

Minutes

OF A MEETING OF THE

Planning Committee

HELD ON MONDAY 18 SEPTEMBER 2017 AT 6.00 PM

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

Present:

Toby Newman (Chairman)

Joan Bland, Nigel Champken-Woods, Anthony Dearlove, Richard Pullen, David Turner, Ian White, Lorraine Hillier, Elaine Hornsby, Sue Lawson and Mocky Khan

Apologies:

Jeannette Matelot tendered apologies.

Officers:

Samantha Allen, Paul Bowers, Paula Fox, Kim Gould, Simon Kitson, Nicola Meurer, Marc Pullen and Tom Wyatt.

88 Chairman's announcements

The chairman welcomed everyone to the meeting and advised on emergency evacuation arrangements.

89 Declarations of interest

There were no declarations of interest.

90 Urgent business

There was no urgent business.

91 Proposals for site visits

The Development Management advised the committee that a site visit would be taking place prior to the committee meeting on 27 September 2017 for application P16/S1124/O - Land off Fieldside Track, Long Wittenham at 4:00pm on Tuesday 26 September 2017.



Listening Learning Leading

92 Public participation

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

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

The committee considered application P17/S1085/FUL to erect three detached dwelling houses following demolition of the existing dwelling 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: there was a typographical error in the officer's report in paragraph 7.1 where it should read "three detached dwellings" not two.

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

Tim Lincoln and Robert Thompson, two local residents, spoke objecting to the application.

Anthony Wrigley and Shaun Greaves, the applicant and agent, spoke in support of the application:

Joan Bland and Lorraine Hillier, two of the local ward councillors, spoke objecting to the application.

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

- There is no conflict with the Henley and Harpsden neighbourhood plan as maximising and re-using land is consistent with policies HO4 and H4 of the plan.
- It would not be reasonable to reduce the implementation condition from three to two years, as this would be an approach more pertinent to large scale developments in response to the five year land supply issue.
- The proposed extra conditions for a tree protection plan and construction traffic management plan whereby all construction vehicles are parked on site, were deemed acceptable.

The committee were mixed in their assessment of this application. Some committee members did not agree that the proposal is in keeping with the street scene; the design of the three dwellings is too homogenous; the tree to be felled to create a new access does not appear to be that diseased; and that it would constitute overdevelopment.

The rest of the committee felt that, with the extra proposed conditions as mentioned above, the proposal was acceptable on balance. Although they understood the concerns of neighbours regarding overlooking and impact on area, when looking at the wider street plan, similar densities to the site can be found in the vicinity and the development would be policy compliant.

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/S1085/FUL, subject to the following conditions:

1. Commencement no later than the expiration of three years beginning with the date of this permission.
2. To be in accordance with the details shown on the approved plans, except as controlled or modified by conditions of this permission.
3. Prior to commencement, a schedule of all materials to be used shall be submitted to and approved in writing by the Local Planning Authority (LPA).
4. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any Order revoking or re-enacting that Order), the enlargement, improvement or other alteration of any dwelling house as described in Schedule 2, Part 1, Class A of the Order shall not be undertaken without obtaining planning permission from the LPA.
5. To be implemented in accordance with the recommendations made in section 6 of the supporting protected species survey.
6. Prior to the commencement of the development hereby permitted a scheme for the landscaping of the site, including the planting of live trees and shrubs, the provision of boundary treatment and hardstanding, shall be submitted to and approved in writing by the LPA prior to the commencement of the development. The scheme shall be implemented prior to the first occupation or use of development and thereafter be maintained in accordance with the approved scheme. In the event of any of the trees or shrubs so planted dying or being seriously damaged or destroyed within five years of the completion of the development, a new tree or shrub or equivalent number of trees or shrubs, as the case may be, of a species first approved by the LPA, shall be planted and properly maintained in a position or positions first approved in writing by the LPA.
7. Prior to occupation of the development, the proposed means of access onto Rotherfield Road is to be formed and laid out and constructed strictly in accordance with the local highway authority's specifications and all ancillary works specified shall be undertaken.
8. Prior to the first occupation of the development, the existing means of access onto Rotherfield Road shall be improved and laid out and constructed strictly in accordance with the local highway authority's specifications and all ancillary works specified shall be undertaken.
9. The vision splays shall not be obstructed by any object, structure, planting or other material with a height exceeding or growing above 0.9 metres as measured from carriageway level.
10. Prior to the first occupation of the development, the parking and turning areas shall be provided in accordance with the plans, and shall be constructed, laid out, surfaced, drained and completed to be compliant with sustainable drainage (SuDS) principles, and shall be retained unobstructed except for the parking of vehicles associated with the development at all times.
11. The first floor window in the north-east (side) elevation of the dwelling shown in plot 3 on the approved site plan, shall be glazed in obscure glass with a minimum of level 3 obscurity, and shall be fixed shut with the exception of a top hung openable fanlight, prior to the first occupation of the accommodation. Any roof lights in the north-east elevation shall also be obscure glazed or non-opening, where below 1.7m from the floor level in the second-floor accommodation. The windows shall be retained as such thereafter.

