

Minutes

OF A MEETING OF THE

Planning Committee

HELD ON WEDNESDAY 20 FEBRUARY 2019 AT 6.00 PM

THE FOUNTAIN CONFERENCE CENTRE, HOWBERY PARK, BENSON LANE,
WALLINGFORD, OX10 8BA

Present:

Anthony Dearlove (Vice-chairman in the chair)

Anthony Dearlove, Joan Bland, Lorraine Hillier, Jeannette Matelot, David Nimmo-Smith, Ian Snowdon, David Turner, Ian White and Sue Cooper (as substitute for Mocky Khan)

Apologies:

Toby Newman, Elaine Hornsby and Mocky Khan tendered apologies.

Officers:

Emma Bowerman, Paul Bowers, Joan Desmond, Paula Fox and Ron Schrieber

Also present:

David Dodds

190 Appointment of Chairman

As Anthony Dearlove had not yet arrived, a motion moved and seconded, to nominate David Nimmo-Smith to chair the meeting in his absence was declared carried on being put to the vote.

191 Chairman's announcements

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

192 Declarations of interest

There were no declarations of interest.



Listening Learning Leading

193 Urgent business

Consideration of Application P18/S0002/O - Shirburn Road, Watlington, had been deferred pending a site visit and Application P18/S3705/FUL – Land North of Beckley Court, Beckley, had been withdrawn.

194 Proposals for site visits

There were no proposals for site visits.

195 Public participation

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

196 P18/S3069/FUL - Cabora Bassa, Church Road, Sandford-On-Thames OX4 4XZ

David Nimmo-Smith was in the chair for this item.

The committee considered application P18/S3069/FUL for the demolition of an existing one and a half storey detached property and the erection of eight one bedroom flats at Cabora Bassa, Church Road, Sandford-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.

The planning officer reported that, following the publication of the report, the applicants had agreed to the inclusion of two additional conditions regarding providing details of electric vehicle charging points and cycle parking.

Hilda Bailey, a representative of Sandford-on-Thames Parish Council, spoke objecting to the application.

Martin Hubbard, on behalf of a local resident, and Thomas Fox, a local resident, spoke objecting to the application.

Tom Kennedy, the applicant and Nicky Brock, the applicant's agent, spoke in support of the application.

In response to members' questions, the planning officer reported that:

- The applicant could be requested to install solar panels but could not be required to do so.
- The Highway Authority had no objection to the application, subject to the proposed condition requiring vision splays shown on the plan to be provided prior to the development being occupied and thereafter retained.

A motion, moved and seconded, to approve the application, subject to the inclusion of the two additional conditions agreed with the applicant, was declared carried on being put to the vote.

RESOLVED: to grant planning permission for application P18/S3069/FUL subject to:

1. Commencement within three years - full planning permission.
2. Approved plans.
3. Schedule of materials.
4. Contaminated land (preliminary risk assessment).
5. Contaminated land - remediation strategy.
6. Rooflights (specified cill level).
7. Prevention of overlooking – privacy screen.
8. Landscaping scheme (trees and shrubs only).
9. Vehicular access to Oxfordshire County Council specification.
10. Vision splay protection.
11. Parking and manoeuvring areas retained.
12. Levels to be agreed.
13. Electrical charging points.
14. Cycle parking facilities.

197 P18/S3143/O - DAF Trucks Ltd, Eastern Bypass, Thame OX9 3FB

Anthony Dearlove was in the chair for the rest of the meeting.

Jeannette Matelot, 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/S3143/O for:

- a) outline planning permission (all matters reserved except for access) for demolition of existing buildings and development of 1511sqm. (gross) of offices and up to 129 dwellings and associated works; and
 - b) full planning permission for the erection of a 68 bed care home and associated access, vehicular parking, landscaping, ancillary infrastructure and other works;
- at DAF Trucks Ltd, Eastern Bypass, 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.

Mike Dyer and Graeme Markland, representatives of Thame Town Council, spoke objecting to the application.

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

Jeannette Matelot and David Dodds, two of the local ward councillors, spoke objecting to the application

In response to issues raised by the speakers and members' questions, the planning officer reported that:

- The proposed development was contrary to the Thame Neighbourhood Plan which forms part of the Development Plan. However, in this case, there were material considerations that indicated that the application should not be refused.
- The site had been subject to a continuous marketing campaign over an 18 month period which has concluded that there is no demand for its allocated use. The council's Economic Development Team had reviewed the marketing of the site and, whilst concerned about the loss of valuable employment land, accepts that the new

development would create jobs, albeit in a different sector. The main concern is that the whole site has not been marketed.

- Although the Oxfordshire Clinical Commissioning Group had objected to the application on the grounds that the development would put extra pressure on already stretched services, it had subsequently requested and accepted a payment of £25,000 from the applicant towards the cost of local health care infrastructure.

Members expressed concern about the fact that the proposal was contrary to the Thame Neighbourhood Plan and were not satisfied that an appropriate marketing exercise had been carried out, covering the whole of the site, before alternative uses were considered. Accordingly, contrary to the officer recommendation, 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/S3143/O for the following reasons:

1. The proposed development would result in the loss of an existing employment site and it has not been demonstrated that the site is no longer economically viable as the marketing exercise undertaken is considered to be inadequate and fails to cover the whole of the site. As such the proposed development conflicts with Policy E6 of the adopted South Oxfordshire Local Plan 2011 and Policy WS12 of the Thame Neighbourhood Plan.
2. In the absence of a completed S106 legal agreement, the proposal fails to secure affordable housing to meet the needs of the district. As such, the development would be contrary to the National Planning Policy Framework, Policy CSH3 of the South Oxfordshire Core Strategy and Policy H8 of the Thame Neighbourhood Plan.
3. In the absence of a completed S106 legal agreement, the proposal fails to secure on and off site infrastructure necessary to meet the needs of the development. As such, the development would be contrary to the National Planning Policy Framework, Policy CS11 of the South Oxfordshire Core Strategy and Policies T1, R2 and R6 of the South Oxfordshire Local Plan 2011.

198 P18/S0002/O - Shirburn Road, Watlington OX49 5BZ

Consideration of this application had been deferred, pending a site visit.

199 P18/S2664/FUL - St Lawrence House, St Lawrence Close, Warborough, Wallingford OX10 7EY

Sue Cooper, 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/S2664/FUL for the demolition of 15 flats/bedsits and the erection of twelve flats with associated parking and landscaping at St Lawrence House, St Lawrence Close, Warborough, 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.

Pat Elder, a representative of Warborough Parish Council, spoke objecting to the application.

Ken Dijkman, the applicant's agent, spoke in support of the application.

Sue Cooper, 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/S2664/FUL subject to the following conditions:

1. Planning permission – three years to implement.
2. Development in accordance with approved plans.
3. Materials schedule.
4. Obscure glazing.
5. Cycle parking facilities.
6. Existing vehicular access.
7. Car parking provision.
8. Construction method statement.
9. Drainage.
10. Travel Information pack.
11. Tree protection.
12. Hard and soft landscaping.
13. Details of boundary treatments.

Informative – No development to overhang or obstruct highway

200 P18/S3705/FUL - Land North of Beckley Court, Beckley, Oxfordshire

This application had been withdrawn.

The meeting closed at 8.20 pm

Chairman

Date