

Minutes

OF A MEETING OF THE

Planning Committee

HELD ON WEDNESDAY 10 APRIL 2019 AT 6.00 PM

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

Present:

Toby Newman (Chairman)

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

Apologies:

Ian White tendered apologies.

Officers:

Paul Bateman, Emma Bowerman, Sharon Crawford, Paula Fox, Kim Gould and Lloyd Jones

Also present:

Anna Badcock, John Walsh

224 Chairman's announcements

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

225 Minutes of the previous meeting

RESOLVED: to approve the minutes of the meeting held on 20 March 2019 as correct record and agree that the Chairman sign these as such.

226 Declarations of interest

There were no declarations of interest.

227 Urgent business



Listening Learning Leading

There was no urgent business.

228 Proposals for site visits

There were no proposals for site visits.

229 Public participation

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

230 P17/S3231/O - Land at Britwell Road Watlington

The committee considered application P17/S3231/O, a hybrid application comprising (1) full planning permission for the demolition of the existing pig farm and its associated buildings; the erection of 183 dwellings (Use Class C3); the creation of a new vehicular access from Britwell Road; the creation of a vehicular access from the industrial estate road south of Cuxham Road (to serve the proposed employment area); public open space; sustainable urban drainage system; landscaping; and other ancillary works, including off-site highway works; and (2) outline permission for up to 650sqm of Use Class B1(a) floorspace, with access and all other matters reserved, on land at Britwell Road Watlington.

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.

Gill Bindoff, a representative of Watlington Parish Council, outlined the Parish Council's position and explained that they had no objection to the repeat application.

Tim Horton, Liz Harris and Mike Gardner, local residents, spoke, objecting to the application.

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

A motion, moved and seconded, to approve the officers' recommendation that, had the council determined the application, they would have refused planning permission, was declared carried on being put to the vote.

RESOLVED: Having regard to the current appeal against non-determination, officers recommended that had the council determined application P17/S3231/O, it would have refused planning permission for the following reasons:

1. That the traffic arising from the development would add to the residual cumulative impacts on the local road network, most notably through Watlington Town Centre. The proposal would increase congestion and delays and would be harmful to highway safety. The proposal is therefore contrary to the National Planning Policy Framework, Policy CSM2 of the South Oxfordshire Core Strategy, Policy T1 of the South Oxfordshire Local Plan 2011, and Policies P2 and site-specific Policy Site A of the Watlington Neighbourhood Development Plan.
2. That the proposed development would increase congestion and delays within Watlington Town Centre and would have a severe adverse impact on Watlington's Air Quality Management Area. The proposal is therefore contrary to the National

Planning Policy Framework, Policy CSM1 of the South Oxfordshire Core Strategy, Policy EP1 of the South Oxfordshire Local Plan 2011, and Policy P2 of the Watlington Neighbourhood Development Plan.

3. 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 Site A of the Watlington Neighbourhood Development Plan.
4. In the absence of a completed Section 106 legal agreement, the proposal fails to secure infrastructure necessary to meet the needs of the development. As such, the development would be contrary to the National Planning Policy Framework, Policy CSI1 and CSM2 of the South Oxfordshire Core Strategy and Policies T1, D10, D12, R2 and R6 of the South Oxfordshire Local Plan 2011.

231 P18/S3868/FUL - 11 St Martins Street, Wallingford, OX10 0AL

Elaine Hornsby, a local ward councillor, stood down from the Committee for consideration of this item.

The committee considered application P18/S3868/FUL for the demolition of existing retail units and construction of new retail space with 8 retirement apartments above and associated parking, at 11 St. Martins Street, Wallingford.

Consideration of this application had been deferred by the Committee at its meeting on 28 March 2019, to allow for additional information to be published.

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.

Officer update: there would be a recommendation to include a further condition requiring the agreement of a Construction Traffic Management Plan.

Councillor Adrian Lloyd, a representative of Wallingford Town Council, spoke, objecting to the application.

Chris Thompson, the applicant, spoke in support of the application.

