

Minutes

OF A MEETING OF THE

Planning Committee

HELD ON WEDNESDAY 3 JULY 2019 AT 6.00 PM

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

Present:

Ian Snowdon (Chairman)

Peter Dragonetti (Vice Chairman), Kate Gregory, Lorraine Hillier, Alexandrine Kantor, George Levy, Jo Robb, Ian White, Celia Wilson and Victoria Haval (as substitute for David Bretherton)

Apologies:

Ken Arlett and David Bretherton tendered apologies.

Officers:

Paul Bateman, Victoria Clarke, Paula Fox, Kim Gould, Emily Karau, David Millinship and Tom Wyatt

Also present:

David Turner

25 Chairman's announcements

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

26 Minutes of the previous meeting

RESOLVED: to approve the minutes of the meeting held on 12 June 2019 as a correct record and agree that the Chairman sign these as such.

27 Declarations of interest

Peter Dragonetti declared that in relation to application P18/S2900/FUL, 3 Elmcroft, Goring RG8 9EU, he knew the neighbours to the application site and would therefore be stepping down from the committee for this item.

28 Urgent business



Listening Learning Leading

There was no urgent business.

29 Proposals for site visits

There were no proposals for site visits.

30 Public participation

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

31 P19/S0614/RM - 14 Ilges Lane Cholsey, OX10 9NX

The committee considered application P19/S0614/RM, a Reserved Matters application for appearance, landscaping (to include detailed plans showing the existing and proposed ground levels of the vehicular access and the site relative to a fixed datum point on adjoining land outside of the application site) and layout, for demolition of existing bungalow and erection of one pair of semi-detached dwellings, and one detached dwelling, with shared access on outline planning permission P16/S4236/O at 14 Ilges Lane, Cholsey, OX10 9NX.

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 the meeting.

The planning officer reported that a site visit had been held at the application site on 1 July 2019.

Irene Neill, a representative of Cholsey Parish Council, spoke to the application.

Tania Tindale, the agent, spoke in support of 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 subject to the following conditions:

1. Approved plans
2. Commencement - Reserved Matters Approval
3. Materials as on plan
4. Obscure glazing
5. Parking manoeuvring areas retained.
6. Landscaping plan to be implemented
7. SI: Highways
8. SI: Highways
9. SI: Highways
10. SI: Neighbourhood Plan

32 P19/S0358/FUL & P19/S0359/LB - The Chequers Inn, Berrick Salome, OX10 6JN

The committee considered applications P19/S0358/FUL and P19/S0359/LB for internal and external alterations to listed public house, including extension to existing car park, as amended by plan 1702/04/D, received 23 April 2019, altering the design of the front porch, at the Chequers Inn, Berrick Salome, OX10 6JN.

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 the meeting.

The planning officer reported that a site visit had been held at the application site on 1 July 2019.

Councillor Mike Craven-Todd, a representative of Berrick Salome Parish Council, spoke in support of the application.

Mark Duggan, the landlord of the Chequers Inn, spoke in support of the application.

David Turner, the local ward member, 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 for application P19/S0358/FUL is refused for the following reason:

1. The proposed external stair case to the rear of the building would involve the insertion of a door at first floor level which would interrupt the pattern of fenestration on this part of the building. It would also require the removal of the original stone walling below the window sill. This, together with the associated enclosed panelled section would appear incongruous within the context of what have been modest and traditionally detailed additions to the rear. As such it would adversely affect the character of the listed building contrary to policy CSEN3 of the South Oxfordshire Core Strategy and saved policy CON2 of the South Oxfordshire Local Plan and to advice within the NPPF; and

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

RESOLVED: that listed building consent for application P19/S0359/LB is refused for the following reasons:

1. The removal of the staircase and walls represents a high level of less than substantial harm to the significance of the listed building and is not sufficiently outweighed by public benefits as required by paragraph 196 of the NPPF. This means that the proposal fails to preserve or enhance the special historic and architectural interest of the building and is contrary to Sec 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990. The works would also be contrary to policy CSEN3 of the South Oxfordshire Core Strategy, saved policies CON2 and CON3 of the South Oxfordshire Local Plan and to advice within the NPPF, and.
2. The proposed external staircase to the rear of the building would involve the insertion of a door at first floor level which would interrupt the pattern of fenestration on this part of the building. It would also require the removal of the original stone walling below the window sill. This, together with the associated enclosed panelled section would appear incongruous within the context of what have been modest and traditionally detailed

additions to the rear. As such this part of the proposal would result in unacceptable loss of historic fabric and would adversely affect the character of the listed building contrary to policy CSEN3 of the South Oxfordshire Core Strategy and saved policies CON2 and CON3 of the South Oxfordshire Local Plan and to advice within the NPPF.

33 P19/S0171/RM - Land at Woodcote Road, South Stoke, RG8 0JJ

The committee considered application P19/S0171/RM, a Reserved Matters application (for the appearance, landscaping, layout, and scale) following Outline approval P17/S3206/O, for a residential development of up to 5 dwellings, and associated works, including access. In addition to discharge conditions 5- landscaping, 6- tree protection, 7- biodiversity mitigation and enhancement strategy, 11- construction traffic management, 13- refuse and recycling storage and 16- construction method statement, on land at Woodcote Road, South Stoke, RG8 0JJ.

