

# Minutes

OF A MEETING OF THE

## Planning Committee

HELD AT 6.00 PM ON WEDNESDAY 16 OCTOBER 2013

COUNCIL CHAMBER, SOUTH OXFORDSHIRE DISTRICT COUNCIL  
OFFICES

### Present:

Mr Felix Bloomfield (Chairman)

Mrs Elizabeth Gillespie, Mr Roger Bell, Ms Joan Bland, Mr John Cotton,  
Mr Philip Cross, Ms Elizabeth Hodgkin (as substitute for Mrs Jennifer Wood),  
Ms Lynn Lloyd, Mrs Denise Macdonald, Mrs Ann Midwinter, Mr Alan Rooke,  
Mr Robert Simister, Mrs Margaret Turner and Mr Michael Welply.

### Apologies:

Mrs Jennifer Wood tendered apologies.

### Officers:

Ms Emma Bowerman, Ms Sharon Crawford, Mr Adrian Duffield, Mr Paul Lucas, and  
Mrs Jennifer Thompson.

### Also present:

Mrs Dorothy Brown, Mrs Ann Ducker, MBE, Mrs Pearl Slatter

### 27 Declarations of disclosable pecuniary interest

None.

### 28 Minutes of the previous meeting

**RESOLVED:** to approve the minutes of the meeting held on  
11 September 2013 as a correct record and agree that the Chairman  
sign these as such.

### 29 Urgent items

None.



Listening Learning Leading

### **30 Applications deferred or withdrawn**

None.

### **31 Proposals for site visit reports**

None.

### **32 P13/S1046/FUL Land adjacent to 4 Old Orchard, Henton**

Ms L Lloyd, 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 P13/S1046/FUL to build a detached dwelling with detached double garage, new vehicular access and associated amenity space on land adjacent to 4 Old Orchard, Henton.

Mrs P Haywood, a representative of Chinnor Parish Council, spoke objecting to the application.

Mr A Watson, representing local residents, and Ms E Milton, conservation consultant, spoke objecting to the application.

Mr A Gould and Mr I Slater, the agent and applicant, spoke in support of the application.

Ms L Lloyd, a local ward councillor spoke objecting to the application.

The committee considered that in principle development on this site could be permitted under the relevant policies in the council's adopted local plan. However, the committee had reservations about the appropriateness of the proposed development before them.

The committee noted that following the site visit the agent had offered to reduce the height of the building by reducing the ridge height and lowering the level of the ground and this may satisfactorily address concerns about the impact of the mass and bulk of the proposed building. The head of planning advised that such a proposed change should be submitted as amended plans and consultation undertaken before a decision was made.

A motion, moved and seconded, to defer consideration of the application to allow the applicant to consider whether to submit revised plans and, if so, to allow for consultation on these, was declared carried on being put to the vote.

**RESOLVED:** to defer consideration of application P13/S1046/FUL on land adjacent to 4 Old Orchard, Henton, to allow time for submission of and consultation on revised plans.

### **33 P13/S1139/FUL Land adjacent to Rose Cottage, Hill Bottom Road, Whitchurch Hill**

The committee considered application P13/S1139/FUL to build a two-storey two-bedroom house, alter the access and form parking on land adjacent to Rose Cottage, Hill Bottom Road, Whitchurch Hill.

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

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

Mr N Cobbold, the agent and applicant, spoke in support of the application.

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

Mrs A Ducker, a local ward councillor spoke objecting to the application.

A motion, moved and seconded, to refuse the application because it did not meet the intention of policy CSR1 as the plot was too small for an infill site and the house was overlarge for the small size of the plot was declared lost on being put to the vote.

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

**RESOLVED:** to grant planning permission for application P13/S1139/FUL on land adjacent to Rose Cottage, Hill Bottom Road, Whitchurch Hill subject to the following conditions:

1. Commencement three years – full planning permission.
2. Approved plans.
3. Levels to be submitted (details required).
4. Schedule of materials required (all).
5. Obscure glazing (west facing bathroom/WC windows).
6. Withdrawal of permitted development rights (north-facing windows/ extensions/porch/outbuildings).
7. Code Level 4.
8. Updated vehicle tracking plan prior to commencement and parking and manoeuvring areas retained.
9. No surface water drainage to highway.
10. Landscaping scheme (trees and shrubs only).
11. Tree protection (General).

