

Minutes

OF A MEETING OF THE

Planning Committee

HELD ON WEDNESDAY 26 JULY 2017 AT 6.00 PM

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

Present:

Toby Newman (Chairman)

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

Officers:

Edward Church, Sharon Crawford, Paula Fox, Kim Gould, Paul Lucas, Katherine Pearce, Davina Sarac and Ron Schrieber

Also present:

Councillors Imran Lokhon, Mocky Khan and David Nimmo-Smith

52 Declarations of interest

Councillor Anthony Dearlove declared that, in relation to application P17/S1851/FUL – 26 Haydon Road, Didcot, he would be stepping down from the committee as he had a business relationship with the applicant.

53 Urgent business and chairman's announcements

There was no urgent business.

54 Applications deferred or withdrawn

None.

55 Proposals for site visits

None.

56 Public participation

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

57 P16/S4208/FUL - Wallingford Portcullis Social Club, 28 Goldsmiths Lane, Wallingford

Elaine Hornsby, 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 P16/S4208/FUL for the part demolition, redevelopment and change of use of the Portcullis Club building to provide 15 residential units comprising 6 no two bedroom houses, 3 no two bedroom flat and 6 no one bedroom flats at Wallingford Portcullis Social Club, 28 Goldsmiths Lane, Wallingford.

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.

Adrian Lloyd, a representative of Wallingford Town Council, spoke objecting to the application. His concerns included the following:

- The proposal was contrary to a number of South Oxfordshire Local Plan policies and National Planning Policy Framework paragraphs;
- It was an overdevelopment of the site;
- The development would generate traffic and parking problems; and
- The proposed condition requiring obscure glazing to windows on the Goldsmiths Lane frontage would be unenforceable.

Charles Abernethy, a local resident, spoke objecting to the application. His concerns included the following:

- The number of units proposed for the site constituted overdevelopment;
- Access to the site from Goldsmiths Lane was narrow and so the development would exacerbate current highway and pedestrian safety issues;
- The development would exacerbate current parking problems in the locality; and
- Construction work could damage nearby 18th century buildings.

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

- This was a car-free development in a highly sustainable location;
- It was proposed to insert a virtual footway and a gully on the western side of Goldsmiths Lane to improve the pedestrian access and drainage; and
- The highways authority had no objections to the amended proposal, subject to conditions.

Elaine Hornsby and Imran Lokhon, the local ward councillors, spoke objecting to the application. Their concerns included the following:

- The proposal would exacerbate existing parking problems. Nearby car parks were already at capacity and there was no local civil parking enforcement.
- The expectation that the occupants of the proposed residential units would not drive was unrealistic;

- The access to the site from Goldsmiths Lane was very narrow and constituted a danger to road users and pedestrians. A virtual footway would not improve pedestrian safety; and
- There was no affordable housing provision.

The committee considered the application, with advice from officers where appropriate. The planning officer reported that the applicant had submitted information demonstrating that the scheme proposed was only just viable and would no longer be viable if any affordable housing was provided. She also confirmed that this information had not been subjected to independent evaluation.

The committee did not agree that the adverse impacts would not significantly and demonstrably outweigh the benefits of the proposal.

Contrary to the officer recommendation, 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/S4208/FUL for the following reasons:

1. Having regard to the density of development and the location of the site (where vehicular and pedestrian access is limited by the access into the site and the limited width and lack of pavement on Goldsmiths lane), the proposal would represent an overdevelopment of the site that would increase pedestrian and vehicular activity and would be harmful to the safety and convenience of users of the public highway. As such the proposal would be contrary to Policy CSWAL1 of the South Oxfordshire Core Strategy and saved Policies G2, D2, H4, T1 and T2 of the South Oxfordshire Local Plan 2011.
2. The proposal would fail to provide affordable housing to meet the needs of the District contrary to Policy CSH3 of the South Oxfordshire Core Strategy and wider guidance contained within the National Planning Policy Framework.

