

# Minutes



Listening Learning Leading

OF A MEETING OF THE

## Planning Committee

HELD AT 6.00PM ON 18 JULY 2011

AT COUNCIL OFFICES, CROWMARSH GIFFORD

### Present:

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

### Apologies:

Mrs A Midwinter and Mrs M Turner tendered apologies.

### Officers:

Mr P Brampton, Mr S Corrigan, Ms P Fox, Mr P Lucas, Mrs H Moore, Mr M Moore,  
Mr I Price, Mr T Wyatt

Dr Yoward – OCC Highways

### 18. Minutes 15 June 2011

**RESOLVED** to approve the minutes of the meeting on 15 June 2011  
as a correct record and agree that the Chairman sign these as such.

### 19. P11/E0167, Bell Street, Henley-on-Thames

Mrs J Wood withdrew from the room during the consideration of this item having  
taken part in the discussion on this application at Henley Town Council. She took no  
part in the discussion or voting on this item.

Ms J Bland, a local ward councillor, stepped down from the committee and took no  
part in the discussions or voting on this item.

A letter from Mr O Weait was circulated to committee members at the meeting.

The committee considered application P11/E0167, for alterations to provide revised  
parking layout for nine parking spaces including a change of use of land to private  
car parking at Bell Street, Henley-on-Thames. The planning officer proposed an  
additional condition to require the retention of the existing cobbles.

In response to a question Mr I Price, Legal Services Manager, advised the committee that the issue of who owned the land was not a material planning consideration.

Mr M Akehurst, a representative of Henley Town Council, spoke objecting to the application.

Mr O Weait, Mr C Russell and Ms Hare, local residents, spoke objecting to the application.

Mr H Venners and Mr T Foxall, agents for the applicant and Mr J Goumal, a local resident, spoke in support of the application.

Ms J Bland and Mrs E Hodgkin, local ward councillors, addressed the committee on the application.

**RESOLVED** to grant planning permission for application, P11/EO167, Bell Street, Henley-on-Thames, subject to the following conditions:

1. Commencement three years
2. Development to be carried out in accordance with the approved plans
3. Samples of hard surfacing materials to be submitted and approved
4. Landscaping scheme to be submitted and approved
5. Parking and turning areas to be provided in accordance with the approved plans
6. Retention of cobbles.

## **20. P11/E0181, 22 Reading Road, Henley-on-Thames**

Mrs J Wood, 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/E0181 for the variation of conditions 6 and 7 of planning permission P10/E0785 to reduce the car parking from four to three spaces and relocate the bins/cycles storage to the rear of the site at 22 Reading Road, Henley-on-Thames.

The Planning Officer reported a correction to the report to insert 'not' before 'result' in the third line of paragraph 7.1 of the report. He also reported that on a recent visit to the site he had observed that the proposals had already been implemented. As such the application was now retrospective.

Dr Yoward, Highways Officer, reported that the reduced number of car parking spaces was still sufficient for residential purposes in this sustainable location.

Ms L Hillier, a representative of Henley Town Council, spoke objecting to the application.

Mrs J Wood, a local ward councillor, addressed the committee on the application.

**RESOLVED** to grant planning permission for application P11/E0181 for a variation of conditions 6 and 7 of P10/E0785 subject to the following condition:

Retention of parking and circulation areas and waste storage area in accordance with plan 202.CS.GA.090/G.

## **21. P11/E0877, Grovelands, St Andrews Road, Henley-on-Thames**

Mrs J Wood, 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/E0877, to erect a two storey 4 bedroom dwelling with attached garage and alterations to driveway at Grovelands, St Andrews Road, Henley-on-Thames.

Ms L Hillier, a representative of Henley Town Council, spoke objecting to the application.

Mrs J Gunnell, a local resident, spoke objecting to the application.

Mrs J Wood, a local ward councillor, addressed the committee on the application.

