

Minutes

OF A MEETING OF THE



Listening Learning Leading

Planning Committee

HELD ON WEDNESDAY 14 AUGUST 2019 AT 6.00 PM

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

Present:

Ian Snowdon (Chairman)

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

Officers:

Paul Bateman, Sharon Crawford, Paula Fox, Marc Pullen and Stuart Walker.

Apologies:

Ken Arlett and George Levy tendered apologies.

48 Chairman's announcements

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

49 Minutes of the previous meeting

RESOLVED: to approve the minutes of the meeting held on 24 July 2019 as a correct record and agree that the Chairman sign these as such.

50 Declarations of interest

There were no declarations of interest.

51 Urgent business

There was no urgent business.

52 Proposals for site visits

The committee received a proposal for a site visit in respect of applications P18/S3944/HH & P18/S3945/LB at 9 Gravel Hill, Henley-on-Thames, RG9 2EF.

RESOLVED: To defer consideration of applications P18/S3944/HH & P18/S3945/LB to allow members to visit the site.

53 Public participation

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

54 P19/S1967/FUL - Land at former Didcot A Power Station, Purchas Road, Didcot

David Bretherton arrived partway through this item and took no part in the discussion or decision on the application.

Kate Gregory arrived partway through this item and took no part in the discussion or decision on the application.

Ian Snowdon, a local ward councillor, stood down from the committee for consideration of this item [prior to the consideration of this application, a motion moved and seconded, to nominate Vice Chairman Peter Dragonetti to chair the meeting for this application was declared carried on being put to the vote]. Vice Chairman Peter Dragonetti in the chair.

The committee considered application P19/S1967/FUL, for the variation of condition 4 of application P15/S1880/O to substitute approved Parameters Plan (213042_PL02 Rev E) with amended plan(9063 F0011 Rev A). Mixed use redevelopment comprising up to 400 dwellings (C3), 110,000ms of Class B2/B8 units, 25,000m² of Class B1 units, 13,000m² Class A1 units (includes 1,500m² convenience food store), 150 bed Class C1 hotel and 500m² of Class A3/A4 pub/restaurant, including link road, related open space, landscaping and drainage infrastructure, together with reservation of land for link road and Science Bridge. Cross boundary application Vale of White Horse and South Oxfordshire. As amended by Updated EA and Master Plan213042-PL-03 Rev G, at former Didcot A Power Station, Purchas Road, Didcot.

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.

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

Ian Snowdon, 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; that authority to grant outline planning permission for application P19/S1967/FUL be delegated to the Head of Planning subject to:

- a. Referral to National Casework Unit
- b. The completion of a deed of variation to the S106 legal agreement of application P15/S1880/O and
- c. The following conditions:
 1. Reserved matters to be approved

2. Time limit for submission of reserved matters
3. Time limit for implementation
4. Approved plans and documents
5. Environmental Statement
6. Construction Environmental Management Plan (CEMP)
7. Sample materials (all uses)
8. Biodiversity enhancement strategy
9. Update surveys before any phase of development
10. Phasing
11. Tree protection
12. Levels
13. Noise protection
14. Noise mitigation
15. Hours of operation details
16. Contaminated land investigation and remediation
17. Verification of remediation
18. Culverted watercourse
19. Sustainable Drainage Scheme
20. Foul drainage
21. Water supply
22. Retail use restriction (13,000m² Gross Floor Area)
23. Retail use restriction (DIY and / or garden products, furniture, carpets and floor coverings, home furnishings, camping/sporting, motor vehicle and cycle goods, and bulky electrical goods)
24. Retail use restriction (minimum unit size 1,000m²)
25. Retail use restriction (A1, A3/A4 use classes)
26. Ventilation of A3 use
27. Boundary treatment provision prior to occupation
28. Connection links prior to occupation of final unit
29. Restriction on outside storage
30. Community employment plan
31. Strategic Housing Market Assessment

