

# Minutes

OF A MEETING OF THE

## Planning Committee

HELD ON WEDNESDAY 21 NOVEMBER 2018 AT 6.00 PM

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

### Present:

Toby Newman (Chairman)

Joan Bland, Elizabeth Gillespie (substituting for David Nimmo-Smith), Lorraine Hillier, Elaine Hornsby, Jeannette Matelot, Ian Snowdon and David Turner

### Apologies:

Anthony Dearlove, Mocky Khan, David Nimmo-Smith and Ian White tendered apologies.

### Officers:

Joan Desmond, Matt Gulliford, Nicola Meurer, Marc Pullen, Cathie Scotting and Tom Wyatt

### Also present:

Jason Sherwood, Locality, Infrastructure and Road Agreements Manager for Oxfordshire County Council.

### 135 Chairman's announcements

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

### 136 Minutes of the previous meeting

**RESOLVED:** to approve the minutes of the meeting held on 17 October 2018 as a correct record and agree that the Chairman sign these as such.

### 137 Declarations of interest

There were no declarations of interest.

### 138 Urgent business

There was no urgent business.



Listening Learning Leading

## **139 Proposals for site visits**

There were no proposals for site visits.

## **140 Public participation**

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

## **141 P18/S2617/FUL - Land to the West of Wallingford (Site B)**

The committee considered application P18/S2617/FUL for ancillary highway works to include bank re-profiling and consequential tree-landscape removal along Calvin Thomas Way on land west of Wallingford (site B) to deliver the access approved for planning permission P14/S2860/O.

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.

Matt Gulliford, Tree Officer for South Oxfordshire and Vale of White Horse District Councils and Jason Sherwood, Locality, Infrastructure and Road Agreements Manager for Oxfordshire County Council were present to answer technical questions.

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

Ashley Kensington, the applicant's agent, spoke in support of the application.

Elaine Hornsby, one of the local ward councillors, spoke to the application.

In response to questions raised by the committee, the officers reported that:

- Although it would be possible to have low level planting on the central reservation from a highways perspective, there would be a maintenance issue and the potential for disturbance to traffic flow.
- The tree officer has assessed the application as a whole and although he would have preferred trees to be planted on the central reservation, has accepted the highways technical views. The mitigation elsewhere on site is satisfactory.
- The requested roundabout proposal would potentially cause more issues regarding traffic flow maintenance and air quality.

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/S2617/FUL, subject to the following conditions:

1. Commencement two years - implement with P14/S2860/O.
2. Approved plans.
3. Tree protection (general).
4. Landscape implementation.
5. Landscape maintenance and management plan.
6. Highway works (implementation as approved).

## **142 P18/S1853/RM - Land East of Chalgrove**

The committee considered application P18/S1853/RM to erect 120 residential dwellings with associated parking, open space, play areas (including equipped play space), landscaping and works on land east of Chalgrove.

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.

Ann Pritchard, a representative of Chalgrove Parish Council, spoke objecting to the application.

Jacky Nabb spoke objecting to the application.

Rob Collett, the applicant's agent, spoke in support of the application.

David Turner, the local ward councillor, 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/S1853/RM, subject to the following conditions:

1. Development in accordance with approved plans.
2. No garage conversion into accommodation.
3. Parking and manoeuvring areas retained.
4. Roads and footpaths prior to occupation.

## **143 P18/S2953/O - The Beeches, Woodperry Road, Beckley**

The committee considered outline application P18/S2953/O for one detached dwelling house at The Beeches, Woodperry Road, 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.

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

Ann Cresswell, the applicant's agent, spoke in support of the application.

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

Some committee members were not satisfied that they had sufficient visual evidence to assess the application and were minded to defer the application to allow for a site visit. Other members were of the view that the application did not constitute infill in relation to planning policy and that the protection of the green belt was of primary importance.

