

# Minutes

OF A MEETING OF THE

## Planning Committee

HELD AT 6.00 PM ON WEDNESDAY 18 NOVEMBER 2015

THE FOUNTAIN CONFERENCE CENTRE, HOWBERY PARK,  
CROWMARSH GIFFORD

### Present:

Felix Bloomfield (Chairman)

Jeannette Matelot, Toby Newman, Richard Pullen, David Turner and Ian White

### Apologies:

Joan Bland, Margaret Davies, Anthony Dearlove, Lorraine Hillier and Margaret Turner tendered apologies.

### Officers:

Peter Brampton, Paul Bowers, Sharon Crawford, Paula Fox, Simon Kitson, Paul Lucas, Nicola Meurer, Katherine Quint and Tom Wyatt.

### Also present:

Councillors Elizabeth Gillespie, Jane Murphy and David Nimmo-Smith

### 78 Declarations of disclosable pecuniary interest

None.

### 79 Urgent items

None.

### 80 Applications deferred or withdrawn

None.

### 81 Proposals for site visit reports

None.



Listening Learning Leading

## **82 P13/S3896/FUL - Land adjacent to Village Green, Newlands Lane, Stoke Row**

The committee considered application P13/S3896/FUL to erect a two storey, four-bedroom house and detached two-bay garage, parking and driveway on land adjacent to Village Green, Newlands Lane, Stoke Row.

Neil Thomson, a local resident, spoke objecting to the application.

Harry Dobbs, the applicant's agent, spoke in support of the application.

Councillor David Nimmo Smith, one of the local ward councillors, spoke 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 P13/S3896/FUL, 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. House levels to be in accordance with the approved plans; garage levels to be submitted and agreed prior to commencement of this part of the development.
4. Samples of all external materials to be submitted and agreed prior to commencement of development.
5. Sample panel of flintwork to be knapped flint in slim mortar beds to be submitted and agreed prior to commencement.
6. Flush fitting conservation rooflights to have a cill level at least 1.7 metres above internal first floor level.
7. No additional first floor windows or roof openings.
8. Withdrawal of permitted development rights for extensions and outbuildings.
9. Improvements to existing vehicular access to be implemented prior to occupation of the dwelling.
10. Vision splay details implemented and retained as approved.
11. Parking and manoeuvring areas retained as approved.
12. No surface water drainage to the public highway.
13. No garage conversion into accommodation.
14. Any gates to be set back a minimum of 5 metres from the carriageway.
15. Soft landscaping scheme including details of planting of trees and any replacement hedgerows and hard landscaping including driveway and parking surfacing and boundary treatments to be submitted and agreed prior to commencement.
16. A maintenance schedule and a long term management plan for the 'undeveloped land' shown on the approved site area plan to be submitted and agreed prior to commencement.
17. Tree protection measures to be implemented as set out in the approved arboricultural report for the duration of development.

## **83 P15/S2121/FUL - Land North of London Road, Wheatley**

The committee considered application P15/S2121/FUL to erect 51 dwellings with access from London Road, together with associated landscaping and open space provision on land North of London Road, Wheatley.

Roger Bell, a representative of Wheatley Parish Council, spoke in support of the application, but raised areas of concern with the proposed layout.

Rob Pratley, a local resident, and Andrew Johnson, a representative of St Mary's Close Action Group spoke objecting to the application.

Steven Brown, the applicant's agent, spoke in support of the application.

Councillor Toby Newman, one of the local ward councillors, spoke in support of the application but raised concerns with the proposal relating to the impact on some residents of Fairfax Gate and London Road.

A motion, moved and seconded, to approve the application subject to an extra condition regarding the number, distribution and treatment of visitor car park spaces, was declared carried on being put to the vote.