12. Prior to the commencement of any site works or operations relating to the development, an arboricultural method statement to ensure the satisfactory protection of retained trees during the construction period shall be submitted to and approved in writing by the LPA. Thereafter the development shall be carried out in accordance with the approved details with the agreed measures being kept in place during the entire course of development.
13. A Construction Traffic Management Plan (CTMP) shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of development. The approved CTMP shall be implemented prior to any works being carried out on site, and shall be maintained throughout the course of the development.

94 P17/S0908/FUL - 48 Abbott Road, Didcot

Anthony Dearlove and Mocky Khan, two of the local ward councillors, stepped down from the committee and took no part in the debate or voting for this item.

Elaine Hornsby left the committee to attend another meeting.

The committee considered application P17/S0908/FUL for the provision of a new attached dwelling at 48 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.

Nick Hards, a representative of Didcot Town Council, spoke objecting to the application.

Louise Anderson, a local resident, spoke objecting to the application.

Anthony Dearlove, one of the local ward councillors, spoke objecting to the application.

In response to a question raised by the committee, the officers reported that a planning application to extend number 46 Abbott Road to create a new dwelling was refused on the basis that the proposal would enclose the gap between buildings and that parking would be across the full frontage of both properties; neither reasons would be applicable to this application as it is a corner plot and parking would be at the rear.

A motion to approve the application was not seconded.

The committee were not satisfied that the parking and access arrangements would not cause harm to highway safety and would have a detrimental impact on general parking provision in the area, exacerbated by the narrowness of the road. Although members were minded to refuse the application on the grounds of overdevelopment, they were advised that there are similar developments in the area and therefore would it be difficult to support this reason for refusal should the application go to an appeal.

RESOLVED: to refuse planning permission for application P17/S0908/FUL for the following reason:

That, having regard to the existing high levels of on street parking in the vicinity and the narrow width of the local road network, the increase in the extent of the dropped kerb to provide the enlarged access for the development would further reduce the amount of space available for parking in the area to the detriment of the safety and convenience of the users of the public highway contrary to Policy T1 of the South Oxfordshire Local Plan 2011.

95 P17/S1465/FUL - The White House, Stoke Row Road, Kingwood

Elaine Hornsby returned to the committee.

The committee considered application P17/S1465/FUL to erect a detached house on the plot adjacent to The White House, Stoke Row Road, Kingwood.

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: Rotherfield Peppard Parish Council had withdrawn their objection to the application having read the officer's report. No other objections to this application had been received.

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/S1465/FUL, subject to the following conditions:

1. Commencement of development within three years – full planning permission.
2. The development must be implemented in accordance with the approved plans.
3. A schedule all external materials must be approved in writing by the Local Planning Authority prior to the commencement of the development.
4. All parking and manoeuvring areas must be provided and retained in accordance with the approved site plan.
5. Prior to the commencement of the works on site, the pedestrian awareness splays at the existing access shall be provided in accordance with the approved site plan. The splays shall not be obstructed by any object or planting above 0.6m from ground level.

96 P17/S2074/FUL, 174-186 Fane Drive, Berinsfield

The committee considered application P17/S2074/FUL to alter the roof shape to provide two two-bedroom flats at 174-186 Fane Drive, Berinsfield.

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.

