

Minutes



OF A MEETING OF THE

Planning Committee

HELD AT 6.00PM ON 14 MARCH 2012

AT COUNCIL OFFICES, CROWMARSH GIFFORD

Listening Learning Leading

Present:

Mrs P Slatter (Chairman)

Mrs A Badcock (as a substitute for Mr G Andrews), Mr R Bell, Mr P Cross¹, Mrs P Dawe (as a substitute for Ms J Bland), Mrs E Gillespie, Mrs E Hards², Mr P Harrison (as a substitute for Mr R Simister), Mrs A Midwinter, Mr A Rooke, Mrs M Turner, Miss R Wallis³ and Mrs J Wood

Also present: Mr D Dodds⁴, Mr W Hall

Apologies:

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

Officers:

Ms E Bowerman, Mr P Brampton, Mrs K Fiander, Ms P Fox, Mrs K Gould, Mr P Lucas, Mrs H Moore, Mr M Moore, Mr T Wyatt

Mr D Groves, Highways, Oxfordshire County Council

76. Minutes 15 February 2012

RESOLVED: to approve the minutes of the meeting held on 15 February 2012 as a correct record and agree that the Chairman sign these as such.

77. P11/W1724, land next to the Pumping Station, Icknield Road, Goring on Thames

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

¹ Mr P Cross left the meeting before the committee decided to continue the meeting beyond three hours.

² Mrs E Hards left the meeting after the committee decided to continue the meeting beyond three hours.

³ Miss R Wallis left the meeting before the committee decided to continue the meeting beyond three hours.

⁴ Mr Dodds attended the meeting but was unable to stay to address the committee on application P11/E2025.

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

The committee considered application P11/W1724 to erect 19 affordable homes (six flats and 13 houses) with access road and parking on land next to the Pumping Station, Icknield Road, Goring on Thames.

The Planning Officer advised that he had received a further 34 letters of objection from residents expressing concern that the site lay outside the village, would impact on the AONB, would be out of character and would lead to creeping urbanisation of the settlement. Arising from the comments of the county archaeologist, he proposed two additional conditions to require agreement of a scheme for investigation and that the development would be evaluated during the course of construction. Oxfordshire County Council highways had requested clarification that a portion of the contributions would be used to make footpath improvements from the site to Icknield Road. Mr D Groves, Oxfordshire County Council highways, responded to councillors' questions on the application.

Mr M Brown and Mr D Brooker, representatives of Goring Parish Council, spoke in support of the application.

Mr Ridley, a representative of a number of objectors, spoke objecting to the application.

Mr K Dijkstra, a representative of SOHA, spoke in support of the application.

Mrs P Slatter, a local ward councillor, spoke in support of the application on behalf of both ward councillors.

RESOLVED: to authorise the Head of Planning and Building Control to grant planning permission for application P11/W1724 on land next to the Pumping Station, Icknield Road, Goring on Thames, subject to a) the prior completion of an appropriate legal agreements with: 1) the Oxfordshire County Council to secure off site infrastructure and 2) South Oxfordshire District Council to secure off site infrastructure provision and to ensure that the development remains affordable in perpetuity and the following conditions:

1. Commencement date three years;
2. Compliance with plans;
3. Samples of all new materials;
4. Landscaping scheme;
5. Tree and hedge protection measures;
6. Details of slab levels to demonstrate finished ridge heights in relation to Icknield Road;
7. Surface water drainage scheme (to include protection of water source);
8. Foul drainage scheme;
9. Scheme for bin storage;

10. Access to specification;
11. Details of sustainable travel packs;
12. Construction traffic management plan;
13. Scheme for cycle parking;
14. Limit hours of construction;
15. Control noise and dust;
16. Lighting scheme;
17. Build to code level 3 (Code for sustainable homes);
18. Restrict permitted development for extensions;
19. Archaeological scheme for investigation to be agreed;
20. Archaeological evaluation of development during course of construction.

78. P11/W1276, 31A High Street, Benson

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

Miss R Wallis, 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/W1276 to erect two flats at 31A High Street, Benson. The Planning Officer proposed an additional condition concerning tree protection.

