

Minutes



Listening Learning Leading

OF A MEETING OF THE

Planning Committee

HELD AT 6.00PM ON 15 JUNE 2011

AT COUNCIL OFFICES, CROWMARSH GIFFORD

Present:

Mrs P Slatter (Chairman)¹
Mr R Bell, Ms J Bland, Ms K Crabbe (as substitute for Mrs M Turner), Mr P Cross,
Mrs E Gillespie, Mrs E Hards, Mrs A Midwinter, Mr A Rooke, Mr R Simister,
Ms R Wallis, Mr M Welply

Apologies:

Mr G Andrews, Mrs M Turner and Mrs J Wood tendered apologies.

Officers:

Mr P Bowers, Miss C Crapper, Mrs S Crawford, Mrs K Fiander, Ms P Fox,
Mrs E Hamerton, Mr P Lucas, Mrs H Moore, Ms S Mangion

1. Election of Chairman for the municipal year 2011/12

RESOLVED: to elect Mrs P Slatter as Chairman for the 2011/12 municipal year.

2. Election of Vice Chairman for the municipal year 2011/12

RESOLVED: to elect Mrs E Gillespie as Vice-Chairman for the 2011/12 municipal year.

3. Minutes 27 April 2011

RESOLVED to approve the minutes of the meeting on 27 April 2011 as a correct record and agree that the Chairman sign these as such.

4. P11/W0535, Land between 14 and 16 Amwell Place, Cholsey

The committee considered application P11/W0535, to erect a pair of semi detached dwellings, one two-bedroom and one three-bedroom, with access and parking to each (as amended by drawing A3 2 Revision A accompanying letter from agent dated 5 May 2011) on land between 14 and 16 Amwell Place, Cholsey.

¹ Mrs P Slatter took the role of Chairman from agenda item 2.

Mr K Halson, agent for the applicant, spoke in support of the application.

RESOLVED to grant planning permission for application, P11/W0535, land between 14 and 16 Amwell Place, Cholsey, subject to the following conditions:

1. Commencement three years - full planning permission
2. Approved drawings
3. Sample materials required
4. Archaeological watching brief
5. Implementation of programme or archaeological work
6. Parking and manoeuvring areas retained
7. Cycle parking facilities
8. Contamination (investigation)
9. One dwelling to be two bed unit and retained as such.

5. P11/W0248 and P11/W0249/LB, Willowbrooke House, Mill Lane, South Moreton

In a letter to the committee in support of the application Mr L Docherty, ward councillor, declared a personal and prejudicial interest in this item because he was related to the applicants. He was not present at the meeting.

The committee considered application P11/W0248 for planning permission and P11/W0249/LB for listed building consent to construct a single storey kitchen extension at Willowbrooke House, Mill Lane, South Moreton.

Ms N l'Anson, a representative of South Moreton Parish Council, spoke in support of the application.

Mr M Fowler, agent for the applicant, spoke in support of the application.

RESOLVED to refuse planning permission for application, P11/W0248, Willowbrooke House, Mill Lane, South Moreton for the following reason:

That, having regard to the linear form of the east elevation and its significant historical character and visibility within the South Moreton Conservation Area, this extension would be harmful to the simple vernacular form, setting and historic interest of the building and would be harmful to the character and appearance of the Conservation Area, contrary to policies CON2, CON3, CON5 and CON7 of the South Oxfordshire Local Plan 2011 and Planning Policy Statement 5.

RESOLVED to refuse listed building consent for application, P11/W0249/LB, Willowbrooke House, Mill Lane, South Moreton for the following reason:

That, having regard to the linear form and setting of the east elevation and its significant historical character, this extension would be harmful to the simple vernacular form and historic interest of the building, contrary to policies CON2, CON3 and CON5 of the South Oxfordshire Local Plan 2011 and Planning Policy Statement 5.

6. P11/E0536, 3 Plowden Park, Aston Rowant

The committee considered application P11/E0536, to add a single storey and two storey extensions at 3 Plowden Park, Aston Rowant (as amplified by drawing number 190411 Rev A accompanying letter from Agent dated 20110509).

Mrs D Fowler, a local resident, spoke objecting to the application.

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

RESOLVED to refuse planning permission for application, P11/E0536, 3 Plowden Park, Aston Rowant for the following reasons:

1. The proposals are contrary to policies G2, G6, D1 and H13 of the South Oxfordshire Local Plan 2011 and to advice contained in the South Oxfordshire Design Guide 2008, in particular paragraph 6.3.2. The first floor extension to the side of the property would fill an important gap in the street scene thereby detracting from the spacious setting of the dwellings and the character of the area.
2. The proposals are contrary to policies G2, G6, D1 and H13 of the South Oxfordshire Local Plan and to advice contained in the South Oxfordshire Design Guide 2008, in particular paragraph 6.2.2. Having regard to the siting of the proposed two storey side extension, the proposals would result in an oppressive and overbearing form of development that would detract from the residential amenity currently enjoyed by the occupants of the adjoining property, number 2 Plowden Park.

7. P11/E0006/RET, Ploughmans, Howe Hill, Watlington

The committee considered application P11/E0006/RET for retrospective permission for a new access and drive to serve agricultural land and a private dwelling, including the closure of the existing access with 1.8m high closeboard fence and continuation of the hedge and fence line (as amended by email dated 26/04/2011) at Ploughmans, Howe Hill, Watlington.

