

Minutes

OF A MEETING OF THE

Planning Committee

HELD AT 6.00 PM ON WEDNESDAY 20 JANUARY 2016

THE FOUNTAIN CONFERENCE CENTRE, HOWBERY PARK,
CROWMARSH GIFFORD

Present:

Felix Bloomfield (Chairman)

Joan Bland, Anthony Dearlove, Jeannette Matelot, Lorraine Hillier, Toby Newman,
Richard Pullen, Margaret Turner and Ian White

Apologies:

Margaret Davies and David Turner tendered apologies.

Officers:

Sharon Crawford, Paula Fox, Paul Lucas, Nicola Meurer, Davina Sarac and Tom
Wyatt

Also present:

Councillors Anna Badcock and Paul Harrison.

100 Declarations of disclosable pecuniary interest

Councillor Felix Bloomfield declared an interest in application P15/S3649/O – Land adjacent to Eyres Close, Ewelme as he is a direct neighbour to the proposed site. He would therefore be leaving the room whilst this item was considered.

101 Minutes of the previous meeting

RESOLVED: to approve the minutes of the meetings held on 18 November and 9 December 2015 as correct records and agree that the Chairman sign these as such.

102 Urgent items

None.



Listening Learning Leading

103 Applications deferred or withdrawn

None.

104 Proposals for site visit reports

None.

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

Councillor Anthony Dearlove arrived part way through the officer's presentation and was therefore not able to take part in the discussion nor voting on this item.

The committee considered application P14/S4113/FUL to erect a detached two-storey 3-bedroom dwelling at The Old Church, Christmas Common.

Matt Reid, a representative of Watlington Parish Council, spoke objecting to the application. His concerns included the following:

- Lack of enhancement of the AONB;
- Lack of environmental impact assessment;
- It isn't an infill site;
- There is no resolution on the power cables; and
- This plot is meant to be amenity land for local residents as per the covenant.

Sylvia Mountford, a local resident, spoke objecting to the application. Her concerns included the following:

- The AONB should be protected for future generations;
- Not a sustainable location;
- Restricted covenant states the plot is for community use; and
- It would spoil the open aspect of the footpath.

Karen Clark, the applicant's agent, spoke in support of the application. Her speech included the following:

- The proposed development would have a positive relationship with the surrounding properties;
- It is private land;
- There is much needed housing in the area;
- Full support of statutory consultees;
- No requirement for an environmental impact assessment;
- Does not impact the AONB;
- Designated by the Council as appropriate infill;
- SSE have agreed to overhead lines being moved;
- Impact on the trees has been fully assessed; and
- The applicant offered to sell the land back at cost paid.

Councillor Anna Badcock, the local ward member, spoke objecting to the application. Her concerns included the following:

- 123 local residents have signed a petition;
- No enhancement of the AONB;
- Not infill – there is open land either side;
- Costly to enforce conditions;

- No proof of offer of resale; and
- Community usage outweighs planning.

The committee did not agree that the site would enhance the AONB and it would therefore have a negative impact on the surrounding area.

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/S4113/FUL, for the following reason:

The proposed development, through its siting and appearance would detract from the landscape setting of Christmas Common and would fail to conserve the landscape qualities of the Chilterns Area of Outstanding Natural Beauty. As such, the proposal would be contrary to Policy CSEN1 of the South Oxfordshire Core Strategy and Policies G2, G4, C4, D1 and H4 of the South Oxfordshire Local Plan 2011 and guidance contained within the National Planning Policy Framework.

106 P15/S2854/FUL - Chelford House, Reading Road, Lower Shiplake

The committee considered application P15/S2854/FUL to vary conditions 13 (landscaping) and 14 (tree protection) of planning permission P14/S1361/FUL (erection of detached house and garage and formation of vehicular access) to allow for removal of existing boundary trees and to provide a revised landscaping scheme with native trees at Chelford House, Reading Road, Lower Shiplake.

Councillor Paul Harrison, one of the local ward members, read out a statement from Shiplake parish council, objecting to the application. He also spoke in objection.

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/S2854/FUL, subject to the following conditions:

1. Development in accordance with approved plans.
2. Landscaping as shown on plan to be implemented within first planting season of commencement of development.
3. Approved tree protection measures to be retained on site for the duration of development.
4. All other conditions as previous planning permission.

107 P15/S3649/O - Land adjacent to Eyres Close, Ewelme

Councillor Felix Bloomfield left the meeting for the consideration of this application. Councillor Margaret Turner acted as Chair for this item.

The committee considered application P15/S3649/O for outline planning permission for the removal of a stored topsoil mound to facilitate re-contouring the site to a land form that will approximate with the original ground levels, erection of two starter homes, restoration of north boundary brick and flint wall and implementation of a

scheme of landscaping and landscape repair on land adjacent to Eyres Close, Ewelme.

Peter Lemaire, a representative of Ewelme parish council, spoke objecting to the application. His concerns included the following:

- The proposed site is open countryside and contrary to policies SSR1 and CSS1;
- Would change the character of Eyres Close;
- Would detract from the AONB; and
- All the planning reasons given for refusing this application in 2001 still stand.

Paul Humphrey, a local resident, spoke objecting to the application. His concerns included the following:

- This open land is integral to the design of Eyres Close;
- The original consent has been upheld in the face of five applications;
- Would detract from the landscape setting of Ewelme;
- Numbers 4, 6 and 8 Eyres Close are 1.5 metres below street level – the development would therefore be overbearing;
- Driveways are already difficult in winter, when cars park on street; and
- Increase in traffic would be dangerous.

