

# Minutes

OF A MEETING OF THE

## Planning Committee

HELD ON WEDNESDAY 14 JUNE 2017 AT 6.00 PM

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

### Present:

Toby Newman (Chairman)

Joan Bland, Anthony Dearlove, Richard Pullen, David Turner, Ian White, Lorraine Hillier, Elaine Hornsby and Sue Lawson

### Apologies:

Jeannette Matelot tendered apologies.

### Officers:

Sharon Crawford, Joan Desmond, Adrian Duffield, Paul Lucas, Nicola Meurer, Katherine Pearce and Luke Veillet

### Also present:

Elizabeth Gillespie and David Nimmo-Smith

## 12 Minutes of previous meetings

**RESOLVED:** to approve the minutes of the meetings held on 5 April and 17 May 2017 as correct records and agree that the Chairman sign these as such.

## 13 Declarations of interest

Adrian Duffield, the Head of Planning, declared that in relation to application P17/S0094/O – Land west of Marley Lane, Chalgrove; he is an acquaintance of the applicant and requested that this be minuted.

## 14 Urgent business and chairman's announcements

There was no urgent business to attend to.

## 15 Applications deferred or withdrawn

No applications were deferred or withdrawn.



Listening Learning Leading

## **16 Proposals for site visits**

There were no proposals for site visits.

## **17 Public participation**

The list showing 17 members of the public who had registered to speak was tabled at the meeting.

## **18 P17/S0094/O - Land west of Marley Lane, Chalgrove**

David Turner, the local ward councillor, stepped down from the committee and took no part in the debate or voting for this item.

The committee considered outline application P17/S0094/O for up to 200 dwellings; a building for community use; open space; a sustainable drainage system; and associated infrastructure with all matters reserved except for access on land west of Marley Lane, Chalgrove.

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 updates: the applicants had requested that the committee were made aware that the neighbourhood plan group were now supportive of the application.

Jacky Nabb, a representative of Chalgrove parish council and chair of the Chalgrove neighbourhood plan, spoke in support of the application:

- This application is the preferred site option in the draft neighbourhood plan and has been throughout the process;
- The development would be easily integrated into the village, has good access to services and respects the linear form of the village;
- The housing mix represents the neighbourhood plan requirements;
- Flood risk would be reduced as the site is downstream of the village; and
- The developers have worked with the neighbourhood plan group to produce the application.

Christian Leigh, a representative of objectors, spoke objecting to the application. His concerns included the following:

- Objections on the grounds of sustainability and traffic impact as the site is 20 minutes' walk from the village and three minutes by car;
- The development would mean Chalgrove sprawls westwards;
- It is premature to approve on the grounds of the neighbourhood plan as it is at an early stage, not yet supported by residents and therefore carries limited weight;
- Concern for the landscape impact; and
- Future sites should be considered together.

Colin Campbell, the applicant's agent, spoke in support of the application:

- The applicants started engagement with the neighbourhood plan group two and a half years ago;

- The development respects and reflects the character of Chalgrove as a linear village;
- The site has good access to local services and is 100m from a bus route;
- The applicants have agreed a contribution of £400,000 towards enhancing the local bus service and £52,000 to install four new bus stops;
- There will be significant contributions towards community infrastructure, including a new scout hut, open space and improved water supply to the allotments;
- The limited landscape and heritage harm will be mitigated; and
- There are no outstanding objections from technical consultees.

In response to questions from the committee, it was confirmed that a shorter commencement date of two years could be conditioned.

David Turner, the local ward councillor, spoke in support of the application. The points he raised included the following:

- The neighbourhood plan would have been completed had it not been for external issues, such as the recent flooding in Chalgrove and inconsistent NDP support from South Oxfordshire District Council;
- This is the preferred development site for the village as the site is downstream of the village; and
- The development would provide the full SHMA allocation.

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

A motion, moved and seconded, to authorise the head of planning to grant planning permission, to include a reduction in commencement date to two years, was declared carried on being put to the vote.

**RESOLVED:** to authorise the head of planning to grant planning permission for application P17/S0094/O, subject to the following:

- 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. Approved plans.
  2. Commencement - outline with reserved matters.
  3. Residential travel statement.
  4. Maximum number of dwellings.
  5. Levels (details required).
  6. Market housing mix (outline).
  7. Sample materials required (all).
  8. Sustainable design.
  9. Refuse and recycling storage (details required).
  10. Fire hydrants.
  11. Cycle parking facilities.
  12. Construction traffic management.
  13. Highways.
  14. Landscaping (including hard surfacing and boundary treatment).
  15. Construction environmental management plan.
  16. Landscape management plan.

17. Biodiversity enhancement plan.
18. Arboricultural method statement.
19. Landscape and ecology management plan.
20. Bat survey.
21. Construction method statement.
22. Archaeology (submission and implementation of a written scheme of investigation).
23. Estate accesses, driveways and turning areas.
24. Hours of construction.
25. External lighting.
26. Foul drainage.
27. Air quality.

