

# Minutes

OF A MEETING OF THE

## Planning Committee

HELD AT 6.00 PM ON WEDNESDAY 26 AUGUST 2015

THE FOUNTAIN CONFERENCE CENTRE, HOWBERY PARK,  
CROWMARSH GIFFORD

### Present:

Felix Bloomfield (Chairman)

Joan Bland, Margaret Davies, Anthony Dearlove, Lorraine Hillier, Richard Pullen,  
David Turner and Margaret Turner

### Apologies:

Martin Akehurst, Jeannette Matelot and Toby Newman tendered apologies.

### Officers:

Paul Bowers, Paula Fox, Natasha Ireland, Simon Kitson, Nicola Meurer, Marc Pullen  
and Davina Sarac

### Also present:

Robert Simister

### 45 Declarations of disclosable pecuniary interest

None.

### 46 Minutes of the previous meeting

**RESOLVED:** to approve the minutes of the meetings held on 22 July and 29 July  
2015 as correct records and agree that the Chairman sign these as such.

### 47 Urgent items

None.

### 48 Applications deferred or withdrawn

None.



Listening Learning Leading

## **49 Proposals for site visit reports**

None.

## **50 P15/S1547/O - 19 Church Lane, Chinnor, OX39 4PW**

The committee considered application P15/S1547/O for outline planning permission for the erection of a detached chalet-style dwelling with access, parking and amenity space at 19 Church Lane, Chinnor.

Martin Wright, a representative of Chinnor Parish Council, spoke objecting to the application.

Jake Collinge, the applicant's agent, spoke in support of the application.

A motion, moved and seconded, to approve the application with an extra condition to limit the building height to 7 metres, was declared carried on being put to the vote.

**RESOLVED:** to grant outline planning permission for application P15/S1547/O at 19 Church Lane, Chinnor, subject to the following conditions:

1. Commencement of outline planning permission within three years of this permission or two years of the approval of the final reserved matter.
2. Reserved matters in relation to scale, appearance and landscaping to be submitted.
3. Development in accordance with approved plans.
4. External materials to be agreed in writing.
5. Levels to be agreed in writing.
6. Parking and turning areas to be provided prior to occupation.
7. Vision splay details to be agreed in writing.
8. Withdrawal of permitted development for extensions and outbuildings.
9. Landscaping scheme to be agreed in writing.
10. Hard-surfacing to comply with sustainable urban drainage principles.
11. Roof height limit of 7 metres.

## **51 P15/S1599/FUL - Mill Farm, Sonning Eye, RG4 6TR**

The committee considered application P15/S1599/FUL to demolish the existing building and erect a larger replacement building at Mill Farm, Sonning Eye.

A motion, moved and seconded, to approve the application with an extra condition to limit the use to that which has been applied for, was declared carried on being put to the vote.

**RESOLVED:** to grant planning permission for application P15/S1599/FUL at Mill Farm, Sonning Eye, subject to the following conditions:

1. Commencement of development within three years.
2. Development to be carried out in accordance with the approved plans.
3. Samples of external wall materials to be agreed in writing prior to the commencement of development.

4. Noise - Restriction of hours of operation limited to 08:00 to 18:00 Monday to Friday and 08:00 to 13:00 on Saturdays.
5. Restrict use of building to that which has been applied for.

## **52 P15/S2067/FUL - Croft House, Limetree Road, Goring, RG8 9EY**

The committee considered application P15/S2067/FUL for the erection of a new five bedroom detached dwelling with three parking spaces with access on garden land adjacent to Croft House, Limetree Road, Goring.

Nicola Laurence, a local resident, spoke objecting to the application.

Deirdre Wells, the applicant's agent, spoke in support of the application.

A motion, moved and seconded, to approve the application with an extra condition to include a landscaping scheme to be submitted, was declared carried on being put to the vote.

**RESOLVED:** to grant planning permission for application P15/S2067/FUL at Croft House, Limetree Road, Goring, subject to the following conditions:

1. Commencement three years - full planning permission.
2. Approved plans.
3. Sample materials required (all).
4. New vehicular access.
5. Turning area and car parking.
6. No surface water drainage to highway.
7. Tree protection in accordance with submitted tree report.
8. Landscaping scheme including boundary treatment to be submitted.

## **53 P15/S1482/HH - Oakdene, Rokeby Drive, Tokers Green, RG4 9EN**

The committee considered application P15/1482/HH for a two storey rear extension and roof conversion raising the ridge height and single storey side extension at Oakdene, Rokeby Drive, Tokers Green.

Mr Thresher, a representative of Kidmore End Parish Council, spoke objecting to the application.

Trevor Perchard, a local resident, spoke objecting to the application.

Robert Simister, the local ward member, spoke objecting to the application.

Contrary to the officer's recommendation to approve the application, the committee did not agree that the proposal would be in keeping with the street scene and would detrimentally affect the amenity of the neighbouring property.

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 P15/S1482/HH at Oakdene, Rokeby Drive, Tokers Green, for the following reasons:

1. The proposal by reason of its size, siting and height would be detrimental to the amenity of both neighbouring properties on the basis of its overbearing appearance and the loss of light it would cause. As such the proposal would be contrary to saved policy H13 of the South Oxfordshire Local Plan and to advice in the South Oxfordshire Design Guide.
2. The proposal by reason of its size, height and design would be out of keeping with the character of the existing bungalow and the appearance of the street scene and immediate area. As such the proposal would be contrary to Policy CSQ3 of the adopted South Oxfordshire Core Strategy, saved policies G2 and H13 of the South Oxfordshire Local Plan and to advice in the South Oxfordshire Design Guide.

The meeting closed at 7.05 pm

Chairman

Date