

Minutes

OF A MEETING OF THE



Listening Learning Leading

Planning Committee

HELD ON MONDAY 9 OCTOBER 2017 AT 6.00 PM

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

Present:

Toby Newman (Chairman)
Sue Lawson, Joan Bland, Anthony Dearlove, Lorraine Hillier, Elaine Hornsby,
Jeannette Matelot, Richard Pullen, David Turner, Ian White and Mocky Khan

Officers:

Paul Bowers, Nicola Meurer, Mark Pullen and Tom Wyatt

112 Chairman's announcements

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

113 Minutes of previous meetings

RESOLVED: to approve the minutes of the meetings held on 6 and 18 September 2017 as correct records and agree that the Chairman sign these as such.

114 Declarations of interest

None.

115 Urgent business

Items 8 and 9 on the agenda had been deferred to the committee meeting on 18 September 2017 due to the large number of members of the public estimated to attend.

116 Proposals for site visits

There were no proposals for site visits.

117 Public participation

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

118 P17/S1965/O - Land east of Park Road, Didcot

This application had been deferred to the committee meeting to be held on 18 October 2017.

119 P17/S2469/O - Land adjacent to the village hall, Main Road, East Hagbourne

This application had been deferred to the committee meeting to be held on 18 October 2017.

120 P17/S2173/FUL - 16 New Road, East Hagbourne

The committee considered application P17/S2173/FUL for the erection of a 1.5 storey three-bedroom dwelling with car parking at 16 New Road East, Hagbourne.

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.

Derek Button, a representative of East Hagbourne Parish Council, spoke objecting to the application.

Huw Mellor, the applicant's agent, 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 P17/S2173/FUL, subject to the following conditions:

1. Commencement three years - full planning permission.
2. Approved plans.
3. Materials as on plan.
4. Withdrawal of permitted development (Part 1 Class A, B and C) – no extensions, roof extensions or roof lights etc.
5. Withdrawal of permitted development (Part 1 Class E) - no buildings etc.
6. Roof lights (specified cill level of 1.7 metres).
7. No additional windows, doors or other openings at first floor level.
8. Foul drainage works (details required).

121 P17/S1752/FUL - Songlow, Peppard Road, Sonning Common

Sue Lawson arrived for the remaining items to be considered at committee.

The committee considered application P17/S1752/FUL for a replacement residential dwelling at Songlow, Peppard Road, Sonning 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.

Nina Mary Hughes and Michael Starkey, two local residents, spoke objecting to the application.

Thomas Rumble, the applicant's agent, 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 P17/S1752/FUL, subject to the following conditions:

1. 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. Existing access to be improved and laid out in accordance with local highway authority's specifications.
5. Means of closing up existing access and details of such shall be submitted to and approved in writing by the LPA.
6. Vision splay for pedestrians shall be submitted to and approved in writing by the LPA in accordance with plan 013371 03c.
7. Visibility splays measuring 2.4m by 90m shall be provided to each side of the proposed access and shall not be obstructed at a height exceeding 0.9 metres.
8. The parking and turning areas shall be provided in accordance with drawing no. 013371 03c, and shall be retained unobstructed except for the parking of vehicles associated with the development at all times.
9. Development shall be implemented in accordance with the recommendations made in the supporting ecological survey report.
10. Soft landscaping scheme to be submitted to and approved in writing by the LPA.

122 P17/S0751/FUL - 17 Reading Road, Henley-on-Thames

Lorraine Hillier and Joan Bland, 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/S0751/FUL for a food store in the rear garden of 17 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.

Kellie Hinton, a representative of Henley-on-Thames Town Council, spoke objecting to the application.

Michael Tretheway and Sue Turner, two local residents, spoke objecting to the application.

Michael Cleary, the applicant's agent, spoke in support of the application.

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

The committee were not satisfied that the proposed store was appropriate in this location due to the harmful impact on the listed building and conservation area. Committee were content to use the same refusal reason for the previous application for this site, considered in December 2016, to include additional reference to Policy DQS1 of the Henley and Harpsden Neighbourhood Development Plan, which relates to design quality having regard to the local character of the area.

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/S0751/FUL, for the following reasons:

The proposed development, owing to its design, scale and external appearance, fails to preserve or enhance the character and appearance of the surrounding conservation area and has an adverse impact on the setting of the adjoining listed buildings. As such the development is contrary to the provisions of the NPPF, Policies CSEN3 and CSQ3 of the South Oxfordshire Core Strategy, Policy DQS1 of the Henley and Harpsden Neighbourhood Development Plan and saved policies D1, G2, CON5 and CON7 of the South Oxfordshire Local Plan.

123 P17/S2532/FUL - 18 Cleeve Down, Goring

The committee considered application P17/S2532/FUL to erect two two-bedroom dwellings, with provision for access and parking at 18 Cleeve Down, Goring.

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 P17/S2532/FUL, subject to the following conditions:

1. Commencement three years – full planning permission.
2. Approved plans.
3. Schedule of materials.
4. Withdrawal of permitted development (Part 1 Class A) - no extensions etc.
5. Vision splay protection.
6. Parking and manoeuvring areas retained.

The meeting closed at 7.20 pm

Chairman

Date