

# Minutes

OF A MEETING OF THE

## Planning Committee

HELD ON WEDNESDAY 6 SEPTEMBER 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, Sue Lawson and Mocky Khan

### Apologies:

There were no apologies.

### Officers:

Katherine Canavan, Joan Desmond, Paula Fox, Paul Lucas, Nicola Meurer and Tom Wyatt

### Also present:

Anna Badcock and Will Hall

### 77 Chairman's announcements

The chairman welcomed everyone to the meeting and outlined the procedure to be followed.

### 78 Minutes of the previous meeting

**RESOLVED:** to approve the minutes of the meeting held on 26 July 2017 as a correct record and agree that the Chairman sign these as such.

### 79 Declarations of interest

There were no declarations of interest.

### 80 Urgent business

There was no urgent business.



Listening Learning Leading

## **81 Proposals for site visits**

A motion, moved and seconded, to defer application P17/S1599/RM – Land within Eyres Close, off Eyres Lane, Ewelme for a site visit was declared carried on being put to the vote.

**RESOLVED:** to defer consideration of application P17/S1599/RM to allow members a site visit due to a change in ground levels and the impact this would have on the nearby properties.

## **82 Public participation**

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

## **83 P16/S3630/O - Land off Peppard Road, Emmer Green**

The committee considered outline planning application P16/S3630/O for a residential development on land off Peppard Road, Emmer Green of up to 245 dwellings (including up to 40% affordable housing), structural planning and landscaping, informal public open space and children's play areas, vehicular access from Peppard Road and Kiln Road and associated ancillary works with all matters reserved with the exception of the main vehicular access.

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:

- Reading Borough Council have reiterated their objections following the amended plans.
- Representations have been received from the Oxfordshire Clinical Commissioning Group and Sonning Common Health Centre expressing concern on the major pressure this development would have on Sonning Common Practice. In terms of health services, the provision of these services including improvements to local surgeries would be funded through CIL as health infrastructure is included in the Council's CIL Regulation 123 List.
- The Chilterns Conservation Board have clarified their position in that this site has been submitted to Natural England for inclusion in the Chilterns AONB boundary review and permitting this application would prejudice this review.
- MPs John Howell (Henley) and Matt Rodda (Reading East) had submitted statements to the committee.

David Woodward, a representative of Eye and Dunsden Parish Council, spoke objecting to the application.

Tom Fort, a representative of Sonning Common Parish Council, spoke objecting to the application.

The following also spoke in objection to the application:

- Clare Grashoff, a representative of Reading Borough Council.

- Paul Matthews, a representative of CADRA.
- Annette Fairweather, a representative of EGRA.

Diana Richardson, the applicant's agent, spoke in support of the application.

Will Hall, one of the local ward councillors, spoke objecting to the application.

In response to questions raised by the committee and comments made by the speakers, the officers reported that:

- Thames Water have confirmed that they will be responsible for the supply of water using powers under the water industry act.
- Reading Borough Council Transport Officer has no objections to the application.
- Following their original objection to the application and subsequent amendments, Oxfordshire County Council Education have revised forecasts for pupil numbers which indicate that there will be sufficient capacity to meet the level of need for both planned and the proposed development; they have therefore removed their objections.

The committee had many concerns about the application which are summarised as follows:

- The application conflicts with the South Oxfordshire spatial strategy;
- The proposed development would damage the valued landscape and rural community setting and character; and
- The increase of 170% to the population of Eye and Dunsden parish is unacceptable.

Officers advised committee that there were no technical objections to the application and that certain concerns were not material planning reasons to object: attitude and approach of the developer; the neighbourhood planning process; and setting a precedence.

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

**RESOLVED:** to refuse planning permission for application P16/S3630/O for the following reasons:

1. The application site lies in open countryside, outside any defined settlement boundary in the South Oxfordshire Core Strategy and the proposed development would represent a significant encroachment into the open countryside. As a result the proposal would detract from the undeveloped rural character and appearance of the site and its surroundings and the attractive landscape setting of the settlements in the district and would not comprise sustainable development as defined by local and national legislation. As such the proposal is contrary to policies CSS1, CSR1 and CSEN1 of the South Oxfordshire Core Strategy, policies C4, G2 and G4 of the South Oxfordshire Local Plan 2011 and Government Guidance within the National Planning Policy Framework.
2. In the absence of a completed S106 legal agreement, the proposal fails to secure affordable housing to meet the needs of the district. As such, the

development would be contrary to the National Planning Policy Framework and Policy CSH3 of the South Oxfordshire Core Strategy.

3. In the absence of a completed S106 legal agreement, the proposal fails to secure on and off site infrastructure necessary to meet the needs of the development. As such, the development would be contrary to the National Planning Policy Framework, Policy CSI1 of the South Oxfordshire Core Strategy and Policies T1, R2 and R6 of the South Oxfordshire Local Plan 2011.
4. In the absence of a completed S106 legal agreement, the proposal fails to secure funding to mitigate the potential adverse effects of the proposed development to local wildlife sites in conflict with Section 11 (Conserving and enhancing the natural environment) of the NPPF.

