

# Minutes

OF A MEETING OF THE

## Planning Committee

HELD AT 6.00 PM ON WEDNESDAY 29 OCTOBER 2014

COUNCIL CHAMBER, DISTRICT COUNCIL OFFICES, CROWMARSH  
GIFFORD

### Present:

Felix Bloomfield (Chairman)

Roger Bell, Celia Collett, MBE, Kristina Crabbe, Philip Cross, Pat Dawe, Paul Harrison, Malcolm Leonard, Denise Macdonald, Alan Rooke, Michael Welply and Jennifer Wood.

### Apologies:

Margaret Turner tendered her apologies.

### Officers:

Paula Fox, Sharon Crawford, Paul Lucas, Victoria Butterworth, Kim Gould, Nicola Meurer and Steven Corrigan.

### 85 Declarations of disclosable pecuniary interest

None.

### 86 Minutes of previous meetings

**RESOLVED:** to approve the minutes of the meetings held on 17 September and 15 October as correct records and agree that the Chairman sign these as such.

### 87 Urgent items

None.

### 88 Applications deferred or withdrawn

Application P14/S1195/FUL at Manor Croft, Little Croft Road, Goring-on-Thames, RG8 9ER was deferred to allow for further consultation following the submission of amended plans by the applicant.



Listening Learning Leading

## **89 Proposals for site visit reports**

None.

## **90 P14/S1195/FUL - Manor Croft, Little Croft Road, Goring-on-Thames, RG8 9ER**

Application P14/S1195/FUL at Manor Croft, Little Croft Road, Goring-on-Thames, RG8 9ER was deferred to allow for further consultation following amendments made by the applicant, (see minute 88/10/14).

## **91 P14/S1503/FUL - Corner of Wood Lane and Green Lane, Sonning Common**

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/S1503/FUL to erect a two storey building, with undercroft carport, to accommodate an A2 unit at ground floor level with self-contained two-bedroom flat above at the corner of Wood Lane and Green Lane, Sonning Common.

Sonning Common Parish Council had a statement circulated to the committee prior to the debate.

A motion moved and seconded to grant planning permission was declared carried on being put to the vote.

**RESOLVED:** to grant planning permission for application P14/S1503/FUL at the corner of Wood Lane and Green Lane, Sonning Common subject to the following conditions:

1. Commencement three years - Full planning permission.
2. Approved plans.
3. Materials as on plan.
4. Parking and manoeuvring areas to be as shown on plan, constructed to the specification of the Local Highway Authority and retained.
5. Landscaping scheme (trees and shrubs only) to be submitted for approval.
6. Details of fish and chip shop extractor unit and flue to be submitted to satisfaction of Environmental Health.

## **92 P14/S1778/RM - Parcel DN03BCD of Great Western Park, Didcot**

Denise Macdonald, 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/S1778/RM to erect 247 dwellings, landscaping and associated infrastructure on parcel DN03BCD of Great Western Park, Didcot.

The officer summarised further feedback received since the publication of the agenda from the following:

- Didcot Town Council have withdrawn their objection;
- Harwell Parish Council are now largely satisfied with primary school drop-off arrangements , which have been amended by the County Council, adding a condition to provide onsite drop-off should numbers at the primary school increase;
- Oxfordshire County Council Highways team have no objections to the amended plans;
- The Vale Housing Team have no objections to the amended plans;
- The landscape architect and tree officer require amendments to the Arboricultural method statement;
- The dwelling numbers on the application have increased from 247 to 248 as a result of amended plans; and
- Six additional letters of objection from residents have been received over the amended plans, concerning the following:
  - Rear parking courts resulting in security concerns and noise impact;
  - The houses are in high density and too close to the boundary;
  - They were promised no social housing adjacent to the existing houses; and
  - Boundary treatment concerns.

The officer proposed an amended recommendation to delegate authority to grant planning permission to the head of planning, subject to the addressing of the landscaping comments and additional conditions relating to communal satellite dishes/aerials for the flats.

Karen Waggott, a local resident, spoke against the application.

Ronald Judd, a local resident, spoke against the application

Nick Laister, the applicant's agent, spoke in favour of the application.

Denise Macdonald, the local ward councillor, spoke against the application.

A number of councillors expressed concerns regarding the preservation of the archaeological heritage of the site.

A motion moved and seconded to grant planning permission was declared carried on being put to the vote.

