

Minutes

OF A MEETING OF THE

Planning Committee

HELD ON WEDNESDAY 19 DECEMBER 2018 AT 6.00 PM

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

Present:

John Cotton (Substituting for Elaine Hornsby), Lorraine Hillier, Mocky Khan, Jeannette Matelot, David Nimmo-Smith (acting as chairman), Ian Snowdon, David Turner and Ian White

Apologies:

Toby Newman, Anthony Dearlove and Elaine Hornsby tendered apologies.

Officers:

Emma Bowerman, Katherine Canavan, Paula Fox and Nicola Meurer

Also present:

Will Hall and Paul Harrison

157 Chairman's announcements

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

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

158 Minutes of the previous meeting

RESOLVED: to approve the minutes of the meetings held on 7 and 21 November as correct records and agree that the Chairman sign these as such.

159 Declarations of interest

There were no declarations of interest.

160 Urgent business

There was no urgent business.



Listening Learning Leading

161 Proposals for site visits

There were no proposals for site visits.

162 Public participation

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

163 P17/S4415/FUL - Land off Rycote Lane, Christmas Hill, Rycote Lane, near Moreton and Thame

The committee considered application P17/S4415/FUL for the relocation of Thame Livestock Market with buildings to accommodate agricultural sales, lairage, administrative offices, welfare facilities, business units and associated external works to include highway access, roadways, vehicle parking, vehicle washing and other ancillary works on land off Rycote Lane, Christmas Hill, Rycote Lane, near Moreton and Thame.

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.

Edward Briggs, the applicant's agent, spoke in support of the application.

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

RESOLVED: to authorise the head of planning to grant planning permission for application P17/S4415/FUL, subject to the following:

A. The completion of the relevant legal agreements to secure:

- Highways works (S278).
- Travel Plan Monitoring (S106 or unilateral undertaking).
- Public Art (S106 or unilateral undertaking).

B. The following conditions:

1. Work to commence within three years.
2. In accordance with approved plans.
3. Materials schedule.
4. Details of signage.
5. Details of hard and soft landscaping.
6. Contamination survey.
7. Contamination validation report.
8. BREEAM certification report – 'Excellent' rating.
9. Electric vehicle charging points.
10. Provision of cycle parking and shower facilities.
11. Parking areas – SuDs compliant.
12. New vehicular access.
13. Visibility splays.
14. Travel plan.
15. Construction traffic management plan.
16. Details of surface water drainage.
17. Details of foul water drainage.

18. Sustainable drainage scheme.
19. Details of external lighting.
20. Details of public art scheme.
21. In accordance with the local planning authority's ecological licence.
22. Certificate for great crested newt compensation (licensing requirement).
23. All works to be carried out in accordance with great crested newt mitigation principles (licensing requirement).
24. Commercial units – only A1 or A2 uses, no greater than the floorspace indicated on drawing AL(p)02, and directly connected with the agricultural purposes of the livestock market.
25. Prior to occupation of the commercial units, submission of details of the occupying business and any advertising.
26. No change of use unless through the grant of planning permission.
27. No additional floors or mezzanine floors.

164 P18/S0951/O - Wyevale Country Gardens, Reading Road, Harpsden

The committee considered outline application for the demolition of all existing structures at the former Wyevale Country Gardens site, Reading Road, Harpsden, and the development of the following: development of B1 and/or B2 and/or D1 floorspace and required parking and servicing facilities on the south-eastern part of the site; development of up to 40 dwellings on the rest of the site; and off-site highways works together with associated open space and landscaping. All matters to be reserved with the exception of access.

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 in support of the application.

Tony Wright, a representative of Harpsden Parish Council, spoke objecting to the application.

Tudor Taylor, a representative of Shiplake Parish Council, spoke objecting to the application.

Mr Alex Hershman, Stefan Gawrysiak and Sean O'Leary spoke in support of the application.

Will Hall and Paul Harrison, the local ward councillors, spoke in support of the application.

Members were satisfied with this application to redevelop the site, which has been empty for nine years. Officers confirmed that the 40% affordable housing as proposed, will be secured under a legal agreement.

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

RESOLVED: to authorise the head of planning to grant planning permission for application P18/S0951/O, subject to the following:

- A. The prior completion of a Section 106 agreement to secure the affordable housing, financial contributions and other obligations stated above; and
- B. The following conditions:

1. Approval of reserved matters – appearance, landscaping, layout and scale.
2. Timeframe for submission of reserved matters.
3. Commencement.
4. Development to accord with approved plans.
5. Dwelling statement based on most up-to-date evidence.
6. Approved access provided prior to occupation.
7. Visibility splays.
8. Construction traffic management plan.
9. Travel plan / information pack.
10. Tree protection.
11. Biodiversity enhancement plan.
12. Foul drainage provision.
13. Sustainable drainage details.
14. Air quality mitigation.
15. Phased contaminated risk assessment.
16. Remediation strategy.
17. Construction hours.
18. Control of construction dust.
19. Noise assessment and control (commercial element).
20. Operating hours (commercial element).

165 P18/S3214/HH - The Pump House, 2 Heyford Hill Cottages, Heyford Hill Lane, Littlemore

The committee considered application P18/S3214/HH for the demolition of the existing lean-to outbuilding and replacement with new garage/outbuilding at The Pump House, 2 Heyford Hill Cottages, Heyford Hill Lane, Littlemore.

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.

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/S3214/HH, subject to the following conditions:

1. Commencement three years – full planning permission.
2. Approved plans.
3. Materials as on plan.
4. Contamination (unsuspected contaminated land).

The meeting closed at 7.20 pm

Chairman

Date