Minutes
OF A MEETING OF THE
Planning Committee
HELD AT 6.00PM ON 24 FEBRUARY 2010
AT COUNCIL OFFICES, CROWMARSH GIFFORD
Present:
Mrs P Slatter (Chairman)
Mr G Andrews, Ms J Bland, Mr F Bloomfield, Mr D Bretherton, Mr P Cross,
Capt J Flood, Mrs E Gillespie, Mr I Lokhon, Mrs A Midwinter, Mr R Peirce,
Mr A Rooke, Mrs M Turner
Apologies:
Mr A Hodgson and Mr R Peasgood tendered apologies.
Officers:
Miss S Crawford, Mrs K Fiander, Ms P Fox, Mr M Gammie, Ms K Gould,
Ms E Hamerton, Ms S Mangion, Mr J Preston, Mr T Wyatt
95. Minutes, 3 February 2010
RESOLVED: to approve the minutes of the meeting held on
3 February 2010 as a correct record and to agree that the Chairman
sign them.
96. Proposals for a site visit report: P09/W1047, Land adjacent to
The Red House, Elvendon 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.
Mr F Bloomfield, Vice Chairman, acted as chairman for this item.
A motion to undertake a site visit to assess the street-scene, density and proximity of
the proposed development on land adjacent to The Red House, Elvendon Road,
Goring on Thames, was moved and seconded and declared carried on being put to
the vote.
RESOLVED: to undertake a site visit to assess the street-scene,
density and proximity of the proposed development on land adjacent
to P09/W1047, The Red House, Elvendon Road, Goring on Thames.
97. P09/E0991, Olga Mowforth House, Folly Orchard Road and The Folly, South Stoke Road, Woodcote

Mr R Peirce, local ward councillor, stepped down from the committee and took no part in the debate or voting on this item.

The committee considered an application at Olga Mowforth House, Folly Orchard Road and The Folly, South Stoke Road, Woodcote to construct 12 older persons flats to replace Olga Mowforth House and construction of 12 houses and four flats with associated parking at The Folly, South Stoke Road, Woodcote.

The Planning Officer advised that the requirements of Condition 11 (woodland management plan) are likely to be the subject of the legal agreement instead of secured through condition. In addition he advised that conditions 9 and 10 relating to the laurel hedge between the site and 22 Wood Green may also need to be varied as part of the laurel hedge would need to be removed.

Mr R Peirce, a representative of Woodcote parish council, addressed the committee.

Mr R Peirce, ward councillor, addressed the committee objecting to the application.

A motion to grant planning permission, moved and seconded, was declared carried on being put to the vote.

RESOLVED: to authorise the Head of Planning to grant planning permission for application P09/E0991, subject to the prior completion of a Section 106 planning obligation with Oxfordshire County Council to ensure infrastructure payments are made towards education, transport, libraries, waste management, the museum resource centre and social and healthcare provision, and the prior completion of a Section 106 planning obligation with South Oxfordshire District Council to ensure infrastructure payments are made towards recreation and sport, play areas, community halls, greenspace/biodiversity, recycling, community safety and street naming, and the following conditions:

1. Commencement within three years of this permission
2. Samples of materials, including samples of hardsurfacing, to be submitted and approved prior to the relevant part of the development commencing
3. Details of fencing and other means of enclosure and hardsurfacing to be submitted and approved prior to the relevant part of the development commencing
4. Details of any external lighting to be submitted and approved prior to the relevant part of the development commencing
5. Levels to be in accordance with drawing E/2901/01 P10 unless otherwise agreed in writing
6. Details of a landscaping scheme to be submitted and approved prior to the commencement of any part of the development
7. Specified tree works only
8. Details of tree protection to be submitted and approved prior to the commencement of any part of the development
9. Laurel hedge on the boundary of the site with 22 Wood Green to be protected in accordance with details to be submitted and approved prior to any development
10. Laurel hedge on the boundary of the site with 22 Wood Green to be retained
11. A landscape and woodland management plan to be submitted and approved in writing prior to the occupation of any of the development hereby approved
12. Measures for biodiversity enhancement as contained in the Bat and Building Nesting Bird Survey Report dated 29 September 2009 to be carried out prior to occupation of the relevant part of the development and thereafter retained
13. Notwithstanding details already submitted details of surface water and foul drainage to be submitted and approved, in conjunction with the Drainage Engineer for Oxford, prior to the commencement of any part of the development
14. Notwithstanding details already submitted details of refuse and recycling storage to be submitted prior to the commencement of the relevant part of the development
15. Archaeological watching brief to be carried out during the period of construction
16. The development shall be designed and constructed to meet Code Level 3 of the Code for Sustainable Homes in accordance with details to be submitted and approved prior to the relevant part of the work commencing
17. The development shall be phased in accordance with drawing P10A
18. The existing sheltered accommodation known as Olga Mowforth House shall be demolished within three months of the first occupation of the sheltered housing hereby approved
19. Working hours to be limited to 08:00 to 18:00 Monday to Friday and 08:00 to 13:00 on Saturdays - no work on Sundays or Bank Holidays
20. No development as specified in Schedule 2, Part 1, Classes A, and E of the Town and Country (General Permitted Development Order) 1995 shall be undertaken without the prior written permission of the Local Planning Authority
21. The sheltered accommodation hereby approved shall be occupied by persons aged 55 or over and dependent partners
22. Fire hydrants to be provided in accordance with details to be submitted and approved prior to commencement of any part of the development
23. Development to be designed and constructed to meet secured by design standards
24. Parking and turning in accordance with approved plans
25. Details of cycle parking for the private flats to be submitted and approved
26. Visibility splays to be achieved and maintained in accordance with drawing ITB5133-GA-003
27. Construction travel plan to be submitted and approved prior to the commencement of any part of the development.