#### **84 P16/S3707/O - 44 Kennylands Road, Sonning Common**

The committee considered outline planning application P16/S3707/O for a residential development of 30 dwellings at 44 Kennylands Road, Sonning Common with matters of access and layout for consideration.

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.

Barrie Greenwood, a representative of Sonning Common Parish Council, spoke objecting to the application.

Mr Pearson, a representative of Kidmore End Parish Council, spoke objecting to the application.

The following spoke in objection to the application:

- Paul Mulin, on behalf of residents.
- Paul Matthews, a representative of CADRA.

Katherine Miles, the applicant's agent, spoke in support of the application.

Will Hall, one of the local ward councillors, spoke objecting to the application.

The committee were split with regard to their support for the application. Some members were not confident they could demonstrate the harm of the proposed development in planning terms nor that the application was contrary to the neighbourhood plan; the rest of the committee raised the following concerns:

- A lack of pepper-potting of affordable housing within the site (officers confirmed that this was at the request of the social housing provider for the purposes of improved property management);
- The increased density in relation to the surrounding area, making it out of character;
- Parking and access issues; and
- It is considered to be contrary to the neighbourhood plan.

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

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

**RESOLVED:** to refuse planning permission for application P16/S3707/O with detailed wording to be agreed with the chairman of the planning committee, having regard to the above.

### **85 P17/S1599/RM - Land within Eyres Close, off Eyres Lane, Ewelme**

Application P17/S1599/RM for the provision of access for off-street parking, appearance, landscaping, layout and scale for a pair of two-storey semi-detached dwellings on land within Eyres Close, off Eyres Lane, Ewelme was deferred from consideration to allow members to visit the site.

### **86 P17/S1888/FUL - Land at Sheepphouse Farm, Reading Road, Henley-on-Thames**

The committee considered application P17/S1888/FUL to demolish the existing buildings, alter the existing vehicular access to Reading Road and to construct new buildings for use by Bremont Watch Company, a new access drive, car-parking and landscaping on land at Sheepphouse Farm, Reading 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.

David Bartholomew, an Oxfordshire County Councillor, spoke objecting to the application.

Nik Lyzba, Giles English and Gareth Morris, the applicant's agent and applicants, spoke in support of the application.

Will Hall, one of the local ward councillors, spoke objecting to the application.

The committee were satisfied with the proposed extra floor-space being in a second storey rather than as a substantially increased footprint. Although concern was expressed regarding traffic impact with the extra members of staff on site; the committee were satisfied with the design wished to see the successful business remain in the area.

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

**RESOLVED:** to authorise the head of planning to grant planning permission for application P17/S1888/FUL, subject to:

- i. The prior completion of a Section 106 planning obligation to secure financial contributions towards public transport improvements; and
- ii. 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 implemented prior to occupation.
6. Tree protection measures in accordance with the submitted details.
7. No development, including demolition, to commence until a bat licence or mitigation measures have been agreed.
8. No development, including demolition, to commence until a great crested newt licence or mitigation measures have been agreed.
9. Contaminated land investigation and remediation strategy to be agreed.
10. Surface water drainage in accordance with SuDS (sustainable drainage) principles to be approved and implemented prior to first occupation.
11. Foul drainage to be approved and implemented prior to first occupation.
12. Archaeological evaluation to be carried out in accordance with a written scheme of investigation to be approved prior to the commencement of development.
13. External lighting in accordance with approved plan and no other lighting unless first agreed.
14. Development to meet BREEAM standard.
15. 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.
16. Travel plan to be agreed prior to occupation.
17. Cycle parking and shower facilities to be provided prior to the occupation of the development in accordance with details to be approved.
18. Construction traffic management plan to be maintained in accordance with details to be approved prior to development commencing.
19. Construction method statement to be approved prior to development commencing.
20. Visibility splays and access to be constructed prior to occupation of the development.
21. Parking and turning areas to be provided in accordance with the approved plans prior to occupation of the development.
22. Any gates to be set back at least 12 metres from the edge of the carriageway and to open inwards.
23. 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.
24. Noise levels from plant and equipment to not exceed the existing background noise level at the boundary with neighbouring residential properties.
25. Occupation by Bremont only.
26. No change of use unless through the grant of planning permission.

## **87 P17/S0880/FUL - Foxington, Britwell Salome**

The committee considered retrospective planning application P17/S0880/FUL for the erection of an agricultural barn at Foxington, Britwell Salome.

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.

Neil Macdonald, a representative of Britwell Salome Parish Meeting, spoke objecting to the application.

Dominic Hyman, a local resident, spoke objecting to the application.

Andy Partridge, the applicant's agent, spoke in support of the application.

Anna Badcock, 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 P17/S0880/FUL, subject to the following condition:

1. Agricultural use only.

The meeting closed at 8.55 pm

Chairman

Date