

# Minutes

OF A MEETING OF THE

## Planning Committee

HELD ON WEDNESDAY 25 JULY 2018 AT 6.00 PM

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

### Present:

Toby Newman (Chairman)

Joan Bland, Lorraine Hillier, Elaine Hornsby, Mocky Khan, David Nimmo-Smith, David Turner and Ian White

### Apologies:

Anthony Dearlove, Jeannette Matelot and Ian Snowdon tendered apologies.

### Officers:

Edward Church, Sharon Crawford, Paula Fox, Nicola Meurer, Marc Pullen and Cathie Scotting

### 40 Chairman's announcements

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

### 41 Minutes of the previous meeting

**RESOLVED:** to approve the minutes of the meeting held on 11 July 2018 as a correct record and agree that the Chairman sign these as such.

### 42 Declarations of interest

There were no declarations of interest.

### 43 Urgent business

The development manager announced that the Government had published a new National Planning Policy Framework (NPPF or NPPF 2) on Tuesday 24 July 2018. The committee were advised that, following consultation with the Chairman, that application P18/S0827/O - land to the east of Benson Lane, Crowmarsh Gifford was to be deferred in order for officers to review the content of the report and update it accordingly. In relation to the other



Listening Learning Leading

cases the officers would provide verbal updates on any NPPF2 implications but they could still be considered.

Committee members were also advised that application P17/S4235/FUL - buildings adjoining Hill Cottage, High Street, Kingston Blount was to be deferred due to a procedural error with the notifications to interested parties.

#### **44 Proposals for site visits**

There were no proposals for site visits.

#### **45 Public participation**

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

#### **46 P18/S0827/O - Land to the east of Benson Lane, Crowmarsh Gifford**

Application P18/S0827/O - land to the east of Benson Lane, Crowmarsh Gifford had been deferred in order for officers to review the content of the report against the newly published NPPF2 and update it accordingly.

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

David Nimmo-Smith stepped down from the committee and took no part in the debate or voting for this item.

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.

Wim Klaucke, a local resident, spoke objecting to the application.

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

Having attended a site visit, committee members were of the view that the proposed development would have an overbearing and intrusive impact on neighbouring properties.

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 P18/S0009/FUL, the following reason:

That the proposed development would have an unneighbourly, intrusive and overbearing impact on the amenity of nearby properties 39 and 39a Priest Close. As such, the

proposed development is judged to be contrary to Policies D4, G2 and H4 of the South Oxfordshire Local Plan 2011 and paragraph 127 of the Revised NPPF 2018.

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

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

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.

Officer updates: an extra condition is recommended for inclusion that all obscure glazed windows shown on the south-west (rear) and north-east (side) elevations should also be fixed shut with the exception of a top hung openable fanlight above an internal floor height of 1.7 metres. The NPPF policy reference to paragraph 206 should now read 55.

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

Ian MacGregor and John Mahoney spoke objecting to the application.

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

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

Whilst some committee members were of the view that the proposed development was bulky and overbearing, the rest of the committee were satisfied that it was compliant with policy and had received no statutory objections.

A motion, moved and seconded, to approve the application with an extra condition as detailed above, was declared carried on being put to the vote.

**RESOLVED:** to grant planning permission for application P18/S0250/FUL, subject to the following conditions:

1. Commencement of development within three years of the date of this permission.
2. Development to be implemented in accordance with approved drawings.
3. A schedule of all materials to be used in the external construction of the development to be submitted for approval by the Local Planning Authority (LPA).
4. Notwithstanding the approved plans, the rooflights along the rear elevations should be implemented so that the cill heights are at least 1.7 metres when measured from internal floor height.
5. Withdrawal of permitted development rights to extend, alter or extend the roof.
6. Withdrawal of permitted development rights for outbuildings.
7. Vision splays on new access to be implemented and left unobstructed above a height of 0.9 metres.
8. The parking and manoeuvring areas to be implemented and retained in

- accordance with the plans hereby approved.
9. Details of cycle parking provision to be submitted for approval by the LPA.
  10. A construction traffic management plan shall be submitted for approval by the LPA.
  11. Details of how the Norway Maple will be protected to be submitted for approval by the LPA.
  12. An archaeological watching brief shall be implemented – details of which shall first be submitted for approval by the LPA.
  13. Following approval of the archaeological watching brief, it should be carried out and the findings reported to the LPA for approval.
  14. All obscure glazed windows shown on the south-west (rear) and north-east (side) elevations should also be fixed shut with the exception of a top hung openable fanlight above an internal floor height of 1.7 metres.

