

# Minutes



OF A MEETING OF THE

## Planning Committee

HELD AT 6.00PM ON 14 SEPTEMBER 2011

AT COUNCIL OFFICES, CROWMARSH GIFFORD

### Present:

Mrs P Slatter (Chairman)

Mr R Bell, Ms J Bland, Mrs C Collett (as substitute for Mrs A Midwinter), Mrs P Dawe (as substitute for Mr P Cross), Mrs E Gillespie, Mrs E Hards, Mr M Leonard (as substitute for Mr G Andrews), Mr A Rooke, Mr R Simister, Mrs M Turner, Ms R Wallis and Mrs J Wood

### Apologies:

Mr G Andrews, Mr P Cross, Mrs A Midwinter and Mr M Welply tendered apologies.

### Officers:

Ms E Bowerman, Mr S Corrigan, Mrs S Crawford, Mr P Lucas, Mr T Wyatt

### 31. Proposals for site visit reports

The planning officer advised the committee of a site visit on Monday 10 October 2011 in respect of application P11/W0147, land adjacent to 4 Birmingham Yard, Benson for the replacement of garages with houses.

### 32. Minutes 17 August

**RESOLVED:** to approve the minutes of the meeting held on 17 August 2011 as a correct record and agree that the Chairman sign these as such.

### 33. 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.

Ms J Bland and Mr R Simister arrived during the consideration of this item and did not take part in the discussion or voting on this item.

The committee considered application P11/E0495 for the construction of a detached garage with storage room above at 59 Reading Road, Henley-on-Thames.

The view was expressed that the garage, due to its height, would have a detrimental impact on the neighbour at 50 Queen Street due to overshadowing and the loss of

light. However, the majority of members supported the officer's view that this would not be significant.

Ms L Hillier, representing Henley Town Council, spoke objecting to the application.

Mrs H Fisher, a local resident, spoke objecting to the application.

Mr Fleming, the applicant, spoke in support of the application.

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

**RESOLVED** to grant planning permission for P11/E0495 59 Reading Road, 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 materials and details of garage door to be submitted and approved
4. Garage to be retained for parking purposes only
5. Storage space in roof of garage to remain ancillary to the office.

#### **34. P11/E0545 Land adjacent to 23 Haywards Close, Henley-on-Thames**

Ms J Bland, 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/E0545 to construct a detached house and garage on land adjacent to 23 Haywards Close, Henley-on-Thames.

Mr C Keen, representing the applicant, spoke in support of the application.

Ms J Bland, a local ward councillor, addressed the committee on the application.

**RESOLVED** to grant planning permission for application, P11/E0545, land adjacent to 23 Haywards Close, 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 materials to be submitted and approved
4. Bathroom window in southwest side elevation to be obscure glazed
5. Details of existing and proposed ground levels, slab levels and ridge heights to be submitted and approved

6. Details of contamination investigation and mitigation as necessary prior to commencement
7. Details of landscaping to be submitted and approved
8. Tree protection measures to be provided and retained during construction
9. Details of boundary treatments to be submitted and approved
10. Details of scheme to ensure the safe removal of Japanese Knotweed to be submitted and approved
11. Parking and manoeuvring areas to be provided and retained
12. New dwelling to achieve Level 3 of Code for Sustainable Homes
13. Details of lighting to be submitted and approved.

### **35. P11/E1059/T Greys Road, Henley-on-Thames**

Ms J Bland, 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/E1059/T for the installation of a 15 metre high brown replica telegraph pole to replace the 12.5 metre high pole and a new green equipment cabinet.

Whist approving the application the committee agreed an amended condition 3 to allow officers to consider an alternative colour for the mast to reduce the visual impact on the neighbours.

Mr R Needs and Mrs Beard, local residents, spoke objecting to the application.

Ms J Bland, a local ward councillor, addressed the committee on the application.

**RESOLVED** to grant planning permission for application, P11/E1059/T Greys Road, Henley-on-Thames subject to the following conditions:

1. Time limit
2. Approved plans condition
3. Colour of mast to be agreed by officers
4. General tree protection measures prior to commencement
5. Remove mast within 1 month of cessation of use.

### **36. P11/E0578, Chiltern Lodge, Station Road, Shiplake**

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

The committee considered application P11/E0578 for the erection of a two storey five bedroom dwelling house, a detached double garage and construction of a new access at Chiltern Lodge, Station Road, Shiplake.

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

Mr D Parker, agent for the applicant, spoke in support of the application.

Mr M Leonard and Mr R Simister, local ward councillors, addressed the committee on the application.

