

Minutes



Listening Learning Leading

OF A MEETING OF THE Planning Committee

HELD AT 6.00PM ON 14 DECEMBER 2011

AT COUNCIL OFFICES, CROWMARSH GIFFORD

Present:

Mrs P Slatter (Chairman)
Mr G Andrews, Ms J Bland, Mr D Bretherton¹ (as substitute for Mr R Bell),
Mr P Cross, Mrs E Gillespie, Mrs E Hards, Mrs A Midwinter, Mr R Simister,
Mrs M Turner, Ms R Wallis, Mr M Welply and Mrs J Wood

Also present: Mrs E A Ducker

Apologies:

Mr R Bell and Mr A Rooke tendered apologies.

Officers:

Miss E Bowerman, Mr P Bowers, Mrs S Crawford, Ms P Fox, Mrs K Fiander,
Ms C D Scotting, Mr T Wyatt

Also present: Mr H Jones, Oxfordshire County Council highways

57. Minutes 16 November 2011

RESOLVED: to approve the minutes of the meeting held on 16 November 2011 as a correct record and agree that the Chairman sign these as such.

58. P10/W1959 Land at Park Road, Didcot

Mrs E Hards, 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 P10/W1959 to construct 154 dwellings with informal open space, new means of vehicular and pedestrian access onto Park Road, and associated infrastructure on land at Park Road, Didcot.

Mr N Hards, a representative of Didcot Town Council, spoke objecting to the application.

¹ Mr D Bretherton left at the end of item 63.

Mr D Rickeard, a representative of East Hagbourne Parish Council, spoke objecting to the application.

Ms S Corker, a local resident, spoke objecting to the application.

Mr S MacPherson, on behalf of the applicant, spoke in support of the application.

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

RESOLVED: to authorise the head of planning to grant planning permission for application P10/W1959 on land at Park Road, Didcot, subject to the completion of agreements with the county council and the district council requiring provision for the terms listed in appendix 1 to the report of the planning officer to planning committee on 14 December 2011, and detailed conditions in accordance with the summary of conditions set out below:

1. Commencement three years – full planning permission;
2. Planning condition listing the approved drawings;
3. Implementation of programme or archaeological work;
4. Construction management plan;
5. Hours of construction;
6. Surface water drainage works (details required);
7. Foul drainage works (details required);
8. Tree protection (detailed);
9. Landscaping (incl access/hard standings);
10. Landscape management plan;
11. External works (incl street furniture, fencing, walls);
12. Residential travel plan;
13. Levels (details required);
14. New vehicular access;
15. New estate roads;
16. Dwelling access, driveway, parking and turning areas;
17. External lighting;
18. Cycle parking facilities;
19. Sample materials required (all);
20. Play space details;
21. Sustainable homes – Code Level 3;
22. Withdrawal of PD (Part 1 Class E) – no buildings/enclosures – specific plots;
23. Withdrawal of PD (Part 1 Class A) – no extension/alteration – specific plots;
24. No garage conversion into accommodation.

59. P11/W1577, 100 Lydalls Road, Didcot

Mrs M Turner, a local ward councillor, stepped down from the committee and took no part in the debate or voting on this item. Mrs Turner also stated that she was a

member of Didcot Town Council planning committee but had not been present at the committee meeting when the application was considered by the town council.

Ms J Bland and Mrs E Gillespie declared personal and prejudicial interests in this item as friends of the wife of the applicant. In accordance with the councillors code of conduct they stepped down from the committee and left the room during the debate and voting on the item.

The committee considered application P11/W1577 to extend the garage to the front of the property by 1 metre and extend the porch roof over and to add a new two-storey extension to the rear of the property at 100 Lydalls Road, Didcot. The application would involve remodelling the existing external WC to form a new WC and utility room at the rear of the garage (as amended by drawing LYD/111 Revision B accompanying letter from agent dated 4 November 2011).

Mr K Skalka, a local resident, spoke in support of the application.

Mr T Joslin, a local ward councillor, spoke objecting to the application.

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

RESOLVED: to grant planning permission for application P11/W1577, at 100 Lydalls Road, Didcot, subject to the following conditions:

1. Commencement three years – full planning permission;
2. Planning condition listing the approved drawings;
3. Matching materials (walls and roof);
4. No additional windows, doors or other openings.

60. P11/W1410, Lobb Farm, Tetsworth

The committee considered application P11/W1410 to erect 1.2 metres post and rail fencing at Lobb Farm, Tetsworth. The planning officer read out the further comments of the parish council in that they could understand why the application had been put forward but had concern at the stopping up order.

Mr D Simcox, a representative of Great Haseley Parish Council, spoke objecting to the application.

Mr D Godfrey, a local resident, spoke objecting to the application.

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

The planning officer clarified that, whilst the application description stated that the proposal also included a change of public highway to private access road, this part of the proposal did not require planning permission, the only decision that the committee was required to make was in relation to the 1.2 metres post and rail fencing, because the change from public to private road did not involve any change of use or engineering operations. It was not within the council's power to consider the stopping up order; which would have to be the subject of a separate application to the county council.

