

Minutes

OF A MEETING OF THE

Planning Committee

HELD AT 6.00 PM ON WEDNESDAY 8 JUNE 2016

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

Present:

Felix Bloomfield (Chairman)

Joan Bland, Margaret Davies, Jeannette Matelot, Toby Newman, Richard Pullen, Ian White, and Lorraine Hillier (as substitute for Margaret Turner)

Apologies:

Anthony Dearlove, David Turner, Margaret Turner and David Nimmo-Smith tendered apologies.

Officers:

Paul Bowers, Paula Fox, Kim Gould, Simon Kitson, Roseanne Lillywhite, Carolyn Organ, Ron Schrieber and Tom Wyatt

10 Declarations of disclosable pecuniary interest

Councillor Ian White declared that in relation to P16/S1139/O – land north of Littleworth Road, Benson, he would be stepping down from the committee and not voting on this item due to having previously expressed views on this application.

11 Minutes of the previous meeting

RESOLVED: to approve the minutes of the meeting held on 27 April and 18 May 2016 as correct records and agree that the Chairman sign these as such.

12 Urgent items

None

13 Applications deferred or withdrawn

None.

14 Proposals for site visit reports



Listening Learning Leading

None.

15 P16/S1139/O - Land north of Littleworth Road, Benson

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. Ian White also stepped down from the committee and took no part in the debate or voting on this item. Councillor Toby Newman was nominated and voted in as temporary Chairman for this item.

The committee considered application P16/S1139/O for the erection of 241 dwellings (40 per cent of which will be affordable) with associated access; public open space, landscaping, sports provision, nature park and woodland; up to 230 sqm retail; provision of community facilities including relocated school playing fields, youth hut, skate park and play space at land north of Littleworth Road, Benson.

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 planning officer reported that, since the publication of the report, a further 64 objections had been received from residents. No objections from technical consultees have been received for this application. She also informed the committee that, in the light of a recent appeal decision, significant rather than moderate weight should have been given to the social benefits of the application in her report.

The planning officer set out the key issues that had arisen from the consultation and the context in which the application was being considered. She outlined that the council has been found by planning inspectors to not have a five year land supply of housing across the district. This meant that the presumption in favour of sustainable development in paragraph 14 of the National Planning Policy Framework (NPPF) was engaged. The main housing policy for housing in larger villages, CSR1, had also been found to be silent, which also lead to the implementation of paragraph 14 of the NPPF. In addition, the Local Plan 2032 and the Benson Neighbourhood Plan were both at early stages. This meant that they could only be given limited weight in decision making and that national policy requirements must also be taken into account.

Jon Fowler, a representative of Benson Parish Council, spoke objecting to the application. His concerns included the following:

- The proposed development was out of character with the rest of Benson and did not fully comply with several SODC Core Strategy policies;
- Approving the application would render a key part of emerging Benson Neighbourhood Plan null and void;
- The provision of the community facilities included in the application was dependent upon the approval of the parish council which would not be given;
- The proposed expansion of the primary school and relocation of the school playing fields was dependent upon obtaining the permission of the landowner which had not yet been given.

David Rushton and Frank Farquharson, local residents, spoke objecting to the application. Their concerns included the following:

- The effect of additional traffic and parking on the ancient High Street;
- The validity of the flood risk assessment;
- The adequacy of the foul drainage system.

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

- The development would help meet South Oxfordshire's housing supply shortfall;
- The development was sustainable with good public transport links.
- It was a high quality development.
- There had been no objections from the statutory consultees.

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

- The scheme was dependent upon the delivery of the earlier phase (Phase 1);
- Many of the proposed benefits were uncertain so should be given less weight;
- The traffic assessment did not equate with residents' experience;
- The highways infrastructure was inadequate and the Highways Authority should reconsider this matter.

In response to matters raised, the planning officer reported that:

- This was an outline application with many matters of detail subject to a further application should outline permission be granted;
- If approved, community facilities would be secured via a S106 agreement;
- Concerns about the school playing fields, flooding and foul drainage would be addressed by conditions.

A member expressed the view that it would be appropriate to defer further consideration of the application pending a site visit for the following reasons:

- to form a view about the effect of this large scale development in a village location;
- there was no Oxfordshire County Council officer present and it would be helpful for members to have their views, particularly with regard to public concerns about the accuracy of the traffic assessment and other highways matters;
- to better understand the sustainability of the development in relation to the site that already has planning permission and the rest of the village.

A motion, moved and seconded, to defer consideration of the application pending a site visit was declared carried upon being put to the vote.

RESOLVED: to defer consideration of application P16/S1139/O pending a site visit.

16 P16/S0462/FUL - Land at Sheephouse Farm, Reading Road, near Henley-on-Thames

The committee considered application P16/S0642/FUL for the demolition of existing buildings, alterations to existing vehicular access to Reading Road, construction of new buildings for use by Bremont Watch Company, new access drive, car parking and landscaping at land at Sheephouse Farm, Reading Road, near Henley-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.

Kester George, a representative of Harpsden Parish Council and Tudor Taylor, a representative of Shiplake Parish Council, spoke objecting to the application.

