

Minutes



OF A MEETING OF THE

Planning Committee

HELD AT 6.00PM ON 17 NOVEMBER 2010

AT COUNCIL OFFICES, CROWMARSH GIFFORD

Present:

Mrs P Slatter (Chairman)

Mr G Andrews, Mr F Bloomfield, Mr P Cross, Capt J Flood, Mrs E Gillespie, Mr J Griffin, Mr I Lokhon, Mrs A Midwinter, Mr R Peasgood, Mr R Peirce, Mr A Rooke, Mrs M Turner

Apologies:

Ms J Bland and Mr A Hodgson tendered apologies.

Officers:

Mrs S Crawford, Mrs K Fiander, Miss P Fox, Mr P Lucas, Ms S Mangion, Ms G Napier

Mr Paul Yoward, Highways Officer, Oxfordshire County Council

67. Minutes

RESOLVED: to approve the minutes of the meeting held on 20 October 2010 as a correct record and that the chairman sign them.

68. P10/W1240 and P10/W1241/LB, W H Napper & Son, High Street, Goring-on-Thames

Mrs P Slatter, a local ward councillor, stepped down from her role as chairman and from the committee and took no part in the discussions or voting on these items.

Mrs E Gillespie, Vice Chairman, acted as Chairman for this item.

The committee considered application P10/W1240 to enlarge an existing bedsit through the conversion of an adjoining single storey storage shed to create a single storey one-bedroom dwelling; to convert Napper's Barn to form a two-bedroom dwelling (as an amendment to extant permission P03/E0990); to erect a pair of single storey car ports; and to erect a detached two storey dwellinghouse at W H Napper & Sons, High Street, Goring-on-Thames.

The committee also considered application P10/W1241/LB for listed building consent to enlarge the bedsit into the adjoining storage shed at the same site.

Mr Yoward, Highways Officer, Oxfordshire County Council, answered the committee's questions and explained why the County Council had no objection to the application.

Mrs S Bridle, a representative of Goring Parish Council, spoke objecting to the application.

Mr A Jones and Mrs M Williams, local residents, spoke objecting to the application.

Mr A Gould, agent for the applicant, spoke in support of the application.

Mrs E A Ducker, a local ward councillor, spoke objecting to the application.

Mrs P Slatter, a local ward councillor, spoke objecting to the application.

Contrary to the officer's recommendation to approve the application, the committee expressed concern at the impact of the development on the setting of the listed buildings and on the character and appearance of the conservation area. Whilst affecting application P10/W1240 for planning consent, these concerns did not apply to application P10/W1241/LB for listed building consent.

RESOLVED to refuse planning consent for application P10/W1240, W H Napper & Son, High Street, Goring-on-Thames for the following reason:

That the remaining green open space to the rear of Napper's Stores makes an important contribution to the setting of the listed buildings and the further subdivision of the plot would detract from their setting and from the character and appearance of the Goring Conservation Area, contrary to Policies CON5, CON7, D1, G6 and H4 of the adopted South Oxfordshire Local Plan and to advice contained within PPS5.

RESOLVED to grant listed building consent for application P10/W1241/LB, W H Napper & Son, High Street, Goring-on-Thames subject to the following conditions:

1. Commencement three years – Listed Building Consent
2. Approved plans
3. Works to match existing
4. Submission of detailed drawings
5. Submission of sample materials
6. Cast iron rainwater goods.

69. P10/W1458, Land to rear of 142a Wantage Road, Wallingford

Mr I Lokhon, a local ward member, stepped down from the committee and took no part in the discussions or voting on this item.

The committee considered an application to erect one two-bedroom dwelling and one three-bedroom dwelling as a pair and to undertake alterations to access and parking at 142a Wantage Road, Wallingford.

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

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

Contrary to the officer's recommendation to refuse planning permission a motion, moved and seconded, to approve the application with conditions was declared lost when put to the vote.

RESOLVED: to refuse planning permission for application P10/W1458, Land to rear of 142a Wantage Road, Wallingford, for the following reasons:

That the development would extend the built up area of Wallingford when viewed from Wantage Road and High Road (A4130) and would encroach upon the surrounding countryside to the detriment of the setting of the settlement. The proposal is therefore contrary to Policy C4 of the adopted South Oxfordshire Local Plan and to criterion (iii) of policy H6 which seeks to resist new dwellings on the edge of settlements where the built-up area of the settlement would be extended. Notwithstanding the objection in principle, the proposed construction materials and backland siting of the development would also be out of keeping with the established character of the area, contrary to Policy D1 of the adopted South Oxfordshire Local Plan and to advice contained within PPS3.

