thame Road, Wheatley. The planning officer advised that a Tree Preservation Order had been served on the site.

Mr M Tyce, a representative of Waterstock Parish Council, spoke objecting to the application.

Ms C Pepperell, a representative of Great Milton Parish Council, spoke in support of the application.

Mr B Marchbank and Mr H Mellor, applicant and agent, spoke in support of the application.

¹ Mr Peasgood left the meeting after P09/E1096, Stonor Park, Stonor (minute 61).

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

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

RESOLVED: to grant planning permission for application P10/W1159, Chilworth House, Thame Road, Wheatley subject to the following conditions:

1. Commencement three years - full planning permission
2. Sample materials required (all)
3. Contamination (investigation)
4. Landscaping scheme – including the provision of replacement planting of trees.

59. P10/W1125, Breach Farm, Stanton St John

The committee considered application P10/W1125 seeking planning permission to erect an agricultural worker's dwelling at Breach Farm, Stanton St John. The Planning Officer suggested an additional condition to restrict permitted development rights.

Ms G Moore, a representative of Stanton St John Parish Council, spoke objecting to the application.

Ms C Pepperell, a representative of Gresswell Environment Trust, spoke objecting to the application.

Mr J Belcher, applicant, spoke in support of the application.

Ms A Purse, local ward councillor, spoke objecting to the application.

Contrary to the officer's recommendation to grant planning permission, the committee considered the development of the farm since the original temporary consent for an agricultural worker's dwelling had been given and how the proposals would have a detrimental visual impact on the visual amenity of the Green Belt. The need for an agricultural worker's dwelling was not disputed. However, a less prominent location for the new house should be found. A motion to refuse planning permission, moved and seconded, on being put to the vote was declared carried.

RESOLVED: to refuse planning permission for application P10/W1125, Breach Farm, Stanton St John, for the following reason:

That having regard to the development on the farm and the change to the character of the site since the original temporary consent for the agricultural worker's dwelling was permitted and having regard to its siting, two storey height and massing, the development would be harmful to the visual amenity of the Green Belt contrary to Policy

GB4 of the adopted Local Plan and advice set out in PPG2 and PPS7.

60. P10/E0760, Land to the rear of 9 Hazelton Close, 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/E0760 seeking planning permission to demolish the existing garage and shed and to erect a two-storey detached dwelling on land to the rear of 9 Hazelton Close, Thame.

Mr A Pudsey-Dawson and Mr J Collinge, applicant and agent, spoke in support of the application.

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

The committee was of the view that it was necessary to protect burgage plots because of their historical importance to the local area but believed that special circumstances existed to allow development of this site. The proposed development was of good design, would remove an unsightly garage, would benefit Thame and ultimately preserve the site in perpetuity. Contrary to the officer's recommendation to refuse planning permission, a motion to grant planning permission with conditions, moved and seconded, on being put to the vote was declared carried.

RESOLVED: to grant planning permission for application P10/E0760, Land to the rear of 9 Hazelton Close, Thame subject to the following conditions:

1. Commencement within three years
2. Development to be carried out in accordance with the approved plans
3. Details of hardsurfacing to be submitted and approved in writing prior to the commencement of development
4. Details of foul and surface water drainage to be submitted and approved in writing prior to the commencement of development
5. Tree protection details to be submitted and approved in writing prior to the commencement of development
6. Dwelling to meet Code Level 3 of the Code for Sustainable Homes
7. Permitted development rights for extensions and outbuildings to be removed
8. Parking and turning to be in accordance with the approved plans
9. Contaminated land investigation to be carried out and agreed in writing prior to the commencement of development.
10. First floor windows facing east to be obscured glazed prior to the first occupation of the dwelling.

61. P09/E1096, Stonor Park, Stonor (In the parish of Pishill with Stonor)

The committee considered application P09/E1096 seeking planning permission to demolish a ruined tower and to construct a new dwelling on the site known as The Warren at Stonor Park, Stonor.

Mr P Purton, agent, spoke in support of the application.

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

RESOLVED: to refuse planning permission for application P09/E1096, Stonor Park, Stonor (In the parish of Pishill with Stonor) for the following reason:

That the development involves the construction of a new dwelling in an isolated rural location within the Chilterns Area of Outstanding Natural Beauty. As such the proposal represents an inappropriate form of development in an unsustainable location, which would detract from the rural character and appearance of the area, contrary to policies G2, G4, C1, C2 and H6 of the adopted South Oxfordshire Local Plan and the advice contained in PPS1, 3, 5 and 7. Insufficient justification exists to set aside the policies.

62. P10/W1006 Copse Stile House, Spring Lane, Aston Tirrold and P10/W1007/LB Copse Stile House, Spring Lane, Aston Tirrold

The committee considered application P10/W1006 seeking planning permission, and application P10/W1007/LB seeking listed building consent, to erect a single-storey family room/kitchen extension at Copse Stile House, Spring Lane, Aston Tirrold.

Mr I Gibson, a representative of Aston Tirrold Parish Council, spoke in support of the application.

Mr P Marmion and Mr M Andrew, applicant and agent, spoke in support of the application.

Mr P W D Greene, local ward councillor, addressed the committee on the application.

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

RESOLVED: to refuse planning permission for application P10/W1006, Copse Stile House, Spring Lane, Aston Tirrold, for the following reason:

Having regard to its design, siting and scale the proposal would be an incongruous addition to the listed building and would be detrimental to its special architectural and historic importance contrary to policies G6, CON2, CON3, CON5 and H13 of the South Oxfordshire Local Plan 2011 and section 6.3.4 of the South Oxfordshire Design Guide 2008 and advice in PPS5.

