

Minutes



OF A MEETING OF THE

Planning Committee

HELD AT 6.00PM ON 9 MARCH 2011

AT COUNCIL OFFICES, CROWMARSH GIFFORD

Present:

Mrs P Slatter (Chairman)

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

Apologies:

Mr F Bloomfield, Mr R Peirce and Mrs M Turner tendered apologies.

Officers:

Miss E Bowerman, Ms S Crawford, Mrs K Fiander, Ms P Fox, Ms E Hamerton, Ms S Mangion, Mr M Moore

103. Minutes

RESOLVED: to approve the minutes of the meetings held on 9 February 2011 as a correct record and agree that the chairman sign them as such.

104. P10/E1384, Henley College, Paradise Road, Henley-on-Thames

Mr A Rooke declared a personal and prejudicial interest owing to his wife's association with Henley College. In accordance with the councillors' code of conduct he left the room and took no part in the debate or voting on this item.

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/E1384 to construct a new sports facility with changing rooms, classrooms, storage and other ancillary accommodation, three disabled parking spaces and a 10-cycle storage rack at Henley College, Paradise

¹ Mr A Hodgson arrived during item 105.

Road, Henley-on-Thames (as clarified by the transport statement report dated February 2011, revision A accompanying agent's e-mail received 1 February 2011).

The Planning Officer reported a correction to the report in that the report had been referred to the committee at the Planning Manager's discretion rather than as stated within the report. He had also received 12 further letters of objection including objections to the revised travel plan and comment that any new development may become available to the general public.

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

Mr D Edwards, a local resident, spoke objecting to the application.

Ms L Morton, agent for the applicant, and Mr T Espley, Principal of Henley College, spoke in support of the application.

Ms J Bland, a local ward councillor, spoke objecting to the application.

RESOLVED to refuse planning permission for application P10/E1384, Henley College, Paradise Road, Henley-on-Thames for the following reasons:

1. That the site lies immediately adjacent to the designated Chilterns Area of Outstanding Natural Beauty and having regard to the size of the building relative to its surroundings, the development would result in the erection of a substantial building beyond the well defined confines of existing built development which would detract from the rural character, appearance and landscape of the area, contrary to Policies G2, G4, C1, C2, C4, and R4 of the adopted South Oxfordshire Local Plan. Insufficient justification exists to permit such a building.
2. That, having regard to the lack of adequate cycle parking provision in the proposal and that the existing car park is already fully utilised, the development would be likely to result in increased car usage in the area. This would put additional strain on the local highway network to the detriment of the safety and convenience of other users of the highway and result in an unsustainable form of development with reduced opportunities for using alternative means of transport, contrary to Policies T1 and T2 of the adopted South Oxfordshire Local Plan.

105. P10/E1846, Long Cottage, Lower Assendon

The committee considered application P10/E1846 to demolish the existing house and garage with store and to erect a new dwelling house and garage with games room that included the change of use of part of a field to a residential garden at Long

Cottage, Lower Assendon (as amended by a revised site plan and certificate of ownership accompanying the agent's letter dated 29 December 2010; block plan P2925/26D accompanying the agent's letter dated 6 January 2011; and as clarified by flood risk details and supporting information accompanying the agent's email dated 26 January 2011; and as amended by drawings P2925/27D, P2925/23D and P2925/28B accompanying agent's email dated 27 January 2011).

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

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

Mr C Glenn and Miss R Bradley, applicants, spoke in support of the application.

Mrs J Nimmo-Smith, ward councillor, spoke on the application.

RESOLVED to grant planning permission for application P10/E1846, Long Cottage, Lower Assendon, subject to the following conditions and informative:

1. Commencement three years – planning permission
2. List of approved drawings
3. Sample of all external materials to be submitted for approval
4. Removal of permitted development rights for extensions and roof extensions
5. Contamination investigation, and if necessary, remediation works to be undertaken
6. Incorporation of sustainable design features
7. Garage to remain 'incidental' to main dwelling
8. All materials that are not reused to be removed from site
9. Parking and manoeuvring areas to be as per approved plan
10. Existing dwelling and garage to be demolished within three months of the first use of the proposed house and garage
11. Mitigation measures described in the bat report to be implemented
12. Soft and hard landscaping to be submitted and approved

Informative reminding the applicants of the need to obtain a European Protected Species Licence before any demolition can proceed.

