

Minutes

OF A MEETING OF THE

Planning Committee

HELD ON WEDNESDAY 19 JULY 2017 AT 6.00 PM

THE FOUNTAIN CONFERENCE CENTRE, HOWBERY PARK, BENSON
LANE, CROWMARSH GIFFORD, OX10 8BA

Present:

Toby Newman (Chairman)

Joan Bland, Richard Pullen, David Turner, Ian White, Lorraine Hillier, Elaine Hornsby
and Sue Lawson (Vice-chairman)

Apologies:

Anthony Dearlove and Jeannette Matelot tendered apologies.

Officers:

Paul Bowers, Paula Fox, Simon Kitson, Paul Lucas, Nicola Meurer, Marc Pullen and
Tom Wyatt

Also present:

Anna Badcock

37 Chairman's announcements

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

38 Minutes of the previous meeting

RESOLVED: to approve the minutes of the meeting held on 5 July 2017 as a correct record and agree that the Chairman sign these as such.

39 Declarations of interest

There were no declarations of interest.

40 Urgent business and applications deferred or withdrawn



Listening Learning Leading

Officers reported that application P17/S1599/RM had been deferred from consideration at committee due to works having been carried out on trees and earthworks. It was therefore advised that officers needed to assess the impact of these works and update the officer's report accordingly before being brought back to committee.

41 Proposals for site visits

There were no proposals for site visits.

42 Public participation

The list showing 13 members of the public who had registered to speak was tabled at the meeting.

43 P17/S1599/RM - Land within Eyres Close, off Eyres Lane, Ewelme

This application was deferred from consideration.

44 P16/S4045/FUL - Land adjacent to New Farm Bungalow, Track to West Lodge, Pyrton

The committee considered application P16/S4045/FUL to demolish the existing buildings and erect two semi-detached cottages with associated hardstanding on land adjacent to New Farm Bungalow, Track to West Lodge, Pyrton.

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.

Michael Crawford, a representative of Pyrton Parish Council, spoke objecting to the application. His concerns included the following:

- The potential damage of the application to the historic open and rural nature of Pyrton;
- It is a sensitive site opposite fields and abutting the conservation area;
- The architect's images are misleading concerning the impact on the Oxfordshire Way;
- It is an overdevelopment regarding Pyrton's average density; and
- The neighbourhood development plan, for which the consultation phase is complete, recommends one house on this site.

David Parker, the applicant's agent, spoke in support of the application. His comments included the following:

- Following pre-application advice, this was considered to be the only suitable proposal;
- The neighbourhood plan is at a relatively early stage; and
- There would be no material harm to heritage assets or neighbours' amenity.

Anna Badcock, the local ward councillor, spoke objecting to the application. Her comments included the following:

- A recommendation for the committee to refer to the Design Guide regarding suitability; is this the right design in the right place bearing in mind the unspoilt rural views.

In response to questions raised by the committee, the officers reported that:

- The neighbourhood plan can be afforded limited weight although it is a material consideration. Members were advised that the South Oxfordshire Core Strategy and Local Plan carry more weight.

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/S4045/FUL, subject to the following conditions:

1. Full planning permission – development to commence within three years of date of permission.
2. Development to be carried out in accordance with approved plans.
3. A schedule of all materials to be used in the external construction and finishes of the development hereby permitted shall be submitted to and approved in writing by the Local Planning Authority (LPA).
4. Hard and soft landscaping scheme to be submitted to and approved in writing by the LPA.
5. Phased risk assessment to be carried out to identify what, if any, contaminants are on site and measures to overcome them to be submitted to and approved in writing by the LPA.
6. First floor, side facing windows to be obscure glazed and shall be fixed shut with the exception of a top hung openable fanlight.
7. Details of foul drainage to be submitted to and approved in writing by the LPA.
8. Existing access to be improved and laid out in accordance with local highway authority's specifications.
9. The proposed access shall not be brought into use until the existing access onto the lane is effectively closed up in accordance with local highway authority's specifications.
10. Parking and turning areas, in accordance with the approved plans, should be provided and retained unobstructed except for the parking of vehicles associated with the development at all times.

45 P16/S4046/FUL - Land adjacent to New Farm Bungalow, Track to West Lodge, Pyrton

The committee considered application P16/S4046/FUL to demolish the existing buildings and erect a detached barn style house with detached car port and associated hardstanding on land adjacent to New Farm Bungalow, Track to West Lodge, Pyrton.

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.

Michael Crawford, a representative of Pyrton Parish Council, spoke objecting to the application. His concerns included the following:

- The proposed barn-style house is inappropriate for the site and surroundings by virtue of its height, scale and type; and
- Request the lower ridge height is reduced and for more suitable materials to be used.

