

Minutes

OF A MEETING OF THE

Planning Committee

HELD AT 6.00 PM ON WEDNESDAY 15 OCTOBER 2014

COUNCIL CHAMBER, SOUTH OXFORDSHIRE DISTRICT COUNCIL
OFFICES

Present:

Felix Bloomfield (Chairman)

Elizabeth Gillespie, Roger Bell, Joan Bland, Celia Collett, MBE, John Cotton, Kristina Crabbe, Philip Cross, Denise Macdonald, Alan Rooke, Robert Simister, Margaret Turner, Michael Welply and Jennifer Wood

Apologies:

None received.

Officers:

Emma Bowerman, Paul Bowers, Paula Fox, Emily Karau, Paul Lucas, Tom Wyatt, Steve Culliford and Nicola Meurer.

72 Declarations of disclosable pecuniary interest

None.

73 Minutes of the previous meeting

RESOLVED: to approve the minutes of the meetings held on 23 July, 13 August and 27 August 2014 as correct records and agree that the Chairman sign these as such.

74 Urgent items

None.

75 Applications deferred or withdrawn

None.

76 Proposals for site visit reports



Listening Learning Leading

The committee agreed to defer consideration of the following applications to allow for site visits:

- P14/S1788/FUL – 8 and 10 Queens Road, Thame – to assess the adequacy of the proposed site for development.
- P13/S3202/FUL – Kings Head, 61 Station Road, Chinnor - to assess the impact of the proposal on neighbours.

77 P14/S1361/FUL - Chelford House, Reading Road, Lower Shiplake

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 P14/S1361/FUL to erect a 5 bedroom dwelling incorporating construction of new vehicular access and landscaping and alterations to existing vehicular access to Chelford House, Reading Road, Lower Shiplake.

The planning officer reported that consideration of this application was deferred at the 17 September 2014 meeting in order to allow members to visit the site. The site visit had taken place on 13 October 2014.

David Pheasant, a representative of Shiplake Parish Council, spoke objecting to the application. He also read out a statement on behalf of David Frood, a local resident, objecting to the application.

Councillor David Bartholomew, a representative of Oxfordshire City Council, spoke objecting to the application.

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

Malcolm Leonard, a local ward councillor, spoke objecting to the application.

Robert Simister, a local ward councillor, 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/S1361/FUL - Chelford House, Reading Road, Lower Shiplake subject to the following conditions:

1. Commencement 3 years - Full planning permission;
2. Approved plans;
3. Levels (details required);
4. Schedule of materials required (all);
5. Alterations to Chelford House prior to occupation of proposed dwelling;
6. Restriction on use of roof;
7. Withdrawal of permitted development (numerous);

8. Code Level 4;
9. New vehicular access and retention of vision splays;
10. Parking and manoeuvring areas retained;
11. No surface water drainage to highway;
12. Landscaping (access/hard standings/fencing/walls);
13. Tree protection (detailed);
14. Obscure glazing for the first floor south-west en-suite window;
15. Informative – No permission to enter land not in ownership; and
16. Informative – Considerate Constructors Scheme (CCS)

78 P14/S1822/FUL - Plot of Land South of Tower House, Reading Road, Lower Shiplake, RG9 3JN

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 P14/S1822/FUL to create access with a gate on a plot of land south of Tower House, Reading Road, Lower Shiplake, RG9 3JN.

The planning officer reported that consideration of this application was deferred at the 17 September 2014 meeting in order to allow members to visit the site. The site visit had taken place on 13 October 2014. The planning officer also reported one further condition to the application had been added; this being to include a Construction Traffic Management Plan.

David Pheasant, a representative of Shiplake Parish Council, spoke objecting to the application.

John Kean, the agent, spoke in support of the application.