RESOLVED: to authorise the Head of Planning and Building Control to grant planning permission for application P11/W1276 at 31A High Street, Benson, subject to the prior completion of an appropriate legal agreement with South Oxfordshire District Council to revoke part of planning ref P10/W0040 to prevent the conversion of the first floor flat into three separate units and the following conditions:

1. Commencement three years - full planning permission;
2. Compliance with approved plans;
3. Watching brief condition;
4. Investigate for contamination and scheme for remediation;
5. Landscaping (incl access road and hard standings);
6. Built in accordance with the flood risk assessment;
7. Details of the south elevation to be submitted;
8. Parking area to be SuDS compliant;
9. Details of refuse collection points to be submitted;
10. Tree protection.

79. P11/W1676, 1, 2 and 3 The Croft, Mulberry Drive, 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/W1676 to demolish the existing rear extensions to Nos 1 and 2 The Croft and replace them with one and two storey rear and side extensions, and to demolish No 3 The Croft and construct a new replacement dwelling at 1, 2 and 3 The Croft, Mulberry Drive, Wheatley.

The Planning Officer reported that the objector most affected by the development had stated his wish to withdraw his objection. In addition the Planning Officer advised that reference to policy CON 8 in paragraph 5.1 should not have been included as it was not relevant to the application. In paragraph 3.5 the Area Liaison Officer's comments did not apply because the development was residential. She also proposed an additional condition to withdraw permitted development rights. Mr D Groves, Oxfordshire County Council highways, responded to councillors' questions on the application.

Mr R Bell, a representative of Wheatley Parish Council, spoke objecting to the application.

Ms R Burdett, a local resident, spoke objecting to the application.

Ms R Woods, agent, and Ms F Fielding, a local resident, spoke in support of the application.

Mr R Bell, a local ward councillor, addressed the committee on the application.

RESOLVED: to grant planning permission for application P11/W1676 at 1, 2 and 3 The Croft, Mulberry Drive, Wheatley subject to the following conditions:

1. Commencement three years - full planning permission;
2. Planning condition listing the approved drawings;
3. Sample materials required (walls and roof);
4. Withdrawal of PD (Part 1 Class A) - no extension/alteration;
5. Turning area and car parking;
6. Landscaping scheme (trees and shrubs only);
7. Tree protection (detailed);
8. Implementation of a species / habitat scheme;
9. Surface water drainage works (details required);
10. Space to store bins to be provided;
11. External ducts and flues (details required);
12. Windows and external doors to specification;
13. Details of rooflights to be submitted;
14. Joinery details to be submitted;
15. Withdrawal of permitted development rights.

80. P11/W1942, 71 High Street, Wallingford

The committee considered application P11/W1942 for the change of use of ground and first floor offices and a first floor extension to provide nine residential flats at 71 High Street, Wallingford.

Ms R Carroll, agent for the applicant, spoke in support of the application.

RESOLVED: to grant planning permission for application P11/W1942 at 71 High Street, Wallingford subject to the following conditions:

1. Commencement three years - full planning permission;
2. Planning condition listing the approved drawings;
3. Parking and manoeuvring areas retained;
4. Surface water drainage works (details required);
5. Landscaping / planting scheme;
6. Cycle provision as shown on plan to be retained.

81. P11/E2083, 4 Norman Avenue, Henley on Thames

Mrs J Wood, 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/E2083 that sought variations to condition 3 of planning permission P06/E1139 and condition 5 of planning permission P11/E653 to allow up to 18 children to be in care at the premises. It also sought variation to condition 5 of planning permission P06/E1139 and condition 7 of planning permission P11/E0653 to provide for use of the garden for no more than one hour between 9:15 - 12:15 and no more than one hour between 12:15 - 15:15 at 4 Norman Avenue, Henley on Thames.

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

Mr M Saunders, a representative of a number of local residents, spoke objecting to the application.

