

# Minutes

OF A MEETING OF THE

## Planning Committee

HELD ON WEDNESDAY 11 JULY 2018 AT 6.00 PM

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

### Present:

Toby Newman (Chairman)

Anthony Dearlove, Joan Bland, Lorraine Hillier, Elaine Hornsby, David Nimmo-Smith, David Turner and Ian White

### Apologies:

Mocky Khan, Jeannette Matelot and Ian Snowdon tendered apologies.

### Officers:

Paula Fox, Nicola Meurer, Marc Pullen and Tom Wyatt.

### 26 Chairman's announcements

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

### 27 Minutes of the previous meeting

**RESOLVED:** to approve the minutes of the meeting held on 13 June 2018 as a correct record and agree that the Chairman sign these as such.

### 28 Declarations of interest

There were no declarations of interest.

### 29 Urgent business

The development manager advised planning committee members that items P18/S0465/FUL – Blue Bonnets, 31 West End, Cholsey and P17/S4235/FUL – buildings adjoining Hill Cottage, High Street, Kingston Blount had been deferred.



Listening Learning Leading

### **30 Proposals for site visits**

A motion, moved and seconded, to defer application P18/S1051/FUL – Corner House, Hop Gardens, Henley-on-Thames to allow members to visit the site, was declared carried on being put to the vote.

**RESOLVED:** to defer application P18/S1051/FUL for site visit, to allow members to see the site in context of a busy road network.

### **31 Public participation**

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

### **32 P18/S0009/FUL - 34 Priest Close, Nettlebed**

The committee considered application P18/S0009/FUL for a new end of terrace two storey dwelling at 34 Priest Close, 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.

Wendy Ayre-Tilbury and Geoff Bond, representatives of Nettlebed Parish Council, spoke objecting to the application.

Jason Russell, a local resident, spoke objecting to the application.

David Nimmo-Smith, one of the local ward councillors, spoke objecting to the application.

In response to questions raised by the committee, the officers reported that it was not deemed necessary to conduct a shadow graph to determine the loss of light from the proposed development due to the separation distances.

Members were not satisfied that they were able to assess the application adequately without understanding the context on site, to establish clarity for the distances between the proposal and existing buildings and to better understand traffic movements in the area.

A motion, moved and seconded, to defer the application to allow for a site visit, was declared carried on being put to the vote.

**RESOLVED:** to defer planning permission for application P18/S0009/FUL to allow members to visit the site.

### **33 P18/S0383/FUL - Land adjacent to Elm Cottage, road between Dunsden Green and Arch Hill, Binfield Heath**

The committee considered application P18/S0383/FUL to erect a new dwelling on land adjacent to Elm Cottage, road between Dunsden Green and Arch Hill, Binfield Heath.

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.

Hugh Lacey, a representative of Binfield Heath Parish Council, spoke objecting to the application.

Judith Meddick spoke objecting to the application.

Neil Boddington and Rachel Richardson 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 P18/S0383/FUL, subject to the following conditions:

1. Development to commence within three years of date of permission.
2. Development to be implemented in accordance with approved plans.
3. A schedule of all proposed external materials to be submitted for approval by the Local Planning Authority (LPA).
4. Proposed means of new access onto Dunsden Way to be laid out and formed in accordance with local highway authority's specifications.
5. Existing access to be closed permanently prior to new access being first used. Details to be submitted for approval by the LPA.
6. Visibility splays as shown on plan 1616-02-Rev A shall be implemented and not obstructed above a height of 0.9 metres.
7. Prior to first occupation, concrete or blacktop should be laid out in a 1.0 metre strip from the boundary of the driveway to prevent gravel spread onto highway.
8. Parking and manoeuvring area as shown on plan 1616-02-Rev A to be retained and laid out in accordance with sustainable drainage principles.
9. Garage hereby approved should not be converted into living purposes without first obtaining planning permission.
10. Details of landscaping (planting of trees, shrubs, treatment of access and hardstanding) to be submitted for approval prior to commencement of development.
11. Rooflights to be fixed at a height where the cill level is at least 1.7 metres above internal floor level of the associated room.

### **34 P18/S0708/FUL - Chimney Corner, Satwell**

The committee considered application P18/S0708/FUL to erect a three-bedroom dwelling with internal garage, parking and hard and soft landscaping at Chimney Corner, Satwell.