98. **P09/W1130/RET and P09/W1131/RLB, 2 Beansheaf Terrace, Wallingford**

Mr I Lokhon, a local ward councillor, stepped down from the committee and took no part in the debate or voting on this item.

The committee considered retrospective applications for planning permission and listed building consent to construct a rear outbuilding storage shed, infill cloakroom and access door at 2 Beansheaf Terrace, Wallingford.

Mr B Stone spoke in support of the application on behalf of Wallingford Town Council.

Mr F G Hoskins, applicant, spoke in support of the application.

Mr I Lokhon, a local ward councillor, addressed the committee on the application.

A motion to refuse planning permission, moved and seconded, was declared carried on being put to the vote.

**RESOLVED:** to refuse planning permission for application P09/W1130/RET the following reason:

The inappropriate design and use of materials, the rear outbuilding storage shed and wc/cloakroom extension harm the special architectural and historic character of the listed building and its setting and the character and appearance of the Wallingford Conservation Area, contrary to Policies CON2, CON5 and CON7 of the South Oxfordshire Local Plan, and to advice contained in PPG15. The design and materials of the retrospective development are inappropriate additions to the dwelling, contrary to Policies D1 and H13 of the South Oxfordshire Local Plan.

A motion to refuse planning permission, for application P09/W1131/RLB moved and seconded, was declared carried on being put to the vote.

**RESOLVED:** to refuse listed building consent for application P09/W1131/RLB the following reason:
The inappropriate design and use of materials, the rear outbuilding storage shed and wc/cloakroom extension harm the special architectural and historic character of the listed building and its setting contrary to Policies CON2 and CON5 of the South Oxfordshire Local Plan, and to advice contained in PPG15.

99. **P09/W1188, 4 Henley Road, Shillingford (in the parish of Warborough)**

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

The committee considered an application to erect a new two storey detached house at 4 Henley Road, Shillingford (in the parish of Warborough).

A motion to refuse planning permission, moved and seconded, was declared carried on being put to the vote.

**RESOLVED:** to refuse planning permission for application P09/W1188 for the following reason:

That, having regard to the close proximity of the site to the roundabout, immediately south east of the site, the intensification of the existing access to the site to serve the proposed new dwelling would increase the potential for conflict between highway users which would be detrimental to highway safety and convenience and would be contrary to Policies T1 and H5 of the South Oxfordshire Local Plan.

100. **P09/W1224, Breach Farm, Stanton St John**

The committee considered an application to extend an agricultural building to provide a secure store and diversion of a public right of way.

The Planning Officer advised the committee that, as this application affects a public right of way, there is a requirement that it is advertised in the local press. There was an error with the original advertisement of the application. Therefore a new advert was issued in the previous week. If no new material matters are raised then the Planning Committee’s decision will be issued on 10 March, once the press advert has expired.

Ms N Mallows, a representative of Stanton St John Parish Council, spoke objecting to the application.

Mr M Leeding, a representative of Forest Hill Parish Council, spoke objecting to the application.
Ms N Mallows, a representative of Gresswell Environment Trust, spoke objecting to the application.

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

A motion to undertake a site visit, moved and seconded, was declared lost on being put to the vote.

A motion to grant planning permission, moved and seconded, was declared carried on being put to the vote.

**RESOLVED:** to authorise the Head of Planning in consultation with the Chairman of the Planning Committee to grant planning permission for application P09/W1224, subject to the receipt of no additional material comments in relation to the press advert regarding the effect on the public footpath, with the following conditions:

1. Commencement three years - full planning permission

The meeting closed at 7.40pm.

Chairman

Date