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

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

The committee considered application P18/S1051/FUL to demolish the existing dwelling and erect three apartments with associated parking and alterations to existing access at Corner House, Hop Gardens, 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: NPPF policy reference to paragraph 56 in the officer's report should now read 124.

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

Sally Harrison and Renee Smith spoke objecting to the application.

Henry Venners, the applicant's agent, spoke in support of the application.

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

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

In response to questions raised by the committee, the officers reported that an extra condition can be included for the first-floor bathroom window (rear elevation) to be obscure glazed and fixed shut.

Whilst some committee members were not satisfied with the potential for overlooking and overbearing relationship with the neighbouring property, the rest of the committee were satisfied that the application was policy compliant and that overall the scheme was of a good design in a favourable location. They also pointed out that the extant permission on this site was very similar in size.

A motion, moved and seconded, to approve the application with the additional condition as detailed above was declared carried on being put to the vote.

**RESOLVED:** to grant planning permission for application P18/S1051/FUL, subject to the following conditions:

1. Commencement of development within three years of the date of this permission.
2. Development approved in accordance with application plans.
3. Sample materials to be submitted for approval prior to commencement of development.
4. Details of all soft landscaping including hardstanding and boundary treatment to be submitted for approval prior to commencement of development.
5. New vehicular access to be constructed/laid out in accordance with highway specifications.
6. Vision splays onto Hop Gardens to be laid out in accordance with approved plans.
7. Prior to occupation of the approved development vision splays of 2m by 2m shall be provided to each side of the pedestrian access.
8. Prior to occupation of the approved development the parking and turning areas should be provided in accordance with approved plans.
9. Cycle parking facilities shall be provided prior to the occupation of the development hereby approved.
10. A Construction Traffic Management Plan (CTMP) shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of development.
11. First floor bathroom window (rear elevation) to be obscure glazed and fixed shut.

Informatives:

1. Bat informative – should bats be encountered during construction work should cease immediately and advice should be sought by Natural England.
2. Listed wall - Any works which would undermine the structural stability of the listed wall are not approved by this permission. If any works to the listed wall are required then subsequent listed building consent should be obtained.

## **50 P18/S0929/FUL - Moonfleet, Abingdon Road, Burcot**

The committee considered application P18/S0929/FUL to erect a building for the storage of sport and recreation equipment at Moonfleet, Abingdon Road, Burcot.

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 updates: with reference to the recently published NPPF2, the following changes to the officer's report were noted:

- Paragraph 6.6 of report – reference to Section 9 becomes Section 13.
- Paragraph 6.22 – reference to paragraph 80 becomes paragraph 134 (5 purposes of the Green Belt)
- Paras 6.27, 6.29, 6.30 – references to paragraph 89 becomes paragraph 145 (categories of building that are not inappropriate development in the Green Belt).
- Para 6.28 – reference to paragraph 87 becomes paragraph 143 (establishes that inappropriate development is harmful by definition).

A relevant change to the NPPF Green Belt policy is an additional clarification in respect of the “provision of appropriate facilities for outdoor sport”, which is not inappropriate development subject to the proviso that it “preserves the openness of the Green Belt and does not conflict with the purpose of including land within it” (paragraph 89).

Mark Hindley, a local resident, spoke objecting to the application.

Vanessa and Neil Bailey, 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 P18/S0929/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 3, Class P) – no conversion from storage to residential.
5. Flood resiliency measures.
6. Tree protection (general).

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

Application P17/S4235/FUL had been deferred due to a procedural error with the notifications to interested parties.

The meeting closed at 8.15 pm

Chairman

Date