

Minutes



Listening Learning Leading

OF A MEETING OF THE

Planning Committee

HELD AT 6.00PM ON 16 NOVEMBER 2011

AT COUNCIL OFFICES, CROWMARSH GIFFORD

Present:

Mrs P Slatter (Chairman)

Mrs A Badcock (as substitute for Ms J Bland), Mr R Bell, 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 M Welply), Mrs A Midwinter, Mr A Rooke, Mr R Simister, Mrs M Turner, Ms R Wallis and Mrs J Wood

Apologies:

Mr G Andrews, Ms J Bland and Mr M Welply tendered apologies.

Officers:

Miss E Bowerman, Mr P Bowers, Mrs S Crawford, Mrs K Fiander, Ms P Fox, Miss S Green, Mr J Preston, Mr P Lucas, Mr I Price, Mr T Wyatt

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

49. Minutes 12 October 2011

RESOLVED: to approve the minutes of the meeting held on 12 October 2011 as a correct record and agree that the Chairman sign these as such.

50. P11/E0743 and P11/E0745/LB, Whitchurch Bridge, High Street, Whitchurch-on-Thames

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

Mrs E Gillespie acted as Chairman for this item.

The committee considered application P11/E0743 and application P11/E0745/LB (for listed building consent) to reconstruct the bridge, involving partial demolition of the listed building (as amplified by agent's letter dated 4 August 2011), at Whitchurch Bridge, High Street, Whitchurch-on-Thames.

Appendix C to the officer's report, that was omitted from the printed papers, was circulated to the committee.

The planning officer reported that he had received a letter from English Heritage commenting on the tricky nature of the application and that they understood why the application was recommended for approval. He confirmed that listed building consent was subject to notification of the application to the Secretary of State. He also confirmed that the highways department of West Berkshire Council was content with the conditions within the application.

Mr D Groves and Mr R Green, Oxfordshire County Council, answered committee members' questions on highway issues, and the basis of any transportation plan.

Mr J Preston answered committee members' questions on conservation issues.

Mr Butterworth, Mr Aldridge and Mr Hawley, representatives of Whitchurch on Thames Parish Council, spoke objecting to the application.

Mr J Higgs, a representative of Pangbourne Parish Council, spoke objecting to the application.

Mr K Bulmer, a representative of Goring Parish Council, spoke objecting to the application.

Mr R Peirce, a representative of Woodcote Parish Council, spoke objecting to the application.

Councillor D Sexton, a representative of Oxfordshire County Council, and Mr R Huxtable, a local resident, spoke objecting to the application.

Mr D Simpson, agent, and Mr G Weir, applicant, spoke in support of the application.

Mrs P Slatter, a local ward councillor, addressed the committee on behalf of Mrs E A Ducker and on traffic management issues whilst the bridge was closed.

RESOLVED: to authorise the head of planning to grant planning permission for application P11/E0743, subject to the prior completion of a Section 106 planning obligation with Oxfordshire County Council to ensure infrastructure payments are made towards public transport provision, and the following conditions:

1. Commencement three years;
2. Development to be carried out in accordance with the approved plans;
3. Development to be implemented in accordance with the mitigation and enhancement outlined in the Ecological Scoping Survey;

4. Tree works and tree protection measures to be carried out in accordance with the details contained within the Arboricultural Report;
5. The temporary footbridge shall be provided and open for use prior to the closure of the bridge and shall be available for public use at all times throughout the proposed works until the bridge is reopened for public use;
6. Temporary footbridge to be removed within three months of the reopening of the main bridge;
7. A construction traffic management plan to be submitted and approved prior to commencement of work;
8. A signage strategy shall be submitted and approved and shall be implemented prior to commencement of work;
9. A scheme of temporary Traffic Regulation Orders shall be submitted and approved and shall be implemented prior to commencement;
10. Notwithstanding details shown on the approved plans the footway and carriageway arrangements for the reinstated bridge shall be submitted and approved prior to the reinstatement of the bridge;
11. Development to be carried out in accordance with the Flood Risk Assessment;
12. Details of measures to control noise and dust to be submitted and approved prior to commencement;
13. Piling method statement to be submitted and approved prior to commencement.

RESOLVED: to grant listed building consent for application P11/E0745/LB subject to the following conditions:

1. Commencement three years;
2. Works to be carried out in accordance with the approved plans;
3. Detailed record of existing structure to be submitted prior to works commencing;
4. Details of any new brickwork and mortar to be approved.

51. P11/W1609, Barracks Farm, North Stoke

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

Mrs E Gillespie acted as Chairman for this item.

The committee considered application P11/W1609 to erect a new grain store and demolish the existing grain store and hopper (as clarified by additional information accompanying agent's email dated 25 October 2011) at Barracks Farm, North Stoke. The planning officer reported that the parish council supported the application.