### **34 P13/S2285/FUL 1 Nicholas 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 P13/S2285/FUL to sub-divide the existing dwelling to create an additional dwelling and to construct a first floor side extension to the existing dwelling at 1 Nicholas Road, Henley-on-Thames, RG9 1RB.

The planning officer reported receipt of one further objection.

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

Ms R Jubb, the agent, spoke in support of the application.

Mrs E Hodgkin, a local ward councillor spoke objecting to application. She informed the committee that although she lived on the road, she lived sufficiently far away to be able to take an objective view of the application.

A motion, moved and seconded, to approve the application with additional conditions was declared carried on being put to the vote.

**RESOLVED:** to grant planning permission for application P13/S2285/FUL at 1 Nicholas Road, Henley-on-Thames subject to the following conditions:

1. Commencement three years – full planning permission.
2. Development to be as shown on approved plans.
3. Materials to be as described on approved plans.
4. Withdrawal of permitted development rights for extensions.
5. Dwellings to meet Code Level 4 of Code for Sustainable Homes.
6. New access to be as per Highway Authority's specification.
7. Vision splays to remain unobstructed.
8. No surface water drainage to highway.

### **35 P13/S2132/FUL Bakers Piece House, Bakers Piece, Kingston Blount**

The committee considered application P13/S2132/FUL to demolish the existing 15 flats and build six flats (four 2-bed and two 1-bed) and four semi detached houses (three 3-bed and one 2-bed) with associated bin/bicycle store and garden sheds at Bakers Piece House, Bakers Piece, Kingston Blount.

The planning officer recommended that, if the committee were minded, it authorise the head of planning to grant planning permission subject to the completion of a S106 agreement within three months.

Mr M Day, a representative of Aston Rowant Parish Council, spoke objecting to the application.

Ken Dijksman, the agent and applicant, spoke in support of the application.

Mr A Spiller, a local resident, spoke objecting to the application.

Mrs D Brown, a local ward councillor spoke about the application.

A motion, moved and seconded, to defer consideration of the application and undertake a site visit to assess the impact of the proposed development on the area was declared lost on being put to the vote.

A motion, moved and seconded, to authorise the head of planning to grant planning permission subject to the completion of a S106 agreement within three months was declared carried on being put to the vote.

**RESOLVED:** to authorise the head of planning to grant planning permission for application P13/S2132/FUL at Bakers Piece House, Bakers Piece, Kingston Blount:

a. subject to the completion of a S106 agreement within three months;  
and

b. subject to the following conditions:

1. Commencement three years – full planning permission.
2. Approved plans.
3. Levels (details required).
4. Schedule of materials required (all).
5. Obscure glazing.
6. Withdrawal of permitted development rights (extensions, roof extensions, outbuildings, hardstandings).
7. Code Level 4.
8. Secured By Design.
9. Vision splay protection.
10. Parking and manoeuvring areas retained.
11. Construction traffic management.
12. No surface water drainage to highway.
13. Landscaping (access/hard standings/fencing/walls).
14. Tree protection (Detailed).
15. Foul drainage works (details required).

### **36 P13/S2260/FUL Former Dairy Building, 1 Upper House Farm Cottages, Kings Farm Lane, Harpsden**

Mr R Simister, 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 P13/S2260/FUL to convert the former dairy building to a 2-bedroom dwelling incorporating parking and change of use of agricultural land to form domestic garden at the Former Dairy Building, 1 Upper House Farm Cottages Kings Farm Lane, Harpsden.

Mr G Old, the applicant, spoke in support of the application.

Mr R Simister, a local ward councillor, spoke about the application.

A motion, moved and seconded, to approve the application was declared carried on being put to the vote.

