

Minutes

OF A MEETING OF THE

Planning Committee

HELD AT 6.00 PM ON WEDNESDAY 8 APRIL 2015

FOUNTAIN CONFERENCE CENTRE, HOWBERY PARK, CROWMARSH
GIFFORD

Present:

Felix Bloomfield (Chairman)

Roger Bell, Celia Collett, MBE, Kristina Crabbe, Philip Cross, Pat Dawe, Neville F Harris, Paul Harrison, Malcolm Leonard, Denise Macdonald and Jennifer Wood

Apologies:

Joan Bland and Margaret Turner tendered apologies.

Officers:

Victoria Butterworth, Sharon Crawford, Paula Fox, Kim Gould, Nicola Meurer and Tom Wyatt.

178 Declarations of disclosable pecuniary interest

Jeni Wood declared that she would leave the meeting during consideration of P15/S0024/FUL – Broadlands House, 6 Stoke Row Road, Peppard Common, as she is married to one of the objectors.

Pat Dawe declared that she would leave the meeting during consideration of P15/S0020/FUL – Broadlands House, 6 Stoke Row Road, Peppard Common, as she knows one of the objectors.

179 Minutes of the previous meeting

RESOLVED: to approve the minutes of the meetings held on 25 February 2015 and 11 March 2015 as correct records and agree that the Chairman sign them as such.

180 Urgent items

None.



Listening Learning Leading

181 Applications deferred or withdrawn

Item P14/S3816/O – Land off Mill Lane, Chalgrove, OX44 7SL, was deferred for consideration to allow for additional information to be submitted and considered.

Item P15/S0128/O - Land adjacent to Eyres Close, Ewelme, was withdrawn and therefore not discussed.

182 Proposals for site visit reports

None.

183 P14/S2562/FUL - 1 Mill Lane, Chalgrove, OX44 7SL

The committee considered application P14/S2562/FUL to demolish existing outbuildings; erect two detached dwellings with attached double garages; and to erect a double detached garage within the retained garden of 1 Mill Lane, Chalgrove, OX44 7SL.

The planning officer reported that, since the publication of the agenda, the following amendments to the conditions have been included:

1. No conversion of garage accommodation without planning permission.
2. The surfacing to any parking area should be permeable paving.
3. The turning and parking areas to be retained.
4. No surface water drainage onto the highway.

The officer also reported that a ministerial statement has been published on 26 March 2015 which has withdrawn the Code for Sustainable Homes. In light of this statement, it was proposed that condition 4, requiring Code Level 4, should no longer be imposed.

Anne Pritchard, a representative of Chalgrove Parish Council, spoke objecting to the application.

Martyn Lynam, Janet Lynam and James Mitchell, local residents, spoke objecting to the application.

Matthew and John Hornsby, the applicants, spoke in support of the application.

David Turner, the 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 proposal was considered neighbourly due to overlooking; and the lack of clarity concerning the potential for flooding.

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/S2562/FUL at 1 Mill Lane, Chalgrove, OX44 7SL, for the following reasons:

1. That having regards to the orientation of no. 1 Mill Lane which has its principal elevation facing south and includes full length French windows at first floor, the development will result in overlooking into the private rear garden of plot 1. In addition, the first floor windows of no 4 High Street will look directly into the private rear garden of plot 2 resulting in an unsatisfactory level of amenity for the future occupiers of the two new dwellings. This would be contrary to policies D3, D4 and H4 of the South Oxfordshire Local Plan.
2. The site lies within Flood Zone 1. The Environment Agency has indicated its intention to reconsider the flood zones for Chalgrove in/by 2017. The determination of this planning application is considered premature in light of this proposed review. Insufficient information is currently available to demonstrate that the development of this site for two dwellings will not exacerbate existing surface water flooding problems within the vicinity of the site. As such, the proposal is contrary to advice within the National Planning Policy Framework.

184 P14/S3816/O - Land off Mill Lane, Chalgrove, OX44 7SL

Item P14/S3816/O – Land off Mill Lane, Chalgrove, OX44 7SL, was deferred for consideration to allow for additional information to be submitted and considered.

185 P14/S3959/FUL - Marraways between Dunsden Green and Arch Hill, Binfield Heath, RG9 4LE

Councillor Malcolm Leonard stepped down from the committee and took no part in the debate or voting on this item.

The committee considered application P14/S3959/FUL to demolish the existing house and erect two new dwellings and create additional vehicular access at Marraways, between Dunsden Green and Arch Hill, Binfield Heath, RG9 4LE.

The planning officer reported that, since the publication of the agenda a ministerial statement has been published on 26 March 2015 which has withdrawn the Code for Sustainable Homes. In light of this statement, it was proposed that the condition requiring Code Level 4, should no longer be imposed.