106. P10/W1242, Wilcher Close, East Hagbourne

The committee considered application P10/W1242 to remove the existing garages and to construct five houses on two storeys including eight parking bays at Wilcher Close, East Hagbourne (as clarified by the flood risk assessment accompanying agent's email dated 22 October 2010 and as clarified by the bat and water vole survey dated November 2010).

RESOLVED to grant planning permission for application P10/W1242, Wilcher Close, East Hagbourne subject to the following conditions:

1. Commencement three years
2. Compliance with
3. Materials as on plan
4. Parking and manoeuvring areas retained
5. Landscaping
6. Contamination
7. Surface water drainage works
8. Wildlife protection buffer to Hakka's Brook.

107. P10/W1948 and P10/W1949/LB, Fletchers Farm House, Haseley Road, Little Milton

Mr G Andrews declared a personal and prejudicial interest owing to his association with the applicants. In accordance with the councillors' code of conduct he left the room and took no part in the debate or voting on this item.

The committee considered application P10/W1948, and application P10/W1949/LB for listed building consent, for a single storey extension to the rear of Fletchers Farm House, Haseley Road, Little Milton.

The Planning Officer advised of a correction to the recommendation in that reference to policy CON7 should have read policy CON5.

Dr M Thompson, relative of a local resident, spoke objecting to the application.

Mrs P Day, representative of the applicants, spoke in support of the application.

Mrs D Brown, a district councillor, addressed the committee.

A motion, moved and seconded, to refuse planning permission substituting policy CON5 instead of policy CON 7 was declared carried.

RESOLVED to refuse planning permission for application P10/W1948, Fletchers Farm House, Haseley Road Little Milton for the following reason:

That having regard to the position of the extension and its cumulative impact, it would detract from the simple form of the main farmhouse and will be harmful to the special architectural, historic interest and setting of the listed building and the character and appearance of the Conservation Area, contrary to policies CON2, CON3 and CON5 of the adopted South Oxfordshire Local Plan and advice in Planning Policy Statement 5.

A motion, moved and seconded, to refuse listed building consent substituting policy CON5 instead of policy CON 7 was declared carried.

RESOLVED to refuse listed building consent for application P10/W1949/LB, Fletchers Farm House, Haseley Road Little Milton for the following reason:

That having regard to the position of the extension and its cumulative impact, it would detract from the simple form of the main farmhouse and will be harmful to the special architectural, historic interest and setting of the listed building contrary to policies CON2, CON3 and CON5 of the adopted South Oxfordshire Local Plan and advice in Planning Policy Statement 5.

108. P10/W1752, The Wall House, Mongewell Park, Mongewell (in the parish of Crowmarsh Gifford)

Mr J Griffin, 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/W1752 to demolish the existing dwellings and associated ancillary buildings and to construct five detached replacement dwellings; create three new vehicle gates and one new pedestrian gate through the existing boundary wall at The Wall House, Mongewell Park, Mongewell (in the parish of Crowmarsh Gifford) (as amended by drawings nos BS223 - 002A, 003A and 004A accompanying agent's email dated 14 January 2011).

The planning officer reported the receipt of an additional neighbour response in relation to access and size concerns.

Mr N Hannigan, a representative of Crowmarsh Parish Council, spoke objecting to the application.

Mr N McKay and Mr J Carroll, spoke in support of the application.

Mr J Griffin, local ward councillor, spoke objecting to the application.