Frank Dixon, the applicant's agent, spoke in support of the application. His speech included the following:

- This application complies with the development plan;
- Officers agree that this site can accommodate housing; and
- It is private land.

Councillor Richard Pullen, one of the local ward members, spoke objecting to the application.

The committee agreed that the historic conditions put in place when Eyres Close was built should be maintained; it is an important open space for the village and the proposal would therefore harm the AONB.

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/S3649/O for the following reasons:

1. The site comprises an important open and undeveloped space on the edge of Ewelme village. The erection of two dwellings with associated parking would consolidate development on the rural edge of the village which would detract significantly from the landscape setting of Ewelme and the character and special landscape quality of this part of the Chilterns Area of Outstanding Natural Beauty. As such the proposal would be contrary to Policies CSEN1 and CSQ3 of the adopted South Oxfordshire Core Strategy and saved policies G2, G4, C4, D1, H4 of the adopted South Oxfordshire Local Plan.
2. The application includes insufficient information in respect of contamination to assess whether it is suitable for residential development contrary to saved policy EP8 of the adopted South Oxfordshire Local Plan.

108 P15/S3526/FUL - 17 Cleeve Down, Goring

The committee considered application P15/S3526/FUL to erect two semi-detached dwellings to the rear of 17 Cleeve Down, Goring.

Jeff Brown, the applicant's agent, 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 P15/S3526/FUL, subject to the following conditions:

1. Commencement three years - full planning permission.
2. Approved plans.
3. Sample materials required (walls and roof).
4. Secured by design.
5. Plan of car parking provision (specified number of spaces).
6. UNIQUE - surface water drainage.

109 P15/S2920/FUL - Unit 6 Centenary Business Park, Henley-On-Thames

The committee considered application P15/S2920/FUL to change the use of units into a Health and Fitness centre offering classes, gymnasium and refreshments at Unit 6 Centenary Business Park, Henley-On-Thames.

Malcolm Jiggins, the applicant, spoke in support of the application.

Councillor Lorraine Hillier, one of the local ward members, 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 P15/S2920/FUL, subject to the following conditions:

1. Commencement of development within three years of the date of the planning permission.
2. Development to be carried out in accordance with the approved plans.
3. Operating hours to be 6am to 10pm weekdays, 7am to 9pm on Saturdays, Sundays and Bank Holidays.
4. Vehicle and bicycle parking to be provided prior to first occupation and thereafter retained.

110 P15/S1538/FUL - The Bungalow, Priest Hill, Nettlebed

The committee considered application P15/S1538/FUL to demolish the existing bungalow and erect two dwellings at The Bungalow, Priest Hill, Nettlebed.

Barbara Lewis, a representative of Nettlebed parish council 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/S1538/FUL, subject to the following conditions:

1. Commencement of development within three years.
2. Development in accordance with approved plans.
3. Sample materials to be submitted and agreed prior to commencement of development.
4. Levels to be agreed prior to commencement of development.
5. Hard and soft landscaping details to be agreed prior to commencement of development.
6. Withdrawal of permitted development rights for extensions.
7. Obscure glazing to rear facing rooflights and no further openings on the rear elevations.
8. Provision of proposed access prior to occupation of the dwelling.
9. Vision splays to be provided and maintained.
10. Parking and manoeuvring areas to be provided prior to occupation of the dwelling.
11. No surface water drainage to public highway.

111 P15/S3099/FUL - Winters Folly, 110 Kennylands Road, Sonning Common

The committee considered application P15/S3099/FUL to erect a four-bedroom property with associated parking at Winters Folly, 110 Kennylands Road, Sonning Common.

James Bretel, the applicant's agent, spoke in support of the application.

Councillor Paul Harrison, one of the local ward members, read out a statement from Sonning Common parish council in objection to the application. He also 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/S3099/FUL, subject to the following conditions:

1. Commencement of development within three years.
2. Development in accordance with approved plans.
3. Sample materials to be submitted and agreed prior to commencement of development.
4. Tree protection details to be agreed prior to commencement of development.
5. Withdrawal of permitted development rights for extensions.
6. No first floor windows in north and south elevations.
7. Improvement of existing access prior to occupation of the dwelling.
8. Parking and manoeuvring areas to be provided prior to occupation of the dwelling.

112 P15/S3647/HH - 14 The Ridgeway, Nettlebed

The committee considered application P15/S3647/HH to demolish the existing garage and erect a two storey side extension with integral garage at 14 The Ridgeway, Nettlebed.

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/S3647/HH, subject to the following conditions:

1. Commencement of development within three years of the date of the planning permission.
2. Development to be carried out in accordance with the approved plans.
3. The materials used for the external walls and roofs of the development shall match those of the existing building.

113 P15/S3491/HH - Yew Tree Cottage, Harpsden Bottom, Harpsden

The committee considered application P15/S3491/HH to erect a single storey oak framed garage at Yew Tree Cottage, Harpsden Bottom, Harpsden.

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/S3491/FUL, subject to the following conditions:

1. Commencement of development within three years of permission.
2. Development to be built in accordance with approved plans.
3. Materials to be used as shown on plan.

The meeting closed at 7.50 pm

Chairman

Date