

Minutes

OF A MEETING OF THE

Planning Committee

HELD AT 6.00 PM ON WEDNESDAY 9 DECEMBER 2015

LADYGROVE ROOM, DIDCOT CIVIC HALL, BRITWELL ROAD, DIDCOT

Present:

Felix Bloomfield (Chairman)

Joan Bland, Margaret Davies, Anthony Dearlove, Jeannette Matelot, Toby Newman, Richard Pullen, David Turner, Margaret Turner and David Nimmo-Smith (as substitute for Lorraine Hillier)

Apologies:

Lorraine Hillier tendered apologies.

Officers:

Emma Bowerman, Peter Brampton, Rob Cramp, Sharon Crawford, Adrian Duffield, Kim Gould, Paul Lucas and Ron Schrieber

90 Declarations of interest

None.

91 Minutes of the previous meeting

RESOLVED: to approve the minutes of the meeting held on 21 October 2015 as a correct record and agree that the Chairman sign them as such.

92 Urgent items

None

93 Applications deferred or withdrawn

None

94 Proposals for site visit reports

None



Listening Learning Leading

95 P14/S3766/FUL - 345 Reading Road, Henley-on-Thames

Joan Bland, 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/S3766/FUL to erect 55 residential units (Class C3) with associated undercroft car parking, landscaping and highway works at 345 Reading Road, Henley-on-Thames.

The planning officer reported that Henley Town Council had withdrawn its objection to the application.

Joan Bland, a local ward member, 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 authorise the Head of Planning to grant planning permission for application P14/S3766/FUL subject:

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 - full planning permission
- 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 landscaping (access/hard standings/fencing/walls) to be arranged
- 7 tree pits to be agreed
- 8 vision splay details to be agreed
- 9 turning area and car parking to be agreed
- 10 construction traffic management plan to be agreed
- 11 green travel plans to be agreed
- 12 surface water drainage works to be agreed
- 13 decontamination works to be verified by council
- 14 external lighting to be agreed
- 15 air quality modelling and mitigation to be agreed
- 16 protection of trees during development as agreed
- 17 new vehicular access to county specifications
- 18 parking and manoeuvring areas retained as agreed
- 19 no surface water drainage to highway
- 20 cycle parking as agreed
- 21 noise controls as agreed
- 22 foul drainage works as agreed
- 23 ecology mitigation as approved
- 24 hours of construction.

96 P14/S4113/FUL - The Old Church, Christmas Common

The committee considered application P14/S4113/FUL to erect a detached two-storey three-bedroom dwelling at the Old Church, Christmas Common.

Matt Reid, a representative of Watlington Parish Council, spoke objecting to the application.

Sylvia Mountford, a local resident, spoke objecting to the application.

Karen Clark, the applicant's agent, spoke in support of the application.

Anna Badcock, the local ward member, spoke objecting to the application.

A motion, moved and seconded, to defer consideration of the application and undertake a site visit to assess whether this was an acceptable infill site and the impact on the Area of Outstanding Natural Beauty from the footpaths, was declared carried on being put to the vote.

RESOLVED: to defer consideration of application P14/S4113/FUL to assess whether this was an acceptable infill site and the impact on the Area of Outstanding Natural Beauty from the footpaths.

97 P15/S2967/FUL - Unit 23 Manor Farm, Peppard Common

David Nimmo-Smith, 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 P15/S2967/FUL for the use of land and building (unit 23) by Manor Mix for concrete mixing business including internal storage of aggregates, cement and water, external deliveries to front of building, washdown area, and manoeuvring of front loader (internal and external) at Unit 23 Manor Farm, Rotherfield Peppard.

Fiona Berry, a representative of Rotherfield Peppard Parish Council, spoke objecting to the application.

Kevin Brown, a local resident, spoke objecting to the application.

Neil Davis, the applicant's agent, spoke in support of the application.

David Nimmo-Smith, the local ward member, spoke objecting to the application.

A motion to refuse the application contrary to the officer's recommendations, on the grounds of air pollution and the absence of an environmental permit, fell for lack of a seconder.

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/S2967/FUL at Unit 23 Manor Farm, Peppard Common, subject to the following conditions:

- 1 development in accordance with the approved plans
- 2 storage and loading activities to be contained within the building
- 3 use limited to the operation of no more than four concrete lorries
- 4 restriction to hours of use.

98 P15/S3127/FUL - Wickets, Church Lane, Rotherfield Peppard

David Nimmo-Smith, 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 P15/S3127/FUL for the demolition of the existing bungalow and garage and the erection of a replacement 5 bedroom dwelling and detached double garage at Wickets, Church Lane, Rotherfield Peppard.

Fiona Berry, a representative of Rotherfield Peppard Parish Council, spoke objecting to the application.

Ian Heriot, a local resident, spoke objecting to the application.

Huw Nellor, the applicant's agent, spoke in support of the application.

David Nimmo-Smith, the local ward member, spoke objecting 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/S3127/FUL at Wickets, Church Lane, Rotherfield Peppard, subject to the following conditions:

1. commencement three years - full planning permission
2. development to be as shown on approved plans
3. sample materials to be approved
4. parking to be provided as on plan
5. ensuite window in side elevation to be obscure glazed
6. details of levels to be submitted and agreed
7. landscaping scheme to be submitted and approved
8. front hedge to be retained.

99 P15/S2021/FUL - 71 Wantage Road, Wallingford, Oxon

The committee considered application P15/S2021/FUL for the demolition of no 75 Wantage Road and the construction of 3 new dwellings with garages and modified access at 71 Wantage Road, Wallingford.

The planning officer reported that an additional representation had been received from Environmental Health who had no objection in principle to the application but had requested a pre-commencement condition to mitigate the impact on air quality of the development. She also requested committee to add a further condition requiring the demolition of 75 Wantage Road prior to the occupation of the new dwellings.

Adrian Lloyd, a representative of Wallingford Town Council, spoke objecting to the application.

Martin Few, a local resident, spoke objecting to the application.

John Spratley, the applicant's agent and Simon Plant, on behalf of the applicant, spoke in support of the application.

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

RESOLVED: to grant planning permission for application P15/S2021/FUL at 71 Wantage Road, Wallingford, 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 new vehicular access to be provided prior to occupation
- 4 close existing access prior to use of proposed access
- 5 vision splays to be provided
- 6 turning area and car parking to be provided prior to occupation
- 7 construction traffic management scheme to be agreed prior to commencement of development
- 8 no surface water drainage to highway
- 9 no garage conversion into accommodation
- 10 landscaping (including access road and hard standings) to be agreed prior to commencement of development
- 11 tree protection measures to be agreed prior to commencement of development
- 12 removal of permitted development rights for Class A (extensions)
- 13 removal of permitted development rights for Class E (outbuildings)
- 14 details of levels to be agreed prior to commencement of development
- 15 external lighting to be agreed prior to commencement of development
- 16 schedule of materials to be agreed prior to commencement of development
- 17 prior to the first occupation of the dwellings hereby approved, the applicant shall agree in writing, measures to mitigate the impact on air quality of the development hereby approved. The mitigation measures shall be installed prior to completion of the development and retained as such thereafter
- 18 demolition of 75 Wantage Road prior to the occupation of the new dwellings.

The meeting closed at 7.58 pm

Chairman

Date