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

RESOLVED: to refuse listed building consent for application P10/W1007/LB, Copse Stile House, Spring Lane, Aston Tirrold, for the following reason:

Having regard to its design, siting and scale the proposal would be an incongruous addition to the listed building and detrimental to its special architectural and historic importance contrary to policies CON2 and CON3, and detrimental to the setting of the Grade II* listed building contrary to policy CON5 of the South Oxfordshire Local Plan 2011 and advice in PPS5.

63. P10/W0318, Lantern Service Station, London Road, Milton Common (in the parishes of Tiddington & Great Milton)

During the consideration of this item, and in accordance with the council's Constitution, the committee agreed to continue beyond 9.00pm to consider the remaining items on the agenda.

The committee considered application P10/W0318 seeking planning permission to provide a liquid propane gas (LPG) facility at Lantern Service Station, London Road, Milton Common.

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

Mr P Jones, a local resident, spoke objecting to the application.

Mr M Southall, agent, spoke in support of the application.

Mr J Nowell-Smith, local ward councillor, addressed the committee on the application.

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

Contrary to the officer's recommendation to grant planning permission for application P10/W0318, the committee considered the proposals to be an unneighbourly form of development because of the level of noise and disturbance it would cause. A motion

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

RESOLVED: to refuse planning permission for application P10/W0318, Lantern Service Station, London Road, Milton Common for the following reasons:

That having regard to the proximity of the LPG facility to 68 London Road and to the use of the facility for 24 hours a day seven days a week, the proposal represents an unneighbourly form of development that would detract from the residential amenity of the occupants of 68 London Road by reason of noise and disturbance contrary to Policies G2, EP2 and E5 of the adopted South Oxfordshire Local Plan.

64. P10/W1244, 17 – 23 Amwell Place, Cholsey

The committee considered application P10/W1244 seeking planning permission to reorganise existing car parking areas and the construction of two new houses on two storeys with new access at 17 - 23 Amwell Place, Cholsey. The Planning Officer advised that Oxfordshire County Council Highways had no objection to the amended details.

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

RESOLVED: to grant planning permission for application P10/W1244, 17 - 23 Amwell Place, Cholsey, subject to the following conditions:

1. Commencement three years - full planning permission
2. Approved drawings
3. Sample materials required (walls and roof)
4. Turning areas and car parking
5. Sustainable Homes – Code Level 3
6. Contamination (investigation)
7. Landscaping (incl boundary fencing and screen walls).

65. P10/E1127/EX and P10/E1128/LEX Market Place Mews, 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/E1127/EX seeking permission to extend the time limit to erect 14 new residential units, new and refurbished retail, widening of mews entrance, car parking and associated landscaping at Market Place Mews, Henley-on-Thames, granted under application P07/E1029 on 11 December 2007.

The Planning Officer advised that the council's economic development team supported the application. He also detailed a correction to his report at paragraph 6.2 in which the penultimate sentence should read:

"I consider that PPS5, insofar as it marks a change in assessment from PPG15 and 16, does not substantially alter the previous assessments and therefore do not represent material changes to the planning considerations."

The committee also considered application P10/E1128/LEX seeking permission to extend the time limit to demolish 4 Market Place Mews, widening of the passage between 22 and 24 Market Place and internal alterations to 2 and 3 Market Place Mews and the removal of minor structures at Place Mews, Henley-on-Thames granted under application P07/E1030/LB on 11 December 2007.

Mr I Reissmann, a representative of Henley Town Council, spoke objecting to the application.

Ms R Gibson and Mr C Langler, local residents, spoke objecting to the application.

Ms K Hawes and Mr J Dixon, agents, spoke in support of the application.

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

RESOLVED: to authorise the Head of Planning to grant planning permission for applications P10/E1127/EX and application P10/E1128/LEX Market Place Mews, Henley-on-Thames, subject to the prior completion of an appropriate deed of variation with the County Council to ensure infrastructure payments are made towards education, libraries, waste management and a museum resource centre and with the District Council to ensure infrastructure payments are made towards policing in the locality and the following conditions:

1. Commencement three years
2. That the development is undertaken otherwise in accordance with the conditions imposed on application P07/E1029.

That an extension of listed building consent is granted subject to the following conditions:

1. Commencement listed building consent three years
2. That the works be undertaken otherwise in accordance with the conditional requirements of the listed building consent P07/E1030/LB.

66. P10/E1245, 15 Cromwell Road, Henley-on-Thames

The committee considered application P10/E1245, to replace an existing dwelling with a pair of semi-detached dwellings at 15 Cromwell Road, Henley-on-Thames.

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

Mr I Slater, agent, spoke in support of the application.

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

RESOLVED: to grant planning permission for application P10/E1245, 15 Cromwell Road, Henley-on-Thames, subject to the following conditions:

1. Commencement – three years
2. Development in accordance with approved plans
3. Samples of materials to be approved
4. Details of hardsurfacing to be approved
5. Details of fencing/means of enclosure to be approved
6. Proposed floor and ground levels to be approved
7. Permitted development removed for extensions
8. Sustainability measures to Code Level 3 to be implemented in accordance with approved details
9. Provision and retention of parking and turning areas
10. Working hours restriction
11. Windows/doors to meet Secured by Design Standards.

The meeting closed at 10.00pm

Chairman

Date