58 P17/S1851/FUL - 26 Haydon Road, Didcot

Councillor Anthony Dearlove stepped down from the committee and took no part in the debate or voting for this item.

The committee considered application P17/S1851/FUL for the demolition of the existing garage and the erection of a two storey side and rear extension to create two new 2 bed living units at 26 Haydon Road, 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.

James Basey, the applicant's agent, spoke in support of the application:

- The application site was in a highly sustainable location;
- The proposal was entirely in keeping with the character of the locality; and
- There had been no objection from the highways authority.

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

RESOLVED: to grant planning permission for application P17/S1851/FUL, subject to the following conditions:

1. Commencement within three years - full planning permission.
2. Approved plans.
3. Materials as on plan.
4. New vehicular access.
5. Existing vehicular access.
6. Vision splay protection.
7. Parking and manoeuvring areas retained.

59 P17/S1449/FUL - Arundel, Church Lane, Rotherfield Peppard

The committee considered application P17/S1449/FUL for the erection of a 5 bay tractor shed at Arundel, Church Lane, Rotherfield Peppard.

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 grant planning permission was declared carried on being put to the vote.

RESOLVED: to grant planning permission for application P17/S1449/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. Materials to be as indicated on the approved plans.

60 P17/S1407/FUL - 11 Cromwell Road, Henley-on-Thames

Joan Bland and Lorraine Hillier, two 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/S1407/FUL for a single replacement dwelling at 11 Cromwell 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.

Lorraine Hillier, one of the local ward councillors, spoke objecting to the application. Her concerns included the following:

- The development would have an adverse impact on neighbouring properties; and
- The proposed condition requiring obscure glazing to upper floor windows would be unenforceable.

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

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

RESOLVED: to grant planning permission for application P17/S1407/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. Ground and finished floor levels to be agreed prior to commencement of development.
5. Obscure glazing to upper floor windows in the side elevations of the dwelling.
6. New vehicular access on to Cromwell Road to be formed to Highway Authority's specifications.
7. Stopping up of existing access onto Cromwell Road.
8. Vision splays to be provided to each side of the access.
9. Parking and turning areas to be provided in accordance with the approved plans.

61 P17/S1173/FUL - The Studio, 1 Crays Pond, Crays Pond

The committee considered application P17/S1173/FUL for alterations to the existing dwelling including demolition of the existing extension and conservatory and erection of a single storey two-bedroom dwelling on existing garden space at The Studio, 1 Crays Pond, Crays Pond.

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 grant planning permission was declared carried out being put to the vote.

RESOLVED: to grant planning permission for application P17/S1173/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. Levels to be as on the approved plans.
4. Schedule of materials to be agreed prior to the commencement of development.
5. Withdrawal of permitted development rights for extensions and outbuildings.
6. Garage, parking and manoeuvring areas retained in accordance with the approved plans.
7. Landscaping to be implemented as shown on the approved plans including tree root barrier.
8. Addition of hedge protection fencing to tree protection plan.
9. Alterations to The Studio to take place prior to commencement of approved dwelling.

62 P17/S1336/FUL - 79 High Street, Wheatley

Toby Newman, the local ward councillor, stepped down from the committee and took no part in the debate or voting for this item. Sue Lawson acted as chair.

The committee considered application P17/S1336/FUL for the conversion of the former Chinese takeaway into 2 self contained one bedroom flats at 79 High Street, Wheatley.

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 agenda, the conservation officer had commented that he had no objection to this application, subject to conditions.

Roger Bell, a representative of Wheatley Parish Council, spoke objecting to the application. His concerns included the following:

- The proposal would have a detrimental impact on a vital shopping centre;
- The proposed development would exacerbate existing parking problems in the locality; and
- The proposal did not meet the council's standards for private amenity areas.

Toby Newman, the local ward councillor, spoke objecting to the application. His concerns included the following:

- The proposal would constitute the loss of one of the few remaining commercial properties in the village; and
- The proposal would exacerbate existing parking problems.

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

The committee did not agree that the development would be car free and believed that occupiers of the properties would realistically own at least one car each. Members were also concerned that the loss of commercial premises would contribute to the gradual decline of the economic vitality of the village centre.