Elaine Hornsby, a local ward councillor, addressed the committee on this 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 P18/S3868/FUL subject to the following conditions:

i) The prior completion of a Section 106 agreement to secure the provision of retirement housing and financial contributions, and

ii) The following conditions:

1 : Commencement three years - Full Planning Permission

- 2 : Approved plans
- 3 : Sample materials required (all)
- 4 : Parking and Manoeuvring to be provided and retained
- 5 : Cycle Parking Facilities
- 6 : Noise attenuation (external noise and plant equipment)
- 7 : Hours of operation
- 8 : Electric Vehicle Charging Point
- 9 : Bin store enclosure details
- 10 : Archaeology (Submission and implementation of Written Scheme of Investigation)
- 11 : Air Quality
- 12. Construction Traffic Management Plan.

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

The committee considered application P18/S3705/FUL for a proposed new 3 bed dwelling on land North of Beckley Court, Beckley.

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 Ginette Camps-Walsh, a representative of Beckley and Stowood Parish Council, spoke, objecting to the application.

Clare Reed, spoke on behalf of a neighbour, objecting to the application.

Mina Samangoei, the applicant's agent, spoke in support of the application.

John Walsh, the local ward councillor, addressed the committee on this 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/S3705/FUL subject to the following conditions:

- 1 : Commencement three years - full planning permission
- 2 : Approved plans
- 3 : Schedule of materials required (all)
- 4 : Landscaping (including hardsurfacing and boundary treatment)
- 5 : Hours of operation - construction/demolition sites
- 6: Drainage works (details required)
- 7 : New vehicular access
- 8: Close existing access
- 9 : Vision splay protection
- 10 : Parking and Manoeuvring Areas Retained
- 11 : No Surface Water Drainage to Highway
- 12 : Obscure glaze first floor windows in southern elevation
- 13: Remove Permitted Development rights to extend or alter

233 P18/S2809/O - Bayswater Farm Road, Headington

The committee considered application P18/S2809/O for the erection of one dwelling house accessed from Bayswater Farm Road, at Bayswater Farm Road, Headington.

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.

Mr Leeding, a representative of Forest Hill with Shotover Parish Council, spoke objecting to the application.

Jacqueline Butt, Janette Galbraith and Aaron Cousins, local residents, spoke objecting to the application.

Vikki Roe, the applicant's agent, spoke in support of the application.

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

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

RESOLVED: that consideration of this application be deferred, pending a site visit.

234 P19/S0629/FUL - 6 Thame Road, Great Milton, OX44 7HY

The committee considered application P19/S0629/FUL, which was a re-submission of application P18/S4096/FUL, for a new detached dwelling on an infill plot next to 6 Thame Road, Great Milton.

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.

Adrian Smith, the applicant's agent, spoke in support of the application.

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 P19/S0629/FUL for the following reason:

The Development Plan identifies appropriate locations for new development. New buildings within the Green Belt will not be allowed unless the development falls within strictly defined criteria. Great Milton is one of the villages within the District where infill development may be allowed. In this case, the site lies outside the built-up limits of Great Milton within the Green Belt where infill is not acceptable. As such, it would not be considered as an appropriate location for new residential development. The NPPF advises that inappropriate development is, by definition, harmful to the openness of the Green Belt unless there are very special circumstances which outweigh that harm. No very special circumstances exist in this instance. The provision of a new dwelling on this site would consolidate a row of houses outside the main body of the village and would have a greater impact on the openness than the current use. As such, the proposal is contrary to advice in the NPPF, policies CSR1 and CSEN 3 of the South Oxfordshire Core Strategy and saved policy GB4 of the South Oxfordshire Local Plan.

235 P19/S0306/HH - 14 St Marys Close, Henley-On-Thames, RG9 1RD

The committee considered application P19/S0306/HH, for the demolition of the existing rear extension and the erection of a single storey side and rear extension at 14 St Marys Close Henley-on-Thames.

Joan Bland and Lorraine Hillier, as local ward councillors, stood down from the Committee for consideration of this item.

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.

Martin Coward, the applicant, spoke in support of 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 P19/S0306/HH subject to the following conditions:

- 1: Commencement of development within three years
- 2: Development to be in accordance with the approved plans
- 3: Matching materials to be used

The meeting closed at 8.30 pm

Chairman

Date