

Minutes



Listening Learning Leading

OF A MEETING OF THE

Planning Committee

HELD AT 6.00PM ON 11 APRIL 2012

AT COUNCIL OFFICES, CROWMARSH GIFFORD

Councillors present:

Mrs P Slatter (Chairman)

Ms J Bland, Mr D Bretherton¹ (as substitute for Mr R Bell), Mr P Cross¹, Mrs E Gillespie¹, Mrs E Hards, Mrs A Midwinter, Mr A Rooke, Mr R Simister, Mrs M Turner, Miss R Wallis, Mr M Welply

Also present: Dr C Hood, Mr C Quinton.

Apologies:

Mr R Bell and Mrs J Wood tendered apologies.

Officers present:

Ms E Bowerman, Ms P Fox, Mr M Gammie, Mr P Lucas, Mrs H Moore, Mr M Moore, Mr I Price, Mrs J Thompson, Mr T Wyatt

88. Minutes 14 March 2012

RESOLVED: to approve the minutes of the meeting held on 14 March 2012 as a correct record and agree that the Chairman sign these as such.

89. Urgent items – National Planning Policy Framework (NPPF)

The development control manager informed the committee that the new national planning policy framework was in force from 27 March 2012. Planning officers would inform the committee of any impact the new framework had on their consideration of the applications before them.

90. Tree Preservation Order 14/2011, land north of Bird Place, Bridle Way, 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 Bretherton, Mr Cross and Mrs Gillespie left the meeting at conclusion of the application recorded at Minute 95.

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

The committee considered an objection to the confirmation of tree preservation order (TPO) 14/2011 protecting a wooded section of land as shown on the map in the officer's report on a sloping site adjacent to the River Thames at land north of Bird Place, Bridle Way, Goring on Thames.

The council's design and environment team leader, Mr M Gammie, and its senior litigation and planning lawyer, Mr I Price, each referred to correspondence with the agent representing the objector to the TPO that had been entered into since the report was written, particularly with respect to the designation of the TPO land as woodland. Mr Gammie confirmed that the land in question was best described as woodland and Mr Price confirmed that the council's approach to the order and this classification of the TPO land was a lawful and legitimate one.

Mr F Dixon, representing the objector, spoke objecting to the application and in particular to the designation of the area as woodland.

Mr A Lea, Ms L Reith, and Ms S Francis, local residents, spoke in support of the application.

Mrs P Slatter, a local ward councillor, spoke in support of the application.

Mrs A Ducker, a local ward councillor, spoke in support of the application.

RESOLVED: to confirm tree preservation order no. 14/2011 with modifications to the area plan as set out in the report to the committee.

91. P11/E2033 Beechwood House, Gallowstree Road, Peppard Common

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

Mr A Rooke, 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/E2033 for planning permission for the erection of a replacement dwelling following granting of permission P11/E0514 for extensions and alterations to the existing dwelling at Beechwood House, Gallowstree Road, Peppard Common (in the parish of Rotherfield Peppard).

The planning officer reported that the NPPF retained an emphasis on not stifling new and innovative design and that the full text of condition 8 in paragraph 8.1 of the report stated that all existing trees of merit were to be retained and these trees were to be clearly shown on a site plan as being retained.

Mr C Mills, representing Rotherfield Peppard Parish Council spoke objecting to the application.

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

Mr A Rooke, a local ward member, spoke objecting to the application.

RESOLVED: to grant planning permission for application P11/E2033 at Beechwod House, Gallowstree Road, Peppard Common subject to the following conditions and informatives:

1. Commencement within three years.
2. Approved plans.
3. Levels of existing and proposed development to be agreed relative to fixed datum point outside site, prior to work commencing.
4. Samples of all external materials to be agreed prior to work commencing.
5. Turning area and car parking to be provided in accordance with approved plans, prior to first occupation of development.
6. Details of access, including vision splay, to be agreed prior to work commencing.
7. Sustainable design features to be incorporated into construction of development, in accordance with details within Design and Access Statement.
8. Tree protection measures to be agreed prior to work commencing.
9. Landscaping scheme to be agreed prior to work commencing
10. Contaminated land investigation to be carried out and agree prior to work commencing.
11. Withdrawal of permitted development rights for extensions and alterations to the main dwelling, and outbuildings within the curtilage.

Informative regarding protected species legislation.

Informative regarding contaminated land.

92. P11/W2027 Races Farm, Aston Street, Aston Tirrold

The committee considered application P11/W2027 for planning permission for the conversion of vacant offices to form two dwellings at Races Farm, Aston Street, Aston Tirrold.

The planning officer reported that the NPPF advised that policies should avoid long term protection for employment sites where there is no reasonable prospect of the site being used for that purpose. He recommended two further conditions: that all new roof lights have a minimum internal cill height of 1.7m; and that a scheme for waste collection is agreed prior to commencement of the development. He also confirmed that condition 8 would include the obscure glazing of the bottom of the first floor dormer window in the south elevation.

Ms L Milner, the parish clerk of Aston Tirrold Parish Council, read a statement from the parish council objecting to the application.

Mr P Furness-Smith, a local resident, spoke objecting to the application.

Mr T Worthington, one of the applicants, spoke in support of the application.

A motion to grant planning permission subject to the conditions set out in the report and the two additional conditions recommended by the planning officer was moved, seconded, and carried on being put to the vote.