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

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/S2953/O, for the following reasons:

1. The proposal would be inappropriate development in the green belt which according to the National Planning Policy Framework is, by definition harmful to the openness of the green belt and substantial weight has to be given to that harm. No very special circumstances have been provided with this application which would outweigh this harm. As such it is not acceptable in principle and is contrary to advice set out in the Framework.
2. The Development Plan identifies appropriate locations for new dwellings in the district. New dwellings within the Green Belt will not be allowed unless the development falls within strictly defined criteria. Beckley is one of the villages within the district where the principle of infill development is acceptable. However, the site lies outside the village of Beckley in an isolated scatter of development. The site does not constitute infill development and is therefore considered as inappropriate development to the detriment of the openness and visual amenity of the Oxford Green Belt. As such, the proposal is contrary to policies CSR1 and CSEN2 of the South Oxfordshire Core Strategy 2027, Policy GB4 of the South Oxfordshire Local Plan and the guidance set out within the National Planning Policy Framework 2018.
3. The proposed development would be harmful to the rural character and appearance of the area in conflict with Policy CSEN1 of the South Oxfordshire Core Strategy, 2012, and saved policies C4, G2 and G4 of the South Oxfordshire Local Plan, 2011.

#### **144 P18/S1259/FUL - 10 Hill Road (The Rectory), Watlington**

The committee considered application P18/S1259/FUL to erect a detached, two-storey dwelling with associated parking and landscaping at 10 Hill Road (The Rectory), 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.

Jeremy Flawn, the applicant's agent, 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/S1259/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 their use.
4. New vehicular access to Oxfordshire County Council specification to be provided prior to first occupation.
5. Pedestrian vision splays to be provided prior to first occupation.

6. Vehicular vision splays to be provided in accordance with plan.
7. Turning area and car parking to be provided prior to first occupation.
8. No garage conversion into accommodation.
9. Landscaping scheme to be agreed prior to commencement of development.
10. Tree protection details to be agreed prior to commencement of development.
11. Details of surface water drainage works to be agreed prior to commencement of development.
12. Details of foul drainage works to be agreed prior to commencement of development.

Informatives:

- No surface water drainage onto highway.
- Development is liable for Community Infrastructure Levy.

## **145 P18/S2377/FUL & P18/S2378/LB - Annexe, Crowsley Park Farm, Crowsley**

The committee considered applications P18/S2377/FUL and P18/S2378/LB for the retention of Crowsley Park Farmhouse Annexe as an independent residential dwelling and for associated alterations to the building at Crowsley Park Farm, Crowsley.

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.

Elisabeth Ransom, a representative of Binfield Heath Parish Council, spoke objecting to the application.

John Knox and Jane Chunilal spoke objecting to the application.

Peter Brampton, the applicant's agent, spoke in support of the application.

Committee members highlighted concerns that the converted residential dwelling would be harmful to the setting of the Grade II listed building and would have a detrimental impact on the neighbours' amenity. Members were of the view that the property should remain ancillary.

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

**RESOLVED:** to refuse planning permission for application P18/S2377/FUL for the following reasons:

1. Due to the close proximity to neighbouring properties, the use of the outbuilding as an independent dwelling would result in increased noise and general disturbance to the detriment of the amenity of the neighbouring occupiers. As such the proposed development conflicts with the provisions of saved Policies E8, EP2 and D4 of the South Oxfordshire Local Plan.
2. The proposed development would result in the physical and functional separation of the outbuilding from the grade II listed, Crowsley Park Farm to form two individual planning units. This would adversely impact upon the historic integrity and setting of Crowsley Park Farm. As such the proposed development conflicts with the provisions of Policy CSEN3 of the South Oxfordshire Core Strategy and saved

Policies CON4 and CON5 of the South Oxfordshire Local Plan and the guidance and policy set out within the National Planning Policy Framework.

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

**RESOLVED:** to grant listed building consent for application P18/S2378/LB, subject to the following condition:

1. Approved plans (listed building).

### **146 P18/S2504/FUL - 15 Hocketts Close, Whitchurch Hill**

The committee considered application P18/S2504/FUL to divide the existing residence into two separate dwellings at 15 Hocketts Close, Whitchurch Hill.

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 approve the application was declared carried on being put to the vote.

**RESOLVED:** to grant planning permission for application P18/S2504/FUL, subject to the following conditions:

1. Development to be in place in accordance with the approved plans.
2. Withdrawal of permitted development rights to extend the property (Part 1 Class A).
3. Withdrawal of permitted development rights for outbuildings (Part 1 Class E).
4. The parking & manoeuvring areas as shown on plan to be retained as such and not obstructed other than the parking of a private vehicle.
5. The garage accommodation shall not be converted into living accommodation without first obtaining prior permission from the Local Planning Authority.

The meeting closed at 8.40 pm

Chairman

Date