

Minutes

OF A MEETING OF THE

Planning Committee

HELD ON MONDAY 3 FEBRUARY 2020 AT 6.00 PM

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

Present:

Ian Snowdon (Chairman)

Peter Dragonetti (Vice Chairman), Ken Arlett, Kate Gregory, Alexandrine Kantor, George Levy and Ian White

Apologies:

David Bretherton, Lorraine Hillier, Jo Robb and Celia Wilson tendered apologies.

Officers:

Paul Bateman, Katherine Canavan, Paula Fox, Simon Kitson and Tom Wyatt

Also present:

Caroline Newton

152 Chairman's announcements

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

153 Minutes of the previous meeting

RESOLVED: to approve the minutes of the meeting held on 15 January 2020 as a correct record and agree that the Chairman sign these as such.

154 Declarations of interest

There were no declarations of interest.

155 Urgent business

There was no urgent business.



Listening Learning Leading

156 Proposals for site visits

There were no proposals for site visits.

157 Public participation

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

158 P19/S2305/RM - Land off Cat Lane, Stadhampton

The committee considered application P19/S2305/RM for a Reserved Matters application following outline application ref. P16/S3690/O, for the erection of two detached dwellings for appearance, landscaping, layout and scale. (as clarified and amended by revised drawings and contaminated land questionnaire accompanying Agents email dated 25 October 2019, and a Streetscene Visualisation Plan received 23 January 2020) upon the building plot located off Cat Lane, Stadhampton.

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 the application had been deferred at the meeting on 15 January 2020 as councillors had requested a site visit to view the setting of the site and to judge the effect of the proposed development. The site visit had taken place on 31 January 2020. The planning officer also reported that a Construction Traffic Management Plan had been submitted with the application, which would manage construction traffic and minimise impact to residents of Cat Lane.

Councillor Stephen Dawson, Chairman of Stadhampton Parish Council, spoke on behalf of the parish council, objecting to the application.

Richard Hall, spoke on behalf of residents of Cat Lane, objecting to the application.

Caroline Longman and Steven Graham, the agents, spoke in support of the application.

Caroline Newton, the local ward councillor, spoke objecting to the application.

Contrary to the officers' recommendation for approval, the committee had several key concerns about the application, namely its height, massing, scale and the design of the dwellings detracting from the character of the area and the rural setting of Cat Lane.

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/S2305/RM for the following reasons:

1. Height, massing and scale;
2. The design of the dwellings detracting from the character of the area and the rural setting of Cat Lane.

159 P19/S0024/FUL - The Barn House, 46 Lower Icknield Way, Chinnor, OX39 4EB

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

The committee considered application P19/S0024/FUL for the partial demolition, rear extension and conversion of garage roof with dormer. Erection of 7 dwellings (as amended to reduce the number of dwellings and to alter the layout and design of the development) at the Barn House, 46 Lower Icknield Way, Chinnor.

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 the principle of the development was acceptable and complied with policy. The proposal was within the settlement boundary, included acceptable softening and landscaping and would not generate inappropriate levels of traffic. A planning obligation could secure the amenity land.

Councillor Martin Wright, Chairman of the Chinnor Parish Council Planning Committee, spoke on behalf of the parish council, objecting to the application.

Mark Garman, a local resident, spoke objecting to the application.

Karen Miller, a local resident, spoke objecting to the application.

Mark Longworth, the agent, spoke in support of the application.

Ian White, a local ward councillor, spoke objecting to the application.

The committee considered that the proposal was acceptable and were minded to grant planning permission, subject to an additional condition regarding the installation of electricity charging points.

A motion moved and seconded, to delegate authority to grant planning permission to the Head of Planning was declared carried on being put to the vote.

RESOLVED: to authorise the Head of Planning to grant planning permission for application P19/S0024/FUL subject to the prior completion of a planning obligation to secure the provision of the communal open space and its future maintenance, and the following conditions:

1. Development to be commenced within three years of the planning permission.
2. Development to be carried out in accordance with the approved plans.
3. A schedule of materials to be agreed prior to the commencement of development above foundation level.
4. Tree protection details to be agreed prior to the commencement of the development, including demolition.
5. Soft and hard landscaping scheme to be agreed prior to the commencement of the development above foundation level.
6. Surface water drainage details to be agreed prior to the commencement of development.
7. Foul drainage details to be agreed prior to the commencement of development.

8. Details of bat mitigation to be submitted prior to the commencement of development, including demolition.
9. An archaeological written scheme of investigation to be agreed prior to the commencement of development, including demolition.
10. A staged programme of archaeological work to be carried out prior to the commencement of development, including demolition.
11. Existing means of access to be improved and laid out prior to the first occupation of the development.
12. Parking and turning areas to be constructed prior to the first occupation of the development.
13. Garages and car ports to be retained for the parking of vehicles
14. Hours of construction to be limited to 8am to 6pm weekdays, and 8am to 1pm on Saturdays.
15. First floor windows in side elevations of Plots 1, 2, 5 and 7 to be obscure glazed.
16. Permitted development rights removed for first floor or roof openings in the north west (rear) elevations of Plots 3 and 4.
17. Permitted development rights removed for extensions and outbuildings (Classes A and E).
18. Additional condition; installation of electricity charging points.

160 P19/S4030/O - Recreation Field, Station Road, Cholsey

Consideration of this item was deferred owing to a key officer's illness, to be considered by the committee at its meeting scheduled for 12 February 2020.

161 P19/S4031/FUL - 57 Reading Road, Henley-on-Thames, RG9 1AB

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

The committee considered application P19/S4031/FUL for a two storey/single storey extension to rear of lockup shop to provide separate dwelling to the rear, at 57 Reading 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.

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

Anthony Verey, the agent, spoke in support of the application.

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

A query was raised that the proposed development permitted a lower level of amenity space than that specified under section 7 of the South Oxfordshire Design Guide and Policy D3 of the South Oxfordshire Local Plan. The planning officer reported that both documents permitted a flexible approach, in cases where the property was within a built-

up, sustainable, walkable location, with good access to parks and key facilities. Additionally, several nearby properties had similar private amenity standards.

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 P19/S4031/FUL, subject to the following conditions:

1. Commencement within three years - Full Planning Permission.
2. Development to be in accordance with the approved plans.
3. Schedule of materials to be submitted and agreed in writing prior to commencement of the development.
4. The landing window at the north elevation shall be non-opening and fitted with obscure glazing prior to first use of the accommodation hereby approved. No additional window openings shall be constructed without an application for planning permission from the local planning authority.
5. Any gas-fired boilers must meet a minimum standard of <40 mgNO_x/kWh.
6. Prior to first occupation of the dwelling hereby approved, the District Council shall be provided with confirmation that the unit has been excluded from eligibility for parking permits. A cost of £2200 to amend the Traffic Regulation Order shall be met by the applicant through a Unilateral Undertaking.

The meeting closed at 8.05 pm

Chairman

Date