

Minutes



Listening Learning Leading

OF A MEETING OF THE

Planning Committee

HELD AT 6.00PM ON 19 JANUARY 2011

AT COUNCIL OFFICES, CROWMARSH GIFFORD

Present:

Mrs P Slatter (Chairman)

Ms J Bland, Mr D Bretherton (as substitute for Mr R Peirce), Mr P Cross, Capt J Flood, Mrs E Gillespie, Mr J Griffin, Mr A Hodgson¹, Mrs A Midwinter, Mr R Peasgood, Mr R Peirce, Mr A Rooke, Mrs M Turner

Apologies:

Mr G Andrews, Mr I Lokhon and Mr R Peirce tendered apologies.

Officers:

Mr P Brampton, Mr D Burson, Mrs K Fiander, Miss P Fox, Mrs K Gould, Mr M Gulliford, Mrs H Moore, Mr T Wyatt

The Chairman advised that the minutes of the meeting held on 12 January 2011 would be considered at the next meeting of the Planning Committee.

88. TPO 188/2009, Cleeve Croft, Cleeve Road, Goring

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, Vice Chairman, acted as chairman for this item.

The committee considered a report seeking confirmation of tree preservation order (TPO) 188/2009 protecting three individual trees at Cleeve Croft, Cleeve Road, Goring, taking account of an objection which relates to just one of the trees.

Mr P Davies, local resident, spoke objecting to the TPO.

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

RESOLVED: to confirm tree preservation order no. 188/2009.

¹ Mr A Hodgson stepped down from the committee during consideration of item 90 and took no part in the discussion or voting on it.

89. P10/E1281, Grovelands, St Andrews Road, Henley-on-Thames

Mrs P Slatter resumed the role of chairman.

Following a decision to visit the site at its meeting on 15 December and having carried out that visit, the committee considered application P10/E1281 to erect a new dwelling and detached double garage on land at the rear of Grovelands, St Andrews Road, Henley-on-Thames (as amended by drawing no.GL-1 Revision C accompanying email from agent dated 2 November 2010).

Mr A Follett, a representative of Henley Town Council, spoke objecting to the application.

Mr J Blundell and Ms J Gunnell, local residents, spoke objecting to the application.

Mr N Lyzba, agent for the applicant, spoke in support of the application.

Ms E Hodgkin, a local ward councillor, spoke objecting to the application.

RESOLVED: to grant planning permission for application P10/E1281, Grovelands, St Andrews Road, Henley-on-Thames subject to:

1. Commencement three years
2. Approved plans
3. Levels for new development, relative to fixed datum point outside site, to be agreed
4. Samples of all materials to be agreed
5. Turning area and car parking to be provided as on approved plans
6. Cycle parking facilities to be agreed
7. Sustainable design features to be incorporated into new dwelling as per sustainability assessment
8. Waste and recycling facilities to be agreed
9. Tree protection scheme, including no dig construction method for driveway to be agreed
10. Landscaping scheme to be agreed
11. Contaminated land investigation to be carried out and agreed
12. Permitted development rights restricted for alterations and extensions to the new property

90. P10/W1697, Keepers Cottage, Little Haseley Road, Great Haseley

The committee considered application P10/W1697, which sought approval to erect a replacement dwelling on the site with new vehicular access at Keepers Cottage, Little Haseley Road, Great Haseley. The planning officer recommended two additional conditions, which had arisen from a response from forestry. The first one required

details of the garage foundations to be submitted and approved in relation to the potential damage to tree roots and the second related to landscaping.

Mr D Simcox, a representative of Great Haseley Parish Council, spoke objecting to the application.

Mr J Blake, agent for the applicant, spoke in support of the application.

Whilst acknowledging that the application proposed the use of natural stone salvaged from the original house, together with brickwork as facing materials, some committee members considered it important to maintain the character and appearance of the site and proposed an additional condition concerning the use of materials. Furthermore, some committee members asked for the inclusion of a condition concerning the slab level to monitor the overall height of the proposed dwelling. A motion, moved and seconded, to approve the officer's recommendations that included two additional conditions and the two conditions proposed by councillors, on being put to the vote was declared carried.

