

# Minutes



Listening Learning Leading

OF A MEETING OF THE

## Planning Committee

HELD AT 6.00PM ON 18 JULY 2012

AT COUNCIL OFFICES, CROWMARSH GIFFORD

### Councillors present:

Mrs P Slatter (Chairman)

Mr R Bell, Ms J Bland, Mr F Bloomfield<sup>1</sup> (as substitute for Mr M Welply), Mr P Cross, Mrs M Davies<sup>2</sup> (as substitute for Mr T Joslin), Mrs E Gillespie, Mr P Harrison (as substitute for Mr J Cotton), Mrs A Midwinter, Mr R Simister<sup>3</sup>, Mrs M Turner, Ms R Wallis, Mrs J Wood

### Apologies:

Mr J Cotton, Mr T Joslin, Mr A Rooke, and Mr M Welply

### Officers present:

Mr P Brampton, Mrs S Crawford, Ms P Fox, Ms S Green, Mr M Moore, Mr T Wyatt

### Other councillors present:

Mrs E A Ducker, Mr M Gray

### 11. Minutes 13 June 2012

**RESOLVED:** to approve the minutes of the meeting held on 13 June 2012 as a correct record and to agree that the Chairman sign these as such.

### 12. P11/S0098 Icknield Place, 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.

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

The committee considered application P11/S0098 for planning permission for the redevelopment of sheltered accommodation with extra care apartments for older people and associated communal facilities at Icknield Place, Goring on Thames.

<sup>1</sup> Mr Bloomfield left at the start of the item at Minute 16

<sup>2</sup> Mrs Davies left at the start of the item at Minute 15

<sup>3</sup> Mr Simister arrived at 6.10pm.

The planning officer reported corrections and updates. In the report, paragraph 1.3 should state that Middle Springs is to the west of the site, paragraph 2.1 should state the principal width as 16, and the distances to neighbours set out in paragraph 6.7 do not have regard to recently constructed extensions. He confirmed that Oxfordshire County Council Highways had raised no objections and while they recommended a condition relating to cycle parking this was deemed to be adequately covered by the provision of the buggy store. Concerns relating to pedestrian, wheelchair and fire services access were adequately addressed through other provisions and did not require conditions.

The planning officer recommended four additional conditions: that a watching brief strategy is agreed prior to works commencing and that no development shall commence without the agreed archaeologist being present (recommended by the county archaeologist); to require a submission and agreement of a further travel plan prior to work commencing; and to require a construction management plan to avoid delivery lorries or construction vehicles being parked on the adjoining streets.

Mr K Bulmer, representing Goring Parish Council, spoke objecting to the application.

Dr P Wardle, local resident, and Mr A Jones, representing Goring and Streatley Amenity Association, spoke objecting to the application.

Mr K Dijksman, the agent for the applicant, and Mr S Lynch, of South Oxfordshire Housing Association, spoke in support of the application.

Mrs A Ducker, and Mrs P Slatter, local ward councillors, spoke about the application.

A motion to refuse planning permission, contrary to the officers recommendation, on the grounds that the proposed development was of inappropriate design, out of keeping, and overbearing was moved and seconded but lost on being put to the vote.

A motion to grant planning permission for application P11/S0098 as set out in the report and with four additional conditions recommended by the planning officer at the meeting was moved, seconded, and carried on being put to the vote.

**RESOLVED:** to authorise the Head of Planning to grant of planning permission for application P11/S0098 for the redevelopment of sheltered accommodation with extra care apartments for older people and associated communal facilities at Icknield place, Goring on Thames subject to the prior completion of an appropriate legal agreement to provide that 40 per cent of the units will be affordable and the following conditions:

1. Commencing date three years.
2. Compliance general.
3. Samples of materials.
4. Landscaping scheme.

5. Tree protection.
6. Scheme for waste collection.
7. Surface water drainage scheme (to include measures for the road and parking areas).
8. Foul drainage scheme.
9. Lighting scheme.
10. Controls over timing of demolition and construction.
11. Provision of parking areas prior to first use.
12. That the development will be used for extra care accommodation as specified in the application.
13. Bat mitigation measures.
14. Obscure glaze specified windows as shown on approved drawings.
15. Build to code level 3 and submit post construction certificate.
16. A watching brief strategy is agreed prior to works commencing.
17. No development shall commence without the agreed archaeologist being present
18. Further travel plan submitted and agreed prior to work commencing
19. Construction management plan to be agreed.

and to include a number of informatives including one to cover the adoption of the drainage system and the requirement for a Section 278 notice for the proposed alteration to the status and layout of the highway.

### **13. P11/E2228 The Oratory Preparatory School, Great Oaks, Goring Heath**

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, Vice Chairman, acted as chairman for this item.

The committee considered application P11/E2228 for planning permission for a new residential unit for the headmaster on the site of the existing redundant swimming pool at the Oratory Preparatory School, Great Oaks, Goring Heath.

Mr P Dragonetti, a representative of Goring Heath Gifford Parish Council, spoke objecting to the application.

Ms S Waterfield, the architect, spoke in support of the application.

Mrs A Ducker, and Mrs P Slatter, local ward councillors, spoke about the application.