**RESOLVED** to grant planning permission for application, P11/E0877, Grovelands, St Andrews road, Henley-on-Thames subject to the following conditions:

1. Commencement three years
2. Approved plans
3. Levels for new development, relative to fixed datum point outside site, to be agreed
4. Samples of all materials to be agreed
5. Turning area and car parking to be provided as on approved plans
6. Cycle parking facilities to be agreed
7. Sustainable design features to be incorporated into new dwelling as per sustainability assessment
8. Waste and recycling facilities to be agreed
9. Tree protection scheme, including no dig construction method for driveway, to be agreed
10. Landscaping scheme to be agreed
11. Contaminated land investigation to be carried out and agreed

12. Permitted development rights restricted for alterations and extensions to the new property.

## **22. P10/E1213, Two Heads, Kit Lane, Checkendon(in the parish of Stoke Row)**

The committee considered application P10/E1213 for the demolition of the existing premises and the erection of seven new dwellings at Two Heads, Kit Lane, Checkendon.

The Planning Officer reported that the first line of paragraph 5.7 should read 'The loss of employment land is regretted'.

Mr P Parra, the applicant, spoke in support of the application.

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

In supporting the proposal a number of councillors welcomed the quality of the architecture and the achievement of code level 4 for sustainable homes.

**RESOLVED** to grant planning permission for application, P10/E1213, Two Heads, Kit Lane, Checkendon subject to the prior completion of a Section 106 Agreement with Oxfordshire County Council to provide off-site infrastructure as noted in the report to the planning committee on 18 July 2011, and with South Oxfordshire District Council to provide for payments towards off-site affordable housing provision (to be staged and to have regard to relocation of business) generally as set out in the report and the following conditions:

1. Commencing date three years
2. Samples of all materials
3. Landscaping scheme to generally accord with the landscape strategy already submitted
4. Protection of trees
5. Construction travel plan
6. Turning and parking areas to be provided prior to first occupation
7. Modified access prior to first occupation
8. Scheme for cycle parking
9. Contaminated land condition
10. No development until further wildlife survey is undertaken
11. Restrict permitted development for extensions
12. Build to Sustainable Code Level 4
13. Details of foul drainage to be agreed
14. Demolition of all buildings and removal of hardstandings before any occupation

15. Compliance with plans
16. Details of levels to be submitted.

### **23. P11/E0713, Waterloo Cottage, 2 Oxford Road, Thame**

Mr M Welpy declared a personal interest in this item as a member of Thame Town Council which was consulted on the application. Whilst he had considered the application as a member of the Thame Town Council Planning Committee he retained an open mind and would consider the application in light of the evidence before him at the meeting.

The committee considered application P11/E0713 to add an extension to the front of the existing double garage at Waterloo Cottage, 2 Oxford Road, Thame.

A letter from Mr D Dodds, a local ward councillor, was circulated to committee members at the meeting.

Mrs P Day, on behalf of the applicant, spoke in support of the application.

**RESOLVED** to grant planning permission for application, P11/E0713, at Waterloo Cottage, 2 Oxford Road, Thame, subject to the following conditions:

1. Commencement three years
2. Compliance with the submitted plans
3. Use of matching materials for construction of the extension.
4. Details of the surfacing of the parking area in front of garage to be submitted and agreed.

### **24. P11/E0904 and P11/E0905LB, Rear of 12/12A Cornmarket, Thame**

Mr M Welpy declared a personal interest in this item as a member of Thame Town Council which was consulted on the application. Whilst he had considered the application as a member of the Thame Town Council Planning Committee he retained an open mind and would consider the application in light of the evidence before him at the meeting.

The committee considered applications P11/E0904 and P11/E0905LB for planning permission and listed building consent to repair, restore, convert and extend the barn to form a two bedroom dwelling at land to the rear of 12/12A Cornmarket, Thame.

**RESOLVED** to grant planning permission for application, P11/E0904, Land to rear of 12/12A Cornmarket, Thame subject to the following conditions:

1. Commencement three years
2. Compliance with approved plans
3. New works and works of making good to match existing

4. Joinery details and insulation details to be submitted
5. Additional tiles to match existing and samples of slates to be approved
6. Rooflights to be flush fitting and fixed closed
7. No additional windows, other openings, extensions or roof extensions without planning permission
8. Sustainability measures to be implemented
9. Burgage wall to be retained.

and listed building consent for application P11/E0905/LB subject to the following conditions:

1. Commencement three years
2. Compliance with approved plans
3. New works and works of making good to match existing
4. Joinery details and insulation details to be submitted
5. Additional tiles to match existing and samples of slates to be approved
6. Details of vents, flues and rainwater goods to be approved
7. Flush fitting rooflights.

The meeting closed at 8.05pm.

Chairman

Date