RESOLVED to grant planning permission for application P10/W1752, The Wall House, Mongewell Park, Mongewell (in the parish of Crowmarsh Gifford) subject to:

1. Commencement five years
2. Compliance with approved plans
3. Sample materials
4. Landscaping scheme
5. Tree protection
6. Surface water drainage details

7. Foul drainage details
8. Parking and manoeuvring areas to be provided
9. Cycle parking facilities
10. Archaeology
11. Archaeology
12. Wildlife protection
13. Contamination
14. Demolish specified buildings before occupation of any new dwelling
15. Withdraw permitted development rights, Part 1 Class E (outbuildings)
16. Withdraw permitted development rights, Part 1 Class A (extensions and alterations)
17. Withdraw permitted development rights, Part 2 Class A (fences and walls)
18. Retention of wall and making good to match existing fabric.

109. P10/E1956/RET, P11/E0025/RLB, P10/E1957/RAD, 3 High Street, 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 retrospective application P10/E1956/RET to retain an ATM; application P11/E0025/RLB for retrospective listed building consent to retain an ATM and illuminated sign; and P10/E1957/RAD for retrospective advertising consent to retain an illuminated sign at 3 High Street, Thame.

Mr D Dodds and Mrs A Midwinter, local ward councillors, spoke objecting to the application.

Contrary to the officer's recommendation to grant retrospective planning permission, retrospective listed building consent and retrospective advertising consent the committee considered the ATM's illumination to be obtrusive thus being incompatible with, and having a detrimental effect, on the grade II listed building within the conservation area.

Application P10/E1956/RET

A motion, moved and seconded, to refuse retrospective planning permission for application P10/E1956/RET was declared carried.

RESOLVED to refuse planning permission for application P10/E1956/RET, 3 High Street, Thame, for the following reasons:

That having particular regard to the extent of illumination, the ATM detracts from the established character and historic interest of the grade II listed building and harms the character and appearance of

the Thame Conservation Area and street scene contrary to policies CON3, CON7, CON8 and AD1 of the SOLP 2011.

Application P11/E0025/RLB

A motion, moved and seconded, to refuse retrospective listed building consent for application P11/E0025/RLB was declared carried.

RESOLVED to refuse retrospective listed building consent for application P11/E0025/RLB, 3 High Street, Thame for the following reasons:

That having particular regard to the extent of illumination, the ATM detracts from the established character and historic interest of the grade II listed building contrary to policies CON3 and CON8 of the SOLP 2011.

Application P10/E1957/RAD

A motion, moved and seconded, to refuse retrospective advertisement consent for application P10/E1957/RAD was declared carried.

RESOLVED to refuse retrospective advertisement consent for application P10/E1957/RAD, 3 High Street, Thame for the following reasons:

That having regard to the level of illumination, the signage to the ATM is harmful to the visual amenity of the grade II listed building and the local area, which is located within the Thame Conservation Area, and fails to accord with the aims of policies CON3, CON7, CON8 and AD1 of the SOLP 2011.

110. P10/W1914, The Waterwitch, Cockcroft Road, Didcot

The committee considered application P10/W1914 to erect eight dwellings with vehicular access following demolition of the public house at The Waterwitch, Cockcroft Road, Didcot.

In response to the Planning Officer's updated report that Oxfordshire County Council had requested a contribution for infrastructure improvements, the committee considered it unnecessary to make the application subject to a S106 agreement.

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

RESOLVED to grant planning permission for application P10/W1914, The Waterwitch, Cockcroft Road, Didcot subject to:

1. Commencement three years
2. Compliance with approved drawings
3. Sample materials

4. Close existing access
5. Contamination
6. Provide parking prior to occupation
7. Landscaping
8. Turning area
9. Details of surface water drainage
10. Scheme for bollards to prevent parking on highway verges.

111. P11/W0099, 67 Rawthey Avenue, Didcot

The committee considered application P11/W0099 to convert an integral garage into a habitable living space (as clarified by revised application forms received 18 February 2011).

RESOLVED to grant planning permission for application P11/W0099, 67 Rawthey Avenue, Didcot subject to:

1. Commencement three years
2. List of approved drawings
3. Matching materials (wall)
4. Parking and manoeuvring areas retained.

The meeting closed at 9.00pm

Chairman

Date