

Minutes

OF A MEETING OF THE

Planning Committee

HELD AT 6.00 PM ON WEDNESDAY 25 JUNE 2014

COUNCIL CHAMBER, SOUTH OXFORDSHIRE DISTRICT COUNCIL
OFFICES

Present:

Mr Felix Bloomfield (Chairman)

Mrs Elizabeth Gillespie, Mr Roger Bell, Ms Joan Bland, Mrs Celia Collett, MBE, Mr John Cotton, Ms Kristina Crabbe, Mr Philip Cross, Mr Paul Harrison (as substitute for Mrs Margaret Turner), Mrs Denise Macdonald, Mr Alan Rooke, Mr Robert Simister, Mr Michael Welply and Mrs Jennifer Wood.

Apologies:

Mrs Margaret Turner tendered apologies.

Officers:

Emma Bowerman, Sharon Crawford, Paula Fox, Jennifer Thompson, and Tom Wyatt

9 Declarations of disclosable pecuniary interest

Joan Bland declared that she would leave the meeting during consideration of P14/S0925/HH 58 St Marks Road, Henley as she was acquainted with the neighbours of that property.

10 Minutes of the previous meeting

RESOLVED: to approve the minutes of the meetings held on 16 April, 14 May and 28 May 2014 as correct records and agree that the Chairman sign these as such.

11 P14/S0547/FUL Makins Recreation Ground, Greys Road, Henley-on-Thames

Joan Bland, a local ward councillor, stepped down from the committee left the room and took no part in the debate or voting on this item as she was a member of Henley Town Council which had made the application.



Listening Learning Leading

Jennifer Wood stepped down from the committee left the room and took no part in the debate or voting on this item as she was a member of Henley Town Council which had made the application.

The committee considered application P14/S0457/FUL to demolish the existing skatepark and erect a new wheeled-sports facility comprising a street/flow section, bowled section sunken into the ground and new grass bunding at Makins Recreation Ground, Greys Road, Henley on Thames, RG9 1TE.

Will Hamilton and Peter Anderson, town councillor and local resident, spoke objecting to the application. Mr Hamilton clarified that he was speaking on behalf of residents and giving his and their personal views, not representing the town council's position.

Colin Braithwaite and Stefan Gawrysiak, representatives of the skate park working group, 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 P14/S0547/FUL, Makins Recreation Ground Greys Road Henley-on-Thames, RG9 1TE subject to the following conditions:

1. Commencement three years.
2. Development to be in accordance with approved plans.
3. Details of existing and proposed levels to be agreed prior to commencement of development.
4. Details of soft and hard landscaping to be agreed prior to commencement.
5. Tree protection scheme to be agreed prior to commencement.
6. No external lighting to be provided.
7. Contaminated land assessment to be carried out.

12 P14/S0354/FUL Land adjacent to Kerrera, High Street, Culham

John Cotton, 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 P14/S0354/FUL to erect a four bedroom detached house with integrated garage on land adjacent to Kerrera, High Street, Culham, OX14 4NB.

The planning officer reported that the occupants of Kerrera were unable to attend but reiterated their written objections.

Lucy Dalby, a representative of Culham Parish Council, sent a written statement objecting to the application. This was read by the planning officer.

Allister Godfrey, the agent, spoke in support of the application.

John Cotton, a local ward councillor spoke against the application.

The committee were of the view that the proposal had an unacceptable detrimental impact on the amenity of the neighbouring property. In particular it caused an

unacceptable loss of light, and the location, size, form and bulk of the house as shown in the plans created an overbearing structure.

Contrary to the officer's recommendation to approve the application, a motion, moved and seconded, to refuse the application for the reasons above was declared carried on being put to the vote.

RESOLVED: to refuse planning permission for application P14/S0354/FUL, land adjacent to Kerrera, High Street, Culham, OX14 4NB for the following reason:

That, having regard to the height and scale of the proposed new dwelling and its relationship to the adjacent property, in particular the impact on the windows on the side elevation of Kerrera, the proposal represents an unneighbourly and oppressive form of development that will detract from the residential amenity of the occupants of Kerrera. As such the proposal is contrary to saved Policies H4 and D4 of the South Oxfordshire Local Plan.

13 P14/S0796/FUL Land rear of Gable Cottage, Gravel Hill, Peppard Common

Alan Rooke and Paul Harrison, local ward councillors, stepped down from the committee and took no part in the debate or voting on this item.

The committee considered application P14/S0796/FUL to erect two semi-detached bungalows with new vehicular crossover on the land at the rear of Gable Cottage, Gravel Hill, Peppard Common.

Fiona Berry, a representative of Peppard Common Parish Council, spoke objecting to the application.

Andy King, the agent, sent a written statement in support of the application. This was read by the clerk.