## **19 P16/S3254/FUL and P16/S3255/LB - Former farm buildings and pharmacy, Cholsey Meadows, off Reading Road, Cholsey**

The committee considered application P16/S3254/FUL and P16/S3255/LB to convert the existing buildings to provide 11 one-bedroom starter homes, six two-bedroom starter homes, one commercial unit (salon) and a farm shop, together with parking, access and landscaping on the former farm buildings and pharmacy at Cholsey Meadows, off Reading Road, 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.

Officer updates: since publication of the agenda, there have been four further neighbour comments on the application regarding concern for the increase in traffic at the junction with Reading Road and insufficient parking.

Mark Gray, a representative of Cholsey parish council, spoke objecting to the application. His concerns included the following:

- Parking on site is already very constrained – the additional development would exacerbate this problem and include parking on a pavement;
- It would be overdevelopment of the site;
- There are no gardens for some properties and under minimum provision for others on the site;
- The main gas and electricity supply runs past the future residents' entrances; and
- The applicants have not worked with the neighbourhood plan group.

Christopher Philips and Marianne Hill, local residents, spoke objecting to the application. Their concerns included the following:

- This application is contrary to the original vision of Cholsey Meadows being a self-contained community with communal facilities providing shopping, socialising and employment provision;
- There has never been any drive to rent the property out commercially;
- There is a lack of residential parking;
- It constitutes overdevelopment;
- The applicants have not worked with the local community;
- Ms Hill, a local farmer has tried to engage with the developers for five years to try and establish a farm shop on the site; and

- Over a dozen people have tried to take the property on for business purposes.

Nik Lyzba, the applicant's agent, spoke in support of the application:

- The economic development officer has concluded that the marketing of the property has been active and comprehensive;
- Currently there is a great hall, cricket pavilion and open space regarding community facilities within Cholsey Meadows;
- The only viable interest for the site has been for a hairdressing salon;
- There is a proposed space of 500 square metres for a shop on site, which will be rent free for five years;
- There is a higher parking provision per unit than in the wider Fairmile hospital site overall; and
- Starter homes will be provided, which is a form of affordable housing.

In response to questions from the committee, the applicant's agent confirmed that:

- The commencement date could be reduced to two years;
- The parking over the pavement could feasibly be moved by condition; and
- There were no viable proposals or formal offers coming forward for the entire space to be given over to commercial usage.

A motion was moved to approve planning permission for application P16/S3254/FUL but it was not seconded.

The committee considered the planning application, with advice from officers where appropriate. The committee were concerned that the marketing exercise had not been conducted at the right place at the right time and that there would be a loss of facilities and employment space should the development go ahead.

A motion, moved and seconded, to refuse planning permission was declared carried on being put to the vote.

**RESOLVED:** to refuse planning permission for application P16/S3254/FUL for the following reason:

Cholsey Meadows was designed to be a mixed use sustainable development. The loss of the approved employment and local services (day nursery, restaurant and shop) would reduce the ability of the Cholsey Meadows community to meet its day to day needs, contrary to paragraphs 17, 28 and Section 8 of the NPPF particularly paragraph 70.

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

**RESOLVED:** to grant listed building consent for application P16/S3255/LB, subject to the following conditions:

1. Commencement listed building consent - three years.
2. Approved plans.
3. Joinery details.
4. Works to match existing.

## **20 P17/S1327/FUL - Sheringham House, Crowmarsh Hill, Crowmarsh Gifford**

Richard Pullen, one of the local ward councillors, stepped down from the committee and took no part in the debate or voting for this item.

The committee considered application P17/S1327/FUL to erect a two-storey dwelling with a double garage on land adjacent to Sheringham House, Crowmarsh Hill, Crowmarsh Gifford.

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 updates: it was recommended that an extra condition requiring an acoustic report setting out any necessary mitigation measures prior to commencement be included should permission be granted.

The Countryside Officer had confirmed that it would be unlikely that there would be any significant ecological impacts if planning permission is granted with the proposed mitigations.

Nigel Hannigan, a representative of Crowmarsh Gifford parish council, spoke objecting to the application. His concerns included the following:

- The development would be overbearing on the neighbouring residents' gardens;
- It is an overdevelopment of the site; and
- The A4074 would effectively move closer to the site.

Angela Wilcox, a local resident and representative of another residents, spoke objecting to the application. Her concerns included the following:

- The proposal would be overdevelopment of the site;
- The neighbouring gardens would be overlooked and suffer a loss of sunlight;
- The trees on site should be protected during the building works; and
- Concern for the noise and smell during construction on their outdoor eating space.

Sheldon Brown, the applicant's agent, spoke in support of the application:

- The proposed development is of a similar scale and height of surrounding properties and traditional materials would be used;
- The proposed ridge heights would be in line with the eaves of neighbouring properties, with the lowered ground level being taken into consideration;
- The application is designed to not have an impact on the surrounding trees; and
- Distances exceed minimum requirements.