Contrary to the officer recommendation, 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 P17/S1336/FUL for the following reasons:

1. The proposed development would result in the loss of a retail unit in the Wheatley village centre which would undermine the vitality of the business centre and result in a progressive weakening of its role in supporting surrounding smaller villages. This would be contrary to the philosophy of the South Oxfordshire Core Strategy 2027 and saved policy E6 of the South Oxfordshire Local Plan 2011.
2. The proposal would result in a cramped form of residential development with front windows immediately adjacent to the pavement and parked cars and with substandard rear gardens providing little privacy. This would result in a poor quality living environment detrimental to the residential amenity of occupants contrary to saved policies D3 and D4 of the South Oxfordshire Local Plan and Design Guide advice.

3. The proposed development has no allocated parking. Parking is limited in the village centre and the existing shops and other commercial outlets rely on the available on-road parking for their customers. The development is likely to result in a demand for parking of potentially 4 cars resulting in an overall reduction in the amount of parking available for commercial uses which will undermine the economic vitality of the village centre. The lack of available parking for the dwellings is also likely to lead to inappropriate parking by residents in restricted areas contrary to saved policies D2, and T2 of the South Oxfordshire Local Plan 2011.

63 P17/S0401/FUL - 14 Abbott Road, Didcot

Anthony Dearlove, one of the local ward councillors, stepped down from the committee and did not take part in the debate or voting for this item.

The committee considered application P17/S0401/FUL for a one bedroom annexe in the rear garden at 14 Abbott Road, 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.

Anthony Dearlove, one of the local ward councillors, spoke objecting to the application. He reiterated the Town Council's concerns including the following:

- Highways safety; and
- There was a risk of an increase in vehicle reversing manoeuvres in close proximity to a school.

Councillor Dearlove requested that, should the committee be minded to grant planning permission, that a condition be added, limiting the use of the annexe to an immediate family member.

The committee considered the application, with advice from officers where appropriate. It was the officers' view that the proposed conditions and informative were sufficient to prevent the separate sale or letting of the annexe.

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

RESOLVED: to grant planning permission for application P17/S0401/FUL, subject to the following conditions:

1. Commencement within three years - full planning permission.
2. Approved plans.
3. Ancillary occupation and use only.
4. Vision splay dimensions.
5. Plan of car parking provision (unspecified number of spaces).

Standard Informative: Full planning permission required if building is ever sold or let separately.

64 P16/S4099/FUL - Cranford House School, Moultsford

The committee considered application P16/S4099/FUL for extensions and alterations to school buildings to include extensions to the Junior School and STEM centre together with a new 6th Form college to replace the previously approved performance centre and alterations to car park layout at Cranford House School, Moultsford.

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 the Parish Council and a ward councillor had asked for consideration of the application to be deferred as they had been under the impression that it would not be coming to the committee until September and, accordingly, were not able to attend this evening.

Erica Taylor, representing the applicant, spoke in support of the application:

- The aim of the proposal was to improve the quality of education rather than increase pupil numbers;
- The travel plan demonstrated the school's commitment to taking all measures possible to reduce traffic movements to and from the site; and
- There had been no objection from the highways authority, subject to conditions.

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

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

RESOLVED: to grant planning permission for application P16/4099/FUL, subject to the following conditions:

1. Commencement within three years - full planning permission.
2. Approved plans.
3. Archaeological (written scheme of investigation).
4. Construction traffic management plan (CTMP).
5. Wildlife/bat mitigation licence to be submitted.
6. Tree protection.
7. Sample materials (photograph panel) walls and roof.
8. Details of junction between the existing listed building and new work (office and lobby into 6th form block).
9. Highways – surface water drainage details (pre-occupation).
10. Highways – submission of car parking strategy document (pre- occupation).
11. Highways – submission of revised travel plan (pre-occupation).
12. Highways – parking and turning areas maintained.

The meeting closed at 8.25 pm

Chairman

Date