

Minutes

OF A MEETING OF THE

Planning Committee

HELD AT 6.00 PM ON WEDNESDAY 5 OCTOBER 2016

DIDCOT CIVIC HALL, BRITWELL ROAD, DIDCOT, OX11 7JN

Present:

Felix Bloomfield (Chairman)

Joan Bland, Anthony Dearlove, Lorraine Hillier, Elaine Hornsby, Toby Newman, Richard Pullen, David Turner, Margaret Turner and Ian White

Apologies:

Margaret Davies, Jeannette Matelot and David Nimmo-Smith tendered apologies.

Officers:

Emma Bowerman, Paul Bowers, Katherine Canavan, Paula Fox, Kim Gould, Nicola Meurer and Davina Sarac

Also present:

Nigel Champken-Woods, John Walsh and Sue Lawson

97 Declarations of disclosable pecuniary interest

Felix Bloomfield declared an interest in relation to application P16/S2114/RM – land within Eyres Close, Ewelme, stating that he would stand down as chairman and leave the room.

98 Urgent items

None.

99 Applications deferred or withdrawn

Item 8 – application P15/S3385/FUL – The Workshop, Newtown Road, Henley-on-Thames had been withdrawn from the agenda and deferred to a planning committee at a later date to allow members the opportunity to attend a site visit.

100 Proposals for site visit reports



Listening Learning Leading

None.

101 P16/S2114/RM - Land within Eyres Close, Eyres Lane, Ewelme

Richard Pullen, one of the local ward councillors, stepped down from the committee and took no part in the debate or voting on this item. Felix Bloomfield also stepped down from the committee and left the room for the duration of this item.

Toby Newman acted as chairman for this item.

The committee considered reserved matters application P16/2114/ RM (access, appearance, landscaping, layout and scale) associated with the outline permission to erect two semi-detached dwellings on land within Eyres Close, off Eyres Lane in Ewelme.

Consultations, representations, policy and guidance and the site's planning history were detailed in the officer's report which formed part of the agenda pack for this meeting.

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

- Since the first application that was allowed at appeal, the proposal is no longer for two starter homes; they are now 60% bigger and not designed sympathetically;
- The access and parking arrangements will compromise road safety and convenience;
- The maintenance of the orchard should be secured by condition; and
- Request to protect the remaining land on site and remove the B8 use classification.

Richard Pullen, one of the local ward members, spoke objecting to the application. His concerns included the following:

- The appeal wrongly disregarded the impact on the AONB;
- The turning head could be a problem if visitors were to park there;
- The increase in size of built form; and
- The design is not in keeping with the surrounding area – white render is not appropriate.

The committee considered the application, with advice from officers where appropriate; they did not agree that the design, materials, change in size of the units or the impact on the trees and AONB could be resolved by condition.

Contrary to the officer's recommendation, motion, moved and seconded, to refuse the application was declared carried on being put to the vote.

RESOLVED: to refuse reserved matters approval for application P16/S2114/RM for the following reasons:

- Harm to the character of the AONB through the loss of trees and vegetation, contrary to: saved policies C4, C9 and D4 of the South Oxfordshire Local Plan; policy CSEN1 of the South Oxfordshire Core Strategy; and paragraph 115 of the National Planning Policy Framework.

- The poor relationship between the parking spaces and the turning head, contrary to saved policies T1 and D2 of the South Oxfordshire Local Plan.
- Unsympathetic design and materials and overly large scale, contrary to saved policy D1 of the South Oxfordshire Local Plan and policy CSQ3 of the South Oxfordshire Core Strategy.

102 P16/S1237/FUL - 1 Holliers Close, Sydenham

Ian White, one of the local ward councillors, stepped down from the committee and took no part in the debate or voting on this item.

The committee considered application P16/S1237/FUL to demolish the existing bungalow and erect two detached dwellings with new access into the site at 1 Holliers Close, Sydenham.

Consultations, representations, policy and guidance and the site's planning history were detailed in the officer's report which formed part of the agenda pack for this meeting.

James Ward, a representative of Sydenham parish council, spoke objecting to the application. His concerns included the following:

- Although the parish council would welcome development in Sydenham, this particular application is not appropriate;
- The materials are not in keeping with the street scene nor the conservation area;
- The impact of the extra windows on the neighbours; and
- Flooding concerns due to the amount of soil being removed and neighbouring properties being at a lower level.

