

# Minutes

OF A MEETING OF THE

## Planning Committee

HELD ON WEDNESDAY 17 JULY 2019 AT 6.00 PM

FOUNTAIN CONFERENCE CENTRE, HOWBERY PARK, BENSON LANE,  
WALLINGFORD, OX10 8BA

### Present:

Ian Snowdon (Chairman)

Peter Dragonetti (Vice Chairman), Ken Arlett, David Bretherton, Lorraine Hillier, Alexandrine Kantor, Jo Robb, Ian White, Celia Wilson and Sarah Gray (as substitute for Kate Gregory)

### Apologies:

Kate Gregory and George Levy tendered apologies.

### Officers:

Paul Bateman, Sharon Evans, Paula Fox, Kim Gould, Simon Kitson, and Davina Sarac

### 38 Chairman's announcements

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

### 39 Declarations of interest

Lorraine Hillier declared that in relation to application P19/S1140/HH, she rented accommodation within the curtilage of the application site and would therefore be stepping down from the committee for this item.

### 40 Urgent business

There was no urgent business.

### 41 Proposals for site visits

There were no proposals for site visits.

### 42 Public participation



Listening Learning Leading

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

### **43 P19/S0288/FUL - Amberley, 26 Lambridge Wood Road, Henley-On-Thames, RG9 3BS**

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

The committee considered application P19/S0288/FUL, for the demolition of an existing dwelling. Erection of 2 new dwellings (revised plans received 9th April 2019, setting back new access point and boundary treatment. Further revision to position of dwelling in plot 1 and front facing dormer windows now omitted), at Amberley, 26 Lambridge Wood Road, Henley-on-Thames RG9 3BS.

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

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

Louise Morton, 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 for application P19/S0288/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: A schedule of Materials to be agreed in writing prior to the commencement of the development.
- 4: All hard and soft landscaping details, together with the type and height of all boundary treatments, shall be submitted and approved in writing prior to the commencement of the development.
- 5: Tree Protection details to be agreed prior to the commencement of Development.
- 6: Protection of hedges to be secured during development operations in accordance with details to be agreed prior to the commencement of development.
- 7: New vehicular access to be provided to the satisfaction of the Local Highways Authority.
- 8: Parking & Manoeuvring Areas to be provided and retained free from obstruction prior to occupation.
- 9: Vision splays to be provided as on plan and unobstructed above 0.9m.
- 10: Withdrawal of permitted development rights (Part 1 Class A and B) - no extensions or roof extensions to be erected without planning permission.
- 11: Existing and proposed levels to be submitted and agreed.

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

The committee considered application P19/S1246/FUL, for change of use of Unit 4 to Pilates/Yoga Studio (Class D2), at Unit 4, the Arcade, High Street, Goring RG8 9AY.

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 grant planning permission was declared carried on being put to the vote.

**RESOLVED:** to grant planning permission for application P19/S1246/FUL, subject to the following conditions:

- 1: Commencement three years - Full Planning Permission.
- 2: Approved plans.

#### **45 P19/S1009/FUL - 7 Hillary Way, Wheatley, OX33 1UY**

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

The committee considered application P19/S1009/FUL, for subdivision of existing garden to provide plot. Demolition of existing garage structure and erection of new detached 2 bed single storey bungalow dwelling. Retention of two off street parking spaces utilising existing highway access to Roman Road, secure cycle storage and bin enclosures, at 7 Hillary Way, Wheatley, OX33 1UY.

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 were the committee to grant planning permission, there would be an additional standard condition regarding the retention of the parking and manoeuvring areas in the plan.

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

Alison Greaves, a local resident, spoke objecting to the application.

Pete Bailey, a local resident, spoke objecting to the application.

Stuart White, a local resident, spoke in support of the application.

Vicky Crabb, a local resident, spoke in support of the application.

Alexandrine Kantor, the local ward councillor, spoke objecting to 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/S1009/FUL is refused for the following reasons:

The principle of residential development is acceptable within Wheatley. However, the site is situated in a unique part of Roman Way which does not have any dwellings fronting Roman Way and has a more enclosed appearance, in direct contrast to the more open character on the opposite side of the road, which has dwellings facing the highway with spacious front gardens. The erection of a dwelling on this site would adversely affect the established character of this part of Roman Way and fail to reinforce local distinctiveness, leading to an incongruous gap in an otherwise fully enclosed part of Roman Road. As such, it would be contrary to policy CSR1 of the South Oxfordshire Core Strategy and saved policies H4 and D1 of the South Oxfordshire Local Plan 2011 and to Government guidance within the NPPF as the harm resulting from this development would outweigh the benefits of providing a single unit of residential development in a sustainable location.

## **46 P19/S0648/FUL - 1 Mays Cottages, between Nuffield and Ewelme, OX10 6QF**

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

The committee considered application P19/S0648/FUL, for the erection of a 2 bed affordable cottage, at 1 Mays Cottages, between Nuffield and Ewelme, OX10 6QF.

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.

Speros Panas, a local resident, spoke in support of the application.

David Passmore, the applicant, 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/S0648/FUL is refused for the following reason:

The application site is situated within an isolated rural location and is not a rural exceptions scheme, demonstrating that the provision of a new dwelling in this unsustainable location would fulfil an objectively-assessed, demonstrable local housing need.

There is a clear and overriding conflict with the spatial strategy of the Development Plan, the proposal would erode the undeveloped, rural character of the countryside, to the detriment of the wider Chilterns Area of Outstanding Natural Beauty (AONB). The environmental harm from additional private car use would significantly and demonstrably outweigh the very modest social benefits of delivering a single dwelling and the relatively small economic gains arising during construction.

The proposal would not constitute sustainable development of the sort envisaged by the National Planning Policy Framework and, in the absence of adequate overriding justification, the proposal is contrary to policies CSS1, CS1, CSR1 and CSEN1 of the South Oxfordshire Core Strategy, policies G2 and G4 of the South Oxfordshire Local Plan 2011.

**47 P19/S1140/HH - 8 Park Corner, Nettlebed, Henley-on-Thames, RG9 6DT**

Lorraine Hillier declared a personal interest in this item, as she rented accommodation within the curtilage of the application site and stepped down from the committee and took no part in the debate or voting for this item.

The committee considered application P19/S1140/HH for a loft conversion with dormer windows to the east and west elevation (amended plans received 2 July showing dormer to east elevation removed and replaced with roof light), at 8 Park Corner, Nettlebed, Henley-on-Thames, RG9 6DT.

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 grant planning permission was declared carried on being put to the vote.

**RESOLVED:** to grant planning permission for application P19/S1140/HH, subject to the following conditions:

- 1: Commencement of development within 3 years
- 2: Development to be carried out in accordance with the approved plans
- 3: Materials to be used for the cheeks, face and roof of the dormer window hereby permitted shall match the materials used on the existing building and those as specified within section 5 of the planning application form
- 4: Building to be used for purposes ancillary to 8 Park Corner.

The meeting closed at 8.00 pm

Chairman

Date