

# Minutes

OF A MEETING OF THE

## Planning Committee

HELD AT 6.00 PM ON WEDNESDAY 16 JULY 2014

COUNCIL CHAMBER, SOUTH OXFORDSHIRE DISTRICT COUNCIL  
OFFICES

### Present:

Mr Felix Bloomfield (Chairman)

Ms Joan Bland, Mrs Elizabeth Gillespie, Mrs Denise Macdonald, Mr Alan Rooke, Mrs Margaret Turner, Mr Michael Welply, Mrs Jennifer Wood, Mr David Bretherton (as substitute for Mr Roger Bell) and Mrs Ann Midwinter (as substitute for Mrs Celia Collett, MBE)

### Apologies:

Mr Roger Bell, Mrs Celia Collett, MBE, Mr John Cotton, Ms Kristina Crabbe, Mr Philip Cross and Mr Robert Simister tendered apologies.

### Officers:

Gabriella Brown, Alison Burdett, Sharon Crawford, Ms Paula Fox, Kim Gould, Emily Karau, Katherine Quint, Jennifer Thompson and Tom Wyatt

## 18 Declarations of disclosable pecuniary interest

Elizabeth Gillespie declared that she would leave the meeting during consideration of P14/S1284/FUL 7 Leyshon Road, Wheatley as she was acquainted with the applicant.

Margaret Turner declared that she would leave the meeting during consideration of P14/S1262/FUL land adjoining 31 Church Street, Didcot, Oxfordshire as she was acquainted with the applicant.

## 19 Minutes of the previous meeting

**RESOLVED:** to approve the minutes of the meeting held on Wednesday 25 June 2014 as a correct record and agree that the Chairman sign these as such.



Listening Learning Leading

## **20 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, Chinnor. The application had been amended to reinstate 67 Lower Icknield Way, shown as demolished on the original submission.

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

**RESOLVED:** to grant outline planning permission for application P14/S0278/O, 65-73 Lower Icknield Way, Chinnor, Oxfordshire, OX39 4EA subject to completion of a Section 106 planning obligation with Oxfordshire County Council to ensure infrastructure payments are made towards transport, and completion of a Section 106 planning obligation with South Oxfordshire District Council to ensure the provision of affordable housing,

and the following conditions:

- outline permission, commencement – three years;
- submission of reserved matters;
- development to be in accordance with approved plans;
- samples of materials to be as submitted unless otherwise agreed;
- finished floor and ground levels to be agreed;
- tree protection details to be agreed;
- landscaping to be carried out in accordance with details to be agreed;
- code level four of the Code for Sustainable Homes;
- access to be constructed in accordance with highway authority's specifications;
- no obstruction of vision splays;
- turning and parking areas to be provided prior to first occupation;
- construction traffic management plan to be agreed;

and to note that if the S 106 agreements are not completed within six months, the Head of Planning has authority to refuse planning permission.

## **21 P14/S0098/O 67 Lower Icknield Way, Chinnor**

The committee considered application P14/S0098/O to erect two detached two-storey dwellings with garaging, parking, access and amenity space at 67 Lower Icknield Way, Chinnor, OX39 4EA.

Keith Jones, 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 outline planning permission for application P14/S0098/O, 67 Lower Icknield Way Chinnor, OX39 4EA subject to the following conditions:

- outline permission, commencement – three years;

- submission of reserved matters;
- development to be in accordance with approved plans;
- samples of materials to be as submitted unless otherwise agreed;
- finished floor and ground levels to be agreed;
- tree protection details to be agreed;
- landscaping to be carried out in accordance with details to be agreed;
- code level four of the Code for Sustainable Homes;
- withdrawal of permitted development for extensions, alterations and outbuildings;
- access to be constructed in accordance with highway authority's specifications;
- no obstruction of vision splays;
- turning and parking areas to be provided prior to first occupation;
- construction traffic management plan to be agreed; and
- no conversion of garage accommodation.

## **22 P14/S0548/FUL 3 The Laurels Stadhampton**

The committee considered application P14/S0548/FUL to convert the existing dwelling into two separate flats, one ground floor and one first floor, with a proposed ground floor rear extension and new rear access at 3 The Laurels, Stadhampton, OX44 7XP.

David Howlett, 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/S0548/FUL, 3 The Laurels, Stadhampton, OX44 7XP subject to the following conditions:

- commencement three years - full planning permission;
- approved plans; and
- parking and manoeuvring areas retained.

