

Minutes

OF A MEETING OF THE

Planning Committee

HELD ON WEDNESDAY 17 OCTOBER 2018 AT 6.00 PM

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

Present:

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

Apologies:

Toby Newman, Elaine Hornsby and Jeannette Matelot tendered apologies.

Officers:

Samantha Allen, Paula Fox, Simon Kitson, Paul Lucas, Nicola Meurer, Davin Sarac, Luke Veillet and Tom Wyatt

110 Chairman's announcements

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

111 Minutes of the previous meeting

RESOLVED: to approve the minutes of the meeting held on 26 September 2018 as a correct record and agree that the Chairman sign these as such.

112 Declarations of interest

David Nimmo-Smith declared in relation to application P18/S1510/FUL – land at Newtown Road, Henley-on-Thames, that although he is a member of Henley Town Council, he has had no involvement in the consideration of this application.

113 Urgent business

The development manager reminded committee that application P18/S1964/FUL had been deferred to allow for a site visit.

114 Proposals for site visits

There were no proposals for site visits.



Listening Learning Leading

115 Public participation

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

116 P18/S0967/FUL & P18/S0992/LB - Manor Farm, Brookstones, Sydenham

Ian White, 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 applications P18/S0967/FUL & P18/S0992/LB for the demolition, extension, alteration and conversion of 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.

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

Jake Collinge, Jon Quesnel and Philippa Quesnel spoke in support of the application.

Ian White, one of the local ward councillors, spoke objecting to the application.

A motion, moved and seconded, to approve application P18/S0967/FUL 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.

A motion, moved and seconded, to approve application P18/S0967/FUL was declared carried on being put to the vote.

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.

117 P18/S1964/FUL - Land off Fieldside Track, Long Wittenham

This application had been deferred to allow members to visit the site.

118 P18/S1968/FUL & P18/S1969/LB - Winterbrook Farm House, 6 Winterbrook, Wallingford

The committee considered applications P18/S1968/FUL and P18/S1969/LB for the demolition of an existing redundant agricultural barn and outbuildings; the erection of two two-storey dwellings with detached single-storey, four-bay carports; upgrading of the existing access to include part demolition of the existing brick walls to provide adequate visibility; proposed new sections of brick wall to access the drive; proposed new parking and turning area; demolition of the existing curtilage listed outbuilding and replacement with a new single-storey outbuilding; re-pointing and repair of sections of existing curtilage listed brick walls; and associated landscaping at Winterbrook Farm House, 6 Winterbrook, 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.

Adam Jones spoke in support of the application.

A motion, moved and seconded, to approve application P18/S1968/FUL was declared carried on being put to the vote.

RESOLVED: to grant planning permission for application P18/S1968/FUL, subject to the following conditions:

1. Commencement three years - full planning permission.
2. Approved plans.
3. Schedule of materials.
4. Flintwork - traditional construction.
5. Contaminated land (preliminary risk assessment).
6. Landscaping (including boundary treatment).
7. Construction traffic management.
8. Contaminated land - remediation strategy.
9. Foul drainage works (details required).
10. Surface water drainage works (details required).
11. Existing vehicular access.
12. Obscure glazing.
13. Parking and manoeuvring areas retained.
14. Matching materials (wall).
15. Vision splay protection.
16. No garage conversion into accommodation.
17. Wild bird informative.
18. Conservation area tree informative.

A motion, moved and seconded, to approve application P18/S1969/LB was declared carried on being put to the vote.

RESOLVED: to grant listed building consent for application P18/S1969/LB, subject to the following conditions:

1. Commencement three years - listed building consent.
2. Approved plans listed building.
3. Matching materials (wall).

119 P18/S1510/FUL - Land at Newtown Road, Henley-On-Thames

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 P18/S1510/FUL erect a three-bedroom house together with landscaping and parking on land at Newtown 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.

Laurence Plant, a representative of Henley Town Council, spoke objecting to the application.

Ilona Shields, a local resident, spoke objecting to the application.

Daniel Rose, the applicant's agent, spoke in support of the application.

