

Minutes

OF A MEETING OF THE

Planning Committee

HELD AT 6.00 PM ON WEDNESDAY 11 FEBRUARY 2015

CONFERENCE CENTRE, HOWBERY PARK, CROWMARSH GIFFORD

Present:

Felix Bloomfield (Chairman)

Joan Bland, Celia Collett, MBE, Kristina Crabbe, Philip Cross, Neville F Harris, Paul Harrison, Denise Macdonald, Margaret Turner, Jennifer Wood and David Bretherton (as substitute for Roger Bell)

Apologies:

Michael Welply, Roger Bell, Pat Dawe and Malcolm Leonard tendered apologies.

Officers:

Emma Bowerman, Paul Bowers, Paula Fox, Katharine Quint, Ron Schrieber and Tom Wyatt

141 Declarations of disclosable pecuniary interest

None.

142 Minutes of the previous meeting

RESOLVED: to approve the minutes of the meeting held on 17 December 2014 as a correct record and agree that the Chairman sign these as such.

143 Urgent items

None.

144 Applications deferred or withdrawn

None.

145 Proposals for site visit reports

None.



Listening Learning Leading

146 P14/S3055/HH & P14/S3056/LB - Church Cottages, Church Lane, North Stoke, OX10 6BH

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

The committee considered applications P14/S3055/HH and P14/S3056/LB to remove the existing rear extension and replace with a new timber framed extension with an increased footprint at Church Cottages, Church Lane, North Stoke.

Nigel Layton, a local resident, spoke objecting to the application.

Richard Court, the applicant's 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 P14/S3055/HH and listed building consent for application P14/S3056/LB at Church Cottages, Church Lane, North Stoke, subject to the following conditions:

P14/S3055/HH

- 1 Commencement 3 yrs - Full Planning Permission
- 2 Approved plans
- 3 Submission of details
- 4 Submission of sample materials

P14/S3056/LB

- 1 Commencement 3 yrs – Listed Building Consent
- 2 Approved plans
- 3 Submission of details
- 4 Submission of sample materials

147 P14/S3373/FUL - 140 Queensway, Didcot, OX11 8SP

The committee considered application P14/S3373/FUL to demolish the existing single storey extension and erect a two storey side extension to form two two-bedroom flats and new access at 140 Queensway, Didcot.

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/S3373/FUL at 140 Queensway, Didcot, subject to the following conditions:

1. 3yr commencement of work
2. In accordance with plans
3. Boundary detailing in place prior to occupation
4. Access to parking space (dropped kerb) in place prior to occupation

5. Parking in place prior to occupation
6. Code for Sustainable Homes – Code Level 4

148 P14/S2242/FUL - Land to the East of Windmill Road, Towersey

The committee considered application P14/S2242/FUL to erect a solar farm and associated infrastructure for connection to the local electricity distribution network including security fencing, ecological and landscaping measures and temporary erection of a compound and land to the east of Windmill Road, Towersey.

The planning officer reported that the Campaign for the Preservation of Rural England (CPRE) had requested the Secretary of State to call in the application. Subsequently the National Planning Casework Unit had requested that the decision notice be not issued before it had been consulted.

Mark Davis, a representative of Towersey Parish Council, spoke objecting to the application.

Jeff Lowe, a representative of local residents and Michael Tyce, a representative of CPRE, spoke objecting to the application.

Mike Rogers, the applicant and Jolyon Orchard, the applicant's agent spoke in support of the application.

Dorothy Brown, a local ward councillor, spoke objecting to the application.

Contrary to the officer's recommendation to approve the application, the committee did not agree that the benefits of the proposal would outweigh the disadvantages arising from the loss of "best and most versatile" agricultural land and the impact on the landscape character of the site and surrounding area..

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

RESOLVED: to refuse planning permission for application P14/S2242/FUL at land to the east of Windmill Road, Towersey, for the following reasons:

1. The proposed solar farm would create an incongruous feature in the landscape and would result in an undesirable intrusion into an isolated rural locality to the detriment of the character and appearance of the site and surrounding area. As such, the proposal is contrary to policies CSQ1, CSQ3 and CSEN1 of the South Oxfordshire Core Strategy, policies G2, G4 and C4 of the South Oxfordshire Local Plan 2011 and government guidance in the National Planning Policy Framework and accompanying Planning Practice Guidance.
2. The proposal would result in the loss of agricultural land, specifically an area of higher grades 2 and 3a land, and would remove the land from agricultural productivity. This would be contrary to government guidance to avoid locating solar farms on high quality agricultural land.

149 P14/S3370/FUL - Land to the rear of Titcombe Cottage, Gravel Road, Binfield Heath, RG9 4LT

The committee considered application P14/S3370/FUL to erect a two-storey three-bedroom dwelling with two car parking spaces at land to the rear of Titcombe Cottage, Gravel Road, Binfield Heath.

Douglas McGregor, the applicant, 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/S3370/FUL at land to the rear of Titcombe Cottage, Gravel Road, Binfield Heath, subject to the following conditions:

1. Commencement should be within 3 years - Full Planning Permission
2. Development to be as shown on approved plans
3. Materials to be submitted and approved in writing by the Local Planning Authority
4. First floor bathroom and landing windows to be obscure glazed
5. Dwelling to meet Code Level 4 of the Code for Sustainable Homes
6. Parking and turning areas to be as shown on approved plan
7. Tree protection to be provided during construction
8. Permitted development rights removed for any extensions to the dwelling

150 P14/S3494/FUL - Ferry Cottage, Lashbrook Road Lower Shiplake, RG9 3NX

The committee considered application P14/S3494/FUL to demolish the existing dwelling and erect a new dwelling with raised decking, a swimming pool and pool house at Ferry Cottage, Lashbrook Road, Lower Shiplake.

