

Minutes

OF A MEETING OF THE

Planning Committee

HELD ON WEDNESDAY 20 DECEMBER 2017 AT 6.00 PM

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

Present:

Toby Newman (Chairman)

Sue Lawson, Joan Bland, Lorraine Hillier, Elaine Hornsby, Richard Pullen, David Turner, Ian White and Nigel Champken-Woods (as substitute for Jeannette Matelot)

Apologies:

Anthony Dearlove, Mocky Khan and Jeannette Matelot tendered apologies.

Officers:

Paul Bowers, Sharon Crawford, Paula Fox, Simon Kitson, Paul Lucas, Tom Rice and Ron Schrieber

Also present:

Elizabeth Gillespie

183 Chairman's announcements

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

184 Minutes of the previous meetings

RESOLVED: to approve the minutes of the meetings held on 20 and 29 November as a correct record and agree that the Chairman sign these as such.

185 Declarations of interest

Lorraine Hillier declared that in relation to application P17/S2328/FUL – Orchard Cottage, Green Trees, Peppard Common, she knew the applicant and would therefore be stepping down from committee.



Listening Learning Leading

186 Urgent business

There was no urgent business.

187 Proposals for site visits

A motion, moved and seconded, to defer application P17/S3601/O – Eyres Yard Storage Depot, Eyres Close, Ewelme for a site visit, as members were of the opinion that site circumstances had changed since they last visited the site, was declared carried on being put to the vote.

RESOLVED: to defer application P17/S3601/O to allow members to visit the site to determine the levels on site and assess the impact of the development on the rural area, including the views from an Area of Outstanding Natural Beauty and neighbour impact.

188 Public participation

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

189 P17/S2801/FUL - 8 Sandy Lane, Cholsey OX10 9PY

The committee considered application P17/S2801/FUL for the erection of a new terraced house at 8 Sandy Lane, Cholsey.

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.

Alan Allison, the applicant's agent, spoke in support of the application.

Committee expressed dissatisfaction that Cholsey Parish Council were not in attendance to speak against the application, despite their objection being the sole reason it was brought to committee.

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/S2801/FUL, subject to the following conditions:

1. Commencement within three years - full planning permission.
2. Approved plans.
3. Matching materials (walls and roof).
4. Withdrawal of permitted development rights (Part 1 Class A, B and C) - no extensions, roof extensions, or roof lights.
5. Withdrawal of permitted development rights (Part 1 Class E) – no buildings.
6. Existing vehicular access.
7. Vision splay details to be provided.
8. Parking and manoeuvring areas retained.
9. Reduce number of bedrooms in number 8 Sandy Lane, prior to occupation.

190 P17/S3359/O - Hartgrove, Oxford Road, Tiddington OX9 2LH

The committee considered application P17/S3359/O for the demolition of the existing bungalow and replacement with two double storey dwellings.

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: it was recommended that Condition 6 relating to the turning area and car parking be removed as it was not required at the outline application stage.

Matthew Organ spoke objecting to the application.

Committee expressed dissatisfaction that Tiddington with Albury Parish Council were not in attendance to speak against the application, despite their objection being the sole reason it was brought to committee.

A motion, moved and seconded, to approve the application was declared carried on being put to the vote.

RESOLVED: to grant outline planning permission for application P17/S3359/O, subject to the following conditions:

1. Approved plans.
2. Commencement - outline planning permission.
3. Submission of reserved matters – general.
4. New vehicular access.
5. Vision splay dimensions.
6. No surface water drainage to highway.

191 P17/S3225/FUL - Land to the west of Chiselhampton Hill, Garsington

The committee considered application P17/S3225/FUL for the redevelopment of the existing builder's yard to provide one residential dwelling, provision of associated private garden, courtyard, parking, landscaping and other ancillary works on land to the west of Chiselhampton Hill, Garsington.

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.

Ashley Maltman, the applicant's agent, spoke in support of the application.

Elizabeth Gillespie, the local ward councillor, 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/S3225/FUL, subject to the following conditions:

1. Development must commence within three years.
2. Development shall be carried out in accordance with approved plans.
3. Material as per those shown on plan.
4. Phased risk assessment.
5. Withdrawal of permitted development rights – no extensions.
6. Withdrawal of permitted development rights – no out-buildings.
7. Contamination remediation strategy.
8. Surface water drainage details to be approved.
9. Landscaping scheme.
10. Existing access to be improved.
11. Vision splays unobstructed.
12. Parking as approved plan.
13. No surface water from the development shall be discharged onto the adjoining highway.
14. Details of access on to Chiselhampton Hill to be agreed.

