

# Minutes

OF A MEETING OF THE

## Planning Committee

HELD ON WEDNESDAY 6 FEBRUARY 2019 AT 6.00 PM

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

### Present:

Toby Newman (Chairman)

Anthony Dearlove, Mocky Khan, Jeannette Matelot, David Nimmo-Smith, David Turner and Ian White

### Apologies:

Joan Bland, Lorraine Hillier, Elaine Hornsby and Ian Snowdon tendered apologies.

### Officers:

Paul Bowers, Steven Corrigan, Paula Fox, Kim Gould, Davina Sarac and Tom Wyatt

### Also present:

John Walsh

### 178 Chairman's announcements

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

### 179 Minutes of the previous meeting

**RESOLVED:** to approve the minutes of the meeting held on 16 January 2019 as a correct record and agree that the Chairman sign these as such.

### 180 Declarations of interest

Ian White declared an interest in relation to application P18/S3149/HH – land at Cromwell Cottage, 50 High Street, Chinnor as the partner of the applicant. He would withdraw from the meeting for the consideration and vote on this item.



Listening Learning Leading

David Nimmo-Smith declared in relation to application P18/S2165/FUL – land at Townlands Hospital, York 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.

Anthony Dearlove declared in relation to application P18/S3624/FUL – land at 186 Abingdon Road, Didcot, that, as a member of Didcot Town Council, he had involvement in the consideration of this application and would not take part in the consideration of the item at this evening's meeting.

### **181 Urgent business**

There was no urgent business.

### **182 Proposals for site visits**

There were no proposals for site visits.

### **183 Public participation**

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

### **184 P18/S3624/FUL - 186 Abingdon Road, Didcot OX11 9BP**

Anthony Dearlove did not take part in the discussion or voting on this item (see Minute 180).

The committee considered application P18/S3624/FUL for the demolition of the existing dwelling and the erection of two two-storey dwellings together with associated garages and parking at 186 Abingdon Road, Didcot OX11 9BP.

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.

Nick Hards, a neighbour, addressed the committee on this application.

Duncan Wolage, the applicant, spoke in support of the application.

Committee members noted that conditions 8, 9 and 10 addressed both their concerns and those of the neighbour who had addressed the committee.

A motion, moved and seconded, to grant planning permission was declared carried on being put to the vote.

**RESOLVED:** to grant planning permission for application P18/S3624/FUL subject to the following conditions:

1. Commencement three years - full planning permission.
2. Approved plans.
3. Schedule of materials to be submitted for approval.
4. Obscure glazing to first floor bathroom on the south elevation.
5. Existing vehicular access improved.
6. Vision splay protection.

7. Parking and manoeuvring areas retained.
8. Surface water drainage works (details required).
9. Foul drainage works (details required).
10. Contamination (unsuspected contaminated land).

### **185 P18/S3904/O - Ardhaven House, Old London Road, Milton Common OX9 2JR**

The committee considered application P18/S33904/O for a proposed new dwelling on land adjacent to Ardhaven House at Old London Road, Milton Common OX9 2JR.

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.

The planning officer advised the committee of a further objection from a neighbour relating to the height of the site and restricted space for parking on the site.

John Walsh, the local ward councillor, addressed the committee on this application.

The committee noted that the issue of levels would be considered as part of any reserved matters application.

A motion, moved and seconded, to grant outline planning permission was declared carried on being put to the vote.

**RESOLVED:** to grant outline planning permission for application P18/S3904/O subject to the following conditions:

1. Commencement - outline planning permission.
2. Submission of reserved matters – general.
3. Approved plans.
4. New vehicular access shall be constructed to highways specifications.
5. Vision splay protection.
6. Parking and manoeuvring areas retained.
7. No surface water drainage to highway.

### **186 P18/S4099/FUL - Ashbrook, The Croft, Aston Tirrold OX11 9DL**

The committee considered application P18/S4099/FUL for the erection of a detached chalet-style dwelling with parking and amenity space at Ashbrook, The Croft, Aston Tirrold OX11 9DL.

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.

The planning officer advised of two further objections reiterating objections set out in the report. The conservation officer and countryside officer had raised no objection to the application. The tree officer had raised no objection subject to appropriate conditions to cover tree and hedge protection (condition 4).

Jane Imbush, a representative of Aston Tirrold Parish Council, spoke objecting to the application.