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

Geoff Thomas, representing a local resident, spoke objecting to the application.

Jamie Smith, the applicant, spoke in support of the application.

Robert Simister, a local ward councillor, spoke about the application.

Contrary to the officer's recommendation to approve the application, some members took the view that the proposal would cause material harm to the overall character and appearance of the surrounding area.

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

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/S3494/FUL at Ferry Cottage, Lashbrook Road, Lower Shiplake, subject to the following conditions:

- 1 Commencement 3 yrs - Full Planning Permission
- 2 Approved plans
- 3 Materials as on plan
- 4 Bats - protection & mitigation (as on plan)
- 5 Tree Protection (as on plan)
- 6 Flooding – floor levels
- 7 Lighting levels
- 8 Landscaping Scheme (trees and shrubs only)
- 9 Withdrawal of Permitted Development (Part 1 Class A, B & E) - no extensions, roof extensions or outbuildings
- 10 Code Level 4

151 P14/S2441/FUL - Star Works, Kit Lane Stoke Row, RG8 0TY

The committee considered application P14/S2441/FUL to erect ten dwellings plus associated parking, access and landscaping following demolition of the two existing dwellings and commercial buildings at Star Works, Kit Lane, Stoke Row.

Julian Kennedy, a representative of Stoke Row Parish Council, spoke objecting to the application.

Douglas Bond, the applicant's agent, spoke in support of the application.

Judith Nimmo-Smith, 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 authorise the Head of Planning to grant planning permission for application P14/S2441/FUL at Star Works, Kit Lane, Stoke Row, subject to the prior completion of a Section 106 planning obligation with Oxfordshire County Council to ensure infrastructure payments are made towards education, transport, and community services, and the prior completion of a Section 106 planning obligation with South Oxfordshire District Council to ensure the provision of affordable housing, and the following conditions:

- 1 Commencement 3 years
- 2 Development to be carried out in accordance with approved plans
- 3 Levels as shown on approved plans
- 4 Materials as shown on external materials schedule
- 5 Landscaping scheme to be agreed and implemented prior to occupation
- 6 Tree protection in accordance with submitted details
- 7 Code Level 4 construction
- 8 Habitats Regulations licence to be submitted
- 9 Visibility splays to be agreed
- 10 Parking and turning areas to be provided prior to occupation
- 11 Construction traffic management scheme
- 12 Contamination remediation to be carried out
- 13 Drainage to be agreed prior to occupation
- 14 Secured by design standards
- 15 Obscure glazing to specified first floor side facing windows
- 16 Details of balcony screens to be agreed

152 P14/S2440/FUL - Former Chiltern Queens Bus Depot, Long Toll, Woodcote, RG8 0RR

The committee considered application P14/S2440/FUL to demolish the existing vacant commercial buildings and erect 14 dwellings plus access, parking and landscaping at the former Chiltern Queens Bus Depot, Long Toll, Woodcote.

The planning officer reported that he was recommending the inclusion of an additional condition requiring the submission of a woodland management plan by the applicant.

Mr G Botting, a representative of Woodcote Parish Council, spoke in support of the application.

Douglas Bond, the applicant's agent, spoke in support of the application.

A motion moved and seconded, to approve the application with an additional condition, as recommended by the planning officer, was declared carried on being put to the vote.

RESOLVED: to authorise the Head of Planning to grant planning permission for application P14/S2440/FUL at the former Chiltern Queens Bus Depot, Long Toll, Woodcote, subject to the prior completion of a Section 106 planning obligations with Oxfordshire County Council and South Oxfordshire District Council to ensure infrastructure payments and the provision of affordable housing, and the following conditions:

1. Commencement 3 years
2. Development to be carried out in accordance with approved plans
3. Proposed ground and floor levels to be agreed
4. Materials to be agreed
5. Landscaping scheme to be agreed and implemented prior to occupation
6. Tree protection in accordance with submitted details
7. Wildlife protection in accordance with approved details
8. Development in accordance with the contamination remediation strategy
9. Code Level 4 construction
10. Parking and turning to be provided prior to occupation
11. Provision of vision splays
12. New footway provision
13. Construction traffic management plan
14. Travel plan to be agreed
15. Drainage to be agreed prior to occupation
16. Secure by design standards
17. Obscure glazing to windows in side elevations of Plots 1 and 11 – 13
18. Withdrawal of Class A permitted development
19. Working hours of construction
20. Woodland management plan to be submitted and agreed

153 P14/S3265/FUL - Land to the rear of Cedar Court, 9-11 Fairmile, Henley-on-Thames, RG9 2JR

Joan Bland, 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/S3265/FUL to erect one dwelling at land to the rear of Cedar Court, 9-11 Fairmile, Henley-on-Thames.

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

Jeff Lowe, the applicant's agent, spoke in support of the application.

Joan Bland, 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 P14/S3265/FUL at land to the rear of Cedar Court, 9-11 Fairmile, Henley-on-Thames, subject to the following conditions:

- 1 Commencement within 3 years
- 2 Development to be in accordance with approved plans
- 3 Samples of materials and joinery details to be agreed prior to commencement of development
- 4 Landscaping scheme, including fencing and hardsurfacing to be agreed prior to commencement of development
- 5 Withdrawal of permitted development rights for extensions and alterations
- 6 Sustainable design and construction to meet Code Level 4 of the Code for Sustainable Homes
- 7 Parking and turning areas to be provided and retained

[In accordance with Council procedure rule 15, prior to determining the above application, the committee voted to extend the meeting beyond three hours.]

The meeting closed at 9.05 pm

Chairman

Date