

Minutes

OF A MEETING OF THE

Planning Committee

HELD AT 6.00 PM ON WEDNESDAY 30 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,
Ms Lynn Lloyd, Mrs Denise Macdonald, Mr Alan Rooke, Mr Robert Simister,
Mrs Margaret Turner and Mr Michael Welply

Apologies:

Mr Philip Cross, Mrs Ann Midwinter and Mrs Jennifer Wood tendered apologies.

Officers:

Mr Paul Bowers, Mrs Gabriella Brown, Ms Sharon Crawford, Mrs Kathy Fiander,
Ms Paula Fox, Ms Natasha Ireland, Mr Paul Lucas and Mr Tom Wyatt

Also present:

Mrs Ann Ducker, MBE

Mr David Groves, Oxfordshire County Council Highways

41 Declarations of disclosable pecuniary interest

P13/S2892/FUL Site of Farm Cottages, Roke

Mr F Bloomfield declared that he knew the applicant and left the council chamber during the debate and voting on this application.

42 Minutes of the previous meeting

RESOLVED: to amend the resolution of minute 32 of the minutes of the meeting held on 16 October 2013 to remove the wording "that the principle of suitable development on the site was considered acceptable" so that the resolution reads "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



Listening Learning Leading

on revised plans". Subject to amendment the minutes were otherwise agreed as a correct record and the Chairman should sign these as such.

43 P13/S2184/O Thames Farm, Reading Road, Shiplake

Mr Robert 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 outline application P13/S2184/O for up to 110 dwellings on land at Thames Farm, Reading Road, Shiplake.

The Planning Officer reported that, whilst the application was before the committee at the request of Councillor Wood, the Planning Manager had also placed it on the agenda. This was because of the scale of the proposed development and because the site fell within the Parish of Harpsden, where the preparation of a neighbourhood plan was underway with Henley, and because the proposal directly affected the parish of Shiplake.

The Planning Officer also reported that section 3.1 of the report incorrectly noted the comments of Henley Town Council as an objection to the proposal. The exact wording from the town council said:

'we will note the application but not offer any recommendation'

In paragraph 8.2, the penultimate sentence of refusal reason 2 should read *'it has not been agreed in principle rather than principal'*

Mr K George, a representative of Harpsden Parish Council, spoke objecting to the application.

Mr D Oliver, a representative of Shiplake Parish Council, spoke objecting to the application.

Mr T Taylor and Ms H Andrews, local residents, spoke objecting to the application.

Mr D Bartholomew, county councillor, spoke about the application.

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

RESOLVED: to refuse planning permission for application P13/S2184/O Thames Farm, Reading Road, Shiplake for the following reasons:

1. The application site lies on the edge of the settlement of Shiplake, it is not a site allocated for development in a Development Plan, including a Neighbourhood Plan and is not considered an infill site within the built up limits of the settlement. The proposed development is therefore contrary to policies CSS1 and CSR1 of the adopted Core Strategy. The development would extend into and encroach upon the adjacent countryside contrary to policies G2, G4 and C4 of the adopted South Oxfordshire Local Plan 2011.

2. Insufficient information accompanies the application to demonstrate that matters of highway safety and access meet the required standards, namely the provision of an adequate swept path route for a refuse vehicle and the provision of an emergency vehicular access onto Bolney Lane. Furthermore, the Harpsden 2 public Right of Way upgrade measures have not been agreed in principle and remain an outstanding matter. The proposal therefore contravenes policy T1 of the adopted South Oxfordshire Local Plan 2011.
3. The proposed new vehicular access and associated carriageway widening will result in the loss of and a future threat to a number of trees that are considered to have high amenity value and as such are covered by a Tree Preservation Order. The proposal conflicts with policy C9 of the adopted South Oxfordshire Local Plan 2011 and to guidance contained within paragraph 118 of the NPPF.
4. Inadequate information accompanies the application to demonstrate that the proposed development will not adversely impact upon habitats that have the potential to be used by a number of protected species as such, the proposal contravenes policies C6, C8 and C9 of the adopted South Oxfordshire Local Plan 2011, policy CSB1 of the adopted Core Strategy and guidance contained within the NPPF and accompanying Circular (ODPM 06/2005).
5. Inadequate information accompanies the application to demonstrate that the proposed development will have adequate waste water infrastructure to serve the development and will not adversely impact upon the Harpsden public water supply abstraction. The development is therefore contrary to policies EP4, EP6 and EP7 and to advice contained within paragraph 109 of the NPPF.
6. That the proposal fails to secure affordable housing and provide a housing mix to meet the needs of the District contrary to policies CSH3 and CSH4 of the adopted Core Strategy and wider guidance contained within the NPPF. The proposal fails to provide adequate services and facilities to meet the needs of the development contrary to policies C6, R2, R3, R6 and D12 of the saved policies of the adopted South Oxfordshire Plan 2011 and policies CSG1, CS11 of the adopted Core Strategy.

