

Minutes

OF A MEETING OF THE

Planning Committee

HELD AT 6.00 PM ON WEDNESDAY 1 FEBRUARY 2017

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

Present:

Felix Bloomfield (Chairman)

Joan Bland, Anthony Dearlove, Jeannette Matelot, Toby Newman, David Nimmo-Smith, Richard Pullen, Margaret Turner, Ian White and Stefan Gawrysiak (as substitute for David Turner)

Apologies:

Margaret Davies and David Turner tendered apologies.

Officers:

Paul Bowers, Katharine Canavan, Edward Church, Marc Pullen, Davina Sarac, Ron Schrieber and Tom Wyatt

171 Declarations of disclosable pecuniary interest

None.

172 Minutes of the previous meeting

RESOLVED: to approve the minutes of the meetings held on 30 November and 14 December 2016 as a correct record and agree that the Chairman sign these as such.

173 Urgent items

Further to a recent press report, the committee expressed its support for the planning officers and the professional manner in which they carried out their duties.

174 Applications deferred or withdrawn

Application P16/S3001/O – Land to rear of Cleeve Cottages, Icknield Road, Goring, was deferred to enable a revised report to be submitted to the next meeting.



Listening Learning Leading

175 Proposals for site visit reports

The committee agreed to defer consideration of applications P16/S2359/FUL and P16/S2360/LB pending a site visit in view of the sensitive nature of the site.

176 P16/S1140/FUL - Longwood, Maidensgrove

The committee considered application P16/S1140/FUL, for the proposed demolition of the existing dwelling house and associated structures and the erection of three detached dwellings and detached garages with separate access arrangements at Longwood, Maidensgrove.

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.

Richard Anstiss, a representative of Pishill with Stonor Parish Council, spoke objecting to the application. The parish council's concern was that the proposal would be an overdevelopment of the plot.

Richard Anstiss, representing a local resident, spoke objecting to the application. His concerns included:

- The development would have a profound impact on a listed building;
- Contrary to the officer's report, the development site did not conform with policy CSR1 as it was outside the settlement;
- Contrary to the officer's report, the proposal did not represent infill development; and
- Approval of the application would set a dangerous precedent.

The committee considered that the proposal was an acceptable infill site and did fall within the settlement but the scale of the development formed an overdevelopment of the site, contrary to character and harmful to the Chilterns AONB.

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

RESOLVED: to refuse application P16/S1140/FUL for the following reason:

The proposed development, due to its scale and layout, would result in an over intensive form of development which would be harmful to the character and appearance of the site and surrounding area and would fail to preserve the landscape qualities and natural beauty of the Chilterns AONB. Therefore the development is considered contrary to Policy CSEN1, CSQ3, CSR1 and CSH2 of the South Oxfordshire Core Strategy, Policy D1, G2, H4 and C4 of the saved South Oxfordshire Local Plan and the National Planning Policy Framework.

177 P16/S3001/O - Land to rear of Cleeve Cottages, Icknield Road, Goring

This item was deferred to enable a revised report to be submitted to the next meeting.

178 P16/S3133/FUL - Earth Trust Centre, Little Wittenham

The committee considered application P16/S31333/FUL for the the creation of a new access track from Sires Hill and the formation of new car parking areas, erection of a new skills and learning building, erection of an amphitheatre, conversion of existing office to cafe (with small farm shop), conversion of existing learning barn to office space, erection of three new barns, erection of replica roundhouses, all associated structures, landscaping, drainage and earthworks at the Earth Trust Centre, Little Wittenham.

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.

Steve Capel-Davies, a representative of Brightwell-cum-Sotwell Parish Council, spoke objecting to the application. The parish council's concerns included:

- The harm to the historic landscape; and
- The adverse impact of the proposed access road.

Graham Warrington, Andrew Lea and Lynda Atkins, representatives of Little Wittenham Parish Council, spoke and stated that the parish council supported the application but had concerns about matters including:

- The possibility that the proposed access track would not be implemented; and
- That car park charges would result in the continued use and damage to Hollow Way.

Chris Hollebhone, representing local residents, spoke objecting to the application. His concerns included:

- Increased traffic and noise close to dwellings on Sires Hill and Hollow Way;
- The development would be visually intrusive;
- The new access track would harm the sensitive landscape of the AONB; and
- The access onto Sires Hill would be dangerous.

Jane Manley, representing the applicant, spoke in support of the application:

- The current access arrangements and car parking provision were inadequate;
- The proposals would reduce the damage to Hollow Way;
- The application was in accordance with planning policies; and
- The applicant had worked with the local community to develop the proposals.

