

Minutes

OF A MEETING OF THE

Planning Committee

HELD ON WEDNESDAY 25 OCTOBER 2017 AT 6.00 PM

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

Present:

Toby Newman (Chairman)

Sue Lawson, Anthony Dearlove, Lorraine Hillier, Elaine Hornsby, Jeannette Matelot, Richard Pullen, David Turner, Mocky Khan and Ian Snowdon (as substitute for Ian White)

Apologies:

Joan Bland and Ian White tendered apologies.

Officers:

Katherine Canavan, Sharon Crawford, Paula Fox, Paul Lucas, Nicola Meurer, Davina Sarac and Luke Veillet

Also present:

Paul Harrison

133 Chairman's announcements

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

134 Minutes of the previous meeting

RESOLVED: to approve the minutes of the meeting held on 9 October 2017 as a correct record and agree that the Chairman sign these as such.

135 Declarations of interest

There were no declarations of interest.

136 Urgent business

There was no urgent business.



Listening Learning Leading

137 Proposals for site visits

There were no proposals for site visits.

138 Public participation

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

139 P17/S2423/FUL - 267 Greys Road, Henley-on-Thames

Lorraine Hillier, 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 P17/S2423/FUL to demolish the existing dwelling and erect two detached dwellings at 267 Greys 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.

Ken Arlett, a representative of Henley Town Council, spoke objecting to the application.

David Tate, the applicant's agent, spoke in support of the application.

Lorraine Hillier, 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/S2423/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. Schedule of materials to be agreed prior to the commencement of development.
4. Obscure glazing to side first floor windows.
5. Restriction of use of roofs as terrace or balcony.
6. Vision splays to be carried out in accordance with approved plans.
7. Turning area and car parking to be carried out in accordance with the approved plans.
8. The garage shall not be converted into living accommodation.
9. A landscaping scheme for all planting of trees and shrubs shall be submitted and agreed prior to the commencement of development.
10. Tree protection details shall be submitted and agreed prior to the commencement of development.

140 P16/S3861/FUL - Fifield Cottage, Ferry Road South Stoke

The committee considered application P16/S3861/FUL to demolish the existing dwelling and garage and construct a replacement dwelling and garage at Fifield Cottage, Ferry Road, South Stoke.

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.

Roy McMillian, a representative of South Stoke Parish Council, spoke objecting to the application.

Michael Connors, a local resident, spoke objecting to the application.

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

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

- Permitted development rights would allow for an extension, but no fall-back position had been presented.
- If the siting of the proposed building moves from that which is on the approved plans, it would be actively enforced.

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/S3861/FUL, subject to the following conditions:

1. Commencement three years - full planning permission.
2. Approved plans.
3. Schedule of materials (by photographic panel).
4. Obscure glazing on north eastern side elevation first floor window.
5. Levels (details required) – slab, finished floor levels and ridge levels.
6. Full landscaping details (including hard surfacing and boundary treatment).
7. Wildlife protection – development to be in accordance with bat mitigation strategy.
8. Parking and turning areas implemented prior to occupation.
9. No garage conversion into accommodation.

141 P17/S2401/FUL - Land adjoining Lester Way, Wallingford

Elaine Hornsby, 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 P17/S2401/FUL to vary condition 5 (concerning biodiversity) of planning permission P14/S2633/FUL on land adjoining Lester Way, 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.

Ed McGeehin, the applicant's agent, was present to answer any questions from the committee.

Committee members expressed their frustration that Wallingford Town Council had not withdrawn their objection to the application, which had been made due to a lack of understanding of the proposal.

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/S2401/FUL, subject to the following condition:

1. Commencement of development other than ground clearance works and archaeological works shall not take place until a biodiversity offsetting scheme appropriate to compensate for the minimum conservation credit requirement of 10.8 biodiversity units, as assessed as the development biodiversity Impact with the DEFRA biodiversity offsetting metric, has been submitted to and approved in writing by the council.

The scheme to be approved pursuant to the above shall include:

1. Identification of an appropriate receptor site(s).
2. A management plan for the provision and maintenance of such offsetting measures for not less than 25 years from the date of implementation of the scheme.
3. The provision of contractual terms to secure the delivery of the offsetting measures (e.g. environment bank's conservation offset purchase agreement and conservation bank agreement).

The written approval of the council shall not be issued before the arrangements necessary to secure the delivery of the offsetting measures have been executed.

The offsetting scheme shall be implemented in full accordance with the requirements of the approved scheme and no changes to the approved scheme are permitted without the written consent of the council.

142 P17/S1948/FUL - Land to rear of The Gables, Station Road, Lower Shiplake

The committee considered application P17/S1948/FUL to erect a detached two storey two-bedroom dwelling on land to rear of The Gables, Station 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.

Malcolm Leonard, a representative of Shiplake Parish Council, spoke objecting to the application.

Ken Graham, a local resident, spoke objecting to the application.

Paul Harrison, one of the local ward councillors, spoke objecting to the application.