70. P10/E1476/RET and P10/E1477/RLB, Red Lion Hotel, Hart Street, Henley on Thames

The committee considered retrospective application P10/E1476/RET and application P10/E1477/RLB for retrospective listed building consent to alter fenestration, provide new/renew existing cladding, retile the roof, provide new doors and replace existing doors and windows and create five en-suite bedrooms within the old stables at Red Lion Hotel, Hart Street, Henley on Thames.

Mr G Eades, agent, spoke in support of the application.

Ms L Hillier, a local ward councillor, spoke objecting to the application.

RESOLVED: to grant planning permission for application P10/E1476/RET and listed building consent for application P10/E1477/RLB, Red Lion Hotel, Hart Street, Henley on Thames, subject to the following condition:

1. All new works and works of making good to the retained internal and external fabric of the building shall be finished to match the adjacent work with regard to the methods used and to materials, colour, texture and profile.

71. P10/E1349, Kingwood Farm, Wyfold Lane, Wyfold (in the parish of Rotherfield Peppard)

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

The committee considered application P10/E1349 to erect a stable block at Kingwood Farm, Wyfold Lane, Wyfold (in the parish of Rotherfield Peppard).

Mr D Hammond, a representative of Rotherfield Peppard Parish Council, spoke objecting to the application.

Ms Y Howie, applicant, spoke in support of the application.

Mr A Rooke, a local ward councillor, spoke objecting to the application.

RESOLVED to grant planning permission for application P10/E1349, Kingwood Farm, Wyfold Lane, Wyfold, subject to the following conditions:

1. Standard three year time limit
2. Implementation in accordance with approved plans
3. Schedule of materials for walls and roof
4. Details of landscaping to include indigenous hedge prior to commencement
5. Private use of stables limited to four horses to remain ancillary to operation of Kingwood Farm and not for separate equestrian or livery use
6. Details of any external lighting prior to commencement.

72. P10/W1395, Land at Footbridge Cottage, High Street, Long Wittenham

The committee considered application P10/W1395, to erect a two-storey, three-bedroom dwelling and footbridge on land at Footbridge Cottage, High Street, Long Wittenham.

The planning officer reported that she had received two further letters of objection concerning the site's connection with the illustrator and author, Robert Gibbings. She also advised that Oxfordshire County Council's Highways had no objection to the proposals subject to a contribution to the footbridge.

Ms A Byard, a representative of Long Wittenham Parish Council, spoke objecting to the application.

Mr M Marcus, local resident, spoke objecting to the application.

Mrs C Collett, local ward councillor, spoke objecting to the application.

The committee considered the level of input by the conservation team. A motion, moved and seconded, to undertake a site visit accompanied by a conservation officer on being put to the vote was declared carried.

RESOLVED to undertake a site visit in respect of application P10/W1395, Land at Footbridge Cottage, High Street, Long Wittenham, to assess the impact of the proposed dwellings on the character of the conservation area.

73. P10/W1469/RET, 45 Broadway, Didcot

Mrs M Turner stepped down from the committee for this item having been a member of Didcot Town Council's planning committee that considered the item. She took no part in the discussions or voting on the application.

The committee considered application P10/W1469/RET for retrospective planning permission for amendments to the scheme approved under application P10/W0042 relating to 45 Broadway, Didcot. Planning permission had already been granted for the subdivision of the property to create two additional flats with changes to the window details and rendering of the front of the building.

The amendments to the approved scheme included: changes to the roof detail on the flats; a change of window to door, and revisions to the parking layout.

Mr B Service, a representative of Didcot Town Council, spoke objecting to the application.

Mr M Bayliss, local resident, spoke objecting to the application.

Mr A Black, applicant, spoke in support of the application.

Mrs J Murphy, a local ward councillor, spoke in support of the application.

The planning officer pointed out to the committee that if it intended refusing the application, it would need to demonstrate that the changes so far had not improved

the building. As the development was already complete no conditions were proposed.

RESOLVED: to grant planning permission for application P10/W1469/RET, 45 Broadway, Didcot.

The meeting closed at 8.55pm

Chairman

Date