

Minutes



OF A MEETING OF THE

Planning Committee

HELD AT 6.00PM ON 9 FEBRUARY 2011

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 P Dawe (as substitute for Mr A Hodgson), Mrs A Midwinter, Mr R Peasgood, Mr R Peirce, Mr A Rooke, Mrs M Turner

Apologies:

Mr I Lokhon and Mr A Hodgson tendered apologies.

Officers:

Mr P Bowers, Ms E Bowerman, Ms S Crawford, Ms P Fox, Mrs K Gould, Ms E Hamerton, Mr J Preston, Mrs J Thompson

94. Minutes

RESOLVED: to approve the minutes of the meetings held on 12 January 2011 and 19 January 2011 as correct records and that the chairman sign them as such.

95. P10/W1731, Land at White Hills, Reading 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, Vice Chairman, acted as chairman for this item.

The committee considered application P10/W1731 for planning permission to construct a stable block on land at White Hills, Reading Road, Goring on Thames. The planning officer proposed an additional condition requiring the removal of the existing field shelter before the first use of the new building.

Mrs E A Ducker, a local ward councillor, addressed the committee. She also read a statement on behalf of Goring Parish Council setting out their objections to the application.

Mrs P Slatter, a local ward councillor, addressed the committee.

A motion to grant planning permission with conditions as set out in the report and the additional condition requiring the removal of the existing field shelter before the first use of the new building was proposed, seconded, and approved on being put to the vote.

RESOLVED: to grant planning permission for application P10/W1731, land at White Hills, Reading Road, Goring on Thames, with the following conditions:

1. Commencement three years - full planning permission.
2. Tree protection (general).
3. Use of site as specified in the application – not for livery.
4. Existing field shelter to be removed before the first use of the new building.

96. P10/W1905 and P10/W1906/LB, Copse Stile House, Spring Lane, Aston Tirrold

Mrs P Slatter resumed the role of chairman.

The committee considered application P10/W1905 for planning permission and P10/W1906/LB for listed building consent for construction of a single storey family room extension to the southern wing of the main dwelling, submitted as Revised Scheme II, at Copse Stile House, Spring Lane, Aston Tirrold. The planning officer reported that Mr PWD Greene, the local ward councillor, was unable to attend but his reasons for calling all the applications before the committee had been tabled and he requested that committee members consider a visit to the site.

Mr I Gibson, a representative of Aston Tirrold Parish Council, spoke in support of these applications and in support of applications P10/W1908 and P10/W1909/LB (Minute 97 refers) in accordance with the council's public speaking rules permitting only one address on all applications on one site.

Mr J Emmett, the agent, and Mr P Marmion, the applicant, spoke in support of these applications and in support of applications P10/W1908 and P10/W1909/LB (Minute 97 refers) in accordance with the council's public speaking rules permitting one address on all applications on one site.

A motion to refuse planning permission for the reason set out in the report was proposed, seconded, and approved on being put to the vote.

A motion to refuse listed building consent for the reason set out in the report was proposed, seconded, and approved on being put to the vote.

RESOLVED: to refuse planning permission for application P10/W1905, 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 buildings and would be detrimental to their special architectural and historic importance, and the setting of the Grade II* house contrary to policies G6, CON2, 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;

and to refuse listed building consent for application P10/W1906/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 buildings and detrimental to their special architectural and historic importance and to the setting of the Grade II* house to policies CON2 and CON5 of the South Oxfordshire Local Plan 2011 and advice in PPS5.

97. P10/W1908 and P10/W1909/LB, Copse Stile House, Spring Lane, Aston Tirrold

The committee considered application P10/W1908 for planning permission and P10/W1909/LB for listed building consent for construction of a single storey family room extension to the southern wing of the main dwelling, submitted as Revised Scheme III, at Copse Stile House, Spring Lane, Aston Tirrold.

A motion to refuse planning permission for the reason set out in the report was proposed, seconded, and approved on being put to the vote.

A motion to refuse listed building consent for the reason set out in the report was proposed, seconded, and approved on being put to the vote.

RESOLVED: to refuse planning permission for application P10/W1908, 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 buildings and would be detrimental to their special architectural and historic importance, and the setting of the Grade II* house contrary to policies G6, CON2, 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;

and to refuse listed building consent for application P10/W1909/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 buildings and detrimental to their special architectural and historic importance and to the setting of the Grade II* house to policies CON2 and CON5 of the South Oxfordshire Local Plan 2011 and advice in PPS5.

98. P10/E1930, 1 Aston Park, Aston Rowant

The committee considered application P10/E1930 for planning permission for a two-storey extension and first floor extension at 1 Aston Park, Aston Rowant. The planning officer reported receipt of a further five letters of support from local residents.

Mrs A Summons, the applicant, spoke in support of the application.

