

Minutes

OF A MEETING OF THE

Planning Committee

HELD AT 6.00 PM ON WEDNESDAY 23 JULY 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, Mr Philip Cross, Mrs Denise Macdonald, Mr Alan Rooke,
Mr Robert Simister, Mrs Margaret Turner, Mr Michael Welply and Mrs Jennifer Wood

Apologies:

Ms Kristina Crabbe tendered apologies.

Officers:

Alison Burdett, Victoria Butterworth, Ms Paula Fox, Simon Kitson, Paul Lucas and
Jennifer Thompson

Also present:

Mrs Dorothy Brown

28 Declarations of disclosable pecuniary interest

None.

29 Minutes of the previous meeting

The minutes of the committee meeting held on Wednesday 25 June 2014 were adopted and signed as a correct record at the meeting held on 16 July 2014. Therefore no further resolutions were made in respect of the minutes of the meeting held on 25 June 2014.

30 Applications deferred or withdrawn

The Planning Manager reported the deferral of applications P11/W2357, P11W2358/LB, P13S2469/FUL and P13/S2470/LB, at former Carmel College, Mongewell Park, Mongewell to allow further analysis of the applicant's viability



Listening Learning Leading

assessment and further discussions in respect of infrastructure and affordable housing contributions.

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

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 erect a two-storey rear extension and front porch at 58 St Marks Road, Henley-on-Thames, Oxfordshire, RG9 1LW.

The planning officer reported that consideration of this application was deferred at the 25 June 2014 meeting in order to allow members to visit the site. The site visit had taken place on 21 July 2014.

The planning officer reported that there was one change to the application since 25 June 2014; this being that the boundary of the property had been set back by 0.4 metres. Henley-on-Thames Town Council maintained its objection to the application.

The planning officer noted a minor amendment to the report; this being that the ridge height on the larger gable was 8.5 metres, rather than the eight metres stated in the report.

David Silvester, a representative of Henley-on-Thames Town Council, spoke objecting to the application.

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

Kirsty McMillan, the applicant, spoke in support of the application.

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

A motion, moved and seconded, to approve the application with the conditions proposed in the report and additional conditions relating to roof lights, in order to reduce the impact of the extension on neighbouring residents, was declared carried on being put to the vote.

RESOLVED: to grant planning permission for application P14/S0925/HH, 58 St Marks Road, Henley-on-Thames, Oxfordshire, RG9 1LW subject to the following conditions:

1. commencement three years - full planning permission;
2. approved plans;
3. matching materials (walls and roof);
4. first floor window in the north east elevation to be glazed with obscure glass in bottom two thirds of the window;
5. roof lights serving second floor accommodation to be positioned 1.8 metres above internal floor level and shall be obscure glazed; and
6. matching materials.

32 P14/S0748/FUL Langtree Secondary School Reading Road Woodcote

Councillor Joan Bland arrived at the start of this item.

The committee considered application P14/S0748/FUL to erect a multi-use games area (MUGA) with fencing and floodlights at Langtree Secondary School, Reading Road, Woodcote, RG8 0RA.

The planning officer reported that one further condition had been added; this being the adoption of a landscaping scheme.

Geoffrey Botting, a representative of Woodcote parish council, spoke objecting to the application.

John Sandford, a representative of Woodcote Conservation Group, spoke objecting to the application. Richard Allum and Bertha Smith, local residents, spoke objecting to the application.

Neil Boddington, the agent, spoke in support of the application.

A motion, moved and seconded, to amend a condition relating to times of use of the games area was declared lost on being put to the vote.

A motion, moved and seconded, to approve the application with the conditions set out in the report and with additional conditions relating to landscaping and sound muffling in order to reduce the impact on neighbouring residents, was declared carried on being put to the vote.

RESOLVED: to grant planning permission for application P14/S0748/FUL, Langtree Secondary School, Reading Road, Woodcote, RG8 0RA subject to the following conditions:

1. commencement three years - full planning permission;
2. approved plans;
3. hours of use restriction;
4. floodlights hours of use restriction;
5. no external flood lights until lighting strategy has been approved (wildlife protection);
6. approved scheme for landscaping; and
7. approved scheme for sound insulation.

33 P14/S0090/FUL Zion Farm 78 High Street Tetsworth

The committee considered application P14/S0090/FUL to erect a three-bedroom chalet-bungalow with off-street parking on the former garden land at Zion Farm, 78 High Street, Tetsworth, OX9 7AE.

The planning officer clarified that the proposed condition six, withdrawal of permitted development rights, would give the council control over any future extensions, development of outbuildings and restriction of hardstandings.

A statement was read from Karen Harris, a representative of Tetsworth Parish Council, objecting to the application.

Marjorie Sanders, a local resident, spoke objecting to the application.

Scott Simon, the applicant, spoke in support of the application.

Dorothy Brown, the local ward member, spoke objecting to the application.

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

A second 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/S0090/FUL, Zion Farm, 78 High Street, Tetsworth, OX9 7AE subject to the following conditions:

1. commencement 3 years - full planning permission;
2. approved plans;
3. levels (details required);
4. sample materials required (all);
5. obscure glazing all first floor side windows;
6. withdrawal of permitted development rights;
7. code level 4 of the Code for Sustainable Homes;
8. parking and manoeuvring areas retained;
9. landscaping (including boundary fencing and screen walls);
10. tree protection (general);
11. noise attenuation (internal noise);
12. surface water drainage (details required);
13. foul drainage (details required); and
14. external lighting – general.

34 P14/S0581/FUL Land at Ridgeway Bird in Hand Lane Sonning Common

Alan 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 P14/S0581/FUL to erect a two-storey four bedroom dwelling with rooms in roof space, detached garage and construction of a new vehicular access at land at Ridgeway, Bird in Hand Lane, Sonning Common, RG4 9JY.

A statement was read on behalf of Gail Noble, a representative of Sonning Common Parish Council, objecting to the application.

Chris Varnals, a local resident, spoke objecting to the application.

Thomas Rumble, the agent, spoke in support of the application.

Alan Rooke, a local ward member, spoke objecting to the application.

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

RESOLVED: to refuse planning permission for application P14/S0581/FUL, land at Ridgeway, Bird in Hand Lane, Sonning Common, RG4 9JY for the following reasons:

- the mass, bulk and height of the proposed development would be out of keeping with surrounding dwellings and the character of the area. As such, the proposal would be contrary to policies CSEN1 and CSQ3 of the South Oxfordshire core strategy 2027 and policies G2, C4, D1 and H4 of the South Oxfordshire local plan 2011 and advice contained within section 5 of the South Oxfordshire design guide 2008 and the NPPF.

35 P14/S0828/FUL Kingwood Farm Wyfold (In the parish of Rotherfield Peppard)

Alan 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 P14/S0828/FUL to erect a portal barn at Kingwood Farm, Wyfold Lane, Wyfold (in the parish of Rotherfield Peppard) RG4 9AF.

David Hicks, on behalf of the applicant, spoke in support of the application.

Alan Rooke, a local ward member, 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/S0828/FUL Kingwood Farm, Wyfold Lane, Wyfold (in the parish of Rotherfield Peppard) RG4 9AF subject to the following conditions:

1. commencement three years - full planning permission;
2. approved plans;
3. materials as on plan; and
4. agricultural use only.

The meeting closed at 8.35 pm

Chairman

Date