

Minutes



OF A MEETING OF THE

Planning Committee

HELD AT 6.00PM ON 15 FEBRUARY 2012

AT COUNCIL OFFICES, CROWMARSH GIFFORD

Present:

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

Also present: Mrs E A Ducker, Mrs A Purse and Mr I Lokhon

Apologies:

Mr G Andrews tendered an apology.

Officers:

Mr P Bowers, Mr R Cramp, Mrs S Crawford, Ms E Hamerton, Ms P Fox,
Mr M Moore, Mrs J Thompson

Also present: Dr P Yoward, Oxfordshire County Council highways

65. Minutes 14 December 2011

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

66. P11/W1075 50 Wantage Road Didcot

Mrs M Turner declared a personal interest in this application as she was a member of Didcot Town Council's planning committee. As a local ward councillor, she stepped down from the committee and took no part in the debate or voting on this item.

The committee considered application P11/W1075 for the change of use of the ground floor from class B1(a) to A5 (hot food and takeaway) at 50 Wantage Road, Didcot.

Mr G Cox, representing a local resident, spoke objecting to the application.

Ms N Mitchell, the applicant, spoke in support of the application.

Mrs M Turner, a local ward councillor, spoke about the application.

RESOLVED: to grant planning permission for application P11/W1075 at 50 Wantage Road, Didcot subject to the following conditions:

1. commencement three years - full planning permission;
2. list of the approved drawings;
3. compliance with the noise report;
4. opening hours;
5. parking as shown on the plan;
6. installation of a fat trap; and
7. internal acoustic soundproofing.

67. P11/W1505 4 Fieldside Road, East Hagbourne

The committee considered application P11/W1505 for planning permission for a two-bedroom single storey dwelling with detached garage at 4 Fieldside, East Hagbourne.

The planning officer reported receipt of further comments from the parish council concerning flooding and parking.

RESOLVED: to grant planning permission for application P11/W1505 at 4 Fieldside, East Hagbourne subject to the following conditions:

1. commencement three years - full planning permission;
2. list of the approved drawings;
3. sample materials required (walls and roof);
4. joinery details;
5. withdrawal of permitted development rights (Part 1 Class A) - no extension/alteration;
6. withdrawal of permitted development rights (Part 1 Class E) - no buildings/enclosures;
7. Parking and turning area as on plan;
8. landscaping scheme (trees and shrubs only); and
9. protect hedges during development operations.

68. P11/W1227 Oxford Brookes Wheatley campus and Wheatley Park School

Mr R Bell declared a personal interest in this application as a member of Wheatley Parish Council. He remained in the room and took part in the debate and voting on this item.

The committee considered application P11/W1227 for planning permission for the provision of a new access to serve Wheatley Park School and Oxford Brookes University; a new coach park for the school; redistribution of existing car parking for the school and Oxford Brookes University with no net increase in spaces; and landscaping and ancillary works at the Oxford Brookes Wheatley campus in the parish of Holton.

The planning officer reported the full text of condition 17 in his report. This required that prior to the first use of the new access a full review of all off site works and the interaction of nearby junctions would be undertaken and recommendations fully implemented to provide the best possible solution to controlling traffic and pedestrian movements on and around the site. He recommended an additional condition requiring enlargement and retention of two sports pitches in accordance with the drawings provided by the university and noted that condition 11 should refer to Oxford Brookes University not Wheatley Park School.

Mrs C Dalton, representing Wheatley Parish Council, spoke about the council's concerns about the application.

Mr R Monk, representing Oxford Brookes University, spoke in support of the application.

Mrs A Purse, the local ward councillor, spoke about the application.

RESOLVED: to grant planning permission for application P11/W1227 at the Oxford Brookes Wheatley campus, Holton subject to the conditions in the report, amendment to condition 11, and the additional condition recommended by the officer:

1. commencement three years;
2. compliance with plans;
3. landscaping scheme (to generally accord with approved plans and to include a long term management plan);
4. tree protection to be submitted, agreed and implemented;
5. implement scheme of wildlife management as set out in submitted ecological assessment;
6. scheme for treatment of japanese knotweed to be agreed;
7. submit scheme for archaeological watching brief;
8. submit written scheme of investigation for archaeology;
9. submit surface water drainage scheme;
10. new access to specification;
11. scheme for treatment of existing access to Oxford Brookes University to be agreed;
12. provide and maintain new parking areas;
13. submit construction management plan;
14. submit amendments to existing university travel plan;
15. submit travel plan for school;
16. submit design review of public transport;
17. submit design audit of new access post construction; and
18. enlargement and retention of sports pitches to replace reduced facilities.

69. P11/W1806 100 Abingdon Road, Didcot

Mrs M Turner declared a personal interest in this application as a member of Didcot Town Council's planning committee. She remained in the room and took part in the debate and voting on this item.

The committee considered application P11/W1806 for planning permission for the demolition of the existing building and construction of two dwellings and a single detached garage at 100 Abingdon Road, Didcot.

The planning officer reported that part of paragraph 1.3 of the report should read: '...an open area of land owned and maintained by South Oxfordshire District Council...' and paragraph 4.1 should refer to P11/W0448 not P11/W0418. He recommended two additional conditions covering surface and foul water drainage. Oxfordshire County Council's highways department recommended four conditions to replace condition 9 on the report: construction traffic management; no gates; parking and manoeuvring areas to be provided; close existing access.