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

- The applicant has extant permission for a previous scheme, so the harm over and above the approved scheme would need to be identified;
- The form and scale would remain the same;
- Overlooking would remain the same;
- The materials are in keeping with the locality; and
- The applicant would be happy to condition materials.

Ian White, one of the local ward members, spoke objecting to the application.

The committee considered the application, with advice from officers where appropriate.

A motion, moved and seconded, to approve the application with an amendment to condition 3 for further details on materials, was declared carried on being put to the vote.

RESOLVED: to grant planning permission for application P16/S1237/FUL, subject to the following conditions:

1. Commencement of development within three years.
2. Development to be carried out as specified in the approved plans.
3. Details of materials to be submitted for approval.

4. Development to be carried out in accordance with submitted tree protection details.
5. Landscaping scheme (trees and shrubs only) to be agreed prior to the commencement of development.
6. Ancillary occupation and use of the approved garage.
7. Details of levels to be agreed prior to the commencement of development.
8. New vehicular access to be provided to highway specifications.
9. Turning area and car parking to be provided in accordance with the approved plans and retained.
10. Vision splay details to be agreed prior to occupation.
11. Vision splay dimensions for pedestrians to be provided prior to occupation.
12. Withdrawal of permitted development rights for extensions, roof extensions and outbuildings.
13. Rooflights on north elevations of dwellings to be 1.7 metres above cill level or obscure glazed.
14. Mitigation measures for bats to be implemented in accordance with approved details.
15. No surface water drainage to the highway.

103 P15/S3385/FUL - The Workshop, Newtown Road, Henley-on-Thames

Application P15/S3885/FUL was deferred to allow for a site visit to take place prior to being considered by the planning committee at a later date.

104 P15/S4131/RM - Land adjoining Greenwood Avenue, Chinnor

Ian White, one of the local ward councillors, stepped down from the committee and took no part in the debate or voting on this item.

The committee considered reserved matters application P15/S4131/RM, following outline permission P14/S0953/O, to approve the appearance, landscaping, layout and scale on land adjoining Greenwood Avenue, Chinnor.

Consultations, representations, policy and guidance and the site's planning history were detailed in the officer's report which formed part of the agenda pack for this meeting.

Officer update: since publication of the agenda, the officer updated committee on the following:

- The applicant has been in further discussions with Chinnor parish council and has since amended the plans to move the three storey apartment block away from neighbouring properties, to the centre of the site and to change the garages to car ports.
- There will be an extra condition to remove permitted development rights to change the car ports into garages in the future.
- Due to the changes in plots above, condition 3 should now read 69 rather than 72,
- The parish council has requested that parking should be restricted in the central open space, which the applicant has agreed to condition.
- The environmental health officer's assessment on the noise impact of the railway is not solely based on evidence within the report, but on background knowledge and awareness of the situation.

Lorna Juarez, the applicant, spoke in support of the application.

Ian White, one of the local ward members, spoke in support of the application.

The committee considered the application, with advice from officers where appropriate; they were complimentary about the approach the applicant had taken in pro-actively resolving issues with the parish council.

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

RESOLVED: to grant reserved matters approval for application P15/S4131/RM, subject to the following conditions:

1. Commencement date no later than two years.
2. Development in accordance with approved plans.
3. Removal of permitted development rights for rear windows in plot 69.
4. Parking to be provided and retained.
5. No garage conversion into accommodation without prior approval.
6. Details of screening to pumping station to be agreed.
7. Removal of permitted development rights to enclose carports.
8. Parking restriction in the central open space.

105 P15/S3848/FUL - Goodson Industrial Mews, Wellington Street, Thame

The committee considered application P15/S3848/FUL to redevelop Goodsons Industrial Mews on Wellington Street, Thame.

Consultations, representations, policy and guidance and the site's planning history were detailed in the officer's report which formed part of the agenda pack for this meeting.

Mike Dyer, a representative of Thame town council, spoke objecting to the application. His concerns included the following:

- New evidence would indicate that the units have not been marketed effectively, whereby agents would warn off potential tenants; and
- There is an unmet need for employment space in Thame.

Alun Rowe, a local businessman, spoke objecting to the application. His concerns included the following:

- His company have been searching for suitable accommodation in Thame for ten months;
- He is aware of other businesses looking for premises; and
- The message from the estate agent when enquiring about this site was that it was due for redevelopment, it would be unpleasant to occupy any units and that only short term lets were available.