**RESOLVED:** to grant planning permission for application P11/E2228 for a new residential unit at the Oratory Preparatory School, Great Oaks, Goring Heath, subject to the following conditions:

1. Commencement date three years.

2. Development to be in accordance with approved plans.
3. Samples of materials to be agreed prior to commencement of development.
4. Landscaping scheme, including fencing and hardsurfacing to be agreed prior to commencement of development.
5. Levels to be agreed prior to commencement of development.
6. Contaminated land assessment.
7. Details of surface water drainage to be agreed.
8. Existing dwelling to be demolished within three months of the occupation of the new dwelling.
9. Withdrawal of permitted development rights for extensions and outbuildings.
10. Bat mitigation to be carried out as agreed.
11. Sustainable design and construction to meet Code Level 3 of the Code for Sustainable Homes.
12. Use by staff employed at Oratory Preparatory School only.

#### **14. P11/S0014 Land to the rear of 6-8 Honey Lane, Cholsey**

Mrs P Slatter resumed the chair.

The committee considered application P11/S0014 for planning permission to construct a new single storey dwelling on vacant land to the rear of 6-8 Honey Lane, Cholsey.

The planning officer read out a statement from Mr M Gray, a representative of Crowmarsh Gifford Parish Council, objecting to the application. Mr Gray had registered and attended to speak but had been unable to stay for this item.

Mr B Tanner, the architect, spoke in support of the application

**RESOLVED:** to grant planning permission for application P11/S0014 to construct a new single storey dwelling on vacant land to the rear of 6-8 Honey Lane, Cholsey with the following conditions:

1. Commencement three years.
2. Planning condition listing the approved drawings.
3. Details of slab levels relative to adjoining land.
4. Sample of external materials for the walls and roof to be submitted for approval.
5. Withdrawal of Permitted Development Rights Classes A –E.
6. Parking and manoeuvring areas retained.
7. Landscaping scheme (trees and shrubs only).
8. Erection and retention of fence along boundary with No 9 Station Road.
9. Archaeology – submission of watching brief prior to commencement.
10. Archaeology – implementation of watching brief and submission of findings.
11. Hours of operation - construction/demolition sites.

## 15. P11/S0128 95a St Marks Road, 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/S0128 for planning permission for the construction of a new dwelling and alterations to the existing dwelling at 95a St Marks Road, Henley on Thames.

Mr D Silvester, representing Henley Town Council, spoke objecting to the application.

Ms B Poostchi and Mr J Evans, representing local residents, spoke objecting to the application.

Mr C Sweeney, the applicant, spoke in support of the application.

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

A motion to support the officer's recommendation of approval was moved and seconded but lost on being put to the vote.

Notwithstanding the officer's recommendation of approval, councillors were of the view that the development was overbearing and oppressive and was overly large and dominant on the site, leading to an unneighbourly impact on surrounding properties.

A motion to refuse planning permission for these reasons was proposed, seconded, and carried on being put to the vote.

**RESOLVED:** to refuse planning permission for application P11/S0128 for the construction of a new dwelling and alterations to the existing dwelling at 95a St Marks Road, Henley on Thames for the following reason:

That, having regard to its excessive size, scale and bulk, the proposed dwelling would have an overbearing and oppressive impact on No.97 St Mark's Road. This would be to the material harm of the amenity of the occupants of this property. As such, the proposed dwelling is contrary to the provisions of the South Oxfordshire Local Plan 2011, in particular Policies G2, G6, D1, D4 and H4, and advice within the South Oxfordshire Design Guide and the National Planning Policy Framework.

## 16. Duration of meeting

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

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

## 17. P12/S0931/HH 15 Station Road, Wallingford

The committee considered application P12/S0931/HH for planning permission for the construction of a conservatory, porch and roof extensions to the existing garage building at 15 Station Road, Wallingford.

The planning officer reported receipt of a further letter of support.

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

**RESOLVED:** to refuse planning permission for application P12/S0931/HH for construction of a conservatory, porch and roof extensions to the existing garage building at 15 Station Road, Wallingford in accordance with the officer's recommendation for the following reason:

That, having regard to the size and two storey nature of the building and its location in relation to the access and parking court, the scale and design of the proposed garage would be out of keeping with the character and appearance of other ancillary outbuildings in the area and would detract from the character of the area. If allowed, the proposal would set a precedent for other similar development which would further detract from the character and appearance of the area. The proposal is contrary to Policies G2, G6, D1 and H13 of the adopted South Oxfordshire Local Plan and advice contained within the South Oxfordshire Design Guide.

## 18. P12/S0392 Black Lion Cottage, Greenmore, Woodcote

The committee considered application P12/S0392 for planning permission for a green oak frame summer pavilion at Black Lion Cottage, Greenmore, Woodcote.

**RESOLVED:** to grant planning permission for application P12/S0392 to construct a green oak frame summer pavilion at Black Lion Cottage, Greenmore, Woodcote subject to the following conditions:

1. Commencement three years.
2. Planning condition listing the approved drawings.
3. Materials as on plan.

The meeting closed at 9.15pm

Chairman

Date