Contrary to the officer's recommendation of refusal, a motion to grant planning permission on the grounds that the development was not considered to be out of keeping with the existing house or the surrounding area was proposed, seconded, and approved on being put to the vote.

RESOLVED: to grant planning permission for application P10/E1930, 1 Aston Park, Aston Rowant with the following conditions:

1. Commencement three years – planning permission
2. Compliance with the approved plans
3. Matching materials
4. Tree protection measures
5. Confirmation of service routes

99. P10/E1846, Long Cottage, Lower Assendon

The committee considered application P10/E1846 for planning permission for the demolition of the existing house and garage and the construction of a new dwelling house and garage with games room over, including the change of use of part of the field to a residential garden, at Long Cottage, Lower Assendon.

Dr R Tomlins and Mrs Oldridge, representatives of Bix and Assendon Parish Council, spoke objecting to the application.

Mr M Dodson and Mr M Warmsley, local residents, spoke objecting to the application.

Mr S Palmer, the agent, and Mr C Glen, the applicant, spoke in support of the application.

Mrs J Nimmo-Smith, local ward councillor, addressed the committee.

A motion to visit the site to assess the impact of the development on the site and on the surrounding area was proposed, seconded, and approved on being put to the vote.

RESOLVED: to defer consideration of the application until after the committee had visited the site to assess the impact of the proposed development on the building line of the village, the AONB, and to assess the effects on the highway.

100.P10/W1809 and P10/W1810/LB, 6 Rectory Road, Great Haseley

The committee considered applications P10/1809 for planning permission and P10/W1810/LB for listed building consent for the demolition of an existing single-storey kitchen extension and construction of a two-storey extension with new kitchen and cloakroom on the ground floor and en-suite bathroom and dressing room on the first floor at 6 Rectory Road, Great Haseley.

Mr A Perkins, the applicant, and Mr M Vaughton, an architect, spoke in support of the application.

A motion to refuse planning permission for the reasons set out in the report was proposed, seconded, and approved on being put to the vote.

A motion to refuse listed building consent for the reasons set out in the report was proposed, seconded, and approved on being put to the vote.

RESOLVED: to refuse planning permission for application P10/W1809, 6 Rectory Road, Great Haseley, for the following reasons:

having regard to the simple modest scale of the thatched Grade II Listed Building the proposed addition is disproportionate in terms of scale, location and detailing. It obscures the original rear elevation and projects in to the thatch, significantly harming the listed buildings special architectural and historic character and the character and appearance of the Great Haseley Conservation Area contrary to Policies G2, G6, CON2, CON3, CON5, CON7 and H13 of the South Oxfordshire Local Plan 2011 and advice contained in the South Oxfordshire Design Guide 2008 and PPS5:Planning and the Historic Environment;

and to refuse listed building consent for application P10/W1810/LB, 6 Rectory Road, Great Haseley, for the following reasons:

having regard to the simple modest scale of the thatched Grade II Listed Building the proposed addition is disproportionate in terms of scale, location and detailing. It obscures the original rear elevations and projects in to the thatch, significantly harming the listed buildings special architectural and historic character contrary to Policies CON2 and CON3, of the South Oxfordshire Local Plan 2011 and advice contained in the South Oxfordshire Design Guide 2008 and PPS5:Planning and the Historic Environment.

101.P10/W1817, Breach Farm, Stanton St John

The committee considered application P10/W1817 for planning permission for the retention of existing temporary accommodation for an agricultural worker for a period of three years from 30 January 2011 to 30 January 2014 at Breach Farm, Stanton St John.

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

Ms N Mallows, a representative of Greswell Environment Trust, spoke objecting to the application.

A motion to grant planning permission with the conditions as set out in the report but restricting the temporary permission to two years (to allow sufficient time for the applicant to obtain planning permission for and construct a permanent dwelling while minimising the detrimental effect of this building on the Green Belt) was proposed, seconded, and approved on being put to the vote.

RESOLVED: to grant planning permission for application P10/W1817, Breach Farm, Stanton St John, for a period of **two** years from 30 January 2011 to 30 January 2013 with the following conditions:

1. Temporary permission.
2. Agricultural occupancy only.

102.P10/W1686, 8 Churchfield Lane, Benson

The committee considered application P10/W1686 for planning permission for the demolition of the existing bungalow, and the construction of centralised site access, a four-bedroom detached house, and a five-bedroom detached house, each with a detached garage at 8 Churchfield Lane, Benson.

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

RESOLVED: to grant planning permission for application P10/W1686, 8 Churchfield Lane, Benson, with the following conditions:

1. Commencement three years.
2. Compliance with approved plans.
3. Sample materials.
4. Close existing access.
5. Provide parking and manoeuvring areas.
6. Landscaping.
7. Tree protection.
8. Protection of hedges.
9. Wildlife protection.
10. Contamination investigation.
11. Obscure glazed windows in side elevations.

The meeting closed at 8.30 pm

Chairman

Date