**RESOLVED** to grant planning permission for application, P11/E0578 Chiltern Lodge, Station Road, Shiplake subject to the following conditions:

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 new dwelling for extensions, roof extensions, outbuildings, hardstandings
6. Obscure glazed and fixed shut windows first floor side elevations
7. Implementation of sustainability measures prior to occupation
8. Implementation of refuse and recycling collection points prior to occupation
9. Provision of vision splays and access as plan prior to occupation
10. Provision of parking and turning areas prior to occupation
11. Retention of garages for car and cycle parking only
12. Gates to be a minimum of 6 metres back from footpath
13. Details of hard and soft landscaping prior to commencement
14. Implementation of tree protection as set out in amended arboricultural method statement prior to commencement
15. Details of contaminated land statement prior to commencement.

### **37. P11/E1074, Cedar Cottage, Copyhold Farm, Goring Heath**

Mrs P Slatter, 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/E1074 for the erection of a replacement two storey three bedroom dwelling and detached double garage together with the removal of crendon farm buildings at Cedar Cottage, Copyhold Farm, Goring Heath.

Mr P Dragonetti, a representative of Goring Heath Parish Council, spoke objecting to the application.

Mr P Emmett, agent for the applicant, spoke in support of the application.

Mrs P Slatter, a local ward councillor, addressed the committee on the application.

**RESOLVED** to grant planning permission for application P11/E1074 Cedar Cottage, Copyhold Farm, Goring Heath subject to the following conditions:

1. Standard three year time limit
2. Development to be in accordance with the approved plans
3. Details of levels against fixed datum point prior to commencement
4. Samples of materials prior to commencement
5. Removal of permitted development rights extensions, rooflights, porches, outbuildings
6. Sustainable measures implemented as statement prior to occupation
7. Details of waste storage and collection facilities prior to commencement
8. Retention of garaging, parking and turning prior to occupation
9. Details of hard and soft landscaping prior to commencement
10. Details of contamination desktop study and remediation as necessary prior to commencement.

### **38. P11/E0166, Wheatfields, 64 lower Icknield Way, Chinnor**

The committee considered application P11/E0166 for the demolition of the existing two storey detached dwelling and ancillary outbuildings and the erection of four two bed semi-detached dwellings, two three bed detached dwellings and three four bed detached dwellings at Wheatfields, 64 Lower Icknield Way, Chinnor:

**RESOLVED** to authorise the head of planning to grant planning permission for application P11/E0166 Wheatfield, 64 Lower Icknield Way, Chinnor subject to the prior completion of a Section 106 planning obligation with Oxfordshire County Council to ensure infrastructure payments are made towards education, transport, libraries, waste management, the museum resource centre and social and healthcare provision, and the following conditions:

1. Commencement – three years
2. Development to be in accordance with approved plans
3. Samples of materials to be approved
4. Details of hardsurfacing and fencing to be approved
5. Details of tree protection to be approved
6. Details of soft landscaping to be approved
7. Details of external lighting to be approved
8. Details of floor levels to be approved
9. Details of surface water drainage to be approved
10. Contaminated land assessment to be carried out and approved

11. Demolition of all existing buildings prior to occupation and resultant debris removed from the site
12. Fire hydrants to be provided if necessary
13. Development to reach at least Code Level 3 of Code for Sustainable Homes
14. First floor windows in the side elevations of Plots 7 and 8 to be obscure glazed
15. Permitted development restrictions for extensions to Plots 1, 2, 3, 4 and 6
16. Working hours restriction during construction
17. Details to control noise and dust from construction to be approved
18. Provision and retention of parking and turning areas
19. Provision of visibility splays
20. Windows/doors to meet Secured By Design Standards.

### **39. P11/W0976, 37 High Street, Benson**

Ms R Wallis, 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/W0976 for the conversion into a three bedroom dwelling of a former non-conformist chapel including the removal of lean-to buildings at the rear, the installation of a new first floor structure and installation of two roof windows at 37 High Street, Benson.

Mr B Pattison, a representative of Benson Parish Council, spoke objecting to the application.

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

Ms R Wallis, a local ward councillor, addressed the committee on the application.

**RESOLVED** to grant planning permission for application P11/W0976 37 High Street, Benson subject to the following conditions:

1. Commencement three years - full planning permission
2. Compliance with approved plans
3. External ducts and flues (details required)
4. Windows and external doors to specification
5. Withdrawal of permitted development.

The meeting closed at 8.45pm.

Chairman

Date