

# Minutes

OF A MEETING OF THE

## Planning Committee

HELD ON WEDNESDAY 2 MAY 2018 AT 6.00 PM

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

### Present:

Toby Newman (Chairman)

Sue Lawson, Joan Bland, Anthony Dearlove, Lorraine Hillier, Mocky Khan, Jeannette Matelot, David Turner and Ian White

### Apologies:

Elaine Hornsby tendered apologies.

### Officers:

Paula Fox, Roseanne Lilywhite, Paul Lucas, Nicola Meurer, Davina Sarac and Tom Wyatt

### 281 Chairman's announcements

The chairman welcomed everyone to the meeting, outlined the procedure to be followed and advised on emergency evacuation arrangements.

### 282 Declarations of interest

There were no declarations of interest.

### 283 Urgent business

The development manager reminded committee that two of the items had been deferred:

- P17/S4216/FUL – Plot 9, Kiln Lane, Garsington – to allow members to visit the site before consideration; and
- P18/S0353/FUL – Stonehaven, Berrick Salome – due to South Oxfordshire District Council having recently released a statement to confirm a 5.4 year land supply (30 April 2018), the report for this item was considered out of date due to its weight given to the previous lack of five year land supply. It will now be considered at a later date.

### 284 Proposals for site visits

There were no proposals for site visits.



Listening Learning Leading

## 285 Public participation

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

## 286 P17/S3160/FUL - Saffrons, Station Road, Lower Shiplake

Joan Bland arrived part way through the consideration of this item and was therefore unable to take part in the debating or voting for the application.

The committee considered application P17/S3160/FUL to demolish the existing dwelling at Saffrons, Station Road, Lower Shiplake and erect a replacement two-storey dwelling.

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: an extra condition relating to the prevention of the green roof of the garage being used as a terrace or balcony, had been omitted from the list of conditions and was recommended for inclusion.

Tudor Taylor, a representative of Shiplake Parish Council, spoke objecting to the application.

Robert Partridge, a local resident, spoke objecting to the application.

Rob Clarke, the applicant, spoke in support of the application.

A motion, moved and seconded, to approve the application, with the extra condition restricting the use of the green roof of the garage, was declared carried on being put to the vote.

**RESOLVED:** to grant planning permission for application P17/S3160/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. Samples of materials to be agreed prior to the commencement of development.
4. Development to be carried out in accordance with approved tree protection plan.
5. Hard and soft landscape details to be agreed prior to the commencement of the development.
6. Details of wall and gate construction.
7. Obscure glazing.
8. Turning area and car parking to be carried out in accordance with the approved plans.
9. The garage shall not be converted into living accommodation.
10. Construction traffic management plan.
11. Any external lighting to be agreed prior to occupation.
12. The green roof of the garage shall not be used as a balcony or terrace.

## **287 P17/S3024/FUL - Christmas Cottage, Crowsley Road, Lower Shiplake**

The committee considered application P17/S3024/FUL to erect a detached four-bedroom dwelling with detached garage and a detached five-bedroom dwelling with integral garage, following the demolition of the existing dwelling and coach house at Christmas Cottage, Crowsley Road, Lower Shiplake.

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: since the publication of the agenda, further representation had been received from the council's waste management officer, who has confirmed that bin collections will be from the end of the driveway, as is the current arrangement with the existing property.

Tudor Taylor, a representative of Shiplake Parish Council, spoke objecting to the application.

Mark Biart and Kevin James spoke objecting to the application.

Julia Ross and Finbarr Kneafsey spoke in support of the application.

Some committee members were of the view that the proposed dwellings were too large and therefore an overdevelopment of the site, having an adverse impact on the neighbours. They also raised concerns about the narrow driveway. The rest of the committee were satisfied that, although large, the properties met policy requirements.

A motion, moved and seconded, to refuse the application was declared lost on being put to the 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/S3024/FUL, subject to the following conditions:

1. Commencement within three years.
2. In accordance with approved plans.
3. Demolish existing buildings prior to commencement.
4. Levels to be agreed prior to commencement of development.
5. Schedule of materials to be agreed prior to commencement of development.
6. Obscure glazing to first floor side windows.
7. Withdrawal of permitted development rights for extensions, outbuildings, hard-standings.
8. Turning area and car parking to be provided prior to commencement of development.
9. No garage conversion into accommodation.
10. Off-site highway works implementation as approved.
11. Landscaping implementation as approved.
12. Tree protection implementation as approved.
13. Bat licence to be provided prior to commencement of development.

14. Surface water drainage works to be agreed prior to commencement of development.
15. Foul drainage works to be agreed prior to commencement of development.

### **288 P17/S4216/FUL - Plot 9, Kiln Lane, Garsington**

Application P17/S4216/FUL for a change of a use of land to a private gypsy and traveller caravan site at Plot 9, Kiln Lane, Garsington was deferred from consideration to allow members to visit the site.

### **289 P18/S0353/FUL - Stonehaven, Berrick Salome**

Application P18/S0353/FUL to erect three detached dwellings with access, parking and gardens at Stonehaven, Berrick Salome was deferred from consideration to allow the development manager to consider new information concerning the five year land supply, which had been received since the publication of the agenda.

### **290 P18/S0272/HH - 37 Nuneham Courtenay, Oxford**

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

The committee considered application P18/S0272/HH to change the roof type of the already approved single storey annex (ref: P17/S1363/HH) from a hipped roof to a gable roof to match the roof line on the current property at 37 Nuneham Courtenay, Oxford.

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.

Sue Lawson, the local ward councillor, spoke objecting to the application.

Some committee members did not agree that the proposed roof alterations would not cause light loss and overshadowing to the neighbouring property and that the proposal would constitute an overdevelopment of the site. The rest of the committee were satisfied that the gable roof design would not be harmful in planning terms.

A motion, moved and seconded, to refuse the application was declared lost on being put to the 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 P18/S0272/HH, subject to the following conditions:

1. Commencement three years - full planning permission.
2. Approved plans.
3. Materials as on plan.
4. Ancillary occupation use only.
5. Tree planting (implementation as approved).

## **291 P18/S0078/FUL - Land at New Barn Farm, Kingsey Road, Thame**

Jeanette Matelot, 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 P18/S0078/FUL for alterations to the existing access and provide further access in connection with the use of land for sport and recreational purposes, as approved under planning permission P17/S2445/FUL, on land at New Barn Farm, Kingsey Road, Thame.

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.

Jake Collinge and Manoj Parmar spoke in support of the application.

Jeanette Matelot, one of the local ward councillors, 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 P18/S0078/FUL, subject to the following conditions:

1. Commencement of development within three years of this permission.
2. Development to be in accordance with the approved plans.
3. No use of vehicular access approved under planning permission P17/S2445/FUL if the access hereby approved is in operation.

## **292 P18/S0678/HH - 103 Wantage Road, Wallingford**

The committee considered application P18/S0678/HH to erect a cycle shed at 103 Wantage Road, 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.

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 P18/S0678/HH, subject to the following conditions:

1. Commencement three years - full planning permission.
2. Approved plans.

The meeting closed at 7.25 pm

Chairman

Date