44 P13/S2892/FUL Site of Farm Cottages, Roke

Mr F Bloomfield, a local ward councillor, declared that he knew the applicant and left the council chamber during the debate and voting on this application.

Mrs E Gillespie acted as Chairman for this item.

The committee considered application P13/S2892/FUL to erect two detached pitched roof double garages in connection with the two dwellings approved under application P13/1206/FUL at Farm Cottages, Roke.

The Planning Officer recommended a further condition in relation to the final location in the interests of the visual appearance of the development.

Mr D Taylor, a representative of Berrick Salome Parish Council, spoke objecting to the application.

Mr R Wyndham Smith (on behalf of the applicant) spoke in support of the application.

A motion, moved and seconded, to approve the application (with an additional condition) for the reasons set out above was declared carried on being put to the vote.

RESOLVED: to grant planning permission for application P13/S2892/FUL Site of Farm Cottages, Roke subject to the following conditions:

1. Commencement three years - full planning permission
2. Approved plans
3. Materials as on plan
4. No garage conversion into accommodation
5. Surface water drainage works (details required)
6. Landscaping scheme (trees and shrubs only)
7. Tree protection
8. Final location

45 P13/S2795/FUL Land adjoining Seven Stars Public House, Baldon Lane, Marsh Baldon

Mrs E Gillespie, local ward councillor, stepped down from the committee and took no part in the debate or voting on this item.

Mr F Bloomfield resumed the role of Chairman for the remainder of the meeting.

The committee considered application P13/S2795/FUL to erect a three-bedroom dwelling and to create a pond to the front of the site on land adjoining Seven Stars Public House, Baldon Lane, Marsh Baldon.

Ms D Tonge, a representative of Marsh Baldon Parish Council, spoke objecting to the application.

Mr H Venners, agent for the applicant and Mr T S Bedford, a local resident, spoke in support of the application.

Mrs E Gillespie, local ward councillor, spoke on the application.

RESOLVED: to grant planning permission for application P13/S2795/FUL, Land adjoining Seven Stars Public House, Baldon Lane, Marsh Baldon, subject to the following conditions:

1. Commencement three years - full planning permission
2. Approved plans
3. Vision splay details
4. Turning area and car parking
5. No surface water drainage to highway
6. Unique - recording
7. Archaeological watching brief
8. Code level 4
9. Submission of details
10. Submission of sample materials
11. Surface water drainage works (details required)
12. Withdrawal of p.d. (part 1 class e) - no buildings etc

46 P13/S2625/FUL Impact, Standhill Court, Standhill Lane, Little Haseley

The committee considered application P13/S2625/FUL to seek change of use and to make internal and external changes to three offices to provide two four-bedroom dwellings at Impact, Standhill Court, Standhill Lane, Little Haseley.

The Planning Officer advised that the development description needed to be updated to reflect the fact that amended plans had been received during the course of the application which reduced the number of bedrooms at dwelling A from four to three.

The Planning Officer also reported that she had received written confirmation from Scottish and Southern Energy stating that the adjoining land owner had agreed to provide rights of access to the electricity sub-station from their land.

Mr D Simcox, a representative of Great Haseley Parish Council, spoke objecting to the application.

Mr M Carlisle, agent for a neighbour, spoke objecting to the application.

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

The committee considered the objections to the application that expressed concern about access to the electricity sub station, the design of the dwellings and highlighted concerns about noise and disturbance to residents from a grain dryer at Haseley Farm.

RESOLVED: to undertake a site visit for application P13/S2625/FUL to assess the noise and visual impact of the application at Impact, Standhill Court, Standhill Lane, Little Haseley.

