

Minutes



Listening Learning Leading

OF A MEETING OF THE

Planning Committee

HELD AT 6.00PM ON 17 AUGUST 2011

AT COUNCIL OFFICES, CROWMARSH GIFFORD

Present:

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

Apologies:

Mr G Andrews, Mr A Rooke and Mr R Simister tendered apologies.

Officers:

Ms E Bowerman, Mr P Bowers, Mrs G Brown, Ms P Fox, Ms C Scotting,
Mrs J Thompson

25. Minutes 29 June and 18 July 2011

RESOLVED: to approve the minutes of the meetings held on 29 June and 18 July 2011 as correct records and agree that the Chairman sign these as such subject to correcting details of attendees in the minutes of the meeting held on 18 July 2011, as Mr Bell had not been present and had given his apologies.

26. P11/W0872, 191 Broadway, Didcot

Mrs M Turner stated that she had not considered this application at Didcot Town Council and that she was not a close acquaintance of a member of civic hall staff who was affected by this development.

Mrs E Hards, 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/W0872 for the erection of one three-bedroom and one two-bedroom dwelling at 191 Broadway, Didcot.

The Planning Officer reported a correction to the report to amend the introduction to state 'one new three-bed and one new two-bed dwelling' and recommended an

additional condition to require building to 3-star level of the Code for Sustainable Homes. He reported receipt of a further representation.

Mr N Hards, representing Didcot Town Council, spoke objecting to the application.

Mr S Sharp, the agent for the applicant, spoke in support of the application.

Mrs E Hards, a local ward councillor, addressed the committee on the application.

A motion to grant planning permission with the conditions set out in the report and an additional condition requiring building to 3-star level of the Code for Sustainable Homes was moved, seconded, and approved on being put to the vote.

RESOLVED to grant planning permission for P11/W0872, 191 Broadway, Didcot, subject to the following conditions:

1. Commencement three years.
2. List of approved drawings.
3. Sample materials – walls and roof.
4. Landscaping scheme.
5. Parking as per plan.
6. No additional windows.
7. Obscure glazing.
8. One dwelling to be a two-bed unit and retained as such.
9. Contamination (investigation).
10. New fence to boundary.
11. Building to 3-star level of the Code for Sustainable Homes.

27. P11/W0453, Land to the rear of 27 Station Road, Cholsey

The committee considered application P11/W0453 to construct a four-bedroom detached house and garage on land at the rear of 27 Station Road, Cholsey.

The Planning Officer reported two corrections to the report: 6.19 should read '.....all five criteria and accords with policy H4' and 6.26 should read '.....payments on schemes of 10 houses or below'.

Ms S Wilson, a representative of Cholsey Parish Council, spoke objecting to the application.

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

RESOLVED to grant planning permission for application, P11/W0453, land at the rear of 27 Station Road, Cholsey with the following conditions:

1. Commencement three years - Full Planning Permission.
2. Compliance with approved plans.

3. Sample materials required (all).
4. Sustainable design.
5. Refuse and recycling storage (details required).
6. No garage conversion into accommodation.
7. Implementation of programme of archaeological work.
8. Archaeology.
9. Parking and manoeuvring areas retained.
10. Obscure glazing.
11. No additional windows or doors.
12. Hours of construction.
13. External lighting – specific.
14. Cycle parking.
15. Landscaping.

28. P11/W0689 and P11/W0822/CA, Filberts Cottage, Aston Street, Aston Tirrold

Mr L Docherty, 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/W0689 and P11/W0822/CA to demolish the existing house known as Filberts Cottage and replace this with domestic accommodation to act as an annexe to Filberts house.

The Planning Officer reported receipt of a letter from Aston Tirrold Parish Council and clarified that paragraph 5.1 of the report should include reference to Policy CON6 which relates to proposals affecting a conservation area. The officer also recommended an additional condition to require building to Sustainable Building Code level 3.

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

Mr L Docherty, a local ward councillor, addressed the committee on the application.

RESOLVED to grant planning permission for application, P11/W0689, Filberts Cottage, Aston Street, Aston Tirrold with the following conditions:

1. Commencement three years - Full Planning Permission.
2. Compliance with approved plans.
3. Implementation of a species / habitat scheme.
4. Tree protection (detailed).
5. Ancillary occupation and use only.
6. Sample panel of facing brickwork.
7. Sample materials required (all).
8. Windows and external doors to specification.
9. Details of external vents and flues.
10. Works of making good to boundary wall.

11. Building to Sustainable Building Code Level 3.

And to grant conservation area consent for application P11/W0822/CA with the following conditions:

1. Commencement three years - conservation area consent.
2. Conservation area (clearance of site).

29. P11/E0495, 59 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/E0495, 59 Reading Road, Henley-on-Thames.

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

Mr K Fisher, a local resident, spoke objecting to the application.

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

A motion to visit the site to view the site neighbouring buildings and assess the impact of the proposed development on the area and its surroundings was moved, seconded, and agreed on being put to the vote.

RESOLVED: to defer consideration of P11/E4095 until the committee had visited the site to assess the impact of the proposed development on its surroundings.

30. P11/E0906, Land at former Chinnor cement works, Hill Road, Chinnor

The committee considered application P11/E0906 for the development of three blocks totalling 1,550 square metres for use as all or a mixture of B1(a) and D1 uses (offices and children's day nursery) at the former Chinnor cement works, Hill Road, Chinnor.

The Planning Officer reported receipt of comments from the Campaign to Protect Rural England and that as a result of these an additional condition requiring agreement of the details of external lighting was recommended. Oxfordshire County Council had recommended six highways conditions.

Mr A Catermole, the applicant, spoke in support of the application.

A motion to grant planning permission with the conditions set out in the report, an amendment to condition 9 to read 'no more than 30 children at any one time shall be

catered for on the site', and an additional condition requiring details of external lighting to be agreed was moved, seconded, and agreed on being put to the vote.

RESOLVED to authorise the Head of Planning to grant planning permission subject to the completion of an appropriate undertaking to ensure that section 106 payments already agreed will be payable in respect of the present scheme and the following conditions:

1. Commencing three years.
2. Compliance with submitted plans.
3. Samples of all materials.
4. Surface water drainage scheme.
5. Foul drainage scheme.
6. Sustainable building measures.
7. Such highways conditions as considered appropriate.
8. That the D1 use shall be restricted to the single storey building only.
9. That no more than 30 children at any one time shall be catered for on the site.
10. That the play area shall not be used for children's play other than between 9:30 and 4:30 Monday to Friday and shall not be used on Saturday, Sunday or Bank Holidays.
11. Landscaping scheme.
12. Details of external lighting to be agreed.

The meeting closed at 7.35pm.

Chairman

Date