

Minutes



Listening Learning Leading

OF A MEETING OF THE

Planning Committee

HELD AT 6.00PM ON 15 AUGUST 2012

AT COUNCIL OFFICES, CROWMARSH GIFFORD

Councillors present:

Mrs P Slatter (Chairman)

Mr R Bell, Ms J Bland, Mr F Bloomfield¹ (as substitute for Mr A Rooke), Mr J Cotton, Mr P Cross, Mrs E Gillespie, Mrs E Hodgkin (as substitute for Mrs J Wood), Mr T Joslin, Mr M Leonard (as substitute for Mr R Simister), Mrs M Turner, Ms R Wallis², Mr M Welply

Apologies:

Mrs A Midwinter, Mr A Rooke, Mr R Simister, Mrs J Wood

Officers present:

Mrs S Crawford, Ms P Fox, Mr P Lucas, Mr T Wyatt

Also present: Dr P Yoward, Oxfordshire County Council Highways Officer

Other councillors present:

Mrs E A Ducker

19. Minutes 18 July 2012

RESOLVED: to approve the minutes of the meeting held on 18 July 2012 as a correct record and to agree that the Chairman sign these as such.

20. P11/S0126 Eastfield House, Eastfield Lane, Whitchurch 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/S0126 for planning permission for the partial demolition of the existing care home, construction of extensions and associated works, and change of use of land at the rear of the home from C3 to C2 to provide

¹ Mr Bloomfield left at the start of the item at Minute 25

² Ms Wallis left before the vote on the application at Minute 25

additional external amenity space at Eastfield House, Eastfield Lane, Whitchurch on Thames. The committee had previously visited the site.

The planning officer reported the receipt of a further letter of objection.

Mr V Aldridge, representing Whitchurch on Thames Parish Council, spoke objecting to the application.

Mr Trinder and Mr Huntington, local residents, spoke objecting to the application.

Mr P Nicosia, representing the applicant, spoke in support of the application.

Mrs P Slatter, local ward councillor, spoke objecting to the application.

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

Contrary to the officer's recommendation of approval, the committee were of the view that the proposed development would have a detrimental impact on the amenity of Tanglewood and that the development did not sufficiently address the inspector's concerns and still had an unacceptably detrimental impact on the amenity of Eastfield Cottage. The proposed development was considered overbearing and over-massive in relation to the neighbouring properties and could be considered overdevelopment and unneighbourly. A motion to refuse planning permission because the proposal was overdeveloped and unneighbourly and its over-massive form had an unacceptably detrimental impact on neighbouring properties was moved, seconded, and carried on being put to the vote.

RESOLVED: to refuse planning permission for application P11/S0126 at Eastfield House, Eastfield Lane, Whitchurch on Thames for the following reason:

The proposed development, due to its siting, design, size, height, bulk and massing, would have an overbearing effect on and cause overlooking to neighbouring properties, most notably Tanglewood to the west, and Eastfield Cottage to the east. Therefore, the proposal would be detrimental to the amenities of the occupiers of adjoining residential properties and would be contrary to Policies G6, and CF2 of the South Oxfordshire Local Plan 2011 and guidance contained within the South Oxfordshire Design Guide 2008.

21. P11/S/1213/FUL Land bounded by Lydalls Close, Lydalls Road, and Manor Road, Didcot

Mrs P Slatter resumed the chair.

Mr T Joslin and Mrs M Turner, 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/S1213/FUL for the erection of a new two-storey, four-bedroom dwelling with a detached double garage incorporating community

landscape enhancements at land bounded by Lydalls Close, Lydalls Road and Manor Road, Didcot. The planning officer reported receipt of a 200-signature petition objecting to the application and that all councillors had been sent a brochure by the applicant before the meeting.

Mr B Gudgin, a local resident, spoke objecting to the application.

Mrs C Hancock, representing the applicant, and Mr J Ward, a local resident, spoke in support of the application.

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

RESOLVED: to refuse planning permission for application P11/S1213/FUL at land bounded by Lydalls Close, Lydalls Road and Manor Road, Didcot for the following reason:

The site is part of an important open and undeveloped space within the Old Didcot Conservation Area. The erection of a substantial dwelling involving the loss of a significant part of the centre of the paddock and the use of the land as residential curtilage would detract significantly from landscape setting of this part of Didcot and from the character of the Conservation Area. Development on this site would set a precedent for development on the paddock as a whole. As such the proposal would be contrary to Policies G2, G5, G6, C4, D1, H4 and CON7 of the adopted South Oxfordshire Local Plan.

22. P11/S0086 Land at Windyridge, Elizabeth Road, Henley on Thames

Ms J Bland and Mrs E Hodgkin, 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/S0086 for planning permission for the construction of a pair of semi-detached two-bedroom houses, a three-bedroom house and a 3-4-bedroom house and formation of new drive at land at Windyridge, Elizabeth Road, Henley on Thames.

Ms L Hillier, representing Henley on Thames Town Council, spoke objecting to the application.

Mr R Haywood, a local resident, spoke objecting to the application.

Mr N Boddington, the agent for the applicant, spoke in support of the application.

Ms J Bland, a local ward councillor, spoke about the application.
Mrs E Hodgkin, a local ward councillor, spoke about the application.