A motion, moved and seconded, to approve the application in accordance with the officer's recommendation but to include an informative on the decision, to clarify that the committee's decision related to the erection of a 1.2 metres post and rail fence only, was declared carried on being put to the vote: the wording to reflect that planning permission is not required for the change of public highway to provide an access road, which will have to be the subject of a Stopping Up Order.

RESOLVED: to grant planning permission for application P11/W1410 at Lobb Farm, Tetsworth subject to the following conditions:

1. Commencement three years – full planning permission;
2. Planning condition listing the approved drawings.

Informative: planning permission is not required for the change of public highway to provide an access road, which will have to be the subject of a Stopping Up Order.

61. P11/W1252, Land between 32-36 High Street and 1 Crown Lane, Dorchester on Thames

Mr P Cross, 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/W1252 to raise the levels of proposed dwellings units 1 and 2 (400mm) and Units 3, 4 and 5 (100mm) together with adjoining access roads and carports as otherwise consented in approved applications P09/W1029 and P09/1030/CA, 'Demolition of all existing buildings and construction of access road and erection of five, two storey dwellings with associated carports and car parking' on land between 32-36 High Street and 1 Crown Lane, Dorchester on Thames'.

The planning officer referred to the parish council's apology that it had been unable to send a representative to the meeting and she also referred to three further letters of objection she had received. She also proposed an additional condition to require a surface water drainage scheme to be submitted and approved.

Mr J Carroll, agent for the applicant, spoke in support of the application.

Mr P Cross, a local ward councillor, spoke in support of the application.

RESOLVED: to grant planning permission for application P11/W1252 on and between 32-36 High Street and 1 Crown Lane, Dorchester on Thames, subject to the following conditions:

1. Commencement three years – full planning permission;
2. Planning condition listing the approved drawings;
3. Recording of archaeology;
4. Archaeology – staged programme of investigation;
5. Archaeology – no ground disturbance below 48.63AOD;
6. Archaeology – further details to be submitted;
7. Sample materials - all;
8. Windows and external doors to specification;
9. Contamination investigation and remediation;
10. Landscaping;
11. Tree protection;
12. Rooflights to be conservation style;
13. Rainwater goods to be painted metal;
14. Ridge heights (two storey);
15. Sustainable design;
16. Parking and manoeuvring areas retained;
17. Hours of construction;
18. No alterations or extensions;
19. Withdrawal of P.D. no access to Crown Lane;
20. Surface drainage scheme to be submitted and approved.

62. P11/E1701, Beech Barn, Russells Water

The committee considered application P11/E1701 to erect a replacement dwelling and garage at Beech Barn, Russells Water. The planning officer read out the parish council's comments on the application, which included concern at over development of the site, that the application placed the development closer to neighbours and that Russells Water had no main sewer.

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

RESOLVED: to grant planning permission for application P11/E1701 at Beech Barn, Russells Water, subject to the following conditions:

1. Commencement three years – full planning permission;
2. List of approved drawings;
3. Sample of all external materials to be submitted for approval;
4. Removal of permitted development rights for extensions and roof extensions;
5. Contamination investigation, and if necessary, remediation works to be undertaken;
6. Incorporation of sustainable design features;
7. Garage to remain 'incidental' to main dwelling;

8. All materials that are not reused to be removed from site;
9. Parking and manoeuvring areas to be as per approved plan;
10. Foul drainage details to be submitted for approval;
11. Tree protection to be submitted for approval;
12. Apex windows in northwest and southeast elevations to be a minimum of 1.7 metres above floor level;
13. Details of finish to modern link to be submitted for approval.

63. P11/E1325, 3 Newtown Gardens, Henley on Thames

Mrs J Woods stated that she had taken part in discussions on this application at the planning committee at Henley Town Council. As the local ward councillor for the district council she stepped down from the committee and took no part in the debate or voting on this item.

The committee considered application P11/E1325 to demolish the existing house and the construction of two detached dwellings.

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

Mr J Chagger and Mrs Howard, agent and applicant, spoke in support of the application.

Mrs J Wood, a local ward councillor, spoke objecting to the application.

RESOLVED: to grant planning permission for application P11/E1325 3 Newtown Gardens, Henley on Thames, subject to 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 to be approved;
5. Details of landscaping to be approved;
6. Demolition of all existing buildings prior to occupation and resultant debris removed from the site;
7. Details of fencing/means of enclosure to be approved;
8. Floor levels to be approved;
9. Permitted development removed from extensions and outbuildings;
10. Sustainability measures to be approved;
11. Provisions and retention of parking and turning areas;
12. Working hours restriction;
13. Windows/doors to meet Secured by Design Standards.

64. P11/E1603, Land at Crosscroft Wood, Devils Hill, Crowsley

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/E1603 for the erection of an open sided timber barn at land at Crosscroft Wood, Devils Hill, Crowsley.

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

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

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

RESOLVED: to grant planning permission for application P11/E1603, Land at Crosscroft Wood, Devils Hill, Crowsley, subject to the following conditions:

1. Commencement three years;
2. Development to be in accordance with approved plans;
3. Samples of materials to be approved;
4. No lighting unless agreed;
5. Use for storage of timber and associated equipment only;
6. No creation of hard surfacing for vehicular access to the building.

The meeting closed at 8.45pm.

Chairman

Date