

Minutes



Listening Learning Leading

OF A MEETING OF THE

Planning Committee

HELD AT 6.00PM ON 27 APRIL 2011

AT COUNCIL OFFICES, CROWMARSH GIFFORD

Present:

Mrs P Slatter (Chairman)

Mr G Andrews, Ms J Bland, Mr F Bloomfield, Mr P Cross, Capt J Flood, Mrs E Gillespie, Mr J Griffin, Mr A Hodgson¹, Mrs A Midwinter, Mr R Peasgood², Mr A Rooke, Mrs M Turner

Apologies:

Mr I Lokhon tendered apologies.

Officers:

Mr P Bowers, Ms C Crapper, Mr A Duffield, Mr M Gammie, Mr P Lucas, Mr T Wyatt

120. Minutes 9 March 2011 and 6 April 2011

RESOLVED to approve the minutes of the meetings on 9 March 2011 and 6 April 2011 as a correct record and that the Chairman sign these as such.

121. TPO 33/2010, Waterways, 2 Winterbrook, Wallingford

The Chairman varied the order of the agenda to take this item first.

The committee considered the proposal to confirm tree preservation order (TPO) 33/2010 whilst taking account of the objection that has been made to the serving of the order. The TPO seeks to protect trees that are considered to be of amenity significance standing on the site known as Waterways, 2 Winterbrook, Wallingford, Oxon, OX10 9EA.

RESOLVED to confirm tree preservation order no. 33/2010.

¹ Mr Hodgson joined the meeting during Minute 121

² Mr Peasgood joined the meeting during Minute 122

122. P10/E1647, land at 18 to 20 Weston Road, Lewknor

The committee considered an application for planning permission for a two-storey three-bedroom dwelling and formation of vehicular access onto Weston Road at land between 18 and 20 Weston Road, Lewknor.

Mr P Weston, representing Lewknor Parish Council, spoke objecting to the application.

Mr N Boddington, on behalf of two local residents, spoke objecting to the application.

Mr P Morgan, the agent for the applicant, spoke in favour of the application.

Mr R Mann, a local ward councillor, spoke against the application.

RESOLVED to grant planning permission for application P10/E1647, land at 18 to 20 Weston Road, Lewknor, subject to the following conditions:

1. Standard three year time limit.
2. Approved plans.
3. Details of levels prior to commencement.
4. Schedule of materials prior to commencement.
5. Removal of permitted development rights for extensions, roof extensions, porch, outbuildings, vehicular entrance gates.
6. Sustainable measures implemented prior to occupation.
7. Details of location and size of oil tank prior to commencement.
8. Details of refuse, recycling and composting facilities prior to occupation.
9. Parking and turning to be provided prior to occupation and retained as such.
10. Details of cycle parking facilities.
11. Details of scheme to prevent surface water drainage to highway.
12. Details of hard and soft landscaping prior to commencement.
13. Submission of contaminated land statement questionnaire prior to commencement.

123. P11/E0164, 54 Love Lane, Watlington

The committee considered an application for planning permission for the demolition of the existing house and garage and erection of four two-storey two-bedroom dwellings and one three-bedroom dwelling incorporating new vehicular access and a three bay carport and parking at 54 Love Lane, Watlington.

Ms L Daniels and Mr C Wyke, local residents, spoke objecting to the application.

Mr P Rockall and Ms A Walker, the applicant and his agent, spoke in support of the application.

Mr R Mann, a local ward councillor, spoke against the application.

RESOLVED to grant planning permission for P11/E0164, 54 Love Lane, Watlington subject to the following conditions and to ensure that conditions 5 and 8 were worded so that the proposed car ports would be retained:

1. Standard three year time limit.
2. Approved plans condition.
3. Details of levels prior to commencement.
4. Schedule of materials prior to commencement.
5. Removal of permitted development rights for extensions, roof extensions, porch, outbuildings.
6. Details of Code Level 3 sustainable measures implemented prior to occupation.
7. Details of refuse, recycling and composting collection point prior to commencement.
8. Parking and turning to be provided prior to occupation and retained as such.
9. Implementation and retention of cycle parking facilities.
10. Details of footpath alterations prior to commencement.
11. Details of hard and soft landscaping including boundary treatment prior to commencement.
12. Details of tree protection prior to commencement.
13. Details of contaminated land statement prior to commencement.
14. Development to achieve Secured by Design accreditation.

124. P11/E0033, Waynflete, Station Road, Lower Shiplake

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

The committee considered an application for planning permission for the demolition of the garage/store and erection of a dwelling and detached garage and double garage to serve the existing dwelling incorporating new vehicular access at Waynflete, Station Road, Lower Shiplake.

Mr G Thomas, a representative of Shiplake Parish Council, spoke objecting to the application.

Mr M Shelley and Mr J Hancock, the applicant and his agent, spoke in support of the application.

Mr M Leonard and Mr R Peasgood, local ward councillors, spoke against the application.