A motion to refuse the application was proposed and seconded. A proposal to defer consideration to allow members of the committee to visit the site to assess the impact of the development on the neighbouring properties and the local area was moved, seconded, and carried on being put to the vote.

RESOLVED: to defer consideration to allow members of the committee to visit the site to assess the impact of the development on the neighbouring properties and the local area.

23. P11/E2123 18 Harcourt Close, Henley on Thames

Ms J Bland and Mrs E Hodgkin, 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/ E2123 for the construction of a three-bedroom dwelling incorporating parking at 18 Harcourt Close, Henley on Thames.

Ms L Hillier, representing Henley on Thames Town Council, spoke objecting to the application.

Mr P Pierson-Massey, a local resident spoke objecting to the application.

Mr S Birch, the agent for the applicant, spoke in support of the application.

Ms J Bland, a local ward councillor, spoke about the application.

Mrs E Hodgkin, a local ward councillor, spoke about the application.

RESOLVED: to grant planning permission for application P11/ E2123 for the construction of a three-bedroom dwelling incorporating parking at 18 Harcourt Close, Henley on Thames with the following conditions as set out in the report and an additional condition requested by the committee:

1. Commencement three years - full planning permission.
2. Approved drawings listed.
3. Slab and ridge levels (details required).
4. Sample materials required (all).
5. No additional windows, doors or other openings.
6. Withdrawal of permitted development rights for extensions, outbuildings, and hard standings.
7. Sustainable design features - as approved.
8. Refuse & recycling storage (Details required).
9. Existing windows eastern side elevation No.18 to be blocked up.
10. Details of treatment of on site spoil from excavation.
11. Parking and manoeuvring areas retained.
12. Cycle parking facilities - details required.
13. Landscaping - as approved.
14. Tree protection (general).
15. Contamination (remediation and validation).

16. Lighting – details required.
17. Surface water drainage works (details required).
18. Sedum roof areas not to be used for sitting or recreation.

24. Duration of meeting

During the preceding item, 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.

25. P11/S0001 54 Love Lane, Watlington

The committee considered application P11/S0001 for the demolition of the existing house and garage and erection of three two-storey two-bedroom dwellings and two four-bedroom dwellings with integral garages, incorporating new vehicular access and surface parking and turning at 54 Love Lane, Watlington. The planning officer reported receipt of a further letter of objection from the nursery next to the school. Dr P Yowood, Oxfordshire County Council Highways Officer, answered questions from the committee.

Mr Tindell, representing Watlington Parish Council, spoke objecting to the application.

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

Mr M Longworth and Mr J Collinge, representing the applicant, spoke in support of the application.

RESOLVED: to grant planning permission for application P11/S0001 for the demolition of the existing house and garage and erection of three two-bedroom dwellings and two four-bedroom dwellings with integral garages incorporating new vehicular access, surface parking and turning at 54 Love Lane, Watlington with the following conditions:

1. Commencement three years - full planning permission.
2. Approved drawings listed.
3. Levels (details required).
4. Schedule of materials required (all).
5. Obscure glazed and fixed shut first floor side windows.
6. Withdrawal of permitted development rights for extensions, porches, and outbuildings.
7. Sustainable Homes - Code Level 3.
8. Refuse & recycling storage (details required).
9. Secured by Design accreditation to be achieved.
10. Roads and footpaths prior to occupation.
11. Parking and manoeuvring areas retained including garages.
12. Cycle parking facilities.
13. Landscaping (access/hard standings/fencing/walls).
14. Tree protection as previously approved to be updated.
15. Surface water drainage works (details required).

26. P12/S0670/FUL Quickwood, Plough Lane, Shiplake Cross

Mr M Leonard, 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 P12/S0670/FUL for planning permission for the demolition of the existing house and erection of two two-storey five-bedroom dwellings and one detached garage at Quickwood, Plough Lane, Shiplake Cross. The planning officer reported two corrections to the report: the report should refer to the site being in Shiplake Cross throughout and in paragraph 6.4, two windows in Russet House were impacted by the development.

Mr G Thomas, representing Shiplake Parish Council, spoke objecting to the application.

Mr Cox-Hynd, a local resident, spoke objecting to the application.

Mr N Boddington, the agent for the applicant, deferred his comments until the committee had decided whether to defer their decision until after a visit to the site.

Mr Leonard, a local ward councillor, spoke briefly about the application.

A motion to defer consideration of this application until members of the committee visited the site to assess the impact of the proposed development on the immediate neighbours and on the local area was proposed, seconded, and approved on being put to the vote.

RESOLVED: to defer consideration of application P12/S0670/FUL until members of the committee visited the site to assess the impact of the proposed development on the immediate neighbours and on the local area.

27. P12/S1210/HH 50 High Street, Chinnor

The committee considered application P12/S1210/HH for the partial demolition of the existing single storey extension and construction of a new single storey extension at 50 High Street, Chinnor

RESOLVED: to grant planning permission for application P12/S1210/HH for the partial demolition of the existing single storey extension and construction of a new single storey extension at 50 High Street, Chinnor with the following conditions:

1. Commencement three years.
2. Development to be in accordance with approved plans.
3. Materials to be as specified on application drawings and forms.

The meeting closed at 10.01pm

Chairman

Date