David Parker, 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 P16/S4046/FUL, subject to the following conditions:

1. Full planning permission – development to commence within three years of date of permission.
2. Development to be carried out in accordance with approved plans.
3. A schedule of all materials to be used in the external construction and finishes of the development hereby permitted shall be submitted to and approved in writing by the Local Planning Authority (LPA).
4. Hard and soft landscaping scheme to be submitted to and approved in writing by the LPA.
5. Phased risk assessment to be carried out to identify what, if any, contaminants are on site and measures to overcome them to be submitted to and approved in writing by the LPA.
6. First floor, side facing windows to be obscure glazed and shall be fixed shut with the exception of a top hung openable fanlight.
7. Details of foul drainage to be submitted to and approved in writing by the LPA.
8. Existing access to be improved and laid out in accordance with local highway authority's specifications.
9. The proposed access shall not be brought into use until the existing access onto the lane is effectively closed up in accordance with local highway authority's specifications.
10. Parking and turning areas, in accordance with the approved plans, should be provided and retained unobstructed except for the parking of vehicles associated with the development at all times.

46 P17/S1272/FUL - Strada, 49-51 Bell Street, Henley-on-Thames

Joan Bland and Lorraine Hillier stepped down from committee and took no part in the debate or voting for this item.

The committee considered application P17/S1272/FUL for alterations to the shopfront and side entrance plus new signage at Strada, 49-51 Bell Street, 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.

Stefan Gawrysiak, a representative of Henley Town Council, spoke objecting to the application.

Joan Bland, one of the local ward councillors, spoke in support of the application.

Lorraine Hillier, 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 approve the application was declared carried on being put to the vote.

RESOLVED: to grant planning permission for application P17/S1272/FUL, subject to the following conditions:

1. Commencement of development within three years.
2. Development to be implemented in accordance with the approved plans.
3. Materials to be used in accordance with those shown on the approved plans.
4. Restrict lighting outside of the hours of operations.

47 P17/S1273/A - Strada, 49-51, Bell Street, Henley-on-Thames

The committee considered application P17/S1273/A for advertising consent to alter the shopfront and side entrance with new signage at Strada, 49-51, Bell Street, 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.

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 advertising consent for application P17/S1273/A, subject to the following conditions:

1. Development to be implemented in accordance with approved plans.
2. Consent to be in accordance with standard advertisement consent conditions.
3. Materials to be used in accordance with those shown on the approved plans.
4. Restrict lighting outside of hours of operations.

48 P17/S1085/FUL - Balmaha, 42 Rotherfield Road, Henley-on-Thames

Joan Bland and Lorraine Hillier stepped down from the committee and took no part in the debate or voting for this item.

The committee considered application P17/S1085/FUL to erect three detached dwellings following the demolition of the existing house at Balmaha, 42 Rotherfield 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.

Officer update: Henley Town Council have now withdrawn their support despite having previously approved of the application.

Stefan Gawrysiak, a representative of Henley Town Council, spoke objecting to the application. His concerns included the following:

- This application is forward on the plot and appears to be crammed in which doesn't fit in with the neighbouring larger plots with buildings set back from the road and therefore constitutes overdevelopment;
- Disagree with the removal of the lime tree for an access road; and
- Regarding the narrow road, request a condition that lorries and materials are kept on site during the construction stage.

Susan Crawford, Tim Lincoln and Hugh Crook, some local residents, spoke objecting to the application. Their concerns included the following:

- Overdevelopment which will change the streetscape;
- A second entrance is unnecessary;
- The county council have enforced a duty to replace the same species of tree in the same place, but this would take 75 years to grow;
- Bin lorries and emergency vehicles would not be able to get past any construction vehicles if they are parked on the road;
- Out of scale and out of character; and
- Impact on privacy of neighbouring properties.

Shaun Greaves, the applicant's agent, spoke in support of the application. His comments included the following:

- Accords with local plan policies and the Henley and Harpsden neighbourhood plan;
- The amendments made were at the request of officers;
- The tree to be removed is diseased, which is a safety concern;
- Two dwellings on site is not financially viable; and
- There is ample storage on site for parking of lorries and storage of materials as part of a construction method plan.

The committee considered the application, with advice from officers where appropriate. Although some committee members were minded to refuse the application due to the impact on neighbours and the character of the area, they did not agree on sufficient planning reasons for a refusal. Other members requested a site visit to better understand the site.

A motion, moved and seconded, to refuse the application was withdrawn due to a lack of planning reasons and demonstrable harm.

A motion, moved and seconded, to defer the application for a site visit was declared carried on being put to the vote.

RESOLVED: To defer application P17/S1085/FUL to allow members to visit the site.

49 P17/S1113/FUL - 4 Henley Road, Shillingford

Richard Pullen stepped down from the committee and took no part in the debate or voting for this item.

The committee considered application P17/S1113/FUL to construct a pair of three-bedroom semi-detached houses including new access to the highway at 4 Henley Road, Shillingford.

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.

Bill Oscroft, a local resident, spoke objecting to the application. His concerns included the following:

- Loss of light to 2 and 4 Henley Road due to the scale, roof height and bulk of the proposal;
- Access will be close to the pelican crossing and would require backing out on to the busy A4074; and
- The Warborough neighbourhood plan is now at the consultation phase and does not support this application.