Ms L Drage, applicant, Mr A Gould, agent for the applicant, and Mr D Robinson, a customer of the nursery, spoke in support of the application.

Mrs J Wood, a local ward councillor, spoke in support of the application.

Mr W Hall, a local ward councillor, spoke objecting to the application.

RESOLVED: to refuse planning permission for application P11/E2083 at 4 Norman Avenue, Henley on Thames for the following reason:

That having regard to the proposed increase from 12 to 18 children, the sites relationship with neighbouring properties and its quiet residential location, the proposal would cause material harm to neighbouring properties' amenities, through the increased number of children utilising the external areas of the application site, the noise and disturbance caused by additional traffic movements and the wider intensification of activities associated with the nursery use. As such, the proposal would be contrary to the South Oxfordshire Local Plan 2011, particularly Policies G2, EP2 and CF2.

82. P11/E1763, 201 Kennylands Road, Sonning Common

Mr P Harrison and Mr A Rooke, local ward councillors, stepped down from the committee and took no part in the debate or voting on this item.

The committee considered application P11/E1763 to demolish the existing dwelling and to erect seven dwellings including alterations to the existing access, associated parking, landscaping and infrastructure (additional information received 17 February 2012) at 201 Kennylands Road, Sonning Common.

Mr B Greenwood, a representative of Sonning Common Parish Council, spoke objecting to the application.

Mr C Varnals, a local resident, spoke objecting to the application.

Mr R Booth, agent for the applicant, spoke in support of the application.

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

RESOLVED: to authorise the Head of Planning and Building Control to grant planning permission for application P11/E1763 at 201 Kennylands Road, Sonning Common, subject to the prior completion of a legal agreement with Oxfordshire County Council to secure financial contributions towards local infrastructure and subject to the following conditions:

1. Standard time limit;
2. Implementation in accordance with approved plans;
3. Levels in accordance with approved plans;
4. Materials as agreed;
5. Removal of permitted development rights – extensions, roof extensions, porches, outbuildings, hardstandings;
6. Sustainable measures as approved statement;
7. Waste management strategy as agreed;
8. Secured by Design accreditation to be achieved prior to occupation;
9. Details of fire hydrants prior to occupation;

10. Provision of footpath prior to occupation in accordance with separate s.278 agreement with OCC;
11. Details of closure of existing access to B461 Peppard Road prior to first occupation/use of approved access;
12. Implementation of parking and turning areas in accordance with approved plans;
13. Implementation of visibility splays prior to occupation and thereafter retained as such;
14. Construction traffic management plan and construction method statement as agreed;
15. Hard and soft landscaping and boundary treatment as agreed;
16. Tree protection measures as agreed;
17. Landscape management plan for wildlife corridor prior to occupation;
18. Implementation of recommended ecological mitigation as agreed;
19. Surface water drainage prior to occupation.

83. Duration of meeting

The committee considered whether to proceed with the meeting beyond three hours.

RESOLVED: to continue the meeting beyond the three hour period to complete the remaining business on the agenda.

84. P11/E2028, Dray's Lane, Rotherfield Peppard

Mr P Harrison and Mr A Rooke, local ward councillors, stepped down from the committee and took no part in the debate or voting on this item.

The committee considered application P11/E2028 for the construction of new access and alterations to the driveway and removal of a linking roof between plots 2 and 3 (amendment to planning permission P10/E1292) at Dray's Lane, Rotherfield Peppard.

Mr C Mills, a representative of Rotherfield Peppard Parish Council, spoke objecting to the application.

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

RESOLVED: to authorise the Head of Planning and Building Control to grant planning permission for application P11/E2028 at Dray's Lane, Rotherfield Peppard, subject to the prior completion of a deed of variation to a Section 106 Legal Agreement completed in relation to planning permission P10/E1292, and to the following conditions:

1. Commencement – three years;
2. Development to be in accordance with approved plans;
3. Tree protection measures to be agreed and implemented;

4. Bin collection areas to be agreed and implemented prior to occupation;
5. Parking and turning areas to be provided and retained;
6. Landscaping scheme, including fencing and hardsurfacing to be agreed and implemented prior to occupation.

