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# Minutes



Listening Learning Leading

OF A MEETING OF THE

## Planning Committee

HELD AT 6.00PM ON 12 DECEMBER 2012

AT COUNCIL OFFICES, CROWMARSH GIFFORD

### Councillors present:

Mrs P Slatter (Chairman)

Mr R Bell, Ms J Bland, Mr F Bloomfield, Mr J Cotton, Mr P Cross, Mrs E Gillespie, Mr M Leonard (as substitute for Mr M Welply), Mrs A Midwinter, Mr A Rooke, Mrs M Turner, Mrs J Wood

### Apologies:

Mr R Simister, Mr M Welply

### Officers present:

Miss E Bowerman, Ms S Crawford, Ms P Fox, Ms S Green, Mr P Lucas, Mrs H Moore, Mrs J Thompson

### Other councillors present:

Mrs E A Ducker, Mrs J Carr

### 62. Minutes 31 October and 7 November 2012

**RESOLVED:** to approve the minutes of the meetings held on 31 October and 7 November 2012 as correct records and to agree that the Chairman sign these as such.

### 63. P11/S0043 and P11/S0046/CA, Land rear of 4 East Street, Thame

The committee considered applications P11/S0043 and P11/S0046/CA for planning permission and conservation area consent for the demolition of the existing single storey storage building and planning permission for the erection of a two-storey one-bedroom dwelling and external alterations to north-east elevation of 3A East Street. An amended location plan was received on 1 November 2012.

Ms S Johns and Mr M Chapman, local residents, spoke on behalf of local residents objecting to the applications.

Mr I Slater, the agent for the applicant, spoke in support of the applications.



A motion, moved and seconded, to grant planning permission with conditions as set out in the report was declared carried on being put to the vote.

A motion, moved and seconded, to grant conservation area consent with conditions as set out in the report was declared carried on being put to the vote.

**RESOLVED:** to grant planning permission for application P11/S0043, land at 4 East Street, Thame with the following conditions:

1. Commencement three years - full planning permission.
2. Planning condition listing the approved drawings.
3. Levels (details required).
4. Sample materials required (all).
5. External vents and flues (details required).
6. Withdrawal of permitted development rights (extensions, outbuildings, hardstandings).
7. Sustainable method of construction (details required).
8. Refuse and recycling storage.
9. Turning area and car parking (details required).
10. Landscaping scheme (planting and boundary treatment details).
11. Archaeological watching brief.
12. Contamination (investigation).
13. Window design to prevent overlooking and no new windows without permission in front (south west) elevation.
14. Communal garden area to be retained for use by new dwelling, No.3A and No.3B only.

and to grant conservation area consent for application P11/S0046/CA, land at 4 East Street, Thame with the following conditions:

1. Commencement three years.
2. Planning condition listing the approved drawings.
3. All materials to be removed from site following demolition.

### **64. P12/S1973/FUL, Waterside, High Street, Ewelme**

Mr F Bloomfield, 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/S1973/FUL, at Waterside, High Street, Ewelme, for planning permission for the demolition of existing outbuildings ancillary to existing private house, the erection of a replacement outbuilding ancillary to existing private house, and the change of use of approximately 235m<sup>2</sup> to residential use. The planning officer recommended an additional condition that the upper window should be obscure glazed.

Mr K Fletcher, a representative of Ewelme Parish Council, spoke objecting to the application.



Mr S Smith, representing a local resident, spoke objecting to the application.

Mrs S Emmett, applicant, spoke in support of the application.

Mr F Bloomfield, a local ward member, spoke about the application.

A motion, moved and seconded, to approve the application with conditions as set out in the report, with an additional condition as suggested by the planning officer requiring obscure glazing to the upper floor window, and a further condition to build in accordance with levels set and referenced to a fixed datum point was declared carried on being put to the vote.

**RESOLVED:** to grant planning permission for application P12/S1973/FUL, Waterside, High Street, Ewelme, 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. Landscaping scheme (trees and shrubs only).
5. Tree protection (general).
6. Restricted to purposes incidental to the main dwelling.
7. Surface water drainage works to be submitted.
8. Submission of archaeological watching brief.
9. Implementation of archaeological watching brief.
10. Obscure glazing to upper floor window.
11. Details of existing and proposed site levels referenced to a fixed datum point to be submitted and agreed.