192 P17/S3601/O - Eyres Yard Storage Depot, Eyres Close, Ewelme OX10 6LA

The committee deferred application P17/S3601/O for the erection of 3 detached dwellings at Eyres Yard Storage Depot, Eyres Close, Ewelme, to allow for a site visit.

193 P17/S2328/FUL - Orchard Cottage, Green Trees, Peppard Common

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

The committee considered application P17/S2328/FUL for the erection of a two-storey 3-bedroom dwelling and formation of vehicular access at Orchard Cottage, Green Trees, Peppard 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.

Sue Ryan, the applicant, spoke in support of the application.

Committee expressed dissatisfaction that Rotherfield Peppard Parish Council were not in attendance to speak against the application, despite their objection being the sole reason it was brought to committee.

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/S2328/FUL, subject to the following conditions:

1. Commencement of development within three years.
2. Development in accordance with the approved plans.
3. Levels details required prior to commencement of development.
4. Schedule of materials required prior to commencement of development.

5. Withdrawal of permitted development rights for extensions, outbuildings and hardstandings.
6. New vehicular access to be provided prior to occupation.
7. Vision splay protection in accordance with approved details.
8. Parking and manoeuvring areas retained in accordance with approved plans
9. Landscaping (including hardsurfacing and boundary treatment) to be agreed prior to commencement of development.
10. Tree protection details to be agreed prior to commencement of development.

194 P17/S3570/FUL - Hurst Green Lane, Henley-on-Thames, RG9 1LS

Joan Bland and Lorraine Hillier, 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/S3570/FUL for the demolition of the existing dwelling and erection of 4 new dwellings with integral garages and provision of new accesses at Hurst Green Lane, 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: it was recommended that a condition be added to require details of the levels to be provided prior to the commencement of the development.

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

Lorraine Hillier, one of the local ward councillors, spoke objecting to the application.

A motion to approve the application was moved and seconded. On being put to the vote, there was an equality of votes. The chairman exercised his casting vote in favour of the motion which was declared carried.

RESOLVED: to grant planning permission for application P17/S3570/FUL, subject to the following conditions:

1. The development to which this permission relates must be begun not later than the expiration of three years beginning with the date of this permission.
2. That the development hereby approved shall be carried out in accordance with the details shown on the following approved plans, except as controlled or modified by conditions of this permission.
3. Prior to the commencement of the development hereby approved, 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.
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 dwellinghouse as described in Schedule 2, Part 1, Class A of the Order shall not be undertaken without obtaining planning permission for the Local Planning Authority.

5. The landscaping and planting measures set out within the submitted site plan shall be implemented prior to the first occupation of the dwellings hereby approved. All boundary trees and areas of hedging not scheduled for removal shall be protected throughout the course of the development and retained thereafter.
6. Prior to the commencement of any site works or operations relating to the development (including demolition and site clearance) hereby permitted, 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 Local Planning Authority. Written approval must be obtained prior to commencement of any site works including demolition.
7. Prior to occupation of the development hereby permitted the proposed means of access onto St Andrews Road & Green Lane 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. The development hereby permitted shall not be brought into use until the existing access onto the junction of St Andrews Road and Green Lane is permanently and effectively closed in accordance with a scheme to be first submitted to and approved in writing by the Local Planning Authority.
9. The vision splays shown on drawing no.3321/250, Rev E, 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 hereby approved, the parking and turning areas shall be provided in accordance with drawing no.3321/251, Rev F, 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 garage accommodation hereby approved shall be retained as such and shall not be adapted for living purposes without the prior written permission of the Local Planning Authority.
12. Prior to the commencement of development, detailed plans showing the existing and proposed ground levels of the site, together with the slab and ridge levels of the proposed development, relative to a fixed datum point on adjoining land outside of the application site, shall be submitted to and approved in writing by the Local Planning Authority. Thereafter the development shall be carried out in accordance with the approved details.

195 P17/S3401/FUL - Land adjacent to 20 Wheatley Road, Garsington, OX44 9EP

The committee considered application P17/S3401/FUL for a single storey house with mezzanine on land adjacent to 20 Wheatley Road, Garsington.

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.

Mr and Mrs Wyer, the applicants, 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/S3401/FUL, subject to the following conditions:

1. Commencement within three years - full planning permission.
2. Approved plans.
3. Sample materials required (walls and roof).
4. Materials as on plan.
5. Surface water drainage works (details required).
6. Existing vehicular access.
7. Vision splay protection.
8. Turning area and car parking.

The meeting closed at 7.30 pm

Chairman

Date