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.

Ben Kelly, the applicant's agent, spoke in support of the application.

David Nimmo-Smith, one of the local ward councillors, spoke to the application.

The committee were disappointed that the application was before committee due to an objection from Highmoor Parish Council, yet they were not in attendance to present these objections.

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 P18/S0708/FUL, subject to the following conditions:

1. Development to commence within three years of date of permission.
2. Development to be implemented in accordance with approved plans.
3. External materials as identified on plan to be used in construction of development.
4. Parking and manoeuvring area as shown on plan 194-D-01 to be retained and laid out in accordance with sustainable drainage principles.
5. Details of landscaping (planting of trees, shrubs, treatment of access and hardstanding) to be submitted for approval prior to commencement of development.
6. Details of how all trees to be retained will be protected during the construction process to be submitted for approval prior to commencement of development.

### **35 P18/S0250/FUL - Land to rear of Northfield House, 11 Northfield End, Henley-on-Thames**

The committee considered application P18/S0250/FUL to erect a pair of two- bedroom houses with associated parking and amenity space provision on land to the rear of Northfield House, 11 Northfield End, 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.

Ian MacGregor, a local resident, spoke objecting to the application.

Mr P Springett, the applicant, spoke in support of the application.

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

In response to questions raised by the committee, the officers reported that an extra condition could be included to clarify the arrangements for the proposed windows.

Some members of the committee felt that although the application was finely balanced as to whether planning permission should be granted, they were of the view that there were no material planning reasons to refuse the application nor any technical objections from statutory consultees. Other members were not satisfied that they had sufficient visual evidence to understand the context of the proposed development and were minded to request a site visit.

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

A motion, moved and seconded, to defer the application to allow members to visit the site, was declared carried on being put to the vote.

**RESOLVED:** to defer planning permission for application P18/S0250/FUL to allow members to visit the site to better understand the relationship with neighbouring properties and the potential impact on the street scene.

### **36 P18/S1051/FUL - Corner House, Hop Gardens, Henley-on-Thames**

Application P18/S1051/FUL to demolish the existing dwelling and erect three apartments with associated parking and alterations to the existing access at Corner House, Hop Gardens, Henley-on-Thames, had been deferred to allow members to visit the site.

### **37 P17/S2359/FUL & P17/S2360/LB - Catherine Wheel, 7 Hart Street, Henley-on-Thames**

David Nimmo-Smith declared that he would be stepping down for the consideration of this item as he had been a member of Henley Town Council when they had considered this application. He therefore took no part in the debate or voting for this item.

The committee considered application P17/S2359/FUL & P17/S2360/LB to extend the beer garden at the Catherine Wheel, 7 Hart Street, 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.

Brian Sellars, the applicant's agent, spoke in support of the application.

Joan Bland, one of the local ward councillors, spoke in support of the application.

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

The committee members were not satisfied with the loss of parking for the hotel, although some members were of the view that this would not affect the viability of the business.

A motion, moved and seconded, to authorise the head of planning to approve the application was declared lost on being put to the vote.

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

**RESOLVED:** to refuse permission for application P17/S2359/FUL for the following reason:

The proposed development would result in the loss of existing car parking serving the public house and hotel use and would increase pressure on the use of nearby public parking areas within the town to the detriment of the viability of the town centre. As such the proposal would be contrary to Policy CSM1 of the South Oxfordshire Core Strategy and Policy T2 of the South Oxfordshire Local Plan.

Officers confirmed that parking was not a relevant planning consideration for the listed building consent.

A motion, moved and seconded, to approve application P17/S2360/LB was declared carried on being put to the vote.

**RESOLVED:** to grant listed building consent for application P17/S2360/LB subject to the following conditions:

1. Commencement of works within three years.
2. Works to be carried out in accordance with the approved plans.
3. All planting beds and structures to be free standing.
4. All seating internally below bay windows to be free standing.

**38 P18/S0465/FUL - Blue Bonnets, 31 West End, Cholsey**

Application P18/S0465/FUL had been deferred prior to planning committee.

**39 P17/S4235/FUL - Buildings adjoining Hill Cottage, High Street, Kingston Blount**

Application P17/S4235/FUL had been deferred prior to planning committee.

The meeting closed at 8:00pm.

Chairman

Date