

# Minutes

OF A MEETING OF THE

## Planning Committee

HELD AT 6.00 PM ON WEDNESDAY 3 JUNE 2015

THE AUDITORIUM, CORNERSTONE, DIDCOT, OX11 7NE

### Present:

Felix Bloomfield (Chairman)

Joan Bland, Margaret Davies, Lorraine Hillier, Jeannette Matelot, Toby Newman, Richard Pullen and Margaret Turner

### Apologies:

Martin Akehurst and Anthony Dearlove tendered apologies.

### Officers:

Paul Bowers, Paula Fox, Simon Kitson, Paul Lucas, Nicola Meurer and Tom Wyatt

### 1 Appointment of Vice-Chairman for the municipal year 2015/16

Councillor Margaret Turner was appointed as Vice-Chairman of the Planning Committee for the 2015/16 municipal year.

### 2 Declarations of disclosable pecuniary interest

Lorraine Hillier declared that she would leave the meeting during consideration of P15/S0270/FUL – 31 Hart Street, Henley-on-Thames, as she feels that there would be a perception of bias due to the nature of her business.

Jeanette Matelot declared that she would not take part in the debate nor vote on application P15/1065/FUL – Acorn Lodge, Judds Lane, Moreton, as she was on the parish council's planning committee when it considered this application.

Margaret Davies declared that she would not take part in the debate nor vote on application P14/S4067/FUL – The Wheatsheaf, Wantage Road, Didcot, OX11 0BS, as she sits on the Town Council.

### 3 Minutes of the previous meeting



Listening Learning Leading

**RESOLVED:** to approve the minutes of the meetings held on 8 April 2015 and 22 April 2015 as correct records and agree that the Chairman sign these as such.

#### **4 Urgent items**

None.

#### **5 Applications deferred or withdrawn**

None.

#### **6 Proposals for site visit reports**

None.

#### **7 P15/S0149/FUL - Summit Service Stations Ltd, Thame Road, Stadhampton, OX44 7TP**

The committee considered application P15/S0149/FUL to change the use of the existing shop from A1 use to C3 to form two flats and to vary condition 6 of planning permission P13/S0061/FUL at Summit Services Stations Ltd, Thame Road, Stadhampton.

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

**RESOLVED:** to approve planning permission for application P15/S0149/FUL at Summit Services Stations Ltd, Thame Road, Stadhampton, subject to the following condition:

1. Approved plans.

#### **8 P15/S0887/FUL - 1 Kellys Road, Wheatley, OX33 1NT**

Councillor Toby Newman stepped down from the committee and took no part in the debate or voting on this item.

The committee considered application P15/S0887/FUL to demolish an existing single storey dwelling and garage and erect a terrace of three dwellings at 1 Kellys Road, Wheatley.

Roger Bell, a representative of Wheatley Parish Council, spoke objecting to the application.

Sue Inston and Richard Williams, two local residents, spoke objecting to the application.

Mike Orr, the applicant's agent, spoke in support of the application.

Toby Newman, the local ward councillor, spoke objecting to the application.

Contrary to the officer's recommendation to approve the application, the committee did not agree that the proposal was in keeping with the surrounding area due to an overdevelopment of the site.

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/S0887/FUL at 1 Kellys Road, Wheatley, for the following reason:

That, having regard to the scale, height and massing of the development and the size of the plot, the proposal would result in an overdevelopment of the site and be out of keeping with the established character and appearance of the area contrary to Policy CSQ3 of South Oxfordshire Core Strategy 2027 and policies G2, D1 and H4 of the South Oxfordshire Local Plan 2011.

## **9 P14/S4067/FUL - The Wheatsheaf, Wantage Road, Didcot, OX11 0BS**

Councillor Margaret Davies stepped down from the committee and took no part in the debate or voting on this item.

The committee considered application P14/S4067/FUL to erect a convenience retail store (Class A1) at The Wheatsheaf, Wantage Road, Didcot.

Richard Holmes, a property consultant, spoke objecting to the application.

Rob Basey, a local resident, spoke objecting to the application.

Graham Price, the applicant's agent, spoke in support of the application.

Whilst councillors largely supported the application, there were concerns regarding the landscaping element of the proposal and therefore suggested an extra condition to submit a landscaping scheme to include planting and maintenance of trees and shrubs.

A motion, moved and seconded to approve the application including an extra landscaping condition, was declared carried on being put to the vote,

**RESOLVED:** to approve planning permission for application P14/S4067/FUL at The Wheatsheaf, Wantage Road, Didcot, subject to the following conditions:

1. Commencement three years - full planning permission.
2. Approved plans.
3. Sample materials required (all).
4. External lighting.
5. Noise - plant, machinery and equipment – details required.
6. Construction management plan.
7. Hours of use.
8. New vehicular access.
9. Parking and manoeuvring areas retained.
10. No surface water drainage to highway.
11. Tree protection (detailed).

12. Withdrawal of permitted development rights for extensions to the shop.
13. Contamination investigation.
14. That a scheme for the landscaping of the site, including the planting and maintenance of trees and shrubs, shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of the development hereby permitted. The scheme shall be implemented as approved within 12 months of the commencement of the approved development and thereafter be maintained in accordance with the approved scheme. In the event of any of the trees or shrubs so planted dying or being seriously damaged or destroyed within 5 years of the completion of the development, a new tree or shrub or equivalent number of trees or shrubs, as the case may be, of a species first approved by the Local Planning Authority, shall be planted and properly maintained in a position or positions first approved in writing by the Local Planning Authority.

