

Minutes



Listening Learning Leading

OF A MEETING OF THE

Planning Committee

HELD AT 6.00PM ON 12 OCTOBER 2011

AT COUNCIL OFFICES, CROWMARSH GIFFORD

Present:

Mrs P Slatter (Chairman)

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

Apologies:

Mr G Andrews, Mr A Rooke and Mr M Welply tendered apologies.

Officers:

Mrs C Brewerton, Mr D Burson, Mrs S Crawford, Mr A Duffield, Mrs K Fiander, Mrs E Hamerton, Mrs H Moore

Mr D Groves, Highways & Transport, Oxfordshire County Council (OCC)

40. Minutes 14 September 2011

RESOLVED: to approve the minutes of the meeting held on 14 September 2011 as a correct record and agree that the Chairman sign these as such.

41. P11/W0147 and P11/W0148/CA, land adjacent to no. 4 Birmingham Yard, 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/W0147 and application P11/W0148/CA for conservation area consent to demolish an existing garage block and store and to erect two one-bedroom dwellings attached to 4 Birmingham Yard, Benson (as clarified by agent's letter dated 13 April 2011 and as amended by drawing numbers 07055-P01B and P02B accompanying letter from the agent dated 27 June 2011).

Mr D Groves, OCC, answered committee members' questions on highway issues.

Mr D Ruston, a representative of Benson Parish Council, spoke objecting to the application.

Ms G Hunt and Mr L Whitcomb, local residents, spoke objecting to the application.

Mr R Mitchell, on behalf of the applicant, spoke in support of the application.

Ms R Wallis, a local ward councillor, spoke in support on the application.

RESOLVED to grant planning permission for P11/W0147, land adjacent to no. 4 Birmingham Yard, Benson, subject to the following conditions:

1. Commencement three years;
2. Compliance with approved plans;
3. Sample materials wall and roof;
4. Archaeological watching brief;
5. Provide and retain parking;
6. Contamination investigation and remediation;
7. Sustainable design;
8. Withdrawal of permitted development rights, Classes A, B and C;
9. Obscure glaze bathroom and stairwell windows.

RESOLVED to grant conservation area consent for P11/W0148/CA, land adjacent to no. 4 Birmingham Yard, Benson, subject to the following conditions:

1. Commencement conservation area consent three years;
2. Implementation of P11/W0147.

42. P11/E1161, Brook House, 3 Plowden Park, Aston Rowant

The committee considered application P11/E1161 for a single storey garage extension, single storey rear extension, new roof over existing garage and front porch at Brook House, 3 Plowden Park, Aston Rowant.

The planning officer reported the receipt of a letter from the parish council that indicated their support for the proposal.

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

Mrs D Brown, local ward councillor, spoke in support of the application.

RESOLVED to grant planning permission for P11/E1161, Brook House, 3 Plowden Park, Aston Rowant, subject to the following conditions:

1. Commencement detailed three years;
2. Compliance with submitted plans;
3. Matching materials walls and roof;

4. Submission, approval and implementation of a tree protection scheme.

43. P11/E1237, Thames Farm Barn, Reading Road, Shiplake (in the parish of Harpsden)

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

The committee considered application P11/E1237 for a change of use from agricultural barn to warehouse/storage (Class B8) with associated servicing, vehicle circulation and parking areas with alterations to access at Thames Farm Barn, Reading Road, Shiplake (in the parish of Harpsden).

The planning officer reported the receipt of three additional letters objecting to the increase in use of the access, increase in noise, loss of rural area and materially different permitted use with no need for additional storage in the area.

Mr K George, a representative of Harpsden Parish Council, spoke objecting to the application.

Mr T Taylor, a representative of Shiplake Parish Council, spoke objecting to the application.

Mr T Wright and Councillor Dr P Skolar, on behalf of local residents, spoke objecting to the application.

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

Mr M Leonard, a local ward councillor, spoke objecting to the application.

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

A motion, moved and seconded, to carry out a site visit was declared lost on being put to the vote.

Contrary to the officer's recommendation to grant planning permission, the committee expressed concern that the proposals would result in works, increased activity, and noise from the proposed use that would detract from the amenity of the area and have a negative impact on the character of this attractive rural area, as well as wider environmental impacts from HGVs travelling through Henley on Thames, contrary to Policy E8 and the countryside, amenity and environmental protection policies set out in the Local Plan.

RESOLVED to refuse planning permission for P11/E1237, Thames Farm Barn, Reading Road, Shiplake (in the parish of Harpsden), for the following reason:

Having regard to the location of the site, set in attractive countryside, the proposed works to facilitate the development and the associated activity and noise from the proposed use, would result in a form of development that would be inappropriate and detract from the essential rural character and amenity of the locality, together with the wider environmental impacts associated with heavy goods vehicles travelling through Henley on Thames. The proposals are therefore contrary to policies E8, G2, G4, C1, C4 and EP1 of the South Oxfordshire Local Plan 2011 and to Government advice set out in PPS4.

44. P11/W1023, 40 Hillary Way, Wheatley

Mr R Bell, 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/W1023 for the extension and sub-division of an existing three bedroom house to form two two-bedroom houses (as amended by drawing 03A and as clarified by drawing 04B both accompanying agent's email of 30 August 2011) at 40 Hillary Way, Wheatley.

Mr R Bell, a local ward councillor, spoke in support of the application.