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 the meeting.

The planning officer reported that a site visit had been held at the application site on 1 July 2019.

Andrew Scrivener, a representative of South Stoke Parish Council, spoke objecting to the application.

Victor Meyer, a local resident, spoke objecting to the application.

Henry Venners, the agent, 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 permission for application P19/S0171/RM is refused owing to concerns regarding the appearance of the proposed development, its scale and lack of adequate separation from neighbouring properties.

34 P19/S0095/FUL - Windrush Bridge Terrace Thame, Oxon, OX9 3LU

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

The committee considered application P19/S0095/FUL for variation of condition 2 of application P15/S3607/FUL, for the increase in the height of Units 1 and 2, the provision of 5 rooflights and 5 skylights to Units 1 and 2, to facilitate loft conversions, the provision of two additional windows in the east elevation of Unit 3 and the reconfiguration of the ground floor layout of Unit 3 (Demolition of existing dwelling at Windrush and erection of pair of semi-detached dwellings and one detached dwelling) at Windrush Bridge Terrace Thame, OX9 3LU.

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 the meeting.

Paul Cowell, a representative of Thame Town Council, spoke objecting to the application.

Jeff Lowe, the agent, spoke in support of 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 in accordance with the approved details subject to the following conditions:

1. Development to be carried out in accordance with the approved plans
2. Parking and turning in accordance with the approved plans
3. Levels to be in accordance with details approved under application P17/S1240/DIS
4. Landscaping to be in accordance with details approved under application P17/S1240/DIS
5. Implementation of planting and seeding within the first planting season following occupation of the development
6. First floor side facing windows to be glazed with obscure glass
7. Removal of permitted development rights for extensions, alterations and outbuildings
8. Vehicular access as shown on the approved plans only

35 P18/S2900/FUL - 3 Elmcroft, Goring, RG8 9EU

Peter Dragonetti stepped down from the committee and took no part in the debate or voting for this item.

The committee considered application P18/S2900/FUL for the erection of 2 dwellings (as amended by noise assessment received 12th November 2018, further arboricultural and acoustic fence, information received 27th March 2019 and revised plans and tree protection information received 4th June 2019) at 3 Elmcroft Goring, RG8 9EU.

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 the meeting.

The planning officer reported that there was a tree preservation order on a cedar tree on the main driveway and that his information should have been included in the report.

Jim Bartlett, a local resident, spoke objecting to the application

Neil Boddington, the agent, spoke in support of the application.

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

RESOLVED: that planning permission is granted subject to the following conditions:

1. Three-year time limit;
2. Approved plans;
3. Tree protection (prior to commencement);
4. Construction traffic and environmental management plan (prior to commencement);
5. Schedule of materials (prior to above-ground construction);
6. Boundary enclosures (full details and construction prior to occupation);

7. Drainage (foul and surface water systems installed prior to occupation);
8. Acoustic fence (installed prior to occupation);
9. Provision of parking and turning areas (in accordance with full construction details, prior to occupation);
10. Provision of 43m x 2.4m visibility splays prior to occupation;
11. Access improvements (full construction details prior to occupation);
12. Provision of bin storage areas (prior to occupation);
13. External lighting restriction;
14. Removal of PD rights Classes A and E (tree protection reason);
15. Garage conversion restriction.

Informatives:

1. Wild birds note;
2. Highways note;
3. CIL note;
4. Unexpected contamination Note;
5. Archaeology Note.

36 P19/S0161/FUL - Pinfold Greys Green, RG9 4QG

Lorraine Hillier and Jo Robb, the local ward councillors, stood down from the committee for consideration of this item.

The committee considered application P19/S0161/FUL for the erection of two two-storey 5-bedroom dwellings (as amended by plans received 21 March 2019, revising the design, scale and position of the proposed dwellings and adding privacy screens to the proposed rear balconies) at Pinfold Greys Green, RG9 4QG.

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 the meeting.

James Spiteri, the agent, spoke in support of the application.

Lorraine Hillier, a local ward councillor, spoke to the application.

Jo Robb, a local ward councillor, spoke to the application.

Celia Wilson left the meeting.

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: Commencement of development within three years
- 2: Development to be carried out in accordance with the approved plans
- 3: A schedule of materials to be submitted for approval
- 4: Levels details must be submitted
- 5: Privacy screens to be installed and retained on the sides of the rear balconies
- 6: Withdrawal of permitted development rights (no extensions or outbuildings without applying for planning permission)
- 7: New vehicular access to be constructed to Local Highway Authority

specification

8: Vision splay protection

9: Parking & manoeuvring areas to be constructed and retained

10: No conversion of garages into living accommodation

11: Tree Protection details to be submitted for approval

12: Proposed landscaping (include boundary treatment) to be submitted for approval

Part way through the consideration of this application, members took a vote before the meeting guillotine of 8:30pm to continue the item they were on.

37 P19/S1246/FUL - Unit 4, The Arcade, High Street, Goring, RG8 9AY

This application was deferred due to the meeting guillotine 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