Susan Summerland, a representative of Binfield Heath Parish Council, spoke objecting to the application.

Philip Martineau, a local resident, spoke objecting to the application.

Neil Boddington, the applicant's agent, spoke in support of the application.

Malcolm Leonard, one of the local ward councillors, 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 approve planning permission for application P14/S3959/FUL at Marraways, between Dunsden Green and Arch Hill, Binfield Heath, RG9 4LE, subject to the following conditions:

1. Commencement within three years.
2. In accordance with approved plans.
3. Sample materials required (walls and roof).
4. Obscure glazing for first floor side elevation windows and some rooflights of Unit 1 and Unit 2.
5. Obscure glazing for rooflights in south west elevations of proposed garages.
6. Submission of levels details for approval.
7. New vehicular access to specification including vision splay dimensions.
8. Any new vehicular gates to be 5 metres from edge of carriageway.
9. Turning area and car parking to be provided and retained.
10. Submission of landscaping scheme (trees and shrubs only) for approval.
11. Tree protection details to be agreed.
12. Garage accommodation to be used in connection with the residential use of each dwelling.

Informatives:

1. Protection of bats.
2. No surface water to drain onto the highway.

186 P15/S0020/FUL - Chelford House, Reading Road, Lower Shiplake

Councillors Pat Dawe and Malcolm Leonard stepped down from the committee and took no part in the debate or voting on this item.

The committee considered application P15/S0020/FUL to erect a new dwelling with detached garage at Chelford House, Reading Road, Lower Shiplake.

The planning officer reported that, since the publication of the agenda a ministerial statement has been published on 26 March 2015 which has withdrawn the Code for Sustainable Homes. In light of this statement, it was proposed that the condition requiring Code Level 4, should no longer be imposed.

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

Neil Boddington, the applicant's agent, spoke in support of the application.

Malcolm Leonard, one of the local ward councillors, spoke objecting to the application.

A motion, moved and seconded to reject the application, was declared not carried 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 approve planning permission for application P15/S0020/FUL at Chelford House, Reading Road, Lower Shiplake, subject to the following conditions:

1. Commencement three years - full planning permission.
2. Development to be in accordance with approved plans.
3. Levels details required to be agreed.
4. Schedule of materials required to be agreed.
5. Obscure glazing to be installed.
6. Withdrawal of permitted development rights.
7. Retention of vision splays.
8. Garage, parking and manoeuvring areas retained in accordance with approved plans.
9. Landscaping (access/hard standings/fencing/walls) to be agreed.
10. Tree protection details to be agreed.
11. Archaeological written scheme of investigation to be agreed.

187 P15/S0024/FUL - Broadlands House, 6 Stoke Row Road, Peppard Common

Councillors Jennifer Wood and Paul Harrison stepped down from the committee and took no part in the debate or voting on this item.

The committee considered application P15/S0024/FUL to demolish the new existing dwelling, sheds and garage to Vine Lodge; erect two four bedroom dwellings with garages; new access onto Peppard Hill (B481); landscaping works to the boundary to protect existing access visibility splays; two bin stores; and hard and soft landscaping at Broadlands House, Stoke Row Road, Peppard Common.

The planning officer reported that, since the publication of the agenda a ministerial statement has been published on 26 March 2015 which has withdrawn the Code for Sustainable Homes. In light of this statement, it was proposed that the condition requiring Code Level 4, should no longer be imposed.

Barry Wood, a representative of Rotherfield Peppard Parish Council, spoke objecting to the application.

Richard Greenwood, the applicant's agent, spoke in support of the application.

Paul Harrison, one of the local ward councillors, 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 approve planning permission for application P15/S0024/FUL at Broadlands House, Stoke Row Road, Peppard Common, subject to the following conditions:

1. Commencement three years - full planning permission.
2. Development to accord with the approved plans.
3. Schedule of materials required.
4. Obscure glazing (south-facing first floor windows to plot 1).
5. Withdrawal of permitted development rights for extensions and outbuildings.
6. New vehicular access to be provided.
7. Close existing access.
8. Vision splay details to be agreed.
9. Garage, parking and manoeuvring areas retained.
10. No surface water drainage to highway.
11. Gates/carriageway details.
12. Landscaping scheme (trees, boundaries, hardstandings) to be agreed.
13. Tree protection (detailed) to be agreed.

188 P15/S0128/O - Land adjacent to Eyres Close, Ewelme

Item P15/S0128/O - Land adjacent to Eyres Close, Ewelme, was withdrawn and therefore not discussed.

The meeting closed at 8.45 pm

Chairman

Date