**RESOLVED:** to grant planning permission for application P13/S2260/FUL at the Former Dairy Building, 1 Upper House Farm Cottages Kings Farm Lane, Harpsden subject to the following conditions:

1. Commencement three years - full planning permission.

2. Approved plans.
3. Schedule materials required (all).
4. Withdrawal of permitted development rights (extensions, outbuildings, hardstandings).
5. Sustainable design features.
6. Vision splay protection.
7. Parking and manoeuvring areas retained.
8. No surface water drainage to highway.
9. Landscaping scheme (trees and shrubs only).
10. Contamination investigation.

### **37 P13/S2432/FUL Wholesale Plants Limited, Ascott, Stadhampton**

Mr P Cross, 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 P13/S2432/FUL to erect an ancillary building at Wholesale Plants Limited, Ascott, Stadhampton.

Mr P Cross, a local ward councillor, spoke in support of the application.

A motion, moved and seconded, to approve the application was declared carried on being put to the vote.

**RESOLVED:** to grant planning permission for application P13/S2432/FUL at Wholesale Plants Limited, Ascott, Stadhampton subject to the following conditions:

1. Commencement three years - full planning permission.
2. Approved plans.
3. Office use to be ancillary to main use only.
4. Horticultural or agricultural use only.

### **38 P13/S2409/FUL Former EFG Offices, Stadhampton Road, Great Haseley**

The committee considered application P13/S2049/FUL to (Phase 1) demolish existing Class B1(a) office building, make good gable of attached building and erect security fence and gates, and (Phase 2) demolish part of existing Class B2 workshop and erect a new workshop and storage extension at Former EFG Offices, Stadhampton Road, Great Haseley, OX44 7PF.

The planning officer reported that the parish council had now withdrawn its objections as its concerns had been addressed.

Mr S Sharp, the agent, spoke in support of the application.

A motion, moved and seconded, to approve the application was declared carried on being put to the vote.

**RESOLVED:** to grant planning permission for application P13/S2049/FUL, at Former EFG Offices, Stadhampton Road, Great Haseley, OX44 7PF subject to the following conditions:

1. Commencement three years – full planning permission.
2. Approved plans.
3. Demolition of specified buildings.
4. Sample materials required (walls and roof).
5. UNIQUE – Materials.
6. Parking and manoeuvring areas retained.
7. Landscaping Scheme (trees and shrubs only).
8. No external storage.

### **39 Extension of meeting beyond three hours**

The committee agreed to extend the duration of the meeting beyond three hours to complete the remaining business on the agenda.

### **40 P13/S2502/FUL Winmill Farm, Eyre's Lane, Ewelme**

The Chairman Mr F Bloomfield, a local ward councillor, stepped down from the committee and took no part in the debate or voting on this item. He declared that he was not speaking as ward member as the applicants were neighbours and friends, and left the meeting.

Mrs E Gillespie, the Vice-Chairman, took the chair for this item.

The committee considered application P13/S2502/FUL for the demolition of an existing bungalow and outbuildings, erection of a new, single storey, low energy dwelling; change of use of small area of agricultural land to domestic use and erection of new outbuilding; and demolition of existing stable and erection of new stable at Winmill Farm Eyre's Lane Ewelme, OX10 6HF.

The planning officer reported that Highways had no objections to the amended plan for the access to The Pightles provided two additional conditions were attached.

A motion, moved and seconded, to approve the application with two additional conditions as recommended by Highways was declared carried on being put to the vote.

**RESOLVED:** to grant planning permission for application P13/S2502/FUL at Winmill Farm Eyre's Lane Ewelme, OX10 6HF subject to the following conditions:

1. Commencement three years - full planning permission.
2. Approved plans.
3. Demolish specified buildings before occupation.
4. Sample materials required (all).
5. Code Level 4.
6. Details of surface treatment for access track.
7. Details of solar panels.
8. Provide vision splay in accordance with approved drawing prior to occupation

9. Location and details of gates

The meeting closed at 9.05 pm

Chairman

Date