

# Minutes



OF A MEETING OF THE

## Planning Committee

HELD AT 6.00PM ON 29 JUNE 2011

AT COUNCIL OFFICES, CROWMARSH GIFFORD

### Present:

Mrs P Slatter (Chairman)  
Mr G Andrews, Mr R Bell, Mr P Cross, Mr L Docherty (as substitute for Mrs E Gillespie), Mrs E Hards, Mr S Harrod (as substitute for Ms J Bland), Mrs A Midwinter, Mr M Leonard (as substitute for Mr R Simister), Mr A Rooke, Mrs M Turner, Ms R Wallis, Mr M Welply and Mrs J Wood

### Apologies:

Ms J Bland, Mrs E Gillespie and Mr R Simister tendered apologies.

### Officers:

Mrs G Brown, Mr T Dean, Ms P Fox, Mrs K Gould, Mr P Lucas, Mrs J Thompson, Mr T Wyatt

### 11. Vice-chairman for this meeting

**RESOLVED:** in the absence of the vice-chairman, Mrs M Turner would take the role of vice-chairman for this meeting only.

### 12. Site visit proposals

Mrs J Wood declared a personal interest in this item as a member of Henley Town Council which had made representations on this application.

A motion to defer consideration of application P11/E0167 to allow members of the committee to visit the site and assess the impact of the proposed parking layout on the conservation area and the immediate surroundings was moved, seconded, and carried on being put to the vote.

**RESOLVED:** to defer consideration of application P11/E0167, at 94-102 Bell Street Henley on Thames to allow members of the committee to visit the site and see the impact of the proposed parking layout on the conservation area and the immediate surroundings of the application site.

### **13. P11/E0167, Bell Street Henley on Thames**

Consideration of this application was deferred until 18 July 2011 to allow the committee to visit the site. (Minute 12 refers)

### **14. P11/W0637, A4074 Portway, Wallingford**

The committee considered application P11/W0637 for the installation of a 5m black town centre style CCTV column to be fitted with a 1200mm arm and two cameras, with a hard standing 10m by 3m in the verge on the A4074 in the parish of Crowmarsh Gifford.

Mr J Griffin, a representative of Crowmarsh Parish Council, spoke about the application.

A motion to grant planning permission was moved, seconded, and carried on being put to the vote.

**RESOLVED** to grant planning permission for application P11/W0637, A4074 Portway, Wallingford subject to the following conditions:

1. Commencement three years - full planning permission.
2. Development to be in accordance with details shown on submitted plans.
3. Details of vehicle parking and servicing hardstanding to be submitted prior to the first use of the site.

### **15. P10/E1597, Co-op, 36 Oakley Road, Chinnor**

Mr G Andrews, a local ward councillor, stood down from the committee and took no part in the debate or vote on this item.

The committee considered application P10/E1597 to vary condition 5 (permitted delivery hours) of planning permission P93/N0291 to allow an extension of time of permitted delivery hours to Monday to Friday 0700 to 1800, Saturday 0700 to 1500, bank holidays 0700 to 1500, and no deliveries on Sundays at the Co-op, 36 Oakley Road, Chinnor.

Mrs P Haywood, representing Chinnor Parish Council, spoke objecting to the application.

Ms J Jamieson, a local resident, spoke objecting to the application.

Ms J Norris, representing the Mid-Counties Co-op, spoke in support of the application.

Mr G Andrews, a local ward councillor, spoke about the application.

The committee debated the detrimental impact of additional deliveries on bank holidays compared to the benefits of a later start time to deliveries on weekdays. The environmental protection officer advised that deliveries and the noise from unloading caused a noise problem but that this was not serious enough to be a statutory nuisance. The planning officer advised that it was not possible at this meeting to amend the delivery hours.

Contrary to the officer's recommendation for approval, the committee considered the variation in delivery hours would produce an increase in the potential for nuisance on bank holidays which was not outweighed by the decrease in nuisance from the later start time on weekdays. The proposal would detract from the living conditions of nearby residents.

A motion to refuse planning permission was moved, seconded, and carried on being put to the vote.