Richard Pullen, one of the local ward councillors, spoke objecting to the application. His concerns included the following:

- The impact on neighbours would be overbearing and unneighbourly;
- The garden size is not acceptable; and
- It doesn't respect the building pattern and overfills the site making it out of character.

The committee considered the application, with advice from officers where appropriate. Committee members agreed that the proposed development would be overbearing and unneighbourly; would have a detrimental impact on the character and appearance of the area; and did not have sufficient amenity space for future residents.

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 P17/S1113/FUL, for the following reasons:

The proposed development due to its height, design, scale, massing and plot coverage in relation to surrounding development, would result in a cramped relationship with the adjacent built form and significantly harm the character and

visual amenity of the area contrary to Policy CSQ3 of the South Oxfordshire Core Strategy 2027 and saved Policies G2, D1 and H4 of the South Oxfordshire Local Plan 2011.

50 P16/S4287/FUL - Land to the north of The Old Church, Christmas Common

The committee considered application P16/S4287/FUL to erect a two-storey four-bedroom dwelling and detached double garage on land to the north of The Old Church, Christmas Common.

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.

Matt Reed, a representative of Watlington Parish council, spoke objecting to the application. His concerns included the following:

- Grave concerns for the impact on the AONB;
- Permitted development was restricted as part of the appeal decision – this application is larger than that which was allowed at this appeal;
- Damage to trees; and
- The application was never technically considered an infill site.

David Tucker, the applicant's agent, spoke in support of the application. His comments included the following:

- The principle of development was established at the appeal;
- The difference from the extant permission is the addition of a two storey wing to the South increasing the site area by 11%; and
- The proposed wooden garage would blend in more naturally with the woodland behind.

Anna Badcock, the local ward councillor, spoke objecting to the application. Her concerns included the following:

- A large property on a small site;
- Impact on the AONB; and
- The 11% increase in size eats into the outdoor amenity space.

Officers reminded the committee that the extant permission as allowed at appeal restricted permitted development, which means that if the allowed house was built, a future householder would require planning permission for any outbuildings. They would also need planning permission for a two storey side extension. The restriction does not prevent the applicant from applying for planning permission for a larger dwelling and it is the role of the committee to consider whether the enlarged dwelling would be acceptable in relation to the relevant planning issues.

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

A motion was moved but not seconded, to approve the application and therefore fell.

A motion, moved and seconded, for refusal was withdrawn.

A motion, moved and seconded, to defer the application to allow for a site visit to allow new committee members to view the site and to determine the impact on the AONB, was carried.

RESOLVED: to defer application P16/S4287/FUL to allow members to visit the site.

51 P17/S1319/FUL - Marigay, Russells Water

The committee considered application P17/S1319/FUL to demolish the existing dwelling and garage and to erect a replacement five-bedroom two-storey dwelling and detached garage at Marigay, Russells Water.

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.

Richard Anstis, spoke on behalf of objectors. His concerns included the following:

- The application would result in an increase in size of 77% making it over-dominant, unsympathetic and out of keeping; and
- The addition of a large amount of glazing is a concern regarding the impact on the wide open countryside and AONB.

Sebastian Brock, the applicant's agent, spoke in support of the application. His comments included the following:

- The proposed development would replace the extant permission for an extended house as approved in 2013 – the increase in size would therefore be 1.87%; and
- The proposal is an improvement in design terms from the extant permission and would have less impact on the neighbours and the surrounding landscape.

The committee voted to continue the meeting beyond 8:30pm.

Anna Badcock, the local ward councillor, spoke objecting to the application. Her concerns included the following:

- The proposal is outside the village and would affect views from and to the AONB; and
- The design is of concern regarding the heavy glazing in such a prominent position.

In response to questions raised by the committee, the officers reported that:

- Condition 7 requires agreement on types of lazing and internal blinds to minimise light pollution concerns.

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/S1319/FUL, subject to the following conditions:

1. Commencement of development within three years.
2. Development to be in accordance with the approved plans.
3. Details of levels to be agreed prior to commencement of development.
4. Schedule of materials to be agreed prior to commencement of development.
5. Obscure glazing for triangular dormer window in south east elevation.
6. Rooflights facing south to have a specified cill level at least 1.7 metres above internal floor level.
7. Details of glass coating and external blinds for west facing elevation to be agreed prior to commencement.
8. Withdrawal of permitted development rights for extensions, outbuildings and hardstandings.
9. Parking and manoeuvring areas retained as on the approved plan.
10. Details of landscaping (planting/parking/boundary treatment) to be agreed prior to commencement of development.
11. Tree protection to be implemented as approved.
12. Details of bat mitigation strategy to be agreed prior to commencement of development.
13. Proof of bat license to be agreed prior to commencement of development.
14. Occupation and use of garage to be ancillary to main dwelling only.
15. Any external lighting details to be agreed prior to commencement of development.

The meeting closed at 8.45 pm

Chairman

Date