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

RESOLVED: to grant full planning permission for application P16/S3133/FUL for a 3 phase development to improve the facilities, access and parking at the Earth Trust Centre, subject to the prior conclusion of a s106 Agreement to secure a travel plan monitoring fee and highway safety consultation fee, and a s278 agreement to secure highway alterations to access points, and subject to conditions tied to the three phases (as set out in section 8.3 of the report).

AND

In the event that both the s106 and s178 are not signed by 28 April 2017, delegated

authority be given to the Head of Development Management to refuse planning permission, or if drawing up of the agreements is ongoing, to agree a reasonable extension of time for the s106 and s278 to be signed.

Conditions

Phase 1: Learning facilities, roundhouse education area and farm barns

1. Work to commence within three years
2. In accordance with approved plans.
3. In accordance with construction traffic management plan, as amended by supporting information received 13/12/16.
4. Tree species and tree pit details (Phase 1 - centre).
5. Details of hard landscape and planting proposals.
6. Ten year landscape and ecological management plan (Phase 1 - centre).
7. Tree protection (detailed).
8. Ecology survey and mitigation.
9. Archaeological written scheme of investigation (for whole development area).
10. Programme of archaeological evaluation and mitigation (for whole development area)
11. Travel plan statement.
12. Details of foul water drainage.
13. Details of surface water drainage.
14. Schedule of materials (Phase 1 – centre.)

Phase 2: Access, track and parking; open air amphitheatre; and farm barn

1. In accordance with approved plans.
2. In accordance with construction traffic management plan, as amended by supporting information received 13/12/16.
3. Tree species and tree pit details (Phase 2 - track and parking area).
4. Details of hard landscape and planting proposals, and implementation.
5. Ten year landscape and ecological management plan, including parking area (Phase 2 - track and parking area).
6. Tree protection (detailed).
7. Updated ecology survey and mitigation
8. Access on Sires Hill in accordance with design and access statement - Appendix A, unless modified in agreement with the Highways Authority.
9. Details of gate on Sires Hill, set back from highway.
10. Updated travel plan statement.
11. Event management strategy.
12. Prior to first public use of track, implementation of turning, parking and coach drop-off.
13. Closing up of vehicular access onto Hollow Way (except for emergency vehicles), within six months of first public use of track.
14. Bike shelters / cycle parking.
15. Sustainable drainage scheme (for whole development area).
16. Schedule of materials (Phase 2 - track and parking area).
17. No amplified performances outdoors between 10pm and 8am (next day).
18. Vehicle workshop (farm) – use in connection with farm only; no commercial use.

Phase 3: On-site café

1. In accordance with approved plans.

2. Updated construction traffic management plan.
3. Tree protection (detailed).
4. Updated ecology survey and mitigation.
5. Details of foul water drainage.
6. Details of surface water drainage.
7. Schedule of materials (Phase 3 - cafe).
8. Operational hours of café and farm shop only in conjunction with opening hours of centre and associated offices.

179 P16/S2923/FUL - Daisy's at the Dog, Peppard Common

David Nimmo-Smith, 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/S923/FUL for a change of use of property from A3 to C3 and associated extensions and alteration at Daisy's at the Dog, Peppard Common.

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.

Fiona Berry, a representative of Rotherfield Peppard Parish Council, spoke objecting to the application. The parish council's concerns included:

- The loss of the historically important brick and flint wall to the front would be detrimental to the character of the area; and
- The proposed access and manoeuvring area would be hazardous to children and other motorists accessing and leaving the nearby school.

Ian Heriot, a local resident, spoke objecting to the application. His concerns included:

- The loss of the historically important brick and flint wall; and
- The likelihood of vehicles reversing out of the proposed access endangering pedestrians and other road users.

Paul Brailsford, the applicant's agent, spoke in support of the application:

- The proposal had considerable merit and would bring the building back into a viable use;
- The proposal had been amended to increase the parking area to allow for ease of manoeuvring within the site; and
- The highways officer had no objections to the amended scheme.

David Nimmo-Smith, one of the local ward members, spoke objecting to the application. His concerns included:

- The loss of the historically important brick and flint wall; and
- The likelihood of vehicles reversing out of the proposed access, endangering pedestrians and other road users.

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/S923/FUL subject to the following conditions:

1. Full planning permission – development to commence within three years of date of permission.
2. Development to be carried out in accordance with approved plans.
3. A schedule of all materials to be used in the external construction and finishes of the development hereby permitted shall be submitted to and approved in writing by the Local Planning Authority (LPA).
4. Foul drainage works details required to be submitted to the LPA prior to occupation.
5. Vision splay details measuring 2m by 2m shall be provided to each side of access prior to occupation of development.
6. New vehicular access to be formed, laid out and constructed in accordance with local highway authority specifications.
7. Parking and manoeuvring areas to be implemented in accordance with plans and retained for their use.
8. All new windows and doors should be timber in construction.
9. Landscaping scheme (including hardsurfacing and boundary treatments) to be submitted for approval by the LPA.
10. Tree protection details to be submitted for protection of trees during construction.