**RESOLVED** to refuse planning permission for application, P10/E1597, Co-op, 36 Oakley Road, Chinnor for the following reason:

The proposed variation to the hours of deliveries to the store would introduce an unacceptable increase in the potential for nuisance as a result of noise and vibrations associated with deliveries on bank holidays. This would detract from the living conditions of nearby residential occupiers. As such, the proposal would be contrary to Policy EP2 of the South Oxfordshire Local Plan 2011 and government guidance in PPG24.

## **16. P10/E1951, 1 Lime Grove, Chinnor**

Mr G Andrews, a local ward councillor, stepped down from the committee and took no part in the debate or vote on this item.

The committee considered application P10/E1951 for the demolition of the existing bungalow and garage and the construction of a four-bedroom house and two two-bedroom apartments and the provision of five parking spaces (including the integral garage to the house) at 1 Lime Grove, Chinnor.

Mrs P Haywood, representing Chinnor Parish Council, spoke objecting to the application.

Mr S Travis, Ms P Robinson, and Mr J Leek, local residents, spoke objecting to the application.

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

Mr G Andrews, a local ward councillor, spoke about the application.

A motion to grant planning permission was moved, seconded, and carried on being put to the vote.

**RESOLVED** to grant planning permission for application, P10/E1951 at 1 Lime Grove, Chinnor, subject to the following conditions:

1. Commencement three years.
2. Development to be carried out in accordance with approved plans.
3. Samples of materials to be submitted and approved.
4. Details of hardsurfacing, new planting and fencing to be submitted and approved.
5. Floor levels to be submitted and approved.
6. Tree and hedge protection measures to be agreed.
7. Sustainability measures to be implemented in accordance with details to be submitted and approved.
8. Drainage details to be submitted and approved.
9. Archaeological watching brief to be submitted and approved.
10. Findings of the watching brief to be submitted.
11. Contaminated land assessment to be carried out.
12. Permitted development removed for extensions.
13. First floor windows in south west elevation (and facing south west) to be obscure glazed and fixed shut.
14. No additional windows at first floor or roof level in south west elevation.
15. Cycle parking provision to be approved.
16. Provision and retention of parking and turning areas.
17. Garage to be retained for parking only.
18. Windows/doors to meet Secured By Design Standards.
19. Bin stores.
20. Cycle store/stand.

### **17. P11/W0439, Ashmount Cottage, Ferry Road, South Stoke<sup>1</sup>**

Mrs P Slatter, a local ward councillor, stepped down from the committee and took no part in the debate or vote on this item.

Mrs M Turner took the chair for this item.

The committee considered application P11/W0439 to demolish the existing dwelling and stables and to erect one two-storey detached dwelling and separate double garage and attached outbuilding at Ashmount Cottage, Ferry Road, South Stoke.

The planning officer reported that in paragraph 6.5 the sentence (the existing height is 3.8m and the proposed.....) should read 3.6m.

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<sup>1</sup> Mr Bell left the meeting at the start of this item

Mr P Davis and Mrs M Connors, local residents, spoke objecting to the application.

Mr J Anderson, the applicant, spoke in support of the application.

Mrs P Slatter, a local ward councillor, spoke about the application.

A motion to grant planning permission was moved, seconded, and carried on being put to the vote.

**RESOLVED** to grant planning permission for application P11/W0439 at Ashmount Cotage, Ferry Road, South Stoke, subject to the following conditions:

1. Commencement three years - full planning permission.
2. Compliance with approved plans.
3. Sample materials required (all).
4. Withdrawal of permitted development rights (Part 1 Class A) - no extensions/alterations.
5. Withdrawal of permitted development rights (Part 1 Class E) - no buildings/enclosures.
6. Sustainable Homes - Code Level 3
7. Turning area & car parking to be provided prior to first occupation.
8. Incidental occupation and use only (outbuilding).
9. Implementation of a species / habitat scheme.
10. Unique landscaping – replacement tree planting.
11. New fence.
12. Flooding – development to be carried out in accordance with the Flood Risk Assessment.
13. Flooding – finished floor level to be 44.40 metres above ordnance datum.
14. Obscure glazing.
15. Contamination investigation.

The meeting closed at 7.55pm.

Chairman

Date