85. P11/E2033, Beechwood House, Gallowstree Road, Peppard Common (in the parish of Rotherfield Peppard)

Mr P Harrison and Mr A Rooke, local ward councillors, stepped down from the committee and took no part in the debate or voting on this item.

The committee considered application P11/E2033 to erect a replacement dwelling following granting of permission P11/E0514 for extensions and alterations to the existing dwelling at Beechwood House, Gallowstree Road, Peppard Common.

The Planning Officer advised that reference to the condition about bin storage at paragraph 6.39 was not relevant. He also confirmed that highways had no objections to the application.

Mr C Mills, a representative of Rotherfield Peppard Parish Council, spoke objecting to the application.

Mr R Richardson, applicant, Mr A Dodgson, agent, and Mr A Gould, planning consultant, spoke in support of the application.

Mr P Harrison, a local ward councillor, spoke objecting to the application.

The committee expressed concern that the Chilterns AONB Conservation Board had not commented on the application. The committee also expressed concern that the scale and design of the new development was not in keeping with the character of the rural area and that the new dwelling may not be an appropriate size for its site and surroundings in the countryside. Consequently a motion moved and seconded to defer consideration of the application to carry out a site visit was declared carried, which would also allow further consultation with the Chilterns AONB Conservation Board.

RESOLVED: to defer consideration of application P11/E2033 Beechwood House, Gallowstree Road, Peppard Common to carry out a site visit to allow the committee to consider the siting, scale and design of the new development in its surroundings in the rural area.

86. P11/E2025, 11 Oxford Road, Thame

Mrs A Midwinter, 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/E2025 to erect a detached two-bedroom bungalow with parking, and parking/access to the existing two-bedroom bungalow at 11 Oxford Road, Thame.

The Planning Officer reported that Thame Town Council maintained their objections to the application and reported corrections to her report. At paragraph 6.3 references to the years 2005 and 2007 should have read 1995 and 1997. She advised that the property had been converted to a two-bedroom dwelling and was not three-bedroom as set out in paragraph 6.8.

Mr J Paine, on behalf of local resident Mr A Paine, spoke objecting to the application.

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

Mrs A Midwinter, a local ward councillor, spoke on behalf of both ward councillors.

A motion was moved and seconded to refuse the application owing to the lack of space for the development and the steep nature of the driveway which would result in surface water management issues. On being put to the vote the motion was declared lost.

RESOLVED: to grant planning permission for application P11/E2025 at 11 Oxford Road, Thame subject to the imposition of the following conditions:

1. Commencement detailed three years;
2. Compliance with approved plans;
3. Sample of all materials to be submitted and agreed;
4. Provision of access, parking and turning for existing and proposed dwellings;
5. No surface water to be discharged to highway;
6. Withdrawal of permitted development rights for extensions;
7. Dwelling to be constructed from a ground level to achieve the height relationship with the adjoining dwelling, 11 Oxford Road, Thame, as shown on the approved plans;
8. Retention of hedging along the western and southern boundaries of the site;
9. Contamination investigation;
10. Sustainability measures to be incorporated.

NB. Contact County Archaeologist if finds of historic interest occur during construction.

87. P11/E2008, Hamptons Cottage, Manor Road, Towersey

The committee considered application P11/E2008 for planning permission to alter a barn to form a residential annexe at Hamptons Cottage, Manor Road, Towersey.

RESOLVED: to grant planning permission for application P11/E2008 at Hamptons Cottage, Manor Road, Towersey, subject to imposition of the following conditions:

1. Commencement three years;
2. Compliance with approved plans;
3. Full details of windows and doors to be submitted;
4. The rooflights to be of conservation style;
5. Blocking up of windows on rear elevation before first use of converted barn;
6. Use of building to be confined to ancillary use.

NB. Contact County Archaeologist if archaeological finds occur.

NB. Drawing attention to laws relating to protected species.

NB. Protection of public footpath.

The meeting closed at: 10.15pm

Chairman

Date