

Minutes

OF A MEETING OF THE

Planning Committee

HELD ON WEDNESDAY 31 JANUARY 2018 AT 6.00 PM

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

Present:

Toby Newman (Chairman)

Joan Bland, Stefan Gawrysiak, Paul Harrison, Lorraine Hillier, Elaine Hornsby, Sue Lawson, Joan Bland, Lorraine Hillier, Elaine Hornsby, Jeannette Matelot, Richard Pullen, Stefan Gawrysiak and Paul Harrison.

Apologies:

Anthony Dearlove, David Turner, Ian White and Mocky Khantendered apologies.

Officers:

Edward Church, Paula Fox, Susan Harbour, Lloyd Jones, Paul Bower, Paul Lucas and Tom Wyatt.

Also present:

Ward councillors Caroline Newton and David Nimmo-Smith.

27 members of the public.

209 Chairman's announcements

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

210 Declarations of interest

There were no declarations of interest.

211 Urgent business

There was no urgent business.

212 Proposals for site visits



Listening Learning Leading

There were no proposals for site visits.

213 Public participation

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

214 P17/S3387/HH - 28 Niagara Road, Henley on Thames

Lorraine Hillier and Stefan Gawrysiak stood down from the committee for this item as they were the ward members.

The committee considered application P17/S3387/HH for the variation of condition 2 on application ref. P16/S2534/HH - proposed elevation to be changed to accommodate flat roof structure and the erection of a single storey rear extension and addition of render finish to existing dwelling at 28 Niagara 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 spoke on behalf of Henley on Thames Town Council, objecting to the application.

Adrian Vincent spoke objecting to the application.

Alexander Mul, the applicant, spoke in favour of the application.

Ward councillors Lorraine Hillier and Stefan Gawrysiak spoke objecting to the application.

The committee asked questions of clarification of the speakers.

The committee asked questions of the officers and debated the item.

The development manager explained that, although this retrospective application was not in accordance with the original application; an extension with more harm to the neighbour could have been constructed without planning permission under permitted development rules.

Members of the committee expressed their dislike of retrospective applications, and their disappointment with the applicant and the builder in not complying with the original planning application.

The officer recommended that the extra conditions proposed by Henley Town Council could not be justified in terms of the application as it stood.

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/S3387/HH subject to the following condition:

1. Development to be in accordance with the approved plans.

215 P17/S1884/O - Land west of Chalford Road, Postcombe

The committee considered application P17/S1884/O for the erection of eight detached and semi-detached dwellings with access, parking, amenity space and landscaping at and west of Chalford Road, Postcombe.

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.

Duncan Boulton spoke on behalf of Lewknor Parish Council, objecting to the application.

Mr and Mrs Tew and Alan Taylor, spoke objecting to the application.

Jake Collinge, the agent, spoke in support of the application.

Caroline Newton, the ward councillor, spoke objecting to the application.

The committee asked questions of clarification of the speakers.

The committee asked questions of the officers and debated the item.

- There was a regular bus service but it travelled to Oxford and London rather than to local centres such as Thame.
- The land for this application had been assessed as Agricultural, Grade 2, which was the best quality, most fertile land.
- This site is outside the built limits of the village, in an open landscape, but South Oxfordshire does not currently have a 5 year housing land supply.
- This site is just outside of the AONB.
- There were inadequate local facilities to sustain the site.
- This was a matter of balancing the potential harm of the site against the need for additional housing.
- There were significant difficulties with drainage and flooding (although a technical solution had been put forward).
- The site was a fourth tier village and was not infill.
- This represented potential urbanisation and would have a negative impact on the character and appearance of the area.

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

RESOLVED

To refuse the application P17/S1884/O for the following reasons:

1. The Development Plan identifies appropriate locations for new development. Planning permission will not be granted for new houses on sites within other villages unless the proposal is for infill development on sites up to 0.1 hectares in

size in an otherwise built up frontage or where the site is closely surrounded by buildings. In this case, the site is not an infill site in a built up frontage, is over 1 hectare in size and is not closely surrounded by buildings. Postcombe has limited facilities and poor public transport links, so that future occupants would be highly dependent on travel by car for employment and other services. The development is therefore not sustainable. The application does not accord with the district's strategy for growth to allow limited growth on infill sites only in other villages and development would undermine this spatial strategy. The district does not have a 5 year housing supply but, for the reasons set out, the proposal is unsustainable and therefore contrary to the National Planning Policy Framework and policies CSS1, CSR1, CSM1 and CSI1 of the South Oxfordshire Core Strategy.

2. The proposed development would represent a significant encroachment into the open countryside detracting from the undeveloped rural character and appearance of the area. As such the proposal would result in significant and demonstrable harm to the character and appearance of the area and surrounding landscape, as defined by local and national legislation. The proposed development would be contrary to the National Planning Policy Framework, policy CSEN1 of the South Oxfordshire Core Strategy and policies G2, G4, C4 and D1 of the South Oxfordshire Local Plan 2011.
3. The proposed development would result in the loss of grade 2 agricultural land, which is the best and most versatile agricultural land. Such agricultural land is a finite resource and the application fails to demonstrate that there is no land at lower grades available for the development. The proposal is therefore contrary to paragraph 112 of the National Planning Policy Framework.

216 P17/S2527/FUL - Beech Farm, Salt Lane, Postcombe

The committee considered application P17/S2527/FUL for the erection of four pairs of two storey semi-detached dwellings with access, parking, amenity space and landscaping at Beech Farm, Salt Lane, Postcombe.

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.

Duncan Boulton spoke on behalf of Lewknor Parish Council, objecting to the application.

