

# Minutes

OF A MEETING OF THE

## Planning Committee

HELD ON WEDNESDAY 24 APRIL 2019 AT 6.00 PM

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

### Present:

Anthony Dearlove (Vice Chairman in the Chair).

Lorraine Hillier, Elaine Hornsby, Jeannette Matelot, David Nimmo-Smith, Ian Snowden, David Turner and Ian White. Sue Cooper (substituting for Mocky Khan).

### Apologies:

Toby Newman, Joan Bland and Mocky Khan tendered apologies.

### Officers:

Samantha Allen, Paul Bateman, Victoria Clarke, Simon Kitson, Paul Lucas, Marc Pullen and Tom Wyatt.

### Also present:

David Dodds

### 236 Chairman's announcements

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

### 237 Minutes of the previous meeting

**RESOLVED:** to approve the minutes of the meetings held on 28 March 2019 and 10 April 2019 as a correct record and agree that the Chairman sign these as such.

### 238 Declarations of interest

There were no declarations of interest.

### 239 Urgent business

There was no urgent business.



Listening Learning Leading

## 240 Proposals for site visits

There were no proposals for site visits.

## 241 Public participation

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

## 242 P18/S3531/FUL - Unit 3, Wenman Road, Thame

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

The committee considered application P18/S3531/FUL for Change of Use from B8 (Storage and Distribution) to D2 (Indoor Sports and Leisure), incorporating internal and external alterations (car parking redesigned, cycle stands amended, disabled access ramp and delivery door added and internal layout altered, as shown on amended plans and additional information received 23rd November 2018 and gym timetable submitted 17th January 2019, and provision of ramped fire exits as shown on amended plans received 8th February 2019) at Unit 3, Wenman Road, 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.

Councillor Mike Deacock spoke on behalf of Thame Town Council, objecting to the application.

Martin Shipperley, the applicant, spoke in support of the application.

Jeff Emmett, the applicant's agent, spoke in support of the application.

Jeannette Matelot, a local ward councillor, 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 P18/S3531/FUL, subject to the following conditions:

1. Commence the development within three years.
2. Development to be carried out in accordance with details shown on the following approved plans, PL-01, PL-06A, PL-07A, PL-03D, PL-02A, PL-05, PL-08A, and PL-04C, except as controlled or modified by conditions of this permission.
3. Prior to the first use, the external and internal alterations to the building shall be carried out in accordance with the approved plans and thereafter retained as approved.
4. Prior to the first use, the parking and turning areas shall be provided in accordance with the approved plan 1237/PL-07A and shall be constructed, laid out, surfaced, drained and completed to be compliant with sustainable drainage (SuDS) principles, and shall be

retained unobstructed except for the parking of staff or customer vehicles associated with the development at all times.

5. Cycle parking facilities shall be provided prior to the occupation of the development in accordance with the details shown on drawings 1237/PL-03D, 1237/PL-06A and 1237/PL-07A. Thereafter, the cycle parking shall be retained as approved.

6. Prior to the first use a scheme for the landscaping of the site, including the planting of live trees and shrubs, the treatment of the access road and hard standings, and the provision of boundary treatment shall be submitted to and approved in writing by the local planning authority. The scheme shall be implemented prior to the first use of development and thereafter be maintained in accordance with the approved scheme. In the event of any of the trees or shrubs so planted dying or being seriously damaged or destroyed within 5 years of the completion of the development, a new tree or shrub or equivalent number of trees or shrubs, as the case may be, of a species first approved by the local planning authority, shall be planted and properly maintained in a position or positions first approved in writing by the local planning authority.

7. The hours of operation for the development shall be restricted top 6 am to 10 pm on all days.

## **243 P18/S2735/LB - Various Listed Buildings, Thame Town Centre, Thame**

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

The committee considered application P18/S2735/LB for the production and installation of commemorative plaques denoting the use of 6 listed buildings in Thame as filming locations for the Midsomer Murders series, at various listed buildings, Thame Town Centre.

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.

Tony Long, a representative of Thame Town Council spoke in support of the application.

Helen Johns, the agent, spoke in support of the application.

David Dodds, a local ward councillor, spoke in support of the application.

A motion, moved and seconded, to refuse listed building consent was declared carried on being put to the vote.