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

- During his two year involvement, they have followed best practice and involved the public and town council;

- The town council welcome the underground parking element;
- The design is site specific, having undertaken a local character assessment;
- Units 6,7 and 8 have been empty for three years;
- Can apply condition to retain employment use in better condition units; and
- There would be an external makeover of an ugly site, decontamination, drainage CiL and S106 contributions and gardens incorporated.

Nigel Champken-Woods, one of the local ward members, spoke objecting to the application. His concerns included the following:

- Share concerns of loss of employment space to serve a growing population.

The committee considered the application, with advice from officers where appropriate; the discussion included the following points:

- A commercial viability report has been submitted and three estate agents have been responsible for marketing the site; and
- Disappointed about the loss of an employment space, but realise that the applicant could convert some of the office space to residential within permitted development rights, without any of the additional benefits that go with this particular scheme.

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

RESOLVED: to delegate authority to grant planning permission for application P15/S3848/FUL to the head of planning subject to:

- i) The prior completion of a Section 106 agreement to secure the affordable housing, financial contributions and other obligations stated above; and
- ii) The following conditions:
 1. Commencement three years – full planning permission.
 2. Approved plans.
 3. Removal of permitted development rights to convert retained commercial buildings.
 4. Materials to be agreed.
 5. Levels to be agreed.
 6. Landscaping scheme and management to be agreed.
 7. Rear bathroom in house 15 to be obscure glazed.
 8. Removal of permitted development rights for further windows in rear of 15.
 9. Details of boundary treatments to be agreed.
 10. Details of bin storage to be agreed.
 11. Access in accordance with highway authority's specification.
 12. Vision splay to be provided / retained.
 13. Car parking spaces to be provided and retained.
 14. Cycle parking facilities to be provided.
 15. Construction traffic management plan.
 16. Surface water drainage to be agreed.
 17. Foul drainage works to be agreed.
 18. Preparation of an archaeological written scheme of investigation.
 19. Staged programme of archaeological evaluation and mitigation.
 20. Air quality mitigation to be agreed.
 21. Contaminated land investigation / remediation to be agreed.
 22. Construction hours restriction.

23. Measures to reduce noise and dust to be agreed.

24. Details of external lighting to be agreed.

106 P16/S0242/O - Robinsgrove, Satwell Close, Rotherfield Greys

The committee considered application P16/S0242/O for outline planning permission to erect a new two storey dwelling and garage at Robinsgrove, Satwell Close, Rotherfield Greys.

Consultations, representations, policy and guidance and the site's planning history were detailed in the officer's report which formed part of the agenda pack for this meeting.

Officer update: A late email has been received from residents in Satwell Close. The officer also clarified that the access is already existing and would not represent significant harm.

Henry Venners, the objectors' agent, Claire Ross and Matt Ellard, local residents, spoke objecting to the application. Their concerns included the following:

- The access is not suitable and would be contrary to policy in providing a safe and convenient access;
- Any extra traffic would be dangerous; and
- If approved, the residents request removal of permitted development rights to avoid windows on western and eastern elevations.

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

- There is no objection to the Shepherds Hill road access;
- Access onto Satwell Close is acceptable; and
- Greenery will be taken off the corner to improve visibility.

The committee considered the application, with advice from officers where appropriate.

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

RESOLVED: to grant outline planning permission for application P16/S0242/O subject to the following conditions:

1. Commencement of development within three years or two years of reserved matters approval.
2. Development to be carried out in accordance with the approved plans.
3. Reserved matters in relation to scale, appearance and landscaping to be submitted.
4. Materials to be agreed prior to commencement of development.
5. Landscaping scheme to be agreed prior to commencement of development.
6. Tree protection measures to be agreed prior to commencement of development.
7. Turning area and car parking details to be agreed prior to commencement of development.
8. Vision splays to be provided in accordance with submitted details prior to occupation.

9. No garage conversion into accommodation.
10. Surface water drainage works to be agreed prior to occupation.
11. Foul drainage works to be agreed prior to occupation.

107 P16/S1613/FUL - Lower Cross Road, Blewbury Road, East Hagbourne

The committee considered application P16/S1613/FUL to alter and extend the existing garage and accommodation to form a two bedroom self-catering holiday home on Lower Cross Road, East Hagbourne.

Consultations, representations, policy and guidance and the site's planning history were detailed in the officer's report which formed part of the agenda pack for this meeting.