### **65. P12/S2279/FUL and P12/S2280/LB, Phyllis Court Club, Phyllis Court Drive, Henley on Thames**

Ms J Bland, a local ward member, stepped down from the committee and took no part in the debate or voting on this item. As she was a member of the club and knew a neighbour, she left the room and did not speak on this item as ward member to avoid any perception of bias.

The committee considered applications P12/S2279/FUL and P12/S2280/LB for planning permission and listed building consent at Phyllis Court Club, Phyllis Court Drive, Henley on Thames for alterations to the listed building including partial demolition of the single storey part, removal of facade glazing, decking and canvas roof covering; new roof and extensions to single storey part; new glazed facade to upper deck and replacement of lower deck glazing; new curved roof; new decking and services; a two storey extension to West elevation incorporating two lift towers; and alterations to the access way.



The planning officer recommended two additional conditions: one at the request of the Environment Agency that the design of water entry points including voids be approved, and that the use of the grandstand remains ancillary to the use of Phyllis Court Club.

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

A motion, moved and seconded, to grant planning permission with conditions as set out in the report and additional conditions that the design of water entry points including voids be approved, and that the use of the grandstand remains ancillary to the use of Phyllis Court Club was declared carried on being put to the vote.

A motion, moved and seconded, to grant listed building consent with conditions as set out in the report was declared carried on being put to the vote.

**RESOLVED:** to grant planning permission for application P12/S2279/FUL, Phyllis Court Club, Phyllis Court Drive, Henley on Thames, subject to the views of the Environment Agency, and subject to the following conditions:

1. Commencement three years.
2. Compliance with the approved plans.
3. Samples of all materials to be submitted and approved.
4. Details of proposed roof system and finish to be submitted and approved.
5. Watching brief (archaeological) to be implemented.
6. No commencement of development until watching brief approved.
7. Submission and approval of noise report relating to kitchen mechanical services.
8. All plant and machinery to be installed and operated at or below a specified noise level.
9. Submission and approval of odour control methods, installation and maintenance.
10. Submission and approval of sound insulation qualities of new glazing, and installation at ground and first floor, prior to first use of enclosed first floor area.
11. Proposed first floor barriers to be erected in positions indicated on plan prior to first use of enclosed glazed area, in accordance with details to be submitted. Barriers to be kept locked to prevent use of first floor southern balcony except during the Henley Regatta.
12. That prior to the first use of the enclosed glazed first floor area, the existing staircase on the southern elevation shall be removed.
13. Hours and days of use between 8am to midnight each day, except for a maximum period of 21 days in any calendar year during the Henley Regatta and Henley Festival.



14. Details of angled slats to be installed prior to the first use of the enclosed glazed first floor area on southern and part western elevation to be submitted and approved, and so retained and maintained.
15. Compliance with the submitted arboricultural method statement.
16. The design of water entry points including voids be approved.
17. The use of the grandstand to be ancillary to the use of Phyllis Court Club.

NB Concerning the need to apply for variation of existing premises license.

NB. Drawing attention to the law relating to protected species.

**RESOLVED:** to grant listed building consent for application P12/S2280/LB, Phyllis Court Club, Phyllis Court Drive, Henley on Thames subject to the following conditions –

1. Commencement listed building consent three years.
2. Compliance with approved plans.
3. Samples of all materials to be submitted and approved.
4. Details of glazing systems and frames to be submitted and approved.
5. Details of proposed roof system and finish to be submitted and approved.
6. Details of new staircase on west elevation to be submitted and approved prior to construction.
7. Profiles of the new exposed barrel vault steelwork on the west elevation to be submitted and approved.
8. Details of guttering and flues and vents to be submitted and approved.

## **66. P12/S2197/FUL, 15 Leyshon Road, Wheatley**

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

The committee considered application P12/S2197/FUL, 15 Leyshon Road, Wheatley, for planning permission for a rear extension to the existing dwelling, a side extension to the existing dwelling to provide two apartments and the erection of two semi detached dwellings.

The planning officer reported receipt of an additional letter of objection.

Mr H Menzel, a local resident, spoke on behalf of local residents objecting to the application.