## **23 P14/S1262/FUL Land adjoining 31 Church Street Didcot Oxfordshire**

Margaret Turner declared that she was associated with a person who had an interest in the application. She stepped down from the committee and stayed in the room but took no part in proceedings while the committee debated and voted on the application.

The committee considered application P14/S1262/FUL to erect a new detached dwelling on the land adjoining 31 Church Street, Didcot, Oxfordshire, OX11 8DQ.

A motion, moved and seconded, to approve the application declared carried on being put to the vote.

**RESOLVED:** to grant planning permission for application P14/S1262/FUL, the land adjoining 31 Church Street, Didcot, Oxfordshire, OX11 8DQ subject to the following conditions:

- commencement three years - full planning permission;
- approved plans;
- matching materials (walls and roof);
- no garage conversion into accommodation;
- landscaping; and
- tree protection during construction (detailed).

## **24 P14/S0631/FUL 11 Kentwood Close Cholsey**

The committee considered application P14/S0631/FUL to for a two storey side extension, part single storey, part two storey rear extension, and a porch (as granted under P13/S3836/HH) and for the subsequent subdivision of the dwelling as extended to form two two-bed dwellings at 11 Kentwood Close, Cholsey, OX10 9NQ.

The planning officer clarified that there should only be one condition referring to obscure glazing/ prevention of overlooking rather than the two referred to in the report.

Simon Sharp, the agent for the applicant, spoke in support of the application.

Mark Gray, a local ward member, 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/S0631/FUL, 11 Kentwood Close, Cholsey, OX10 9NQ subject to the following conditions:

- approved plans;
- commencement three years - full planning permission;
- sample materials required (all);
- code level four of the Code for Sustainable Homes;
- parking and manoeuvring areas retained;
- obscure glazing in order to prevent overlooking; and
- remove permitted development rights class, part one – no extensions.

## **25 P14/S0332/FUL 95a St Marks Road Henley-on-Thames**

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/S0332/FUL to demolish the existing kitchen and erect a two storey five-bedroom dwelling at 95a St Marks Road, Henley on Thames, RG9 1LP.

The planning officer stated that one further condition should apply; this being that the dwelling should meet the requirements of code level four of the Code for Sustainable Homes.

David Sylvester, a representative of Henley-on Thames town council, spoke objecting to the application.

Banny Poostchi, a local resident, spoke objecting to the application.

Alan Sweeney, 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 defer consideration of the application and undertake a site visit to assess the application more fully, including assessing the likely impact on neighbouring properties and the surrounding area, was declared carried on being put to the vote.

**RESOLVED:** to undertake a site visit for application P14/S0332/FUL to 95a St Marks Road, Henley on Thames, RG9 1LP to assess the application more fully, including assessing the likely impact on neighbouring properties and the surrounding area.

## **26 P14/S1284/FUL 7 Leyshon Road Wheatley**

The committee considered application P14/S1284/FUL to erect two-storey side and rear extensions and one single storey extension to the existing dwelling to form two additional one-bedroom dwellings at 7 Leyshon Road, Wheatley, OX33 1XF.

The planning officer reported that the Highways Liaison Officer had no overriding objections to the application, but did advise an alternative kerb configuration.

Cleo Laman, a local resident, spoke objecting to the application.

Simon Sharp, 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/S1284/FUL, 7 Leyshon Road, Wheatley, OX33 1XF subject to the following conditions:

- commencement three years - full planning permission;
- approved plans;
- matching materials (walls and roof);
- code level four of the Code for Sustainable Homes;
- refuse and recycling storage (details required); and
- parking as per the plan.

## **27 P14/S1441/FUL Bezants, 33 Winterbrook, Wallingford**

The committee considered application P14/S1441/FUL to erect a two-storey detached dwelling with accommodation in the roof, along with a new access and driveway to the site and a two-bay garage with playroom above at Bezants, 33 Winterbrook, Wallingford, OX10 9EB.

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

Mark Gray, a local ward member 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/S1441/FUL, Bezants 33 Winterbrook Wallingford, OX10 9EB subject to the following conditions:

- three year commencement of work;
- in accordance with plans;
- boundary detailing to be approved and in place prior to occupation;
- materials to be submitted and approved;
- external joinery details to be submitted and approved;
- parking in place prior to occupation;
- access in place prior to occupation;
- code level four of the Code for Sustainable Homes;
- landscaping scheme (trees and shrubs only);
- tree protection (detailed);
- removal of permitted development rights – Class A.;
- removal of permitted development rights – Class E; and
- removal of permitted development rights – Class F.

The meeting closed at 7.45 pm

Chairman

Date