The committee considered the application, with advice from officers where appropriate.

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 P16/S1613/FUL subject to the following conditions:

1. Commencement within three years.
2. In accordance with approved plans.
3. Materials of extension to match those on the existing building.
4. Removal of permitted development rights Class E – outbuildings.
5. Removal of permitted development rights Class A – extensions.
6. Details of boundary treatment to be submitted.
7. Turning area and parking area to be retained.
8. Driveway to be widened to 4.5m for a length of 10m.

108 P16/S2594/FUL - 1 Wrightson Close, Horspath

The committee considered application P16/S2594/FUL to erect a two bedroom bungalow on land to the side of 1 Wrightson Close, Horspath.

Consultations, representations, policy and guidance and the site's planning history were detailed in the officer's report which formed part of the agenda pack for this meeting.

Officer update: a legal covenant had been circulated to members of the committee, however this is a civil not a planning matter.

Gaynor Mackenzie, a local resident, spoke objecting to the application.

A J Price, the applicant, spoke in support of the application.

The committee considered the application, with advice from officers where appropriate; the discussion included the following points:

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 P16/S2594/FUL subject to the following conditions:

1. Work to commence within three years.
2. In accordance with plans.
3. Materials as on plans.
4. Parking spaces as indicated on plan to be useable prior to occupation of the approved dwelling, and sustainable drainage scheme compliant.
5. New vehicular access.
6. Vision splays.
7. Gravel retention strip across access.
8. Boundary detailing in place prior to occupation.
9. Tree protection (general).
10. Removal of permitted development rights of proposed dwelling – Class A (enlargement / alteration), Class B (roof alterations / dormer windows), Class D (porch), Class E (outbuildings).

109 P16/S2292/FUL and P16/S2293/FUL - The Farmhouse and Breach Farm Barn, Breach Farm, Wheatley Road, Stanton St John

The committee considered applications P16/S2292/FUL and P16/S2293/FUL to remove conditions on agricultural occupancy at The Farmhouse and Breach Farm Barn, Breach Farm, Wheatley Road, Stanton St John. The proposal included transferring the agricultural occupancy to two other dwellings on-site by legal agreement: Blackberry Cottage and Bramble Cottage.

Consultations, representations, policy and guidance and the site's planning history were detailed in the officer's report which formed part of the agenda pack for this meeting.

David Polgreen, a representative of Stanton St John parish council, spoke objecting to the application.

Robin Bradbeer, the applicant's agent, spoke in support of the application.

John Walsh, one of the local ward councillors, spoke objecting to the application.

The committee considered the application, with advice from officers where appropriate; the discussion included the following points:

- Questioning if the business was expanding and successful, why would the agriculturally tied accommodation be changed to smaller properties? Larger accommodation would be more suitable for a family.
- Concern that properties had been built within the greenbelt to provide for much needed tied agricultural properties and not used as such.
- A request for further information regarding agricultural ties.

Contrary to the officer's recommendation, a motion, moved and seconded, to refuse the applications P16/S2292/FUL and P16/S2293/FUL was withdrawn.

A motion, moved and seconded, to defer both applications was declared carried on being put to the vote, to receive expert advice on agricultural tie policy.

RESOLVED: To defer the decision to grant planning permission for applications P16/S2292/FUL and P16/S2293/FUL.

110 P16/S2338/FUL - 1 Henley Road, Sandford-on-Thames

The committee considered application P16/S2338/FUL to sub-divide the existing four-bedroom house to provide one two-bedroom and one one-bedroom dwelling at 1 Henley Road, Sandford-on-Thames.

Consultations, representations, policy and guidance and the site's planning history were detailed in the officer's report which formed part of the agenda pack for this meeting.

Gareth Bertram, the applicant's agent, spoke in support of the application.

Sue Lawson, the local ward councillor spoke objecting to the application.

The committee considered the application, with advice from officers where appropriate; the discussion included the following points:

- Concern that the applicant has a history of building extensions and applying for retrospective planning permission to sub-divide properties;
- Although there are no grounds for refusing the application, the committee were not happy with the approach that had been taken.

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 P16/S2338/FUL subject to the following conditions:

1. Commencement three years - full planning permission.
2. Approved plans.
3. Vision splay details.
4. Parking and manoeuvring areas retained.

The meeting closed at 9.40 pm

Chairman

Date