

Minutes

OF A MEETING OF THE

Planning Committee

HELD AT 6.00 PM ON MONDAY 8 SEPTEMBER 2014

COUNCIL CHAMBER, SOUTH OXFORDSHIRE DISTRICT COUNCIL
OFFICES

Present:

Felix Bloomfield (Chairman)

Elizabeth Gillespie, Roger Bell, Celia Collett, MBE, Philip Cross, Denise Macdonald, Alan Rooke, Robert Simister, Margaret Turner and Michael Welply

Apologies:

Joan Bland, John Cotton and Jennifer Wood tendered apologies.

Officers:

Sharon Crawford, Paula Fox and Susan Harbour.

54 Declarations of disclosable pecuniary interest

None.

55 Urgent items

56 Applications deferred or withdrawn

57 Proposals for site visit reports

58 P11/W2357 and P11/W2358/LB - Former Carmel College, Mongewell Park, Mongewell

The committee considered application P11/W2357 and P11/W358/LB to provide 166 residential dwellings; refurbish the Grade II and Grade II* listed buildings including the provision of a restaurant community café, swimming pool and the retention of boating facilities; and associated landscaping, access and parking arrangements at the former Carmel College, Mongewell Park, Mongewell, OX10 8BU.

The planning officer reported one update on the consultation process; objection regarding the unsatisfactory Oxfordshire County Council Developer funding contribution.

John Griffin and Nigel Hannigan, representatives of Crowmarsh Gifford Parish Council, spoke against the application.

Roy McMillan, a representative of Stoke Parish Council, spoke against the application.

Stella Power-Brown and Fiona Primer, two local residents, spoke against the application.

Neil Rowley, an agent for the applicant, spoke in support of the application.

Kristina Crabbe, a local ward councillor, spoke against 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 P11/W2357, former Carmel College, Mongewell Park, Mongewell, OX10 8BU, subject to:

- I. the prior completion of a Section 106 planning obligation with Oxfordshire County Council to secure infrastructure payments of £611,520;
 - II. the prior completion of a Section 106 planning obligation with South Oxfordshire District Council to secure a financial contribution of £2,000,000 to affordable housing; and
 - III. Detailed conditions in accordance with the summary of conditions set out below (these may be subject to variation during the course of drafting the legal agreement):
1. Commencement three years – full planning permission;
 2. Compliance with approved plans;
 3. Samples of all materials;
 4. Development to be in accordance with Flood Risk Assessment;
 5. Phasing of development;
 6. Construction Management Plan;
 7. Tree protection – method statement overall strategy;
 8. Landscape Masterplan and Management Plan;
 9. Archaeology - Implementation of Staged Programme of Work;
 10. Contamination (investigation);
 11. Implementation of a species / habitat scheme;
 12. Scheme to eradicate Japanese Knotweed;
 13. Surface Water Drainage Details – each phase;
 14. Foul Drainage Details – each phase;
 15. Tree protection – each phase;
 16. Landscaping Scheme – each phase;
 17. Windows and external doors to specification;
 18. Sample materials required for each phase – buildings and landscaping;
 19. Parking – to be provided in accordance with highway specification;
 20. Parking – unallocated parking;
 21. Cycle Parking Facilities to be provided;
 22. Development to be constructed in accordance with Sustainability Statement;
 23. Update the wildlife survey if development not commenced within 1 year;

24. Hours of operation - construction/demolition sites;
25. Noise from commercial premises [and gym];
26. Odour from commercial food premises;
27. Hours of commercial premises;
28. Noise Assessment and control (roads);
29. External Lighting – General;
30. Construction of site access junction(s);
31. New estate roads;
32. Section 38 Agreement;
33. Section 278 Agreement;
34. Residential Travel Plan to be agreed;
35. Withdrawal of PD (Part 1 Classes A & D) - no extension/alteration or porches;
36. Withdrawal of PD (Part 1 Class E) - no buildings/enclosures;
37. Withdrawal of P.D. (Part 2 Class A) - no walls, fences etc;
38. Withdrawal of P.D. - no roof extensions or alterations; and
39. Secure by Design

RESOLVED: to grant listed building consent for application P11/W2358/LB, former Carmel College, Mongewell Park, Mongewell, OX10 8BU, subject to the completion of:

- i. A management plan to secure long term maintenance and upkeep of listed buildings; and
- ii. The following conditions (these may be subject to variation):

1. Commencement three yrs - Listed Building Consent;
2. Compliance with approved plans;
3. Commencement Date (Detailed Apps);
4. Submission of detailed drawings for repairs;
5. Method statement for cleaning buildings;
6. Submission of detailed drawings for restoration of specific elements;
7. Specification and schedule of repairs, replacement and samples of doors and windows;
8. Protection and retention of historic landscaping and walls;
9. Works to match existing fabric; and
10. Details of miscellaneous e.g. signs, vents, flues.

59 P13/S2469/FUL and P13/S2470/LB - Former Carmel College, Mongewell Park, Mongewell

The committee considered applications P13/S2469/FUL and P13/S2740/LB to demolish the existing Grade II listed northern gate pier at the entrance to Carmel College, Mongewell Park, Mongewell, OX10 8BU; to rebuild it 1.5 metres north of the existing location and shorten the flanking wall; and additional quoin stones to the north corner of the wall.

John Griffin and Nigel Hannigan, representatives of Crowmarsh Gifford Parish Council, spoke against the application.

Fiona Pinner, a local resident, spoke against the application.

Neil Rowley, an agent for the applicant, spoke in support of the application.

Kristina Crabbe, a local ward councillor, spoke against 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 P13/D2469/FUL, former Carmel Collage, Mongewell Park, Mongewell, OX10 8BU, subject to the following conditions:

1. Commencement three years - full planning permission;
2. Approved plans;
3. Submission of details; and
4. Gate pier and wall to be rebuilt immediately.

RESOLVED: to grant listed building consent for application P13/S2470/LB, former Carmel College, Mongewell Park, Mongewell, OX10 8BU, subject to the following conditions:

1. Commencement three years – listed building consent;
2. Approved plans;
3. Submission of details; and
4. Gate pier and wall to be rebuilt immediately.

The meeting closed at 8.00 pm

Chairman

Date