

Minutes

OF A MEETING OF THE

Planning Committee

HELD ON MONDAY 23 SEPTEMBER 2019 AT 6.00 PM

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

Present:

Ian Snowdon (Chairman)

Peter Dragonetti (Vice Chairman), Ken Arlett, Kate Gregory, Lorraine Hillier, Alexandrine Kantor, Jo Robb, Mocky Khan (as substitute for Celia Wilson) and Anne-Marie Simpson (as substitute for George Levy)

Apologies:

David Bretherton, George Levy, Ian White and Celia Wilson tendered apologies.

Officers:

Paul Bateman, Paul Bowers, Sharon Crawford, Emily Hamerton, Simon Kitson, Paul Lucas, David Millinship, Marc Pullen and Davina Sarac

70 Chairman's announcements

The chairman welcomed everyone to the meeting, outlined the procedure to be followed and advised on emergency evacuation arrangements. He had postponed the start of the meeting by 10 minutes, owing to heavy traffic delaying some of the committee from arriving on time.

The chairman asked the Committee to bring forward consideration of item 13, application P19/S1648/FUL, Lawrence House, Brightwell-cum-Sotwell, to item 3 on the agenda, owing to its deferment from the last meeting and the likelihood that the meeting would probably not have time to discuss it, if it was left as the last item.

71 Minutes of the previous meeting

RESOLVED: to approve the minutes of the meeting held on 4 September 2019 as a correct record and agree that the Chairman sign these as such.

72 Declarations of interest



Listening Learning Leading

Ken Arlett declared that in relation to applications P18/S3944/HH and P18/S3945/LB, 9 Gravel Hill, Henley-on-Thames, he was a trustee of the Henley Housing Trust.

Lorraine Hillier declared that in relation to applications P18/S3944/HH and P18/S3945/LB, 9 Gravel Hill, Henley-on-Thames, that she once owned 11 Gravel Hill.

73 Urgent business

There was no urgent business.

74 Proposals for site visits

A proposal, moved and seconded, to propose a site visit for application P18/S3781/O – 31 Acremead Road, Wheatley, to assess the topography of the site and highways and parking issues, was declared carried on being put to the vote.

RESOLVED: to defer consideration of application P18/S3781/O to allow members to visit the site.

75 Public participation

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

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

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

The committee considered applications P18/3944/HH, and P18/S3945/LB for a single storey rear extension and replacement of sanitary fittings internally (amended by plan 920.2 Rev B to remove the insertion of rooflights to the rear of the property), at 9 Gravel Hill, Henley-on-Thames, RG9 2EF.

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 democratic services officer reported that Ruth Gibson, Honorary Secretary of the Henley Archaeological and Historical Group, who had intended to speak at the committee, was unable to attend. She had communicated in writing her objections to the applications, which the democratic services officer had sent to the committee before the meeting. The Chairman had circulated to the committee, before the meeting, some information received from a neighbour.

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

Linda Collison on behalf Henley & District Housing Trust, spoke objecting to the application.

Sue James, a local resident, spoke objecting to the application.

Michael Sharp, the agent, spoke in support of the application.

Ken Arlett, a local ward councillor, spoke objecting to the application.

Contrary to the officers' recommendation for approval, the view was expressed that the proposal was oppressive and overbearing, would adversely affect an historically important Henley building and would detrimentally affect the neighbour at 11 Gravel Hill, particularly through loss of light. In respect of the listed building consent, concern was expressed at the loss of building character and historic building fabric in the conservation area.

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

RESOLVED; to refuse planning permission for application P18/S3944/HH for the following reason;

1. Harm to historic character and unneighbourly impact on neighbour (11 Gravel Hill).

RESOLVED; to refuse Listed Building Consent for application P18/S3945/LB for the following reason;

1. Proposed alterations would be detrimental to the historic fabric and important character of the building.

77 P17/S1322/FUL - Mulberry House, Peppard Hill, Peppard Common, RG9 5ES

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

The committee considered application P17/S1322/FUL, for the demolition of the existing dwelling house and erection of a pair of two-storey 4-bedroom semi-detached dwellings and a terrace of two-storey 2 and 3-bedroom dwellings (reduction in dwellings from six to five and alterations to plot layouts, boundaries, landscaping, design and window positions as shown on amended plans received 29th May 2019), at Mulberry House, Peppard Hill, Peppard Common RG9 5ES.

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 Ray Freeman, a representative of the Rotherfield Pepper Parish Council, spoke objecting to the application.

Andrew Morris, a local resident, spoke objecting to the application.