Committee members were divided in their assessment of the application; some members felt that the area is characterised by large properties on large plots and that the proposed dwelling would appear cramped and constitute overdevelopment of the site. However, the rest of the committee did not agree that there were sufficiently harmful material reasons to refuse 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/S1948/FUL, subject to the following conditions:

1. Commencement three years - full planning permission.
2. Development to proceed in accordance with approved plans.
3. Schedule of materials required to be submitted and agreed prior to commencement.
4. Obscure glazing of first floor south-facing window prior to occupation.
5. Withdrawal of permitted development rights for extensions, outbuildings and hardstandings.
6. New vehicular access to be constructed concurrently with walls on either side not before substantial completion of dwelling and to be completed prior to occupation.
7. Vision splay dimensions to be retained as shown on plan.
8. Parking and manoeuvring areas to be retained as shown on plan.
9. Construction traffic management plan showing site access from station road to be submitted and agreed prior to commencement.
10. No surface water drainage to highway.
11. Details of access gate to be submitted and agreed prior to commencement.
12. Landscaping (access/hardstandings/boundary treatment) details to be submitted and agreed prior to commencement – boundary wall to number five to be constructed first.
13. Tree protection to be carried out in accordance with submitted details.

143 P17/S2100/FUL - Morriston, Fairmile, Henley-on-Thames

Lorraine Hillier, 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 P17/S2100/FUL to erect two two-storey four-bedroom semi-detached dwellings with detached garage/car ports following the demolition of the existing house at Morriston, Fairmile, 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: the holding objection from Oxfordshire County Council highways had been addressed.

Ken Arlett, a representative of Henley-on-Thames Parish Council, spoke objecting to the application.

Heather Simpkin, the applicant, spoke in support of the application.

Lorraine Hillier, 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/S2100/FUL, subject to the following conditions:

1. Commencement of development within three years.
2. Development to proceed in accordance with approved plans.
3. Details of levels to be submitted and agreed prior to commencement.
4. Schedule of materials required to be submitted and agreed prior to commencement.
5. Obscure glazing of first floor south-facing window prior to occupation.
6. Withdrawal of permitted development rights for extensions, outbuildings and hardstandings.
7. No garage conversion into accommodation.
8. Parking and manoeuvring areas to be retained as shown on plan.
9. Landscaping (access/hardstandings/boundary treatment) details to be submitted and agreed prior to commencement.
10. Tree protection details to be submitted and agreed prior to commencement.
11. Ecological mitigation to be carried in accordance with submitted details.
12. Surface water drainage works to be submitted and agreed prior to occupation.
13. Foul drainage works to be submitted and agreed prior to occupation.

144 P16/S3690/O - Land at Cat Lane, Stadhampton

The committee considered outline application P16/S3690/O to erect two detached dwellings on land at Cat Lane, Stadhampton.

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.

Sarah Madry, a representative of Stadhampton Parish Council, spoke objecting to the application.

Diana Davies, a local resident, spoke objecting to the application.

David Burson, the applicant's agent, spoke in support of the application.

In response to questions raised by the committee, the officers reported that the private land access is a civil matter and would not be considered under planning committee delegation.

Although some members of the committee were concerned about accessibility from the narrow lane, others did not agree that the concerns were materially harmful and that without an Oxfordshire County Council Highways objection, a refusal would not be supported at appeal. It was suggested that an additional condition be added for a construction traffic management plan.

A motion, moved and seconded, to approve the application with an extra condition to include a construction traffic management plan, was declared carried on being put to the vote.

RESOLVED: to grant outline planning permission for application P16/S3690/O, subject to the following conditions:

1. Commencement - outline with reserved matters (appearance, landscaping, layout, scale).
2. In accordance with plans (access).
3. New vehicular access.
4. Vision splay protection.
5. In accordance with ecology survey.
6. Construction traffic management plan.

145 P17/S2409/FUL - 4A Farm Close Road, Wheatley

Toby Newman, the local ward councillor, stepped down as chair of the committee and took no part in the debate or voting for this item. Sue Lawson chaired the item.

The committee considered application P17/S2409/FUL to provide two two-bed flats adjoining 4A Farm Close Road, Wheatley with three off-street parking spaces, cycle storage and bin enclosures.

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.

Roger Bell, a representative of Wheatley Parish Council, spoke objecting to the application.

Mark Busby and Sue McGuinness spoke objecting to the application.

Marc Chenery and Mr Robinson, the applicant's agent and applicant, spoke in support of the application.

Toby Newman, the local ward councillor, spoke objecting to the application.

The committee were divided in their assessment of how harmful the application would be regarding neighbour amenity. Some members did not feel that the application was sufficiently different to the previously refused application and that the proposal would be detrimental to neighbours' amenity. The rest of the committee were satisfied that the application met policy requirements.

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/S2409/FUL, subject to the following conditions:

1. Work to commence within three years.
2. In accordance with plans.

3. Materials schedule to be submitted prior to commencement.
4. Parking as indicated on plans.
5. Boundary treatment and amenity space to be set out prior to occupation.

The meeting closed at 8.55 pm

Chairman

Date