RESOLVED: to grant planning permission for application P11/W1609 subject to the following conditions:

1. Commencement three years;
2. Compliance with approved plans;
3. Demolish specified buildings;
4. Specified materials;
5. Archaeology – evaluation required;
6. Archaeology;
7. Lighting scheme as set out in Design and Access statement.

52. P11/W1267, Land at Lower Road, Garsington

Mrs P Slatter resumed the role of Chairman for the remainder of the meeting.

Mrs E Gillespie, 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/W1267 to demolish the existing storage buildings and to erect a timber garage building (as amplified by drawing received 30 August 2011 and as amended by e-mail from the agent received 26 September 2011 and location plan 1a September 2011) on land at Lower Road, Garsington.

The planning officer circulated an additional email objecting to the application.

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

Mrs E Gillespie, local ward councillor, spoke in support of the application.

RESOLVED: to grant planning permission for application P11/W1267 subject to the following conditions:

1. Commencement three years;
2. List of approved drawings;
3. Sample materials (walls and roof);
4. Parking as plan;
5. Use as specified in application.

53. P11/E1321, New Farm Bungalow, Badgemore (In the parish of Rotherfield Greys)

The committee considered application P11/E1321 to demolish the existing bungalow, main barn and grain barn and to erect a replacement house, detached garage building and replacement barn at New Farm Bungalow, Badgemore (In the parish of Rotherfield Greys). The planning officer recommended a 15th condition that would require the demolition of the existing dwelling within one month of the first occupation of the approved dwelling.

Mr R Ovey, a representative of Rotherfield Greys Parish Council, spoke objecting to the application.

RESOLVED: to grant planning permission for application P11/E1321 subject to the following conditions:

1. Standard three year time limit;
2. Development to be in accordance with the approved plans;
3. Details of ridge levels against fixed datum point prior to commencement;
4. Schedule of materials prior to commencement;
5. Removal of Permitted Development Rights for Dwelling – extensions, rooflights, outbuildings;
6. Details of sustainable measures prior to commencement;
7. Details of waste storage and collection facilities prior to commencement;
8. Implementation of garaging, parking and turning prior to occupation;
9. Details of hard and soft landscaping prior to commencement;
10. Details of tree protection prior to commencement;
11. Details of updated bat survey and amended mitigation strategy prior to commencement;
12. Use of garage/workshop/store to be incidental to replacement dwelling only;
13. Use of replacement barn to be for agricultural purposes only and not for ancillary residential purposes;
14. Details of contamination desktop study and remediation as necessary prior to commencement;
15. Demolition of the existing dwelling within one month of the first occupation of the approved dwelling.

54. P11/E1511, James Farm, South Stoke Road, Woodcote

The committee considered application P11/E1511 to demolish the existing single storey side and rear extensions and to erect two-storey side, front and rear extensions and replace a single storey rear extension at James Farm, South Stoke Road, Woodcote.

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

Mr C Quinton, a local ward councillor, spoke in support of the application.

RESOLVED on the casting vote of the Chairman: to refuse planning permission for application P11/E1511 for the following reason:

That, having regard to their scale, design and form, the proposed two storey extensions would result in inappropriate and overly dominant additions which would overwhelm the modest proportions of the

existing cottage. As such, the proposal would detract from the character and appearance of the existing dwelling and this part of the Chilterns Area of Outstanding Natural Beauty contrary to the South Oxfordshire Local Plan 2011, particularly Policies G2, G6, D1, C2 and H13, the advice in the South Oxfordshire Design Guide 2008 and Government guidance in PPS1 and PPS7.

55. P11/W1541/DC, Cornerstone Arts Centre, 25 Station Road, Didcot

Mrs M Turner, 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/W1541/DC to install solar panels at Cornerstone Arts Centre, 25 Station Road, Didcot.

Mrs M Turner, a local ward councillor, spoke in support of the application.

RESOLVED: to grant planning permission for application P11/W1541/DC subject to the following conditions:

1. Commencement of development – three years;
2. Approved plans.

56. P11/E1612/DC, Thame Sports And Arts Centre, Oxford Road, Thame

Mrs A Midwinter, a local ward councillor, stepped down from the committee. Mrs Midwinter declared a personal and prejudicial interest in this item as she was chairman of the combined committee of Thame Leisure Centre. In accordance with the councillors' code of conduct she left the room and took no part in the debate or voting on this item.

The committee considered application P11/E1612/DC to install solar panels (as amended by drawings 6588-15B, 6588-16C, 6588-17C accompanying amended design and sustainability statement received 20 October 2011) at Thame Sports And Arts Centre, Oxford Road, Thame.

RESOLVED: to grant planning permission for application P11/E1612/DC subject to the following conditions:

1. Commencement of development – three years;
2. Approved plans.

The meeting closed at 8.55pm.

Chairman

Date