Paul Harrison, a local ward councillor spoke objecting to 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 P14/S0796/FUL, land rear of Gable Cottage, Gravel Hill, Peppard Common subject to the following conditions:

1. Commencement three years - full planning permission.
2. Development to be as shown on approved plans.
3. Details of levels to be approved.
4. Sample materials to be approved.
5. Dwellings to meet Code Level 4 of the Code for Sustainable Homes.
6. Access to be as per highway authority's specifications.
7. Vision splays to be provided and retained unobstructed.
8. Parking to be provided as on plan.
9. No gates to be provided at access.
10. Arboricultural method statement to be approved.

14 P14/S0278/O 65-73 Lower Icknield Way, Chinnor, Oxfordshire

The committee considered application P14/S0278/O for outline planning permission to build up to eight dwellings on the rear gardens of 67 - 73 Lower Icknield Way at 67-73 Lower Icknield Way, Chinnor. The application had been amended to reinstate 67 Lower Icknield Way, shown as demolished on the original submission.

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

Roger Turnbull, the agent and applicant, spoke in support of the application.

Councillors discussed the proposal, highways and traffic, the housing density, numbers, and whether the site could properly be considered to be an infill site under policy CSR1 of the South Oxfordshire Core Strategy.

A motion, moved and seconded, to defer consideration of the application and undertake a site visit to assess the factors above and see the impact of the proposed development on this site on the edge of the village was declared carried on being put to the vote.

RESOLVED: to defer consideration of the application P14/S0278/O at 69-73 Lower Icknield Way, Chinnor, and to undertake a site visit to assess whether the site could properly be considered to be an infill site under policy CSR1 and the impact of the development.

15 P14/S0098/O 67 Lower Icknield Way, Chinnor

The committee agreed to defer discussion on application P14/S0098/O (for permission to erect two detached two-storey dwellings with garaging, parking, access and amenity space at 67 Lower Icknield Way Chinnor, OX39 4EA) until after a site visit had been undertaken.

RESOLVED: to defer consideration of the application P14/S0098/O at 67 Lower Icknield Way Chinnor, OX39 4EA, and to undertake a site visit to assess whether the site could properly be considered to be an infill site under policy CSR1 and the impact of the development.

16 P13/S3776/FUL Land to the rear of 19B-23, Wood Lane, Sonning Common

Alan Rooke and Paul Harrison, 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/S3776/FUL for construction of three 2-bedroom, one 3-bedroom and two 4-bedroom dwellings incorporating parking and turning areas on land to the rear of 19B-23 Wood Lane Sonning Common, RG4 9SJ.

Carol Lewis, representing Sonning Common Parish Council, spoke objecting to the application.

Mr Robin John and Mrs J Smith, local residents, spoke objecting to the application.

Patrick Haran, the agent and applicant, spoke in support of the application.

Alan Rooke, a local ward councillor spoke about the application.

Paul Harrison, a local ward councillor spoke objecting to 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/S3776/FUL, land to the rear of 19B-23 Wood Lane Sonning Common, RG4 9SJ subject to the following conditions:

8. Commencement three years.
9. Development to be in accordance with approved plans.
10. Samples of materials to be as submitted unless otherwise agreed.
11. Finished floor and ground levels to be as agreed.
12. Tree protection details to be as agreed.
13. Landscaping to be carried out in accordance with approved plan.
14. Construction management plan to be implemented in accordance with agreed details.
15. Parking and turning areas to be provided in accordance with approved plan.
16. Withdrawal of Class A permitted development (extensions and alterations).
17. Obscure glazing and high level rooflights to first floor windows in south elevation of Plots 4 and 5.

17 P14/S0925/HH 58 St Marks Road, Henley-on-Thames, Oxfordshire

Joan Bland stepped down from the committee and left the room, and took no part in the debate or voting on this item as she was acquainted with the neighbour of the property.

Jennifer Wood, 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 P14/S0925/HH to build a two storey rear extension and front porch at 58 St Marks Road, Henley-on-Thames, Oxfordshire, RG9 1LW.

Geoffrey Probert, a local resident, spoke objecting to the application.

Jason Holt, the agent, spoke in support of the application.

Jennifer Wood, a local ward councillor, spoke objecting to the application.

The committee discussed the impact of the elements of the proposed development and the effect the alterations to the front had on the street scene in this conservation area. A motion, moved and seconded, to defer consideration of the application and undertake a site visit to assess was declared carried on being put to the vote.

RESOLVED: to defer consideration of application P14/S0925/HH at 58 St Marks Road, Henley-on-Thames, Oxfordshire, RG9 1LW and undertake a site visit to assess the impact of the development, and in particular the alterations to the front, on this part of the conservation area.

The meeting closed at 8.25 pm

Chairman

Date