**RESOLVED:** to delegate authority to the Head of Planning in consultation with the Chairman of Planning Committee, to grant planning permission for application P15/S2121/FUL, subject to:

- I. The prior completion of a Section 106 agreement with the County Council and the District Council to secure the affordable housing and financial contributions as listed above; and
- II. The following conditions:
  1. Commencement three years.
  2. Approved plans.
  3. Slab and ridge levels to be agreed.
  4. All sample materials to be agreed.
  5. Sample wall panel of materials to be agreed.
  6. Tree protection to be agreed.
  7. Landscaping – including access, hardstanding, fences and walls – to be agreed.
  8. Tree pits to be agreed.
  9. Construction traffic management plan to be agreed.
  10. Green travel plans to be agreed and provided to residents.
  11. Street lighting to be agreed.
  12. Air quality mitigation measures to be agreed.
  13. Internal and external noise mitigation as agreed.
  14. Surface water drainage works to be agreed.
  15. Foul drainage works to be agreed.
  16. Reptile mitigation strategy to be agreed.
  17. Biodiversity off-setting to be agreed.
  18. Archaeological watching brief to be agreed.
  19. Implementation of programme of archaeological work to be agreed.
  20. New vehicle access to County highway specification to be agreed.
  21. Vision splay details as agreed and as specified.
  22. New estate roads as approved.
  23. Estate accesses, driveways and turning areas as approved.
  24. Parking and manoeuvring areas as approved and retained.

25. No garage conversion into accommodation.
26. Cycle parking as approved.
27. No surface water drainage to highway.
28. Ecological enhancement measures as approved.
29. Refuse and recycling as approved.
30. Hours of construction.
31. Details of visitor car parking to be agreed.

#### **84 P14/S3192/FUL - Fullamoor Farm House, Clifton Hampden**

The committee considered application P14/S3192/FUL to develop a solar array farm at Fullamoor Farm, Clifton Hampden.

Officer update: a correction in the application address, which should read Fullamoor Farm, not Fullamoor Farm House.

Mark Candish, 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/S3192/FUL, subject to the following conditions:

1. Commencement three years - full planning permission.
2. Approved plans.
3. Temporary Permission – 30 years.
4. Site restoration scheme required.
5. Panels shall not exceed 3 metres in height.
6. Landscaping Scheme (trees and shrubs only).
7. Provide parking and maintenance tracks in accordance with layout plan.
8. Construction management plan required.

#### **85 P15/S2748/FUL - Land between Mount Vernon and North Barn, Bakers Lane, Brightwell-cum-Sotwell**

The committee considered application P15/S2748/FUL to construct one dwelling and garages on land between Mount Vernon and North Barn, Bakers Lane, Brightwell-cum-Sotwell.

David Fox, a representative of Brightwell-cum-Sotwell Parish Council, spoke objecting to the application.

Richard Wyndham-Smith, the applicant's agent, spoke in support of the application.

Councillor Jane Murphy, one of the local ward councillors, spoke 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 P15/S2748/FUL subject to the following conditions:

1. Three year commencement of work.
2. In accordance with plans.
3. Boundary detailing to be submitted.
4. New vehicular access.
5. Parking and turning space in place prior to occupation.
6. No surface water drainage to highway.
7. Materials and detailing in accordance with schedule, or otherwise agreed in writing with the local planning authority.
8. Protection of hedge during development.
9. Hedge protection and maintenance in accordance with hedgerow methodology, or otherwise agreed in writing with the local planning authority.
10. No garage conversion into accommodation.
11. Removal of permitted development rights – Class A (extensions and alterations).
12. Removal of permitted development rights – Class B (roof enlargement and dormer windows).
13. Removal of permitted development rights – Class E (outbuildings).

## **86 P15/S2909/FUL - Land adjoining 17 York Road, West Hagbourne**

The committee considered application P15/S2909/FUL to erect a two bedroom detached dwelling; with parking for two cars; bin areas; and front and rear gardens on land adjoining 17 York Road, West Hagbourne.

Officer update: Two further representations had been received from objectors and there is a correction on the numbering of the neighbouring property in the report. At paragraph 6.14 in the report, the new dwelling coming in line with the rear of 15 York Road should have been identified as 16 York Road.