Mr D Stringer, agent for the applicant, and Mr M Chenery, the applicant, spoke in support of the application.

Mr R Bell, a local ward member, spoke objecting to the application.

Mrs J Carr, a local ward member, spoke objecting to the application.

A motion, moved and seconded, to grant planning permission with conditions as set out in the report was declared carried on the chairman's casting vote.

**RESOLVED:** to grant planning permission for application P12/S2197/FUL, 15 Leyshon Road, Wheatley, subject to the following conditions:

1. Commencement three years - full planning permission.
2. Planning condition listing the approved drawings.
3. Matching materials for extension (walls and roof).
4. Withdrawal of permitted development rights (Part 1 Class A) - no extension/alteration.
5. New vehicular access.
6. Vision splay details.
7. Parking and manoeuvring areas retained.
8. Surface water drainage scheme to be submitted for approval.

### **67. P12/S1932/FUL, 12 Manor Road, Henley on Thames**

Mrs J Wood, a local ward member, stepped down from the committee and took no part in the debate or voting on this item. As she knew the residents, she did not speak on this item as ward member to avoid any perception of bias.

The committee considered application P12/S1932/FUL, 12 Manor Road, Henley on Thames, for planning permission for the demolition of existing detached bungalow and erection of two detached two-storey dwellings.

The planning officer recommended removing 'land contamination investigation required' as condition 15 and including it as an informative in line with a recent planning appeal decision and the light-touch approach of the National Planning Policy Framework.

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

Mrs L Adridge, Mr N Berry, and Mr A Hobbins, local residents, spoke objecting to the application.

Mr K Beard, the applicant, spoke in support of the application.





A motion, moved and seconded, to grant planning permission with conditions as set out in the report, but deleting a condition requiring contamination investigation and including it as an informative, was declared carried on being put to the vote.

**RESOLVED:** to grant planning permission for application P12/S1932/FUL, 12 Manor Road, Henley on Thames, subject to the following conditions

1. Commencement three years - full planning permission.
2. Planning condition listing the approved drawings.
3. Sample materials to be submitted and approved.
4. Parking area to be provided and retained.
5. Details of levels to be agreed.
6. Sustainable design features to be implemented.
7. Obscure glazing to first floor bathroom and stairwell windows (windows fixed shut with the exception of a top hung fanlight).
8. First floor side facing bedroom windows to be high level.
9. Ground floor kitchen and lounge windows (facing 10 and 14 Manor Road) to be high level.
10. No additional windows to be constructed in side elevations.
11. Removal of permitted development rights for extensions.

### **68. 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.

### **69. P12/S2137/FUL, Hardy Cottage, Harpsden**

Mr M Leonard, local ward member, stepped down from the committee and took no part in the debate or voting on this item.

The committee considered application P12/S2137/FUL, Hardy Cottage, Harpsden, for planning permission for the demolition of existing double garage and erection of a new 3 bed detached house with surface car parking and a new access to facilitate replacement car parking for Hardy Cottage.

The planning officer recommended removing 'land contamination investigation required' as condition 15 and including it as an informative in line with a recent planning appeal decision and the light-touch approach of the National Planning Policy Framework.

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

Mr M Leonard, a local ward member, spoke about the application.



A motion, moved and seconded, to grant planning permission with the conditions set out in the report, but deleting a condition requiring contamination investigation and including this as an informative, was declared carried on being put to the vote.

**RESOLVED:** to grant planning permission for application P12/S2137/FUL, Hardy Cottage, Harpsden, subject to the following conditions:

1. Commencement three years - full planning permission.
2. Planning condition listing the approved drawings.
3. Levels - details required relative to fixed datum point on land outside the site.
4. Sample materials required (all).
5. Side facing first floor bathroom window to be obscure glazed and fixed shut.
6. No alterations or extensions to approved dwelling.
7. Sustainable design features - as approved.
8. Vision splay - details required.
9. Parking and manoeuvring areas retained as on plan – including permeable paving.
10. Replacement parking for Hardy Cottage to be provided prior to commencement of development.
11. No surface water drainage to highway - details required.
12. Landscaping scheme (trees and shrubs only) - details required
13. Tree protection - details required.
14. Foul drainage works - details required.

NB Land contamination investigation required.

The meeting closed at 8.50 pm.

Chairman

Date