Jake Collinge, the applicant's agent, spoke in support of the application.

A motion, moved and seconded, to grant planning permission was declared carried on being put to the vote.

**RESOLVED:** to grant planning permission for application P18/S4099/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. Sample materials (walls and roof) to be agreed prior to commencement of development.
4. Landscaping scheme (trees and shrubs only) to be agreed prior to commencement of development.
5. Vehicular access to be provided in accordance with the Highway Authority's Specifications.
6. Parking and manoeuvring areas to be provided and retained in accordance with the approved details.
7. Obscure glazing to side facing first floor windows.

### **187 P18/S2165/FUL - Townlands Hospital, York Road, Henley-on-Thames RG9 2EB**

Further to its meeting of 16 October 2018 (see Minute 108/10/2018), the committee considered application P18/S2165/FUL relating to three automatic number plate recognition cameras at the Townlands Hospital, York Road, Henley-on-Thames, in order to enforce parking contraventions at the site. Two of the cameras are affixed to poles and one is affixed to the care home.

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.

Fraser Richards, the applicant, spoke in support of the application.

A motion, moved and seconded, to grant planning permission was declared carried on being put to the vote.

**RESOLVED:** to grant planning permission for application P18/S2165/FUL subject to the following condition:

Development to be implemented in accordance with approved plans.

### **188 P18/S2245/FUL - Jalna, Peppard Road, Sonning Common RG4 9NJ**

The committee considered application P18/S2245/FUL for a single and two storey extension and erection of a new detached two storey three-bed dwelling at Jalna, Peppard Road, Sonning Common RG4 9NJ.

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.

Carole Lewis, a representative of Sonning Common Parish Council, spoke objecting to the application.

C. W. Varnals, a local resident, spoke objecting to the application on behalf of local residents.

Chris Keen, the applicant's agent, spoke in support of the application.

A number of councillors expressed the view that the proposal was out of keeping with the character and appearance of the area and would not fit in with the current settlement pattern of the area because the site is not large enough to accommodate two houses. The amenity of residents of the neighbouring property, Silverlea, would also be adversely affected due to the close proximity of the proposed building causing a loss of outlook and an oppressive impact.

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/S2245/FUL for the following reasons:

1. That, having regard to the details of the scale, siting and layout of the proposed development, the proposal would constitute a cramped form of development that would be out of keeping with the established built form and pattern of development in the surrounding area. As such the proposal would detract from the established character of the area contrary to Policies H3, D1 and D1b of the Sonning Common Neighbourhood Development Plan, Policy CSQ3 of the South Oxfordshire Core Strategy and Policies G2, D1, and H4 of the adopted South Oxfordshire Local Plan, and advice in the South Oxfordshire Design Guide and the NPPF.
2. That having regard to its size, scale and siting in close proximity to the boundary with the adjoining property Silverlea, the proposed building would have an overbearing and oppressive effect upon that adjoining property. As such the proposal would be detrimental to the residential amenity of the occupiers of Silverlea contrary to Policy H3 of the Sonning Common Neighbourhood Development Plan, Policies D4, and H4 of the adopted South Oxfordshire Local Plan, and advice in the South Oxfordshire Design Guide and the NPPF.

## **189 P18/S3149/HH - Cromwell Cottage, 50 High Street, Chinnor OX39 4DH**

Ian White left the meeting during the consideration and voting on this item (see Minute 180).

The committee considered application P18/S3149/HH for a replacement of the existing rear extension roof, new single storey rear extension and removal of the frontage hedge and creation of one car parking space to the front of the property at Cromwell Cottage, 50 High Street, Chinnor OX39 4DH.

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 grant planning permission was declared carried on being put to the vote.

**RESOLVED:** To grant planning permission for application P18/S3149/HH subject to the following conditions:

1. Commencement of development within three years.
2. Development to be in accordance with approved plans.
3. Materials to be as specified on application drawings and forms.
4. Tree protection details to be agreed prior to commencement of development.
5. New vehicular access to be laid out and constructed in accordance with the local highway authority's specifications.
6. Vision splays shall not be obstructed by any object, structure, planting or other material.
7. Parking area shall be constructed, laid out, surfaced, drained and completed to be compliant with sustainable drainage (SuDS) principles.

The meeting closed at 7.35pm

Chairman

Date