Richard Pullen, one of the local ward councillors, spoke in support of the application.

The committee considered the application, with advice from officers where appropriate. Some committee members did not think the design was appropriate and had concerns for the loss of light to neighbouring residents' amenity space, however the rest of the committee liked the design and it complied with policies.

A motion, moved and seconded, to refuse the application was declared lost on being put to the vote, with the chairman's casting vote.

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 P17/S1327/FUL, subject to the following conditions:

1. Time limit.
2. Development to be carried out in accordance with the approved plans.
3. Materials as on plan.
4. Removal of permitted development rights Class A (extensions).
5. Removal of permitted development rights Class E (outbuildings).
6. Removal of permitted development rights Class B and Class C (roof additions and alterations).
7. Vision splay dimensions.
8. Parking and manoeuvring areas retained.
9. No garage conversion into accommodation.
10. Gates set back from footway.
11. Tree protection implementation.

## **21 P16/S1476/O - Huntercombe Golf Club, Nuffield Hill, Nuffield**

The committee considered outline application P16/S1476/O to demolish the two existing dwellings and erect up to eight dwellings with all matters reserved at Huntercombe Golf Club, Nuffield Hill, Nuffield.

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 Passmore, a representative of Nuffield parish council, spoke objecting to the application. His concerns included the following:

- The revised plans would remove a hedge, which previously satisfied the parish council that the site would be well screened;
- The main entrance was moved on the revised plans, which would now cause concern for light pollution from car headlights;
- The parish plan has been ignored;
- The site is not sustainable as there are no shops, school and an intermittent bus service; and
- The parish council would welcome a more modest proposal with the retention of the hedge.

Geoff Giles and Andrew Thomson, local residents, spoke objecting to the application. Their concerns included the following:

- Concern for overlooking;
- Future residents would need to reverse onto a dangerous road; and
- Tress and hedges should be retained.

Steven Sensecall, the applicant's agent, spoke in support of the application:

- The original scheme was moved as a result of officers' recommendations to create an active frontage, this can be revisited at the reserved matters stage;

- It is a small scale sustainable development, which is policy compliant; and
- Overlooking can be addressed at the reserved matters stage.

David Nimmo-Smith, one of the local ward councillors, spoke objecting to the application.

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

A motion, moved and seconded, to delegate approval of the application to the head of planning was declared carried on being put to the vote.

**RESOLVED:** to authorise the head of planning to grant planning permission for application P16/S1476/O, subject to the following conditions:

1. Development in accordance with approved plans.
2. Commencement - outline with reserved matters.
3. Levels (details required) to be agreed prior to commencement of development.
4. Market housing mix to be secured at reserved matters stage.
5. Schedule of materials to be agreed prior to commencement of development.
6. Tree protection details to be agreed prior to commencement of development.
7. Wildlife mitigation to be carried out in accordance with agreed details.
8. Surface water drainage works to be agreed prior to commencement of development.
9. Foul drainage works to be agreed prior to commencement of development.

## **22 P17/S0938/FUL - Pinfold, Greys Green**

The committee voted to continue the meeting beyond two and a half hours.

The committee considered application P17/S0938/FUL to erect a new two-storey four-bedroom dwelling with detached garage at Pinfold, Greys Green.

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 Nimmo-Smith, one of the local ward councillors, spoke outlining the objection from Rotherfield Greys Parish Council and stated that he had no objection to the application.

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 P17/S0938/FUL, subject to the following conditions:

1. Commencement of development within three years.
2. Development to be in accordance with the approved plans.
3. Schedule of materials to be agreed prior to commencement of development.



4. Levels details required prior to commencement of development.
5. Obscure glazing of west-facing first floor stairwell window.
6. Removal of permitted development rights for extensions and outbuildings.
7. New vehicular access as on submitted plan.
8. Vision splay protection as on submitted plan.
9. Parking and manoeuvring areas retained.
10. No garage conversion into accommodation.
11. Tree protection details to be agreed prior to commencement of development.
12. Landscaping (including boundary treatment) to be agreed prior to commencement of development.

## **23 P16/S3989/FUL - Land adjacent to The Green, Garsington**

The committee considered application P16/S3989/FUL to amend an approved application to a proposed family dwelling and garage on land adjacent to The Green, Garsington.

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.

Elizabeth Gillespie, the local ward councillor, 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 was declared carried on being put to the vote.

**RESOLVED:** to grant planning permission for application P16/S3989/FUL, subject to the following conditions:

1. Commencement three years - full planning permission.
2. Approved plans.
3. Tree protection (no digging).
4. Written Scheme of Investigation (WSI).
5. Staged programme of works in accordance with WSI.
6. Sample materials required (all).
7. New vehicular access.
8. Close existing access.
9. Landscaping implementation.
10. Parking and manoeuvring areas retained.
11. No garage conversion into accommodation.
12. Withdrawal of permitted development rights for extensions, alterations and outbuildings etc.

The meeting closed at 8.40 pm

Chairman

Date