RESOLVED to grant planning permission for application P11/E0033, Waynflete, Station Road, Lower Shiplake, subject to the following conditions:

1. Standard three year time limit.
2. Approved plans condition.
3. Details of slab levels prior to commencement.
4. Schedule of materials prior to commencement.
5. Removal of permitted development rights for new dwelling for first floor windows in north elevation.
6. Removal of permitted development rights for new dwelling for extensions, roof extensions, outbuildings.
7. Obscure glazed and fixed shut windows eastern side elevation and first floor of north elevation.
8. Implementation of sustainability measures prior to occupation.
9. Implementation of refuse and recycling collection points prior to occupation.
10. Provision of vision splays and access as plan prior to occupation.
11. Provision of parking and turning areas prior to occupation
12. Retention of garages for car and cycle parking only.
13. Details of hard and soft landscaping prior to commencement.
14. Details of tree protection prior to commencement.
15. Details of contaminated land statement prior to commencement.

125. P11/W0309, field known as Long Ground, Clifton Hampden Road, Chiselhampton (In the parish of Stadhampton)

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

The committee considered an application for planning permission (partly retrospective) for the construction of a single storey, horizontal timber boarded agricultural building situated along the western boundary of the site, relocated access to the B4015 and a track from this into the site at the field known as Long Ground on the B4015/Clifton Hampden Road, Chiselhampton.

With the permission of the Chairman, Mrs Nann and Mrs Street, representing Stadhampton Parish Council, spoke objecting to the application.

Mr Hall, a local resident, spoke objecting to the application.

Mr H Venners, the agent for the applicant, spoke in support of the application.

Mr P Cross, a local ward councillor, spoke to the committee.

Contrary to the officer's view, the committee considered that although an agricultural building may be acceptable in the green belt, the proposed building's bulk was disproportionate given the size of the site and the building's prominence in the landscape. In terms of the building's impact on the openness and visual amenity of this part of the green belt, this proposal was considered too intrusive and prominent to be acceptable.

The committee considered that there was not sufficient evidence to show that the size of the building was the minimum necessary to meet the reasonable needs of the applicant to carry out the proposed activities on the site.

RESOLVED to refuse planning permission for application P11/W0309 for the following reasons:

Inappropriate development in the green belt, given the prominence bulk and size of the building and its location in the landscape which has a detrimental effect on the character and landscape of this section of the green belt.

126. P11/E0247, The Walled Garden, Badgemore Park Golf Club, Badgemore

The committee considered an application for planning permission for a single three storey dwelling, including basement, external landscaping, swimming pool and improvement to access at the Walled Garden, Badgemore Park Golf Club, Badgemore.

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

RESOLVED to grant planning permission for application P11/E0247, the Walled Garden, Badgemore Golf Club, Badgemore, subject to the following conditions:

1. Commencement three years.
2. Development in accordance with the approved plans.
3. Samples of materials to be submitted and approved, including samples for new boundary walling.
4. Details of the restoration of the existing boundary wall to be submitted and approved.
5. Details of SUDS compliant hardsurfacing and new boundary walls (including bond) and gates to be submitted and approved.
6. Landscaping scheme to be submitted and approved.
7. Tree protection details to be submitted and approved.
8. Drainage scheme to be submitted and approved.
9. Contamination land assessment and remediation scheme (if necessary) to be submitted and approved.

10. Demolition of all buildings prior to occupation and resultant debris removed from the site.
11. Permitted development rights removed for extensions.
12. Sustainability measures to be implemented in accordance with approved details.
13. Provision and retention of parking and turning areas.

and with informatives about the possibility of protected species and contaminated land.

127. P11/E0349, 56 Station Road, Chinnor

Mr G Andrews, a local ward councillor, stepped down from the committee and took no part in the discussions or voting on this item although he remained at the table.

The committee considered an application for planning permission for the conversion of the existing pool outbuilding with integral garage to a dwelling with replacement double garage using an existing access from Station Road at 56 Station Road, Chinnor.

The Planning Officer recommended an additional condition requiring tree preservation measures during construction.

Mr A Wills, representing Chinnor Parish Council, spoke objecting to the application.

Mr Folkhard and Mr Paul, the applicant and agent, spoke in support of the application.

RESOLVED to grant planning permission for application P11/E0349, 56 Station Road, Chinnor, subject to the conditions in the report and an additional condition requiring tree preservation measures:

1. Commencement three years.
2. Development to be in accordance with approved plans.
3. Materials for new garage to match the existing outbuilding.
4. Acoustic fencing to be provided in accordance with details to be approved prior to the first use of the building as a separate dwelling.
5. Permitted development rights for extensions removed.
6. No additional windows at roof level in south east and north east elevations.
7. Sustainability measures to be provided in accordance with the submitted details.
8. Existing access between 56 and 58 Station Road to be closed prior to the use of the building as a separate dwelling.
9. Parking and turning areas to be provided prior to the use of the building as a separate dwelling.
10. Condition in relation to tree protection.

128. P11/E0321, 51 High Street, Chinnor

Mr G Andrews, a local ward councillor, stepped down from the committee and took no part in the discussions or voting on this item although he remained at the table.

The committee considered an application for planning permission for the conversion of vacant office space into two one-bedroom flats at 51 High Street, Chinnor.

Mr A Wills, representing Chinnor Parish Council, spoke objecting to the application.

RESOLVED to grant planning permission for application P11/E0321, 51 High Street, Chinnor, subject to the following conditions:

1. Standard three year time limit.
2. Approved plans.
3. Materials of extension are to match the existing materials.
4. Location of refuse and recycling facilities to be agreed prior to commencement.
5. Prior to commencement a contaminated land assessment must be carried out.

The meeting closed at 8.50pm.

Chairman

Date