Giles English, representing Bremont and Nik Lyzba, 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 delegate authority to grant planning permission for application P16/S0642/FUL to the head of planning subject to the prior completion of a Section 106 planning obligation to secure financial contributions towards public transport improvements and the following conditions:

1. Commencement of development within three years.
2. Development to be carried out in accordance with the approved plans.
3. Samples of materials to be submitted and approved prior to the relevant part of the development commencing.
4. Details of finished floor levels for the building and ground levels across the site to be approved prior to the commencement of development.
5. Landscaping scheme including hardsurfacing and boundary treatments to be approved prior to the commencement of development
6. Tree protection measures to be agreed prior to the commencement of development.
7. No development, including demolition, to commence until a bat licence or mitigation measures have been agreed.
8. Contaminated land investigation and remediation strategy to be agreed.
9. Surface water drainage in accordance with SuDS (sustainable drainage) principles to be approved and implemented prior to first occupation.
10. Foul drainage to be approved and implemented prior to first occupation.
11. Archaeological evaluation to be carried out in accordance with a written scheme of investigation to be approved prior to the commencement of development.
12. External lighting in accordance with approved plan and no other lighting unless first agreed.
13. Development to meet BREEAM excellent standard.
14. Off site highway works in relation to provision of footways and bus stops, as shown on the approved plans, to be carried out prior to the occupation of the building.
15. Travel plan to be agreed prior to occupation.

16. Cycle parking and shower facilities to be provided prior to the occupation of the development in accordance with details to be approved.
17. Construction traffic management plan to be maintained in accordance with details to be approved prior to development commencing.
18. Construction method statement to be approved prior to development commencing.
19. Visibility splays and access to be constructed prior to occupation of the development.
20. Parking and turning areas to be provided in accordance with the approved plans prior to occupation of the development.
21. Any gates to be set back at least 12 metres from the edge of the carriageway and to open inwards.
22. Plant noise limits, building envelope specifications, internal and external noise levels as well as alternative means of ventilation to be provided in accordance with recommendations of submitted acoustic report.
23. Noise levels from plant and equipment to not exceed the existing background noise level at the boundary with neighbouring residential properties.
24. Occupation by Bremont only.
25. No change of use unless through the grant of planning permission.

17 P16/S1050/FUL - T C Motors, Rich's Sidings, Didcot

Margaret Davies, the local ward councillor, stepped down from the committee and took no part in the debate or voting on this item.

The committee considered application P16/S1050/FUL for the erection of a new steel portal frame workshop building to replace demolished fire damaged building at T C Motors, Rich's Sidings, Didcot.

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.

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/S1050/FUL.

18 P16/S0213/FUL - 68 Preston Crowmarsh

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. Councillor Toby Newman was nominated and voted in as temporary Chairman for this item.

The committee considered application P16/S0213/FUL for the variation of approved planning application P14/S3450/FUL (demolition of existing dwelling and industrial units with erection of three dwellings of varying designs and form) at 68 Preston Crowmarsh.

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.

Peter Green, a local resident, spoke objecting to the application.

Peter Emmett, 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 P16/S0213/FUL, subject to the following conditions:

1. Commencement three years - full planning permission.
2. Approved plans.
3. Sample materials required (walls and roof).
4. Rooflights (height).
5. Existing vehicular access.
6. Vision splay details.
7. Turning area and car parking.
8. Construction traffic management.
9. No garage conversion into accommodation.
10. Landscaping scheme (trees and shrubs only).
11. Tree protection (detailed).
12. Archaeological watching brief.
13. Implementation of programme or archaeological work.

19 P16/S0827/FUL 76 St Andrews Road , Henley-on-Thames

Joan Bland and Lorraine Hillier, 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/S0827/FUL for the demolition of 76 St Andrews Road to create two detached 3 bedroom dwellings with associated parking at 76 St Andrews Road, Henley-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.

Peter Emmett, the applicant's agent, spoke in support of the application.

Joan Bland, one of the local ward members, 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 P16/S0827/FUL, subject to the following conditions:

- 1 The development must commence within three years of the date of this permission.
- 2 Development to be implemented in accordance with the approved plans.
3. A schedule of all external materials is to be submitted and approved prior to commencement of the development.

4. Existing and proposed levels to be approved prior to commencement of development.
5. Withdrawal of permitted development (PD) rights for all extensions and outbuildings within the curtilage of the dwellings.
6. Parking and manoeuvring areas to be provided as on plan and retained unobstructed.
7. All areas of front hardstanding to be of permeable construction, or make suitable provision for surface water run-off.
8. The trees within the site shown to be retained must be protected in accordance with measures to be approved by the local planning authority
9. Obscure glazing to applied to all upper storey side-facing openings prior to first occupation of the dwellings and retained thereafter.

20 P16/S0607/HH - 18 East Street, Didcot

Margaret Davies, the local ward councillor, stepped down from the committee and took no part in the debate or voting on this item.

The committee considered application P16/S0607/HH for the demolition of the existing two storey rear extension and the erection of a replacement two storey rear extension at 18 East Street, Didcot.

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.

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/S0607/HH, subject to the following conditions:

1. Commencement three years - full planning permission.
2. Approved plans.
3. Matching materials (walls and roof).

21 P16/S1261/HH - 38 Ilges Lane, Cholsey

The committee considered application P16/S1261/HH for the erection of a two storey side extension at 38 Ilges lane, Cholsey.

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.

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/S1261/HH, subject to the following conditions:

1. Commencement three years - full planning permission.
2. Approved plans.
3. Matching materials (walls and roof).

The meeting closed at 7.55 pm

Chairman

Date