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

Malcolm Leonard, 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/S1822/FUL on a plot of land south of Tower House, Reading Road, Lower Shiplake, RG9 3JN subject to the following conditions:

1. Commencement 3 years - full planning permission;
2. Development to be as shown on approved plans;
3. New access to be in accordance with highway authority's specifications; and
4. Construction Traffic Management Plan

79 P14/S2591/FUL - Land to the rear of 23c Wood Lane, Sonning Common, RG4 9SJ

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/S2591/FUL for a variation of condition 2 of planning permission P12/S0492, to amend the approved drawing numbers. This would allow garages to be added to an extant planning permission for two pairs of semi-detached houses parking and alterations to access on land to the rear of 23c Wood Lane, Sonning Common, RG9 3JN.

A statement was read on behalf of the Planning Committee, Sonning Common Parish Council, 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/S2591/FUL – land to the rear of 23c Wood Lane, Sonning Common, RG4 9SJ subject to the following conditions:

5. Commencement 3 years - full planning permission;
6. Approved plans;
7. No garage conversion into accommodation;
8. Materials as approved; and
9. Conditions of previous permission still stand.

80 P14/S1374/FUL - 25 Saxon Close, Wallingford, OX10 0SR

The committee considered application P14/S1374/FUL to construct five 1 bedroom flats with associated parking and access from Saxon Close, Wallingford, OX10 0SR.

The planning officer reported that since the publication of the agenda, there had been one further objection received from a local resident.

Councillor Betty Atkins, a representative of Wallingford Town Council, spoke objecting to the application.

Imran Lokhon, a local ward councillor, spoke objecting to the application.

Contrary to the officer's recommendation to delegate approval of the application, the committee expressed the view that the proposal was inappropriate due to:

- The height, design, scale and size of the proposed development was deemed out of keeping with the character of the area.
- The above being contrary to policies D1, G2 and H4 of the South Oxfordshire Local Plan

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

RESOLVED: To refuse planning permission for application P14/S1374/FUL – 25 Saxon Close, Wallingford, OX10 0SR, as the design, height and scale of the proposed development is not in keeping with the character of the area. As such the proposed development is contrary to policies D1, G2 and H4 of the South Oxfordshire Local Plan.

81 P14/S1788/FUL - 8 and 10 Queens Road, Thame, OX9 3NQ

The committee agreed to defer consideration of application P14/S1788/FUL – 8 and 10 Queens Road, Thame to allow for a site visit to assess the adequacy of the proposed site for development.

82 P14/S2577/HH - 12 Paternoster Lane, Cholsey, OX10 9NW

The committee considered application P14/S2577/HH for a single storey extension to the side and rear of the existing bungalow at 12 Paternoster Lane, Cholsey, OX10 9NW.

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/S2577/HH – 12 Paternoster Lane, Cholsey, OX10 9NW subject to the following conditions:

1. Commencement 3 years - full planning permission;
2. Approved plans;
3. Matching materials (walls and roof);
4. Archaeological watching brief; and
5. Implementation of programme or archaeological work.

83 P14/S2248/FUL - Land adjacent to 4 St Andrews Road, Singer Lane, Henley-on-Thames, RG9 1HP

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/S2248/FUL to erect a single storey detached dwelling with associated parking on land adjacent to 4 St Andrews Road, Singer Lane, Henley-on-Thames, RG9 1HP.

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

Marisa Francini, a local resident, spoke objecting to the application.

Mike Kenyan, a local resident, spoke objecting to the application.

Peter Webster, the agent, spoke in support of the application.

Jennifer Wood, 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/S2248/FUL - Land adjacent to 4 St Andrews Road, Singer Lane, Henley-on-Thames, RG9 1HP subject to the following conditions:

1. Commencement 3 years - full planning permission;
2. Approved plans;
3. Sample materials required (all);
4. Parking and manoeuvring areas retained;
5. Dwelling to meet Code Level 4 of the Code for Sustainable Homes;
6. Levels as on plan; and
7. Boundary wall with 6 St Andrews Road to be raised prior to occupation.

84 P13/S3202/FUL - Kings Head, 61 Station Road, Chinnor, OX39 4EX

The committee agreed to defer consideration of application P13/S3202/FUL – Kings Head, 61 Station Road, Chinnor to allow for a site visit to assess the impact of the proposal on neighbours.

The meeting closed at 8:30pm.

Chairman

Date