

.Minutes

OF A MEETING OF THE

Planning Committee

HELD ON WEDNESDAY 15 AUGUST 2018 AT 6.00 PM

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

Present:

Anthony Dearlove (Vice Chairman in the Chair), Joan Bland, Lorraine Hillier, Elaine Hornsby, Mocky Khan, David Nimmo-Smith, Ian Snowdon and David Turner

Apologies:

Toby Newman, Jeannette Matelot and Ian White tendered apologies.

Officers:

Katherine Canavan, Sharon Crawford, Paula Fox, Simon Kitson, Nicola Meurer and Davina Sarac.

Also present:

Jane Murphy and Sue Cooper.

64 Chairman's announcements

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

65 Minutes of the previous meeting

Joan Bland declared that in relation to application P18/S1051/FUL – Corner House, Hop Gardens, Henley-on-Thames, she spoke as ward councillor in support of the application, not in objection.

RESOLVED: to approve the amended minutes of the meeting held on 27 July 2018 as a correct record and agree that the Chairman sign these as such.

66 Declarations of interest

Ian Snowdon declared that in relation to application P18/S0995/FUL – 35 Park Road, Didcot, he is acquainted with the applicant and would therefore be stepping down from the committee for this item.



Listening Learning Leading

67 Urgent business

There was no urgent business.

68 Proposals for site visits

There were no proposals for site visits.

69 Public participation

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

70 P18/S1553/O - Manor Farm Road, Henton

The committee considered application P18/S1553/O for the erection of eight dwellings following the demolition of all built form on the site at Manor Farm Road running through Henton.

Officer update: Ian White and Lynn Lloyd had submitted a statement, reiterating the objections of the parish council.

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 Allison, a local resident, spoke objecting to the application.

Mark Turner, the applicant's agent, 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/S1553/O, subject to the following conditions:

1. That the development to which this permission relates shall be begun not later than whichever is the later of the following dates:
 - a) the expiration of three years from the date of this permission; or
 - b) the expiration of two years from the final approval of the reserved matters, or in the case of approval on different dates, the final approval of the last such matter to be approved.
2. Application for approval of each of the reserved matters: landscaping, appearance, layout and scale shall be made to the Local Planning Authority (LPA) before the expiration of three years from the date of this permission.
3. Except in the case of any building work hereby permitted, no change in the levels of the land shall take place unless in accordance with a detailed scheme which shall have been submitted to and approved in writing by the LPA before any development commences on site. The scheme shall include details of existing and proposed ground levels.
4. Prior to any demolition and the commencement of the development a professional archaeological organisation acceptable to the LPA shall prepare an archaeological written scheme of investigation, relating to the application site area, which shall be submitted to and approved in writing by the LPA.

5. Following the approval of the written scheme of investigation referred to in Condition 4, and prior to any demolition on the site and the commencement of the development (other than in accordance with the agreed written scheme of investigation), a staged programme of archaeological evaluation and mitigation shall be carried out by the commissioned archaeological organisation in accordance with the approved written scheme of investigation. The programme of work shall include all processing, research and analysis necessary to produce an accessible and useable archive and a full report for publication which shall be submitted to the LPA.
6. The development hereby permitted shall not be commenced until foul and surface water drainage details have been first submitted to and approved in writing by the LPA. Thereafter, the development shall proceed in accordance with the approved details.
7. The reserved matters for the scheme shall be designed to secure an appropriate market housing mix in accordance with Policy CSH4 of the South Oxfordshire Core Strategy.

71 P18/S0995/FUL - 35 Park Road, Didcot

Anthony Dearlove and Mocky Khan, two of the local ward councillors, and Ian Snowdon stepped down from the committee and took no part in the debate or voting for this item.

A motion, moved and seconded, to nominate David Nimmo-Smith to chair the item, was declared carried on being put to the vote.

The committee considered application P18/S0995/FUL for two new-semi-detached houses replacing an existing chalet bungalow at 35 Park Road, Didcot.

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.

Kris Skalka, the applicant's agent, spoke in support of the application.

Mocky Khan, one of the local ward councillors, spoke 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 P18/S0995/FUL, subject to the following conditions:

1. Commencement three years - full planning permission.
2. Approved plans.
3. Schedule of materials.
4. Obscure glazing.
5. Withdrawal of permitted development (Part 1 Class A) - no extensions etc.
6. Existing vehicular access.
7. Vision splay protection.
8. Parking and manoeuvring areas retained.
9. Landscaping scheme (trees and shrubs only).
10. Tree protection (general).
11. Wildlife protection (mitigation as approved).