180 P16/S2961/FUL - Land fronting Wallingford Road, North Stoke

Felix Bloomfield and Richard Pullen, the local ward councillors, stepped down from the committee and took no part in the debate or voting on this item. Toby Newman acted as chairman for this item.

The committee considered application P16/S2961/FUL for the erection of two detached houses with new (shared) highway access at land fronting Wallingford Road, North Stoke.

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 further condition was recommended to ensure that windows on the sides of the buildings at first floor height but which served the ground floor would remain at a height of 1.7 metres to avoid any future overlooking of neighbours.

Mr Lovegrove and Mr Milsop, local residents, spoke objecting to the application. Their concerns included:

- The proposal represented overdevelopment of a small plot;
- The height, design and scale of the buildings were out of keeping with the character of the area;
- The development would overlook and overshadow neighbouring properties; and
- The access, its proximity to a bus stop and parking arrangements were dangerous;

John Carroll, the applicant's agent, spoke in support of the application:

- The proposal was not overdevelopment as there was a typical dwelling/plot size ratio;
- There was no established character to properties in the area and the proposal added to the existing mix of buildings;

- The proposed dwelling would not overlook or significantly overshadow neighbouring properties; and
- The proposed parking arrangements had been amended and the highways officer had withdrawn his objection subject to the attachment of conditions.

Richard Pullen, a local ward member, spoke objecting to the application. His concerns included:

- The proposal represented overdevelopment of a small plot; and
- The parking arrangements were dangerous.

A motion, moved and seconded, to approve the application, subject to the additional condition recommended by the officer, was declared carried on being put to the vote.

RESOLVED: to grant planning permission for application P16/S2961/FUL subject to the following conditions:

1. Commencement three years - full planning permission.
2. Approved plans.
3. Schedule of materials.
4. New vehicular access.
5. Vision splay details to be provided.
6. Parking and manoeuvring areas retained.
7. Construction traffic management.
8. Archaeological watching brief to be approved.
9. No development to take place until archeological investigation.
10. Prevention of overlooking.

181 P16/S2359/FUL & P16/S2360/LB - Hunts Farm, Harpsden, Bottom Harpsden

Consideration of this item was deferred pending a site visit in view of the sensitive nature of the site.

182 P16/S3492/FUL - 23 Woodlands Road, Sonning Common

The committee considered application P16/S3492/FUL for one detached dwelling and access at 23 Woodlands Road, Sonning Common.

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.

Ros Varnes, a representative of Sonning Common Parish Council, spoke objecting to the application. The parish council's concerns included:

- The proposal constituted overdevelopment;
- The plans submitted were out of date and inaccurate;
- The proposal was out of character with the surrounding area;
- The proposal would have a negative impact on neighbouring amenity; and
- The proposal was in conflict with the neighbourhood plan.

Richard Hobson and Christina Duckett, local residents, spoke objecting to the application. Their concerns included:

- The proposal constituted overdevelopment;
- The proposal was out of character with the surrounding area; and
- The development would overlook neighbouring properties.

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/S3492 /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. Schedule of materials to be agreed prior to the commencement of development.
4. New vehicular access to be formed prior to occupation.
5. Vision splays of 2 metres by 2 metres to be provided to each side of the access.
6. Plan of car parking provision for two spaces to be agreed prior to the commencement of the development.
7. Landscaping details to be agreed prior to the commencement of development.
8. Refuse and recycling storage details to be agreed prior to the commencement of development.
9. Withdrawal of permitted development rights for extensions.

183 P16/S2721/FUL - Greys Meadow, Rotherfield Greys

David Nimmo-Smith, 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/S2721/FUL, for the proposed removal of an existing timber building and separate store and the erection of a replacement purpose-built art studio and store for private use at Greys Meadow, 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.

Mr Hignell, representing a local resident, spoke objecting to the application. His concerns included:

- The proposal would be inappropriate and incongruous within the rural setting; and
- The possible commercial use of the building in the future.

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/S2721/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. Existing buildings to be demolished prior to the commencement of the development.
4. Materials to be used as specified within the application form.

5. Landscaping scheme to be agreed prior to the commencement of the development.
6. Any external lighting details to be agreed prior to installation.
7. Private use only and limited to the building as shown on the approved plans.
8. Removal of any permitted development rights for access and hardstanding.
9. No overnight accommodation.

The meeting closed at 8.20 pm

Chairman

Date