Informatics to be added to the permission;

32. Reserved matters (RM) applications to demonstrate how they relate to illustrative masterplan / Design & Access statement/site wide CEMP
33. Surface Water Drainage provision
34. Thames Water advice on fat traps
35. Land drainage consent for work to culverted watercourse
36. Consultation with chosen building control body if contamination is identified
37. Travel plans
38. Expected landscape details to accompany RM applications
39. Expected vehicle parking / recycling storage
40. Planning obligation

55 P19/S1648/FUL - Lawrence House, Brightwell-Cum-Sotwell, OX10 0RQ

The committee considered application P19/S1648/FUL for the proposed erection of a three bedroom cottage-style dwelling house with detached carport/garage structure and amenity space provision at Lawrence House, Brightwell-Cum-Sotwell OX10 0RQ.

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.

Celia Collet spoke on behalf of Brightwell-cum-Sotwell Parish Council, objecting to the application.

Adrian Gould, the agent, spoke in support of the application.

The committee noted that representations had been received after the despatch of the agenda. A motion, moved and seconded, to defer consideration of the application to allow late representations to be considered, was declared carried on being put to the vote.

RESOLVED: To defer consideration of application P19/S1648/FUL to allow late representations to be considered.

56 P18/S3944/HH & P18/S3945/LB - 9 Gravel Hill, Henley-on-Thames, RG9 2EF

Consideration of these applications had been deferred, pending a site visit.

57 P18/S4003/FUL - Land adjacent to Red Cow House, Stoke Row, RG9 5NY

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

The committee considered application P18/S4003/FUL for the proposed erection of a detached dwelling house with associated access and landscaping (as amended by plans received 2019-03-14 to reduce bulk, scale and proximity to highway) (Further amended by plans 2019-05-20 to re-site the property away from woodland) on land adjacent to Red Cow House, Stoke Row, RG9 5NY.

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.

Jonathan Walton, the agent, spoke in support of the application.

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

Jo Robb, 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; that planning permission is granted for application P18/S4003/FUL subject to the following conditions:

1. Commence development within three years - Full Planning Permission
2. Development in accordance with approved plans
3. Samples required for all external materials proposed
4. Wildlife mitigation in accordance with preliminary ecology appraisal
5. New vehicular access to be formed, laid out and constructed in accordance with local highway authority's specifications

6. Parking & Manoeuvring Areas Retained
7. Vision splay shown on approved plans to not be obstructed by any object, structure, planting or other material with a height exceeding or growing above 0.9 metres
8. Gates/carriageway – any new gate to be set back by a minimum of 5 metres from the edge of the carriageway and shall open inwards
9. If contaminated land is encountered during development then the development shall not continue until a programme of investigation and/or remedial works are undertaken and agreed by the local planning authority
10. Landscaping details (including hard surfacing and boundary treatment) to be submitted for approval by the local planning authority
11. Tree Protection details to be submitted for approval by the local planning authority

58 P19/S1069/FUL - Newlands, Platts Lane, Northend, RG9 6LG

The committee considered application P19/S1069/FUL for the removal of condition 1 on application P16/S2650/FUL to enable the time limited permission to be made permanent at Newlands, Platts Lane, Northend, RG9 6LG.

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 subsequent to the despatch of the agenda, the Watlington Parish Council had formally withdrawn its objection to the application.

David Macrae, a local resident, spoke objecting to the application.

Ron Perrin, 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 for application P19/S1069/FUL subject to the following conditions;

1. That the development hereby approved shall be carried out in accordance with the approved plans
2. The site shall not be occupied by any persons other than Mr Jamie and Mrs Olivia Curtis and their dependent children
3. That the site shall only be used for the stationing of one mobile home and one touring caravan
4. That upon the site ceasing to be occupied by the present occupiers, the use of the land shall be discontinued and tidied up

The meeting closed at 7.50 pm

Chairman

Date