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

RESOLVED: to grant planning permission for application P11/W1806 at 100 Abingdon Road, Didcot subject to the prior completion of appropriate agreement/undertaking to ensure the provision of delivery infrastructure as set out above and the following conditions set out in the report and the additional four conditions recommended at the meeting:

1. commencement three years;
2. compliance with approved plans;
3. sample materials required (all);
4. sustainable design;
5. refuse and recycling storage (details required);
6. no garage conversion;
7. remove permitted development rights in terms of insertion of new windows;
8. contamination (investigation);
9. surface water drainage scheme to be agreed;
10. foul water drainage scheme to be agreed;
11. construction traffic management plan;
12. no gates to be provided;
13. parking and manoeuvring areas to be provided;
14. close existing access; and
15. tree protection.

70. P11/E2025 11 Oxford Road, Thame

This application was deferred to allow the applicant to submit additional information to the planning officer.

71. P11/E1772/RET Plantsource Ltd, Moorend Lane, Thame

Mr M Welply, 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/E1772/RET for retrospective planning permission for the laying of hardstandings, the erection of an electricity meter box and temporary siting for three years of two portable buildings and a caravan for use in connection with a wholesale horticultural activity at Plantsource Ltd, Moorend Lane, Thame.

Ms H Fickling, representing Thame Town Council, spoke objecting to the application.

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

Mr M Welply, a local ward councillor, spoke in support of the application.

RESOLVED: to grant planning permission for application P11/E1772/RET at Plantsource Ltd, Moorend Lane, Thame subject to the following conditions:

1. temporary permissions three years;
2. retention of existing hedges;
3. external lighting – general; and
4. portable structures to be located adjacent to southern boundary.

72. P11/W1651 24 Westfield Road. Wheatley

Mr R Bell, 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/W1651 for the demolition of the existing single storey dwelling and outbuildings and construction of a two-bedroom house and a three-bedroom house, both one and a half storeys high, at 24 Westfield Road, Wheatley.

The planning officer reported receipt of comments from the parish council in relation to the amended plans.

Mrs J Coveley, representing Wheatley Parish Council, spoke about the application,

Mr I Harvey, the applicant, and Mr C Robinson, the agent, spoke in support of the application.

Mr R Bell, a local ward councillor, spoke about the application.

RESOLVED: to grant planning permission for application P11/W1651 at 24 Westfield Road, Wheatley subject to the following conditions:

1. commencement three years - full planning permission;
2. compliance with approved plans;

3. sample materials required (walls and roof);
4. investigate and remediate against contamination;
5. surface water drainage works (details required);
6. landscaping (including boundary fencing and screen walls);
7. tree protection;
8. parking and manoeuvring areas retained;
9. sustainable design features - as approved;
10. no surface water drainage to highway;
11. retain garage accommodation on plot 2 house; and
12. levels to be agreed.

73. Continuation of the meeting after 9.00pm

In accordance with the Council's constitution, the committee agreed to continue the meeting after 9.00pm to complete the business on the agenda.

74. P11/W1954 15 Station Road, Wallingford

The committee considered application P11/W1954 for planning permission for the construction of a conservatory and alterations to the existing garage's pitched roof to provide a games room, parking and accommodation at 15 Station Road, Wallingford.

The planning officer displayed the location plan omitted from the report.

Mr R Srirathan, the applicant, spoke in support of the application.

Mr I Lokhon, a local ward councillor, spoke in support of the application.

A motion to visit the site to assess the impact of the proposed development on the setting was lost on being put to the vote.

RESOLVED: to refuse planning permission for application P11/W1954 at 15 Station Road, Wallingford for the following reasons:

1. That, having regard to its siting, the two storey nature of the building and the accommodation to be provided, the development is tantamount to the erection of a new dwelling where there are insufficient standards of privacy for the occupants of both the existing dwelling at 15 Station Road and the new unit. The proposed building is not subservient to the main dwelling and would be out of keeping with the character and appearance of other ancillary outbuildings in the area. As such the proposal would not provide adequate standards of residential amenity for the occupants of the new unit or 15 Station Road and would detract from the character and appearance of the area contrary to Policies G2, G6, D1 and H13 of the adopted South Oxfordshire Local Plan and advice contained within the South Oxfordshire Design Guide.

2. That having regard to the size of the plot, the siting of the building, the character of the surrounding area and the proposed two storey nature of the building, the provision of annex accommodation on this site represents a cramped and incongruous form of development that would not reinforce local distinctiveness to the detriment of the character and appearance of the area. As such the development would be contrary to Policies G2, G6, D1, and H4 of the adopted South Oxfordshire Local Plan 2011.

75. P11/W1828 Former HSBC Bank, High Street, Goring on Thames¹

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

Mrs E Gillespie, the vice-chairman, took the chair for this item.

The committee considered application P11/W1828 for planning permission for the retention of the ground floor use and ATM, and conversion and extension of the first floor to provide two self-contained apartments at the former HSBC bank, High Street, Goring on Thames.

Mr A Nicholson, a local resident, spoke objecting to the application.

Mr D Tate and Mr A Seldon, the agents, spoke in support of the application.

Mrs A Ducker, a local ward councillor, spoke about the application.

As a result of the public speaking, the planning officer recommended an additional condition preventing use of the roof area outside the upper apartment.

RESOLVED: to grant planning permission for application P11/W1828 at the former HSBC bank, High Street, Goring on Thames subject to the conditions set out in the report and the additional condition recommended by the planning officer:

1. commencement three years- full planning permission;
2. planning condition listing the approved drawings;
3. sample materials required (walls and roof);
4. cycle parking facilities;
5. construction traffic;
6. retain screens; and
7. no access to the roof.

The meeting closed at 9.20pm.

Chairman

Date

¹ Mrs E Hards left the meeting just prior to the start of this item.