Mark Longworth, the agent, spoke in support of the application.

Caroline Newton, the ward councillor spoke in opposition to this application.

The committee asked questions of clarification of the speakers.

The committee asked questions of the officers and debated the application.

- This site is considered to be a redevelopment within the village envelope rather than an increase to it, which is a material planning consideration.
- There has already been outline permission granted, and it is on previously developed land.
- The principle of housing on this site is accepted.

- The provision of two bedroom houses was popular with members of the committee as it would help to keep the community vibrant. However, the committee noted that there were still issues with sustainability.
- 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/S2527/FUL subject to the following conditions:

1. Development in accordance with the approved plans.
2. Commencement of development within three years.
3. Demolish existing buildings (all).
4. Levels details to be agreed prior to the commencement of development.
5. Schedule of materials to be agreed prior to the commencement of development.
6. Obscure glazing to prevent loss of privacy.
7. Rooflights to be provided at high level.
8. Withdrawal of permitted development for extensions and outbuildings.
9. New vehicular access to be provided prior to occupation.
10. Vision splays to be provided and retained.
11. Parking and manoeuvring areas to be provided and retained prior to occupation.
12. Construction traffic management plan to be agreed prior to the commencement of development.
13. No surface water drainage to highway.
14. No garage or car port conversion into accommodation without planning permission.
15. Landscaping (including hardsurfacing and boundary treatment) to be agreed prior to the commencement of development.
16. Wildlife protection.
17. Noise assessment and control (roads and railway).
18. Contamination (remediation and validation) to be agreed prior to the commencement of development
19. Surface water drainage (details required) prior to the commencement of development.
20. Foul drainage (details required) prior to the commencement of development.

217 P17/S0994/FUL - 13 The Ridgeway, Nettlebed

The committee considered application P17/S0994/FUL for the erection of a two storey 3-bedroom dwelling and formation of vehicular access and parking at 13 The Ridgeway, Nettlebed.

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.

Neil Boddington, the agent, spoke in favour of the application.

David Nimmo-Smith, one of the ward councillors spoke, and expressed disappointment that the 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/S0994/FUL subject to the following conditions:

1. Commencement of development with 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. North-facing roof lights to have cill level minimum 1.7 metres above internal floor level.
6. Withdrawal of permitted development rights for extensions, roof lights and outbuildings.
7. New vehicular access to be provided prior to occupation.
8. Car parking retained in accordance with approved plans.
9. No surface water drainage to highway.
10. No vehicular access gates.
11. Landscaping (including hard surfacing and boundary treatment) to be agreed prior to commencement of development.

218 P17/S3397/FUL - The Bungalow, Priest Hill, Nettlebed

The committee considered application P17/S3397/FUL for the variation of condition 2 of planning permission P15/S3397/FUL for the replacement of the chimney stack with two metal flues on the demolition of an existing bungalow and the erection of two dwellings at The Bungalow, Priest Hill, Nettlebed.

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 expressed dissatisfaction that Nettlebed 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 refuse the application on the basis of harm to the Area of Outstanding Natural Beauty was debated, but fell on being put to the vote.

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/S3397/FUL subject to the following conditions:

1. Development to be carried out in accordance with the approved plans.
2. Variation of Condition 2 of P15/S158/FUL only.

219 P17/S3609/O - Land adjoining 6 Great Mead, East Hagbourne

The committee considered application P17/S3609/O for a new dwelling with garaging, using the existing access point, including vehicular access to a rear paddock at Land adjoining 6 Great Mead, 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 spoke on behalf of East Hagbourne Parish Council, objecting to the application.

Nigel Deaney, the applicant, spoke in favour of the application.

The committee asked questions to the officers and debated the application.

- This development would be outside of the emerging neighbourhood plan although, at this stage, it carries very limited weight;
- It is outside of the settlement and pushing the limits of the settlement;
- There is a potential of harm to the character and appearance of the area;
- There are some community facilities commensurate with the size of the village;
- There would be significant and demonstrable harm to the character of the area were this to be approved;
- It would be outside of the village envelope.

East Hagbourne is one of the smaller villages, identified in the core strategy, not a large village as stated in the officer's report. However, officers still consider it to be a sustainable location and this correction would not affect the recommendation.

The village is in the process of developing its neighbourhood plan, and this site is not within this emerging plan.

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

RESOLVED:

To refuse to grant outline planning permission for application P17/S3609/O for the following reasons:

- The proposal involves development outside the settlement and does not constitute infill development.
- The proposal would involve encroachment into the countryside creating an urbanising effect which detracts from the rural character of the area and landscape setting of East Hagbourne causing significant and demonstrable harm outweighing any benefits that would be derived from the development.
- The proposal is therefore contrary to policies CSEN1 and CSR1 of the adopted South Oxfordshire Core Strategy, saved policies G2, G4, D1 and C4 of the adopted South Oxfordshire Local Plan 2011.

South Oxfordshire District Council's constitution states that a planning committee will end after two and a half hours unless the committee votes to continue to the item under discussion. During the course of this item a motion was proposed and seconded to continue the committee until the current item had been decided on.

RESOLVED

To continue the committee until the item under discussion had been decided.

220 P17/S2692/FUL - Land to south of 2 Celsea Place, Cholsey

The committee were unable to consider application P17/2692/FUL for the construction of a pair of semi-detached houses at Land to south of 2 Celsea Place, Cholsey. The time allowed to this committee, under the South Oxfordshire District Council constitution had expired. The item would be heard at the next available committee (ie the next one where the agenda had not already been published).

The meeting closed at 8.35 pm

Chairman

Date