**RESOLVED:** that Listed Building Consent be refused for application P18/S2735/LB for the following reasons:

The proposed plaques would result in harm to the historic and architectural interests of the individual listed buildings, by identifying the importance of the building as belonging to a fictional person or place. There would be a cumulative impact to the group of listed buildings and their contribution to the historic and architectural interests of the Thame Conservation Area. The application would result in less than substantial harm to the designated heritage assets which is not outweighed by public benefit as judged by the

National Planning Policy Framework. As such, the proposal would be contrary to Policy CSEN3 of the South Oxfordshire Core Strategy, saved Policies CON3, CON5 and CON7 of the South Oxfordshire Local Plan and the provisions of the National Planning Policy Framework.

## **244 P18/S1830/FUL - Croxford's Orchard, Sydenham Road, Sydenham, OX39 4NE**

Ian White, a local ward councillor, stood down from the committee for consideration of this item.

The committee considered application P18/S1830/FUL for the construction of a new barn (as amended by plans received 4 September 2018, re-siting the barn a metre to the south, reducing its length by two metres, reducing its height and altering the design and materials to a feather edged boarding over a brick plinth wall and plain clay roof tiles) at Croxford's Orchard, Sydenham Road, Sydenham.

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.

Michael May, a representative of Sydenham Parish Council, spoke objecting to the application.

Jane Errington, a local resident, spoke objecting to the application.

Philip House, the applicant, spoke in support of the application.

Ian White, a local ward councillor addressed the committee on 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 P18/1830/FUL subject to the following conditions:

1. Commence the development within three years
2. Development in accordance with the approved plans
3. Materials as on plan
4. Tree and hedge protection
5. Use of the building restricted to agricultural use in connection with the land
6. Demolish existing two sheds within two months of the first use of the permitted building

## **245 P18/S4320/FUL - 170 Greys Road, Henley-on-Thames, RG9 1QR**

Lorraine Hillier, a local ward councillor, stood down from the committee for consideration of this item.

The committee considered application P18/S4320/FUL for a proposed new dwelling (as amended by revised plans received 22nd February 2019, reducing the depth of the

proposed front gable, reducing the number of bedrooms and amending the parking areas) at 170 Greys Road, Henley-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.

Ken Arlett, a representative of Henley-on-Thames Town Council, spoke objecting to the application.

Lorraine Hillier, a local ward councillor, spoke, objecting to 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/S4320/FUL subject to the following conditions:

1. Commencement within three years - Full Planning Permission
2. Development to be implemented in accordance with the approved plans, unless varied by other conditions of consent.
3. A schedule of all external materials shall be submitted to the local planning authority for approval prior to commencement of the scheme.
4. Details of landscaping measures (including hard surfacing and boundary treatment) shall be submitted and agreed by the local planning authority prior to commencement of the development and implemented prior to first occupation.
5. Tree protection measures to be agreed prior to commencement and retained throughout the course of the development.
6. Obscure glazing to be applied to the first floor side and first floor rear bathroom windows prior to first occupation of the dwelling. The windows shall be fixed shut where below 1.7m from the finished floor level in each associated room.
7. Removal of Permitted Development rights for subsequent extensions, in the interests of visual and neighbouring amenity.
8. Prior to first occupation of the dwelling, parking and manoeuvring areas are to be provided as on plan and retained free from obstruction.
- 9: No changes shall be made to the levels within the site, unless in accordance with a detailed scheme first agreed by the local planning authority.

## **246 P18/S4111/FUL & P18/S4112/LB - 1a Cornmarket, Thame, OX9 3DX**

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

The Committee considered applications P18/S4111/FUL and 18/S4112/LB for change of use of premises from retail (A1 use) to a 2-bedroom dwelling (C3 use) incorporating external alterations at 1a Cornmarket, 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.

Councillor Mike Deacock spoke on behalf of Thame Town Council, objecting to the application.

Graeme Markland spoke on behalf of Thame Town Council, objecting to the application

Jeff Lowe, the agent to the applicant, spoke in support of the application.

Jeannette Matelot, a local ward councillor, addressed the committee on the application.

The planning officer recommended that the applications be deferred to investigate an issue which had been raised by Thame Town Council, to allow officers to consider the weighting to be given to emerging SOLP 2034 Policy TC5 and the proposed changes to the primary shopping area shown in the associated proposals map.

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

**RESOLVED:** to defer consideration of applications P18/S4111/FUL and P18/4112/LB to allow for further investigations by the Head of Planning relating to emerging SOLP 2034 Policy TC5.

## **247 P19/S0095/FUL - Windrush Bridge Terrace, Thame, OX9 3LU**

This application was deferred due to the meeting's time limit having been reached prior to its consideration. It will be considered at a later date, to be confirmed.

The meeting closed at 8.45 pm

Chairman

Date