RESOLVED: to grant planning permission for application P11/W2027 at Races Farm, Aston Street, Aston Tirrold subject to the following conditions:

1. Commencement within three years - full planning permission.
2. Planning condition listing the approved drawings.
3. Matching materials (walls and roof).
4. Withdrawal of permitted development rights (Part 1 Class A) - no extension/alteration.
5. Parking & Manoeuvring Areas Retained.
6. Tree Protection (Detailed).
7. Boundary Treatments to be implemented prior to occupation.
8. Obscure glazing to specified windows.
9. All new roof lights have a minimum internal cill height of 1.7m.
10. Scheme for waste collection is agreed prior to commencement of the development.

93. P11/E2277 14 Keens Lane, Chinnor

The committee considered application P11/E2277 for planning permission for a replacement dwelling, with demolition of the existing bungalow, reduction in formation levels, alterations to vehicle and pedestrian access, provision of garage garden stores and greenhouse, at 14 Keens Lane, Chinnor.

The planning officer reported additional comments on the amended plans: the parish council had not objected; three neighbours had reiterated they had no objections; and one neighbour had maintained his objection.

Mr I Mills and Mr T Lixton, the agent and the applicant, spoke in support of the application.

Dr C Hood, a local ward member, spoke in support of the application.

A motion to grant planning permission for the development with nine conditions and a note, because the proposed development was not inappropriate in scale or design

given the character of the immediate area, was proposed and seconded. This was carried on being put to the vote.

RESOLVED: to grant planning permission for application P11/E2277 at 14 Keens Lane, Chinnor subject to the following conditions:

1. Commencement within three years.
2. Compliance with approved plans.
3. Sample materials.
4. Submission of details of existing and proposed ground levels.
5. Withdrawal of permitted development rights for extensions and roof alterations.
6. Parking and turning areas to be provided and retained.
7. Contamination investigation.
8. Landscaping scheme.
9. Incorporation of sustainability measures.

NB Contact County Archaeologist if finds occur during development.

94. P11/E2221 James Farm, South Stoke Road, Woodcote

The committee considered application P11/E2221 for the demolition of the existing single storey side and rear extensions and construction of two-storey side, front and rear extensions and replacement single-storey rear extension at James Farm, South Stoke Road, Woodcote.

Mr R Pierce, a representative of Woodcote Parish Council, spoke about the application.

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

Mr C Quinton, the local ward councillor, spoke about the application.

A motion to refuse planning permission for the application for the reasons set out in the report to the committee was moved, seconded, and carried on the chairman's casting vote.

RESOLVED: to refuse planning permission for application P11/E2221 at James Farm, South Stoke Road, Woodcote 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, and the advice in the South Oxfordshire Design Guide 2008.

95. P11/E2006 Rose Cottage, Goring Road, Woodcote

The committee considered application P11/E2006 for planning permission for the demolition of the existing dwelling and the construction of a pair of two-storey semi-detached four-bedroom dwellings and formation of access and parking at Rose Cottage, Goring Road, Woodcote.

The planning officer reported a correction in the report to paragraph 1.1 which should read 'Woodcote Parish Council' not 'Sonning Common Parish Council' and to paragraph 1.2 which should refer to Pear Tree Cottage not Pear Trees.

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

Mr K Grady, a local resident, spoke objecting to the application.

Mr N Perry, the architect, spoke in support of the application.

A motion to grant planning permission in accordance with the officer's recommendation was proposed and seconded but lost on being put to the vote.

A motion was proposed to refuse planning permission because of the detrimental impact of the inappropriately suburban design of the proposed development on the street scene, its cramped form on the plot, and the detrimental effect caused by the depth of the building on the neighbouring property. The motion proposed refusal for the same reasons as P11/E1306 was refused excluding reference to PPS1 and PPS3 as these were superseded by the NPPF. The motion was seconded and carried on being put to the vote.

RESOLVED: to refuse planning permission for application P11/E2006 at Rose Cottage, Goring Road, Woodcote for the following reasons:

1. The size, bulk and massing of the proposed dwelling would lead to a cramped and overly suburban form of development, resulting in loss of important gaps between established buildings in a prominent location. As such, the development would detract from the sylvan character of the locality and the setting of this part of the village within the Chilterns AONB. The proposed development would therefore be contrary to South Oxfordshire Local Plan 2011 Policies G2, G6, C2, C4, D1 and H4 and advice contained within Sections 3 and 5 of the South Oxfordshire Design Guide 2008 and advice contained within the NPPF.
2. The bulk and massing of the proposed dwelling combined with its position to the rear of and proximity to the boundary with Pear Tree Cottage would result in loss of sunlight, daylight and outlook to the rear garden of this adjoining residential property and would detract from the living conditions of the occupiers. As such, the proposed

development would be contrary to the South Oxfordshire Local Plan 2011 Policies G2, D4 and H4 and advice contained within the NPPF.

96. Duration of meeting

During consideration of the previous item, the committee considered whether to continue the meeting beyond three hours.

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

97. P11/W2316 Wickets, Marsh Baldon

Mrs E Gillespie declared a personal and prejudicial interest in the application as the applicant and 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/W2316 for planning permission to render and paint off-white the front elevation of the property at Wickets, Marsh Baldon, OX44 9LL.

RESOLVED: to grant planning permission for application P11/W2316 at Wickets, Marsh Baldon, OX44 9LL subject to the following conditions:

1. Commencement of development within three years.
2. List of approved plans.
3. Materials to be as specified.

The meeting closed at 9.10pm

Chairman

Date