**RESOLVED:** to authorise the head of planning to grant planning permission for application P14/V1314/RM for parcel DN03BCD, Great Western Park, Didcot, subject to the following conditions:

1. The development shall begin within two years;
2. The development hereby approved shall be carried out in accordance with the schedule of drawings dated 30th September 2014;
3. The development hereby approved shall not be occupied until full details (including a plan of the means of foul drainage and the storage tanks and accompanying system as referenced in the letter from RPS dated 29<sup>th</sup>

- September) have been submitted to and approved in writing by the Local Planning Authority;
4. Details of tenure mix on the affordable housing units shall be submitted to and approved in writing by the Local Planning Authority;
  5. The external finishes for the development hereby permitted shall only be constructed in the materials specified on the Drawing No. 69-1997-107 Rev C External Finishes Layout or in other materials which shall previously have been approved by the Local Planning Authority;
  6. The garages forming part of the development shall be retained for parking of motor vehicles at all times and shall not be adapted to be used for any other purpose;
  7. Amendments to the arboricultural method statement; and
  8. Communal telecoms agreements for the flats.

### **93 P14/S2511/O - 69 Park Street, Thame, OX9 3HU**

The committee considered application P14/S2511/O to demolish existing buildings and to erect three 3-bedroom two storey dwellings with parking and amenity space.

The planning officer reported that since the publication of the agenda, an additional condition for an arboricultural method statement has been added.

Helena Fickling, a representative of Thame Town Council, spoke against the application.

Ian Slater, the applicant's agent, spoke in favour of the application.

A number of councillors expressed concerns concerning an overdevelopment of the site and amenity space.

A motion moved and seconded to grant planning permission was declared carried on being put to the vote.

**RESOLVED:** to grant outline planning permission for application P14/S2511/O at 69 Park Street, Thame subject to the following conditions:

1. Commencement - outline planning permission.
2. Reserved matters to be submitted – specific.
3. Plan of car parking provision (specified number of spaces).
4. Cycle parking facilities.
5. Development to meet Code level 4.
6. Contaminated land preliminary risk assessment with mitigation if required.
7. Details of foul and surface water drainage.
8. Arboricultural method statement.

### **94 P14/S2122/FUL - Land adjacent to 32 Aylesbury Road, Thame**

Michael Welply, 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/S2122/FUL to allow insertion of additional windows at ground floor level as a variation of condition 2 of Planning Permission P13/S3513/FUL on land adjacent to 32 Aylesbury Road, Thame.

Edward France, a local resident, spoke against the application.

Tim Northey, the applicant's agent, spoke in favour of the application.

Michael Welply, the local ward councillor, spoke in favour of the application.

A motion moved and seconded to grant planning permission was declared carried on being put to the vote.

**RESOLVED:** to grant planning permission for application P14/S2122/FUL at land adjacent to 32 Aylesbury Road, Thame subject to the following conditions:

1. Commencement three years - Full planning permission.
2. Approved plans.
3. All other conditions as previous planning permission.

## **95 P14/S2760/FUL - 116 Wellington Street, Thame, OX9 3BN**

Michael Welply, 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/S2760/FUL to demolish the existing garage and parking area and to erect two 2 bedroom semi-detached cottages with off-street parking.

The planning officer reported that since the publication of the agenda, a further letter of objection has been received from a local resident regarding the following concerns:

- Parking and traffic;
- Ridge heights; and
- Construction issues.

Helena Fickling, a representative of Thame Town Council, spoke against the application.

Simon Stalley, a local resident, spoke against the application.

Amanda Walker, the applicant's agent, spoke in favour of the application.

Michael Welply, the local ward councillor, spoke against the application.

A number of councillors expressed concerns of overdevelopment, a lack of amenity space and impact on traffic.

A motion moved and seconded to grant planning permission was declared carried on being put to the vote.

**RESOLVED:** to grant planning permission for application P14/S2760/FUL at 116 Wellington, Thame subject to the following conditions:

1. Commencement three years - Full planning permission.
2. Approved plans.
3. Sample materials required (walls and roof).

4. Withdrawal of PD (Part 1 Class A) - no extensions etc.
5. Withdrawal of PD (Part 1 Class B) – no extension or alteration to roof.
6. Code Level 4.
7. Surface drainage works.
8. Parking and manoeuvring as per plans.

The meeting closed at 8.35 pm

Chairman

Date