## **10 P14/S4104/FUL - 9 Orchard Close, Shiplake Cross, RG9 4BU**

The committee considered application P14/S4104/FUL to demolish the existing dwelling and erect a new dwelling with attached garage and enlarged access drive at 9 Orchard Close, Shiplake Cross.

Charlie Simpson, the applicant, spoke in support of the application.

Paul Harrison, one of the local ward councillors, read out a statement on behalf of Shiplake Parish Council, objecting to the application and 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 approve planning permission for application P14/S4104/FUL at 9 Orchard Close, Shiplake Cross, 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. Levels details to be agreed prior to commencement of development.
4. Schedule of materials to be agreed prior to commencement of development.
5. Rooflights to be either be non-opening and obscure glazed or positioned at least 1.7m above floor level.
6. Withdrawal of permitted development rights for extensions, rooflights and outbuildings.
7. Alterations to vehicular access before occupation.
8. Parking and manoeuvring areas retained in accordance with approved plans.
9. No surface water drainage to highway.
10. Gates set back at least 5 metres from footway.
11. Landscaping (planting/hardstandings/boundaries) to be agreed prior to the commencement of development.
12. Tree protection (general) to be agreed prior to the commencement of development.
13. Wildlife protection in accordance with findings of bat survey.

## **11 P15/S0644/HH - 41B St Andrews Road, Henley-on-Thames, RG9 1HZ**

Councillors Joan Bland and Lorraine Hillier stepped down from the committee and took no part in the debate or voting on this item.

The committee considered application P15/S0644/HH to erect a two storey front/rear and single side extension with internal alterations at 41B St Andrews Road, Henley-on-Thames.

Julian Brookes, a representative of Henley-on-Thames Town Council, spoke objecting to the application.

Sophie Whitworth, the applicant, spoke in support of the application.

A motion, moved and seconded to approve the application including an extra landscaping condition, was declared carried on being put to the vote,

**RESOLVED:** to approve planning permission for application P15/S0644/HH at 41B St Andrews Road, Henley-on-Thames, subject to the following conditions:

1. Commencement within three years.
2. Development to be carried out in accordance with the approved plans.
3. External materials to be as shown on the approved plans.

## **12 P15/S1065/FUL - Acorn Lodge, Judds Lane, Moreton, OX9 2HW**

Councillor Jeanette Matelot stepped down from the committee and took no part in the debate or voting on this item.

The committee considered application P15/S1065/FUL to convert an existing garage into a dwelling and divide the boundary at Acorn Lodge, Judds Lane, Moreton.

Helen Fickling, a representative of Thame Town Council, spoke objecting to the application.

A motion, moved and seconded to approve the application including an extra landscaping condition, was declared carried on being put to the vote,

**RESOLVED:** to approve planning permission for application P15/S1065/FUL at Acorn Lodge, Judds Lane, Moreton, subject to the following conditions:

1. Commencement within three years.
2. Development to be carried out in accordance with the approved plans.
3. Materials and hard landscaping as indicated within the application submission.
4. Two car parking spaces to be provided for the proposed dwelling.
5. Two car parking spaces to be provided for the existing dwelling.
6. Withdrawal of permitted development for extensions, roof extensions or outbuildings.
7. Obscure glazing to all first floor side facing windows.

## **13 P15/S0270/FUL - 31 Hart Street, Henley on Thames, RG9 2AR**

Councillors Joan Bland and Lorraine Hiller stepped down from the committee and took no part in the debate or voting on this item.

The committee considered application P15/S0270/FUL change the use from A1 (retail) to mixed A1/A3 (retail and café) use at 31 Hart Street, Henley on Thames.

Julian Brookes, a representative of Henley-on-Thames Town Council, spoke objecting to the application.

Frank Augur and Avery Penna, two local residents, spoke objecting to the application.

Mark Hall, the applicant, spoke in support of the application.

Joan Bland, one the local ward councillors, spoke objecting to the application.

Contrary to the officer's recommendation to approve the application, the committee did not agree that the proposal would not have an impact on the amenity of the neighbours due to the noise and disturbance.

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/S0270/FUL at 31 Hart Street, Henley on Thames, for the following reason:

The change of use to a mixed A1/A3, due to the proposed opening hours and the proximity to and relationship with adjoining residential occupiers, would be detrimental to the amenity of neighbouring occupiers due to the noise disturbance that would result. As such the proposal is contrary to Policies G2, and EP2 of the South Oxfordshire Local Plan 2011.

#### **14 P15/S0946/FUL - Rear of Cedar Court, 9-11 Fairmile, Henley-on-Thames, RG9 2JR**

Councillors Joan Bland and Lorraine Hillier stepped down from the committee and took no part in the debate or voting on this item.

The committee considered application P15/S0946/FUL to erect one dwelling at the rear of Cedar Court, 9-11 Fairmile, Henley-on-Thames.

Julian Brookes, a representative of Henley-on-Thames Town Council, spoke objecting to the application.

Mike Maher, the applicant, spoke in support of the application.

A motion, moved and seconded to approve the application including an extra landscaping condition, was declared carried on being put to the vote,

**RESOLVED:** to approve planning permission for application P15/S0946/FUL at Rear of Cedar Court, 9-11 Fairmile, Henley-on-Thames, subject to the following conditions:

1. Commencement within three years.

2. Development to be in accordance with approved plans.
3. Samples of materials and joinery details to be agreed prior to commencement of development.
4. Landscaping scheme, including fencing and hardsurfacing to be agreed prior to commencement of development.
5. Levels details to be agreed prior to commencement of development.
6. Withdrawal of permitted development rights for extensions and alterations.
7. Parking and turning areas to be provided and retained.

The meeting closed at 8.30 pm

Chairman

Date