47 P13/S2441/O 1 and 2 Sports Field Cottages, Horspath Road, near Horspath

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

The committee considered outline application P13/S2441/O to demolish the existing pair of semi-detached houses to provide four one-bedroom flats on two floors at 1 and 2 Sports Field Cottages, Horspath Road, near Horspath.

On behalf of the parish council that was unable to attend, Mr R Bell circulated the written objections of the parish council.

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

RESOLVED: to grant outline planning permission for application P13/S2441/O at 1 and 2 Sports Field Cottages, Horspath Road, near Horspath, subject to the following conditions:

1. Commencement - outline planning permission
2. Approval of reserved matters prior to commencement (all)
3. Reserved matters to be submitted - specific
4. Maximum number of dwellings
5. Surface water drainage works (details required)
6. Parking and manoeuvring areas retained
7. Flats to meet code level 4

48 P13/S2604/FUL The Pippins and Hurstbourne, Northfield Avenue, Lower Shiplake

Mr Robert 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/S2604/FUL to demolish two existing dwellings and to erect two new detached dwellings at The Pippins and Hurstbourne, Northfield Avenue, Lower Shiplake.

Mr G Thomas, a representative of Shiplake Parish Council, spoke objecting to the application.

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

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

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

RESOLVED: to grant planning permission for application P13/S2604/FUL, The Pippins and Hurstbourne, Northfield Avenue, Lower Shiplake, 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 p.d. (extensions, roof extensions, outbuildings)
7. Code level 4
8. New vehicular access
9. Vision splay protection
10. Parking and manoeuvring areas retained
11. No surface water drainage to highway
12. Landscaping (incl access road and hard standings)

13. Tree protection (detailed)
14. Protect hedges during development operations

49 P13/S2540/FUL Leawood, Tanners Lane, Chalkhouse Green

Mr Robert 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/S2540/FUL to erect a two-storey, six-bedroom replacement dwelling and detached double garage at Leawood, Tanners Lane, Chalkhouse Green.

Mr R McQuillan, a representative of Kidmore End Parish Council, spoke objecting to the application.

Mrs B Kirkham, a local resident (and on behalf of the resident at Belcote), spoke objecting to the application.

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

Mr R Simister, a local ward councillor, spoke in support of the application.

RESOLVED: to refuse planning permission for application P13/S2540/FUL Leawood, Tanners Lane, Chalkhouse Green for the following reasons:

The proposed development, through inclusion of second floor dormer windows, would result in a dwelling of excessive bulk and massing in comparison with the established dwellings in the locality. As such, the proposal would have an overall greater impact than the original dwelling and would detract from the character and appearance of the site and the surrounding area, contrary to Policies CSEN1 and CSQ3 of the South Oxfordshire Core Strategy and Policies G2, C4, D1 and H12 of the South Oxfordshire Local Plan 2011 and advice contained within Section 5 of the South Oxfordshire Design Guide 2008 and the NPPF.

50 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.

51 P13/S2139/FUL Blackmore Farm, Sonning Common

Mr A Rooke, 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/S2139/FUL to erect an agricultural building to form a machinery store and farm office at Blackmore Farm, Sonning Common.

The committee noted that the parish council, which was the one objector, had withdrawn its objection.

RESOLVED: to grant planning permission for application P13/S2139/FUL Blackmore Farm, Sonning Common.

1. Commencement – three years
2. Development to be in accordance with approved plans
3. Materials as on plan
4. Office use ancillary to the agricultural use of the land
5. Details of foul drainage to be agreed

52 P13/S2003/FUL The Old Laundry House, Main Street, Mapledurham

Mr Robert 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/S2003/FUL to vary condition 2 of planning consent P09/E0940 to remove restrictions regarding the length of stay and the requirement to keep a register in relation to self catering holiday accommodation at The Old Laundry House, Main Street, Mapledurham.

Mr Whitaker, a representative of Mapledurham Parish Council, spoke objecting to the application.

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

RESOLVED: to grant planning permission for application P13/S2003/FUL The Old Laundry House, Main Street, Mapledurham, subject to the following condition:

1. The use of the site hereby permitted shall be for self catering holiday accommodation only

The meeting closed at 9.20 pm

Chairman

Date