Joan Bland and Lorraine Hillier, two 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/S1510/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. No change in levels.
4. Schedule of materials to be agreed prior to their first use.
5. Tree protection to be implemented in accordance with the approved details.
6. Noise assessment and control scheme to be submitted and agreed prior to development above foundation level.
7. Close the existing access prior to occupation of the new dwelling.
8. Parking and manoeuvring areas retained in accordance with the approved plans.
9. Landscaping to be implemented in accordance with the approved details.
10. No windows, doors or other openings on first floor north-west facing elevation.
11. Withdrawal of permitted development rights for extensions, porch, outbuildings, and hard-standings.
12. Vision splays to be provided prior to occupation of the new dwelling.

120 P18/S1260/FUL - 19 The Ridgeway, 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/S1260/FUL to erect a detached two-storey three-bedroom dwelling replacing the garage and outbuildings at 19 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.

Wendy Ayre-Tilbury, a representative of Nettlebed Parish Council, spoke objecting to the application.

Peter Leverett and Lorna Jones spoke objecting to the application.

Ian Whitworth, the applicant's agent, spoke in support of the application.

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

A motion was moved to defer the application to allow members to visit the site, but not seconded.

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/S1260/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. No change in levels without written agreement.
4. Schedule of materials to be agreed prior to first use.
5. Obscure glazing to the north-west facing stairwell window.
6. Landscaping (including hard-surfacing and boundary treatment) to be agreed.
7. Existing vehicular access to be improved prior to occupation.
8. Surface water drainage works to be agreed.
9. Parking & manoeuvring areas to be provided and retained in accordance with the approved plans.
10. Foul drainage works to be agreed.
11. Withdrawal of permitted development rights for extensions and outbuildings.
12. Vision splay protection implementation as on plan prior to occupation.
13. No surface water drainage to highway.

121 P18/S2708/FUL - American Barn, Crockmore Farm, Henley Park, Fawley

Mocky Khan arrived at committee for the consideration of this item.

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

Part way through the consideration, members of the committee voted to continue the meeting beyond the guillotine to complete the item.

The committee considered application P18/S2708/FUL to convert the existing american barn and stables with linking extensions to create a three-bedroom dwelling with associated parking and amenity space at Crockmore Farm, Henley Park, Fawley.

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.

Lisbeth Thiesen, a representative of Bix and Assendon Council, spoke objecting to the application.

Christine Collas, a local resident, spoke objecting to the application.

Simon Sharp, the applicant's agent, spoke in support of 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 the application is for a conversion, if a rebuild were required, the applicants would require further planning permission.

A motion, moved and seconded, to refuse the application was declared lost 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 P18/S2708/FUL, subject to the following conditions:

1. Commencement of development within three years.
2. Development to be implemented in accordance with the approved plans.
3. Prior to the commencement of any works to the existing buildings, a schedule of the external materials shall be submitted to and approved by the Local Planning Authority (LPA).
4. A scheme for the landscaping of the site, including planting, boundary treatment and hardstanding, shall be submitted to and approved in writing by the LPA prior to the commencement of the development and implemented prior to the first occupation.
5. The developer shall confirm in writing to the LPA the presence of any unsuspected contamination encountered during the development. In the event of any contamination to the land and/or water being encountered, no development shall continue until a programme of investigation and/or remedial works to include methods of monitoring and certification of such works undertaken has been submitted to and approved in writing by the LPA.
6. No permitted development to the exterior of the buildings or the erection of incidental/ ancillary structures (as described Under Part 1, Classes A, B, C, E and F of the Order).
7. No permitted development by means of enclosure (as described Under Part 2, Class A) shall be erected within the curtilage of the site.

122 P18/S1868/FUL - Harpsden Wood House, Harpsden Woods, Harpsden

Application P18/S1868/FUL to erect a woodland maintenance barn at Harpsden Wood House, Harpsden Woods, Harpsden was deferred due to the meeting guillotine having been reached prior to its consideration.

123 P18/S1215/FUL - Thame Park Road, Thame

Application P18/S1215/FUL for a variation of condition 2 (approved plans of planning permission P15/S2166/RM) to remove the side windows from plots 12 and 13 at Thame Park Road, Thame was deferred due to the meeting guillotine having been reached prior to its consideration.

The meeting closed at 8.35 pm

Chairman

Date