Committee were not satisfied that although the application had been brought to committee due to an objection from Berinsfield Parish Council, they had not sent a representative to support their objection.

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/S2074/FUL, subject to the following conditions:

1. Commencement three years - full planning permission.
2. Approved plans.
3. Parking and manoeuvring areas retained.
4. Roof tiles to match existing.

97 P17/S2437/FUL - 64 Watling Lane, Dorchester-on-Thames

The committee considered application P17/S2437/FUL to demolish the existing bungalow and outbuildings and erect a replacement detached dwelling and associated parking at 64 Watling Lane, Dorchester-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.

Oliver Margison, a representative of Dorchester Parish Council, spoke objecting to the application.

Yolandi Evans, the applicant, spoke in support of the application.

In response to a question from committee, officers confirmed that there would be a standard bat informative included in the recommendation.

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/S2437/FUL, subject to the following conditions:

1. Commencement three years - full planning permission.
2. Approved plans.
3. Existing vehicular access to be improved.
4. Parking and manoeuvring areas to be provided and retained.
5. Landscaping scheme (trees and shrubs only).
6. Archaeology – investigation.
7. Archaeology – mitigation.
8. Sample of materials.
9. Removal of permitted development rights Class A.
10. Removal of permitted development rights Class E.

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

Anthony Dearlove and Mocky Khan, 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/S0401/FUL for a one-bedroom annexe in the rear garden of 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.

Nick Hards, a representative of Didcot Town Council, spoke objecting to the application.

Richard Wyndham-Smith, the applicant's agent, spoke in support of the application.

Anthony Dearlove, one of the local ward councillors, spoke objecting to 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 P17/S0401/FUL, subject to the following conditions:

1. Commencement three years - full planning permission.
2. Approved plans.
3. Ancillary occupation and use only.
4. Vision splay dimensions.
5. Car parking provision.

99 P17/S1823/HH & P17/S1824/LB - Clayhill House, Stoke Row

The committee considered application P17/S1823/HH & P17/S1824/LB to revise permissions P16/S3080/HH and P16/S3081/LB and to erect a single storey first floor extension at Clayhill House, Stoke Row.

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.

Marlène and Jeremy Brand-Meyer, the applicants, spoke in support of the application.

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

- The reason why the Conservation Officer has objected to the application is due to the issue that the proposed first floor addition would overwhelm the historic 17th Century part of the listed house. It would therefore not meet the listed building test to preserve and enhance the listed building.
- Due process was followed with regard to the 28 day call-in by a ward member (David Nimmo-Smith) having been missed and therefore the application not

being referred to committee in May 2017, however this does not affect the decision to grant or refuse the application.

The committee debated the impact the first floor extension would have on the historic building; some committee members were minded to go against officers' recommendation to refuse the application as they felt the proposal would create a better balance of the property and that the house had undergone various extensions over the years. However, the rest of the committee were satisfied with the Conservation Officer's recommendations and that the proposal would constitute harm to the listed building.

A motion, moved and seconded, to approve application P17/S1823/HH was declared lost on being put to the vote.

A motion, moved and seconded, to refuse application P17/S1823/HH was declared carried on being put to the vote.

RESOLVED: to refuse planning permission for application P17/S1823/HH for the following reason:

Having regard to its scale and massing and when considered cumulatively with other previous extensions, the proposed extension would overwhelm the original building and would erode the significance of the historic building. The proposed extension would therefore fail to comply with the provisions of the National Planning Policy Framework, Policies CSQ3 and CSEN3 of the South Oxfordshire Core Strategy and saved policies D1, G2, H13, CON2 and CON3 of the South Oxfordshire Local Plan.

A motion, moved and seconded, to refuse application P17/S1824/LB was declared carried on being put to the vote.

RESOLVED: to refuse listed building consent for application P17/S1824/LB for the following reason:

Having regard to its scale and massing and when considered cumulatively with other previous extensions, the proposed extension would overwhelm the original building and would erode the significance of the historic building. The proposed extension would therefore fail to comply with the provisions of the National Planning Policy Framework, Policy CSEN3 of the South Oxfordshire Core Strategy and saved policies CON2 and CON3 of the South Oxfordshire Local Plan.

The meeting closed at 8.20 pm

Chairman

Date