Richard Pladdys, the applicant, spoke in support of the application.

Councillor Jane Murphy, one of the local ward councillors, spoke to the application.

The committee did not consider that the application would not be out of character in the street scene by virtue of its design and that it would be an overdevelopment of the site due to the contrived subdivision of the amenity space.

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/S2909/FUL due to the following reason:

That, having regard to the size of the site and the contrived plot subdivision, the proposal represents over development of the site with inadequate standards of amenity for the occupants of the existing 17 York Road contrary to Policy CSQ3 of the South Oxfordshire Core Strategy 2027 and Policies G2, D1, D3 and H4 of the South Oxfordshire Local Plan 2011 and section 3.2.8 of the South Oxfordshire Design Guide 2008.

## **87 P15/S2266/FUL - Harpsden Wood Cottage, Harpsden Woods, Harpsden**

The committee considered application P15/S2266/FUL for a replacement dwelling at Harpsden Wood Cottage, Harpsden Woods, Harpsden.

Kester George and Jeff Ellis, two local residents, spoke objecting to the application.

Paul Wandless and Matt Taylor, the applicant and agent, spoke in support of the application.

Councillor Paul Harrison, one of the local ward councillors, spoke 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 P15/S2266/FUL, subject to the following conditions:

1. Commencement three years - full planning permission.
2. Development to be implemented in accordance with the approved plans.
3. Samples of all external finishes to be approved prior to commencement of development.
4. Bat habitat mitigation measures to be implemented in accordance with the approved details.
5. Detailed tree protection to be agreed prior to commencement of development.
6. Withdrawal of permitted development (Part 1 Class A, B, E) - no further extensions, roof extensions or outbuildings to be erected without planning permission.

## **88 P15/S2778/FUL - 2A Grove Road, Sonning Common**

The committee considered application P15/S2778/FUL to demolish the existing commercial buildings and erect one two-bedroom and one four-bedroom dwelling with associated landscaping and parking at 2A Grove Road, Sonning Common.

Leigh Rawlins, a representative of Sonning Common Parish Council, spoke in support of the application.

Chris Keen and Davis Williams, the applicant's agents, spoke in support of the application.

Councillor Paul Harrison, one of the local ward councillors, spoke in support of the application.

The committee did not agree with the officer's recommendation to refuse the application due to the quality of design; the need for housing in a sustainable location on brownfield land; and local people are 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 P15/S2778/FUL subject to the following conditions:

1. Commencement three years – full planning permission.
2. Development to be implemented in accordance with the approved plans.
3. Levels to be agreed prior to commencement of development.
4. Samples of materials to be approved prior to commencement of development.
5. Landscaping scheme to be approved prior to commencement of development.
6. Tree protection details to be approved prior to commencement of development.
7. A reptile survey to be carried out prior to commencement of development and mitigation to be carried out as required.
8. Withdrawal of permitted development for extensions and outbuildings.
9. Formation of means of access onto Grove Road prior to occupation of development.
10. Vision splays to be formed and constructed in accordance with details to be approved prior to commencement.
11. No surface water discharge onto highway.
12. Any gates to be set back a minimum of 5 metres.
13. Parking and turning areas to be provided prior to occupation of the development.
14. Rooflights on the rear elevation of the dwelling to Plot 2 to be obscure glazed and fixed shut non-opening or positioned at least 1.7 metres above internal floor level.

## **89 P15/S2665/FUL - Vine Lodge, Peppard Hill, Peppard Common**

The committee considered application P15/S2665/FUL to remove condition 4 (Code for Sustainable Homes) of application P14/S3795/FUL at Vine Lodge, Peppard Hill, Peppard Common.

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

**RESOLVED:** to grant the removal of condition 4 (Code for Sustainable Homes) of planning permission P14/S3795/FUL.

The meeting closed at 9.05 pm

Chairman

Date