72 P18/S0048/FUL and P18/S0049/LB - Walnut Tree Cottage, High Street, South Moreton

The committee considered applications P18/S0048/FUL and P18/S0049/LB for the demolition of a single garage and erection of a new chalet bungalow with access to the rear of Walnut Tree Cottage, High Street, South Moreton.

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.

Sonia DeHavillande and Andrew Searle spoke objecting to the application.

James McLeod, the applicant's agent, spoke in support of the application.

Jane Murphy, one of the local ward councillors, 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/S0048/FUL, subject to the following conditions:

1. Commencement three years - full planning permission.
2. Approved plans.
3. Schedule materials required (all including boundary treatments and hard-surfacing).
4. Withdrawal of permitted development (Part 1 Class A, B and C) – no extensions, roof extensions or roof alterations etc.
5. Withdrawal of permitted development (Part 1 Class E) - no buildings etc.
6. Obscure glazing to bedroom gable window.
7. Cill height of rooflights to be 1.7m above floor level of associated rooms.
8. Parking and manoeuvring areas retained.
9. No surface water drainage to highway.
10. Noise levels from air sourced heat pump not to exceed five dBA below the background noise level at the façade of adjoining residential accommodation.

RESOLVED: to grant listed building consent for application P18/S0049/LB, subject to the following condition:

1. Commencement three years – listed building consent.

73 P18/S0967/FUL and P18/S0992/LB - Manor Farm, Brookstones, Sydenham

The committee considered applications P18/S0967/FUL and P18/S0992/LB for the demolition, extension, alteration and conversion of the existing buildings to form four dwellings with parking and amenity space at Manor Farm, Brookstones, Sydenham.

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: Ian White and Lynn Lloyd had submitted a statement reiterating the objections of the parish council.

Michael May, a representative of Sydenham Parish Council, spoke objecting to the application.

Janet Potts, a local resident, spoke objecting to the application.

Jake Collinge, the applicant's agent, 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/S0967/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. Hard and soft landscaping to be agreed prior to the commencement of development.
5. Protected species licence to be submitted prior to the commencement of development.
6. Plan of car parking provision to be agreed prior to the commencement of development.
7. A preliminary risk assessment to be carried out for contaminated land.
8. The garages shall not be converted into accommodation.
9. Withdrawal of permitted development rights for extensions and outbuildings.
10. Withdrawal of permitted development rights for means of enclosure.

RESOLVED: to grant listed building consent for application P18/S0992/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. Schedule of materials to be agreed prior to the commencement of works.

74 P18/S1346/FUL - Land at Churchfield Lane, Benson

The committee considered application P18/S1346/FUL for the variation of Condition 2 of planning permission P16/S3424/FUL to provide 10 additional bedrooms within the same footprint, as the previously approved staff accommodation is not required on land at Churchfield Lane, Benson.

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: two further conditions are recommended for inclusion concerning electric vehicle charging points and cycle storage.

John Bell, the applicant's agent, spoke in support of the application.

Sue Cooper, one of the local ward councillors, spoke to the application.

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

RESOLVED: to grant planning permission for application P18/S1346/FUL, subject to the following:

- Condition 2 – In accordance with varied plans.
- Condition 6 – Noise mitigation scheme to be submitted prior to above ground works commencing.
- Condition 11 - Details of balcony glazing to be submitted prior to installation.

The following conditions are amended, taking into account the additional information subsequently approved by condition:

- Condition 3 - In accordance with the schedule of materials (submitted and approved under P17/S2670/DIS).
- Condition 5 - In accordance with drainage (submitted and approved under P17/S0872/DIS).

The following conditions are removed, as they have subsequently been complied with:

- Condition 4 – Archaeological scheme of investigation (compliance under P17/S2670/DIS, and implemented).
- Condition 5 – Archaeological evaluation report (compliance under P17/S2670/DIS, and implemented).

The following conditions are attached but remain unaltered:

- Condition 1 – Work to commence by 27 February 2020 (three-year commencement date as per previously approved timescale).
- Condition 4 - In accordance with flood risk assessment
- Condition 7 – Details of external lighting.
- Condition 8 - Construction traffic management plan.
- Condition 9 - Hours of operation (construction).
- Condition 10 - Landscaping scheme.

The following extra conditions:

- Condition 12 – Two electric vehicle charging points.
- Condition 13 – Eight cycle stands.

75 P18/S1230/FUL - Rectory Service Station, Station Road, 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 P18/S1230/FUL for a single-storey extension to the existing store retail building (Class A1) and siting of a storage container for stock at Rectory Service Station, Station Road, 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.

Officer update: amended plans had been received that corrected a mistake on the elevations since the report had been prepared.

Elaine Hornsby, 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 P18/S1230/FUL, subject to the following conditions:

1. Approved plans.
2. Materials as on plan.

The meeting closed at 8.20 pm

Chairman

Date