

Minutes

OF A MEETING OF THE

Planning Committee

HELD ON WEDNESDAY 20 MARCH 2019 AT 6.00 PM

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

Present:

Toby Newman (Chairman)

Anthony Dearlove, Joan Bland, Lorraine Hillier, Elaine Hornsby, Mocky Khan, Jeannette Matelot, David Nimmo-Smith, Ian Snowdon, David Turner and Ian White

Officers:

Paul Bateman, Paula Fox, Emma Bowerman, Sharon Crawford, David Millinship, Amanda Rendell, Ron Schrieber

Also present:

Anna Badcock, Caroline Newton, John Walsh and Aaron Wiseman, Oxfordshire County Council

201 Chairman's announcements

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

202 Apologies for Absence

There were no apologies for absence.

203 Minutes of the previous meetings

RESOLVED: to approve the minutes of the meetings held on 6 and 20 February 2019 as a correct record and agree that the Chairman sign these as such.

204 Declarations of interest

There were no declarations of interest.



Listening Learning Leading

205 Urgent business

There was no urgent business.

206 Proposals for site visits

There were no proposals for site visits.

207 Public participation

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

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

The committee considered application P18/S0002/O for up to 37 Retirement Units for people aged 55 and over, provision of a Care Home and 4 staff accommodation units (all matters reserved for future consideration with the exception of access) on land at Shirburn Road, Watlington, OX49 5BZ.

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 the Pyrton Neighbourhood Plan had been adopted in a recent referendum. The planning officer advised the committee that the result now afforded the Plan full weight.

The planning officer recommended the inclusion of two additional conditions relating to archaeological investigations.

Colin Ludlow, a representative of Pyrton Parish Council, spoke objecting to the application.

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

Councillor Andrew McAuley and Gill Bindoff, representing Watlington Parish Council, spoke in support of the application.

Anna Badcock, the local ward councillor, addressed the committee on this application.

A motion, moved and seconded, to delegate authority to grant planning permission to the head of Planning was declared carried on being put to the vote.

RESOLVED: To delegate authority to the Head of Planning to grant planning permission for application P18/S0002/O subject to:

i) The prior completion of a Section 106 agreement to secure the affordable housing commuted sum, financial contributions and other obligations stated above, and

ii) 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. Cycle parking
6. Electric vehicle charging points
7. Low NOx boilers
8. Access prior to first occupation
9. Construction Traffic Management Plan
10. Travel Plan (including Travel Info Pack)
11. Lighting scheme
12. Tree protection
13. Landscape management
14. Biodiversity offsetting
15. Surface water drainage
16. Foul water drainage
17. Phased contaminated land assessment
18. Remediation strategy and remediation report for contamination
19. Remediation of unsuspected contamination
20. Measures to control noise and dust
21. Construction hours
22. Scheme to protect future residents from noise
23. Retirement housing age restriction
24. Archaeological Written Scheme of Investigation
25. Staged programme of archaeological evaluation and mitigation

Councillor Khan left the meeting following this item.

209 P17/S4441/O - Land north of Rycote Lane near Thame OX9 2BY

The committee considered application P17/S4441/O for the erection of up to 180,000 square feet (up to 16,722 square metres) of B2/B8 with ancillary B1(a) and B1(c) together with parking, drainage, landscaping (structural and incidental) and highway works on land north of Rycote Lane near Thame, OX9 2BY.

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.

Councillor Amanda Sheppard, a representative of Great Haseley Parish Council, spoke objecting to the application.

Tina Fegent, representing Moreton Residents, spoke objecting to the application.

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

Caroline Newton, the local ward councillor, spoke objecting to the application.

A motion, moved and seconded, to defer the application subject to a site visit was declared carried on being put to the vote.

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

210 P18/S3514/FUL - 1 Villa Close, Cholsey OX10 9FJ

The committee considered application P18/S3514/FUL for change of use to ground floor Live/Work Unit. Work Unit proposed to be a 1 bed self contained flat. Front elevation alteration to remove the triple full length shop front glazing and replace with a traditional door and separate double window. Rear elevation alteration to remove the double length windows and replace with a smaller traditional window at 1 Villa Close, Cholsey OX10 9FJ

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 Chairman reported that in cases where the parish council objected, as in respect of this application, there was an expectation that they would attend the meeting to voice their objection.

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

RESOLVED: to grant planning permission subject to the following conditions:

1. Three-year time limit
2. Approved plans
3. Materials to match the existing building

211 P18/S4154/HH -1 Waterperry, OX33 1LD

The committee considered application P18/S4154/HH for a two storey side extension to create open plan kitchen/dining at ground floor and replacement bedroom 4 with ensuite bathroom at first floor at 1 Waterperry, OX33 1LD

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.

Royston Davis and Sue Parker, representatives of Waterperry with Thomley Parish Council, spoke in support of the application.

Mr D Atkinson, the applicant, spoke in support of the application.

John Walsh, the local ward councillor, spoke in support of the application.

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

RESOLVED; That planning permission is refused for the following reason:

That having regard to the volume of the proposed extension and that of previous extensions, the development will result in disproportionate additions over the original dwelling. As such, this would be inappropriate development which is harmful to the green belt. No very special circumstances exist to outweigh this harm. This would be contrary to Government advice in paragraph 145 of the NPPF, policy CSEN2 of the South Oxfordshire Core Strategy and Policies GB4 and H13 of the South Oxfordshire Local Plan 2011.

RESOLVED; That the meeting be closed as it had exceeded the constitutional time limit of two and a half hours.

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

Owing to lack of time, the committee deferred consideration of application P18/S3705/FUL, land North of Beckley Court, Beckley, until the next available meeting on Wednesday 10 April 2019.

The meeting closed at 8.45 pm

Chairman

Date