RESOLVED to grant planning permission for P11/W1023, 40 Hillary Way, Wheatley), subject to the following conditions:

1. Commencement within three years;
 2. Condition listing the approved drawings;
 3. Matching materials;
 4. Refuse and recycling storage details;
 5. Parking and manoeuvring areas retained;
 6. Withdrawal of permitted development rights (Class B).
- Informatives at request of Thames Water and Local Highways Authority.

45. P11/E1136, Barn Cottage, Exlade Street, Checkendon

The committee considered application P11/E1136 for the removal of a chicken rearing unit and replacement by a stable block at Barn Cottage, Exlade Street, Checkendon.

Mr A Collings, applicant, and Mrs P Newman, agent for the applicant, spoke in support of the application.

RESOLVED to grant planning permission for P11/E1136, Barn Cottage, Exlade Street, Checkendon, subject to the following conditions:

1. Commencement of three years;

2. Planning condition listing the approved plans;
3. Sample materials required for walls and roof;
4. Tree protection (general);
5. No commercial use.

46. P11/W1351/EX, Down Farm, Ewelme

Ms R Wallis declared a personal and prejudicial interest in this item as she had an interest in the company that made the application. In accordance with the councillors' code of conduct, she stepped down from the committee, left the room and took no part in the debate or voting on this item.

The committee considered application P11/W1351/EX for an extension of time to implement planning permission P07/W1242 (demolition of redundant agricultural storage buildings, conversion of redundant agricultural buildings to provide four residential units, construction of new stables (as amended by drawing nos. BS/16/01A; 05A; 090A; 091A; 092B; 100A; 101B; 102B; 103B; 104A; 107e; 108B; 109B; 110B; 112; 113; 114 and revised design and access statement, also as clarified by survey drawings accompanying email from agent dated 26 June 2008).

RESOLVED to grant planning permission for the extension of time for P11/W1351/EX, Down Farm, Ewelme, subject to the same conditions as the original planning permissions as follows:

1. Commencement three years;
2. Compliance with approved drawings;
3. Samples of materials – all;
4. External ducts and flues (details required);
5. Windows and doors to specification;
6. Landscaping;
7. Demolish specified buildings;
8. Provide parking and manoeuvring areas;
9. Foul and surface water drainage details;
10. Wildlife protection – owls;
11. Wildlife protection – bats;
12. Withdrawal of PD rights, Part 1 Classes A, B, C, D and E;
13. Withdrawal of PD rights, Part 2 Class A;
14. Equestrian use to remain as part of agricultural holding.

47. P11/W0877, 12 Wallingford Road, Goring on Thames

Mrs P Slatter, a local ward councillor, stepped down from the committee. Mrs Slatter declared a personal and prejudicial interest in this item because she had a close association with the applicant. In accordance with the councillors' code of conduct she left the room and took no part in the debate and voting on this item.

Mrs E Gillespie, Vice Chairman, acted as Chairman for this item.

The committee considered application P11/W0877 to demolish the existing bungalow and construct two new two-storey dwelling houses (as amended by drawing numbers PVD/434/AR 202-11, PVD/434/AR 205-3, PVD/434/206-3 rec 12.08.11) at 12 Wallingford Road, Goring on Thames.

Mr M Brown, a representative of Goring Parish Council, spoke objecting to the application.

Contrary to the officer's recommendation to grant planning permission, comment was made that the development was over intensive, which would not fit with the streetscene. A motion, moved and seconded, to refuse planning permission was declared lost on being put to the vote.

RESOLVED to grant planning permission for application P11/W0877, 12 Wallingford Road, Goring on Thames, subject to the following conditions:

1. Commencement three years - full planning permission;
2. Approval of plans;
3. Sample panels of facing brickwork;
4. Sample tiles;
5. Tree Protection;
6. Landscaping (incl boundary fencing and hard surfacing);
7. Construction Traffic Management Plan;
8. Any gates to driveways to be set back by minimum of 0.5m;
9. Parking and turning area as approved plan;
10. Contamination (investigation);
11. No additional windows, doors or other openings;
12. Level details to be submitted;
13. Fenestration details to be provided before development commences;
14. No laying of hardstanding without LPA consent.

48. P11/W1193, Barracks Farm, North Stoke, Wallingford

Mrs P Slatter, a local ward councillor, stepped down from the committee. Mrs Slatter declared a personal and prejudicial interest in this item as she considered the applicant a close associate. In accordance with the councillors' code of conduct she left the room and took no part in the debate or voting on this item.

From the public gallery Mrs E A Ducker, a local ward councillor, declared a personal and prejudicial interest in this item as the applicant was her daughter. In accordance with the councillors' code of conduct she left the room while the debate and voting on this item took place.

Mrs E Gillespie, Vice Chairman, acted as Chairman for this item.

The committee considered application P11/W1193 for a change of use of two agricultural barns, refurbishment and upgrading of the single storey barns to provide

accommodation for a craft workshop, installation of solar panels with no increase in footprint or volume of buildings (as clarified by additional information and revisions to site area to include access and passing places received on 8 September 2011).

The planning officer advised that, at paragraph 6.2, she should have referred to Planning Policy Statement 4 (PPS4), which sets out the Government's policy for planning for sustainable economic development in urban and rural areas.

RESOLVED to grant planning permission for application P11/W1193, Barracks Farm, North Stoke, Wallingford, subject to the following conditions:

1. Commencement three years;
2. Compliance with approved plans;
3. Making good to match existing on stone barn walls;
4. No external storage;
5. Provide parking in accordance with approved plan;
6. Provide passing places along the access prior to occupation;
7. Improvements to access surface to be carried out within time period;
8. B1 (C) users only.

The meeting closed at 8.40pm.

Chairman

Date