The Planning Officer updated the committee on the additional representations she had received. She also recommended an additional condition to include 70 metre visibility splays.

Mr R Barber, a representative of Watlington Parish Council, spoke objecting to the application.

Mr K Dijkstra, agent, and Mr P Soloman, applicant, spoke in support of the application.

A motion, moved and seconded, to grant planning permission with one additional condition to remove permitted development rights to ensure no further construction of gates, fences, walls or other means of enclosure in the vicinity of the new access, on being put to the vote was declared carried.

RESOLVED to grant planning permission for application, P11/E0006/RET, at Ploughmans, Howe Hill, Watlington, subject to the following conditions:

1. Condition listing the approved drawings
2. Condition to preclude lighting of the access or driveway, unless in accordance with a scheme that has been previously approved in writing by the Local Planning Authority
3. Condition to require landscaping at the closed access on B480 to match the existing boundary treatment, i.e. a continuation of the existing hedge line with native species and the erection of paling fence, within 6 months of the date of consent
4. Condition re 70 metre visibility splays
5. Condition re no further construction at the access.

8. P11/E0354,15 The Ridgeway, Nettlebed

The committee considered application P11/E0354 to demolish the existing garage/workshop building and to erect one three-bedroom dwelling and new vehicular access onto Wanbourne Lane (as amended by drawing numbers 435/10A, 11 & 15 accompanying e-mail from agent dated 11 April 2011) at 15 The Ridgeway, Nettlebed.

Ms B Lewis, a representative of Nettlebed Parish Council, spoke objecting to the application.

Mr P Leverett, 17 The Ridgeway, Nettlebed spoke objecting to the application.

Ms N Taplin, agent for the applicant, spoke in support of the application.

A motion, moved and seconded, to grant planning permission with one additional condition to ensure that the building was built in accordance with the details supplied, on being put to the vote was declared carried.

RESOLVED to grant planning permission for application, P11/E0354, at 15 The Ridgeway, Nettlebed, subject to the following conditions:

1. Three years permission
2. To be built in accordance with the approved plans
3. Materials to be submitted and approved
4. Investigation for contaminated land
5. Waste and recycling storage to be provided prior to implementation
6. No gates shall be provided at the site entrance
7. Parking and manoeuvring areas to be retained
8. Vision splay dimensions
9. Removal of permitted development for classes A – E
10. Window at first floor level in north elevation to be obscure glazed
11. Building to be built in accordance with the details supplied.

9. P11/E0272, Land adjacent to Applecroft, Gravel Road, Binfield Heath

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

The committee considered application P11/E0272 to erect a two storey four-bedroom detached dwelling on land adjacent to Applecroft, Gravel Road, Binfield Heath.

Ms C Stockill, a local resident, spoke objecting to the application.

Mr R Simister, a local ward councillor, spoke on the application.

RESOLVED to grant planning permission for application, P11/E0272, Land adjacent to Applecroft, Gravel Road, Binfield Heath subject to the following conditions:

1. Standard three year time limit
2. Approved plans condition
3. Details of slab levels and ridge heights prior to commencement
4. Schedule of materials prior to commencement
5. Removal of permitted development rights relating to extensions, dormers, porch and outbuildings
6. Sustainability measures to be implemented prior to occupation
7. Refuse, recycling and composting facilities implemented prior to occupation
8. Provision of access (including culverting of ditch) and vision splays prior to occupation and thereafter maintained

9. Provision of parking and turning areas prior to occupation and retention of garage accommodation for parking of vehicles and cycles
10. Details of hard and soft landscaping including replacement hedge planting and boundary treatment prior to commencement
11. Submission of contaminated land statement questionnaire required prior to commencement.

10. P11/W0300, Wallingford Rowing Club, Thames Street, Wallingford

The committee considered application P11/W0300, to replace an existing building with a new two storey building to provide a gymnasium at ground floor level with a weights room above (as amended by drawing no.02A/07/09 and stair detail received 22 March 2010) at Wallingford Rowing Club, Thames Street, Wallingford.

The Planning Officer updated the committee on a correction to the report and an addition to the report. At paragraph 2.1, the sentence at the sixth line should read "The existing building would be constructed in brick under a tiled roof with *gable ends*". At paragraph 5.1, policy D7, *access for all*, should be included.

Mr R Turnbull, agent for the applicant, spoke in support of the application.

Mr C Dolton, Mayor of Wallingford and a representative of Wallingford Town Council, spoke in support of the application.

RESOLVED to refuse planning permission for application, P11/W0300, Wallingford Rowing Club, Thames Street, Wallingford for the following reason:

That having regard to the height, scale and proportions of the proposed building (over and above the consented scheme) the proposal represents a dominant building that is out of keeping with the surrounding development in terms of scale and design. As such the building would detract from the character and appearance of the Wallingford Conservation Area and the setting of the listed buildings opposite (5, 6, 7 and boat club, Thames Street) contrary to Policies G2, G6, CON5 and CON7 of the adopted South Oxfordshire Local Plan 2011 and advice contained in PPS5 'Planning for the Historic Environment' and its accompanying guidance.

The meeting closed at 8.30pm.

Chairman

Date