Thomas Rumble, 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; to grant planning permission for application P17/S1322/FUL subject to the following conditions;

1. Commencement three years - full planning permission.
2. Approved plans.
3. Demolish specified buildings.
4. No change in levels.
5. Schedule of Materials prior to foundations.
6. Withdrawal of P.D. – Permitted Development (extensions/roof extensions/outbuildings/hard standings/front entrance gates).
7. Existing vehicular access.
8. Vision splay dimensions.
9. Allocated Parking & Manoeuvring Areas Retained.
10. Construction Traffic Management.
11. Landscaping implementation.
12. Tree Pit details prior to foundations.
13. Tree protection (implementation as approved).
14. Wildlife Protection (mitigation as approved).
15. External Lighting prior to occupation
16. Highways Informatives.

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

Jane Murphy and Anne-Marie Simpson, local ward councillors, stood down from the committee for consideration of this item.

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. The planning officer reported that this item had been deferred for consideration by the committee on 14 August 2019 because the original report did not make reference to the representations received from neighbours. The three letters of objection had been summarised in the report before the committee.

Steve Capel-Davies, a representative of Brightwell -cum-Sotwell Parish Council, spoke objecting to the application.

Simon Sharp the agent, spoke in support of the application.

Anne-Marie Simpson, a local ward councillor, addressed the committee on the application.

Contrary to the officers' recommendation for approval, the view was expressed that the proposal did not constitute infill, as it was not closely surrounded by buildings but located in open fields.

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

RESOLVED; to refuse planning permission for application P19/S1648/FUL for the following reason;

1. The development did not constitute infill, as it was not closely surrounded by buildings but located in open fields.

79 P18/S2362/FUL - Hallmark House, Station Road, Henley-On-Thames, RG9 1AY

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

The committee considered application P18/S2362/FUL, for an extension to existing building (benefiting from PDR B1 to C3 under P18/S0840/PDO) to provide 5 additional residential apartments, including new fenestration and other external finishes described on the plans (revised plans and Design and Access Statement received 14th May 2019, incorporating the following changes: Alteration to the building form, removing part of the parapet wall nearest the Imperial Hotel and greater set back at top floor accommodation; creation of live/work meeting space at ground floor level and relocation of bike store to the rear of the building; extension of side bay window area and addition of timber fins. Alterations to fenestration detail at ground floor level), at Hallmark House, Station Road, Henley-on-Thames, RG9 1AY.

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 democratic services officer reported that the report despatched to the committee had not contained all of the plans. However, the committee had been sent a full set of corrected papers before the meeting and extra paper copies were given to the councillors and public at the meeting.

The planning officer reported that the Oxfordshire County Council, the highways authority, had no highways or parking objection to the application.

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

Andrew Copley, a local resident, spoke objecting to the application.

Mrs. J Abink, a local resident, spoke objecting to the application.

Duncan Crook, on behalf of the applicant, spoke in support of the application.

Ken Arlett, a local ward councillor, spoke objecting to the application.

Contrary to the officers' recommendation for approval, concern was expressed that the proposal was not sympathetic to the conservation area, particularly when juxtaposed with the nearby Imperial Hotel, and it would have a considerable adverse effect upon the privacy and light currently enjoyed by some neighbours.

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

RESOLVED; to refuse planning permission for application P18/S2362/FUL for the following reasons;

That, this development by virtue of its visual bulk and massing would appear out of character with the surrounding area and it would have an incongruous impact on the street scene, failing also to respect the special historic character of the adjacent conservation area. The development by virtue of its massing and height would also have an un-neighbourly and harmful impact on the amenity of the occupier of 18 Station Road and the occupiers of Hewgate Court.

80 P18/S3781/O - 31 Acremead Road, Wheatley, OX33 1NZ

Alexandrine Kantor, the local ward councillor, stood down from the committee for consideration of this item.

The committee considered application P18/S3781/O, for the demolition of existing dwelling and construction of 4 detached dwelling houses with new private access drive. (outline planning application with all matters reserved). As amended by revised drawings for plots 1 and 3 submitted on 13 March 2019, at 31 Acremead Road, Wheatley, OX33 1 NZ.

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.

With reference to paragraph 1.2 of the report, the planning officer reported that it incorrectly stated that the application site lay within the Oxford Green Belt. It was in fact located within the Wheatley inset.

Toby Newman, a representative of the Wheatley Parish Council, spoke objecting to the application.

Rebekah Sammut, a local resident, spoke objecting to the application.

Jerry Axford, the applicant, spoke in support of the application.

Alexandrine Kantor, the local ward councillor, addressed the committee on the application.

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

RESOLVED: to defer consideration of application P18/S3781/O to facilitate a site visit to ascertain to assess the topography of the site and highways and parking issues (Minute 74, above).

Part way through the consideration of this application, members took a vote just before the meeting guillotine to continue.

81 P19/S1142/FUL - Westfield House, Pack and Prime Lane, Henley-On-Thames, RG9 1TT

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 9.10 pm

Chairman

Date