RESOLVED: to grant planning permission for application P10/W1697, Keepers Cottage, Little Haseley Road, Great Haseley, subject to:

1. Commencement three years - full planning permission
2. Compliance condition
3. Close existing access (a)
4. Removal of existing garage
5. Turning and parking area to be provided
6. No surface water from the development to be discharged onto the adjoining highway.
7. Submission of garage foundation details
8. Landscaping
9. Levels
10. Approval of materials.

91. P10/E1633 and P10/E1646/CA, Greys Cottage, Greys Green, Rotherfield Greys

The committee considered applications P10/E1633 and P10/E1646/CA to demolish the existing property and to erect a replacement dwelling (as amplified by Site Plan received 6 December 2010) at Greys Cottage, Greys Green, Rotherfield Greys. The planning officer advised that she had received an additional letter objecting to the demolition of the oldest and most historic part of the building. She clarified that the building was not listed.

Mr I Bocutt, agent for the applicant, spoke in support of the application.

RESOLVED: to grant planning permission for application P10/E1633, Greys Cottage, Greys Green, Rotherfield Greys subject to the following conditions:

1. Commencement three years – planning permission
2. List of approved drawings
3. Sample panel of all materials to be used to be constructed on site
4. Detailed specification of all windows (traditionally side hung timber casements featuring leaded lights) and external doors
5. Joinery details for new porch
6. Eaves and window arches to be replicated
7. Rainwater goods to be metal painted black
8. Removal of permitted development rights for extensions and roof extensions
9. Implementation of tree protection measures
10. Submission of proposed service runs and methods of installation in relation to trees
11. Contamination investigation, and if necessary, remediation works to be undertaken
12. Incorporation of sustainable design features
13. Imposition of informatives concerning European law relating to the protection of bats, and concerning the protection of public rights of way.

RESOLVED: to grant conservation area consent for the demolition of the existing house for application P10/E1646/CA, Greys Cottage, Greys Green, Rotherfield Greys subject to the following conditions:

1. Commencement three years - Conservation Area Consent
2. List of approved drawings
3. Demolition not to commence until a contract for the redevelopment of the site in accordance with a planning permission has been entered into
4. Full photographic record to be made prior to demolition to be deposited with the local authority and historic environment record.

92. P10/W1860, 20 Richmere Road, Didcot

Mrs M Turner declared a personal and prejudicial interest in this item because of her close association with a neighbour of the applicant. In accordance with the councillors' code of conduct she left the room and took no part in the debate or voting on this item.

The committee considered application P10/W1860 to construct a two-storey side extension and single storey rear extension to form a new one-bedroom dwelling and a single storey to the existing dwelling to serve the property retained at 20 Richmere Road, Didcot. The planning officer advised that he had received comments from the

Highways Officer who had requested an additional condition concerning access detail.

Mr P Hayward, a representative of Didcot Town Council, spoke objecting to the application.

Mr J Collinge, agent for the applicant, spoke in support of the application.

RESOLVED: to grant planning permission for application P10/W1860, 20 Richmere Road, Didcot subject to:

1. Commencement within three years
2. Condition listing the approved drawings
3. Boundary walls and fences
4. Matching materials
5. Sustainable methods of construction
6. Parking areas
7. Withdrawal of permitted development rights for extensions and alteration (new dwelling)
8. Access detail.

93. P10/W1703, Thrushwood, Woodperry Road, Beckley

The committee considered application P10/W1703 to erect a replacement dwelling at Thrushwood, Woodperry Road, Beckley.

Mr M Conway and Mr N Lyzba, agents for the applicant, spoke in support of the application.

RESOLVED: to grant planning permission for application P10/W1703, Thrushwood, Woodperry Road, Beckley, subject to:

1. Commencement within three years
2. Condition listing approved plans
3. Materials
4. Boundary walls and fences
5. Withdrawal of permitted development rights.

The meeting closed at 7.55pm

Chairman

Date