

# Minutes

OF A MEETING OF THE

## Planning Committee

HELD AT 6.00 PM ON WEDNESDAY 22 APRIL 2015

WALLINGFORD TOWN HALL, MARKET PLACE, WALLINGFORD

### Present:

Felix Bloomfield (Chairman)

Roger Bell, Joan Bland, Celia Collett, MBE, Kristina Crabbe, Philip Cross, Paul Harrison, Malcolm Leonard, Denise Macdonald and Margaret Turner

### Apologies:

Pat Dawe and Neville F Harris tendered apologies.

### Officers:

Adrian Duffield, Kim Gould, Paul Lucas, Ron Schrieber and Cathie Scotting

### 189 Declarations of disclosable pecuniary interest

None.

### 190 Urgent items

None.

### 191 Applications deferred or withdrawn

Applications P14/S2176/FUL and P14/S2395/LB at the Elms, Thame and P14/S2310 at Elms Park, Park Street, Thame were deferred for consideration to allow for additional information to be submitted and considered.

### 192 Proposals for site visit reports

None.

### 193 P14/S2176/FUL - The Elms, Thame

This item was deferred for consideration to allow for additional information to be submitted and considered.



Listening Learning Leading

**194 P14/S2395/LB - Land at The Elms, 32 Upper High Street, Thame, OX9 2DN**

This item was deferred for consideration to allow for additional information to be submitted and considered.

**195 P14/S2310/O - Elms Park Park Street Thame, OX9 2DN**

This item was deferred for consideration to allow for additional information to be submitted and considered.

**196 P14/S3524/O - Mount Hill Farm, High Street, Tetsworth, Oxon, OX9 7AD**

The committee considered application P14/S3524/O to erect 39 dwellings with associated parking, new vehicular access and estate roads and a new school building and associated outdoor space at Mount Hill Farm, High Street, Tetsworth.

The planning officer reported that, since the publication of the agenda, two further objections had been received from local residents. She also reported the following amendments to the recommended reasons for refusal:

- In reason 1, last sentence, add CSM1 to the list of South Oxfordshire Core Strategy policies to which the application is contrary.
- Delete reason 3 and renumber reasons 4 and 5 accordingly.

Marjorie Sanders, a representative of Tetsworth Parish Council, spoke in support of the application.

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

Dorothy Brown, a local councillor, spoke in support of the application.

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/S3524/O at Mount Hill Farm, High Street, Tetsworth, for the following reasons:

1. The application site is within Tetsworth, a smaller village in the district and not identified for development in the Development Plan. The proposal does not represent infill development as defined by the Core Strategy and it is unsustainable as it has poor access to essential services and facilities. The application does not accord with the district's strategy for growth and necessary infrastructure. The district has a 5 year housing supply in the Rest of the District and the proposal is therefore contrary to the NPPF, NPPG and policies CSS1, CSR1, CSI1 and CSM1 of the South Oxfordshire Core Strategy.
2. The proposed development will encroach into open land important for the rural agricultural, historical and landscape setting of Tetsworth, contrary to policies CSQ3, CSEN3 of the South Oxfordshire Core Strategy contrary and saved policies G2, G4, and C4 of the South Oxfordshire Local Plan.

3. The application fails to secure affordable housing and housing needs contrary to policies CSH3, CSH4 of the South Oxfordshire Core Strategy.
4. The application fails to secure infrastructure necessary to meet the needs of the development, contrary to policy CSI1 of the Core Strategy and the saved policies R2, R3, R6 and D12 of the South Oxfordshire Local Plan.

### **197 P15/S0157/FUL - 91 Queensway, Didcot, OX11 8LX**

The committee considered application P15/S0157/FUL to erect a detached dwelling and create vehicular access from Lockinge Close at 91 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 P15/S0157/FUL at 91 Queensway, Didcot, subject to the following conditions:

1. Commencement within three years.
2. In accordance with the approved plans.
3. Obscure glazing for the first floor window in southern elevation.
4. Removal of permitted development rights regarding extensions, roof alterations and roof changes (A, B and C).
5. Removal of permitted development rights regarding outbuildings.
6. New Vehicular access to specification.
7. Permeable paving to the parking area.
8. Car parking to be retained.
9. No surface water drainage onto the highway.
10. No conversion of garage.
11. Sample materials.

### **198 P15/S0381/FUL - Land adjacent to Crossways, The Close, Crays Pond**

The committee considered application P15/S0381/FUL to erect a detached three-bedroom chalet bungalow and attached single garage at land adjacent to Crossways, The Close, Crays Pond.

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 P15/S0381/FUL at land adjacent to Crossways, The Close, Crays Pond, subject to the following conditions:

1. Commencement three years - Full Planning Permission.
2. Approved plans.
3. Levels (details required).
4. Schedule of materials required (all).
5. Removal of permitted development rights regarding outbuildings.
6. New vehicular access.
7. Vision splay details.
8. Parking and manoeuvring areas retained.
9. No surface water drainage to highways.

10. Implement tree protection as approved.

The meeting closed at 6.55 pm

Chairman

Date