

Minutes

OF A MEETING OF THE

Planning Committee

HELD ON MONDAY 2 DECEMBER 2019 AT 6.00 PM

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

Present:

Peter Dragonetti (Chairman), Ken Arlett, Sarah Gray (substituting for Kate Gregory), Alexandrine Kantor, George Levy and Axel Macdonald (substituting for Celia Wilson)

Apologies:

Ian Snowdon, David Bretherton, Kate Gregory, Lorraine Hillier, Jo Robb, Ian White and Celia Wilson tendered apologies.

Officers:

Paul Bateman, Paul Bowers, Sharon Crawford and Cathie Scotting

Also present:

Sam Casey-Rerhaye and Andrea Powell

117 Chairman's announcements

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

118 Declarations of interest

There were no declarations of interest.

119 Urgent business

There was no urgent business.

120 Proposals for site visits

There were no proposals for site visits.

121 Public participation



Listening Learning Leading

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

122 P19/S2138/FUL - Land to the north of Fields End Farmhouse, Parsons Lane/Chaucer Court, Ewelme, OX10 6HP

The committee considered application P19/S2138/FUL for the proposed erection of a detached dwelling house with associated parking and amenity space provision on land to the north of Fields End Farmhouse, Parsons Lane/Chaucer Court, Ewelme, OX10 6HP.

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.

David Solomon spoke on behalf of Ewelme Parish Council, objecting to the application.

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

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

Andrea Powell, the 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 P19/S2138/FUL subject to the following conditions:

1. Three-year time limit;
2. Approved plans;
3. Tree protection (prior to commencement);
4. Schedule of materials (prior to above-ground construction);
5. Planting scheme (trees and shrubs);
6. Boundary enclosures (construction prior to occupation and retained);
7. Drainage (foul and surface water systems installed prior to occupation);
8. Provision of parking and turning areas (in accordance with full construction details, prior to occupation);
9. Access improvements (full construction details prior to occupation);
10. Public right of way - no obstructions/diversions;
11. Unexpected contamination;
12. External lighting restriction;
13. Removal of PD (Permitted Development) rights Classes A and E (AONB and conservation area reason).

123 P19/S2865/RM - Land at Woodcote Road, South Stoke, RG8 0JJ

The committee considered application P19/S2865/RM for approval of reserved matters relating to appearance, landscaping, layout and scale following application P17/S3206/O for residential development (up to 5 dwellings), and associated works, including access. (As amended by Site Plan PP1012-A, Soft Landscape Plan 0747.1.1 Rev D, Landscape Visual Impact Assessment V4 01.10.19 and Preliminary Ecological Appraisal Update 2019

and amended Construction Method Statement and visibility splays accompanying email from agent received 15 October 2019 and Arboricultural Method Statement updated October 2019 and Drainage Plan 003 Revision P10). Discharge of conditions 1-16 on application ref. P17/S3206/O 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 this meeting.

In response to questions from the committee, the planning officer reported that tree officers had undertaken assessments of the trees on the site and had concluded that although they provided an attractive screen, they were not of sufficient quality to warrant tree preservation order (TPO) status. However, this did not prevent TPOs being applied for at some future point. The recommendation proposed a condition relating to Tree Protection.

Councillor Bryan Urbick spoke on behalf of South Stoke Parish Council, 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 grant planning permission was declared carried on being put to the vote.

RESOLVED; to grant planning permission for application P19/S2865/RM subject to the following conditions:

1. Approved plans.
2. Commencement - Reserved Matters Approval.
3. Schedule of Materials.
4. Landscaping implementation.
5. External Lighting.
6. No additional windows, doors or other openings.
7. Withdrawal of Permitted Development Rights.
8. Wildlife Protection (mitigation as approved).
9. Tree protection (implementation as approved).
10. Surface water drainage works (details as submitted).
11. New vehicular access.
12. Vision splay protection.
13. Parking and manoeuvring areas retained.
14. Construction Traffic Management (details as approved).
15. No garage conversion in to accommodation.

124 P18/S4261/FUL - The Chapel, Burcot House, Abingdon Road, Burcot, OX14 3DJ

The committee considered application P18/S4261/FUL for the proposed conversion of the de-consecrated chapel to create a two bedroom dwelling house, with associated parking and amenity space provision at The Chapel, Burcot House, Abingdon Road, Burcot, OX14 3DJ.

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 in paragraph 6.23 of the report, the word "not" should be omitted from the sentence, "As the chapel is not within Flood Zone 1...". In response to questions relating to highways, the planning officer confirmed that the committee could not impose conditions on land outside the applicant's control.

Glenn Pereira spoke on behalf of Clifton Hampden Parish Council, objecting to the application.

Elaine Hornsby, a local resident spoke objecting to the application.

Simon Oakland, a local resident spoke objecting to the application.

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

Sam Casey-Rerhaye, the 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 P18/S4261/FUL subject to the following conditions:

1. Three-year time limit;
2. Approved plans;
3. Submission of new window and door details (prior to installation);
Prior to the installation of any of the new doors and windows hereby approved full details (to include as a minimum, scale drawings illustrating the window/door designs, materials details, details of stone surrounds and sill/lintel details), shall be submitted to and approved in writing by the local planning authority. Thereafter the new windows and doors shall only be installed in accordance with the approved details.

Reason: To ensure the significance of the non-designated heritage asset is preserved and in the interests of the character and appearance of the site in accordance with the aims of policies CSEN3 and CSQ3 of the South Oxfordshire Core Strategy, policies D1 and G2 of the South Oxfordshire Local Plan and paragraph 197 of the National Planning Policy Framework.

4. Provision of porous hard-surfaced off-road parking and turning areas (prior to occupation);
Prior to the first occupation of the development hereby approved, the off-road parking and turning areas shall be constructed in full and made available for use in accordance with site layout drawing no.S1/P/07 and in accordance with a written materials specification that shall first be submitted to and approved in writing by the local planning authority. The written details shall include (as a minimum) a photographic example of each material, the material name,

manufacturer/supplier name and details of the permeability/porousness of the material (or details of proposed drainage measures). Thereafter the development shall be completed in accordance with the approved details and the parking and turning areas shall be retained unobstructed except for the parking of vehicles associated with the development at all times.

Reason: In the interests of visual amenities, flood risk and to ensure the provision of sufficient off-road car parking areas in accordance with policies CSQ3 and CSEN3 of the South Oxfordshire Core Strategy 2027 and policies D1, D2, T1 and T2 of the South Oxfordshire Local Plan 2011.

5. Connection to foul and surface water drainage details (prior to occupation);
The dwelling hereby approved shall not be occupied or brought into use until it has been connected to drainage systems for both foul and surface water disposal, the details of which shall first be submitted to and approved in writing by the local planning authority. The details submitted shall demonstrate how the proposed drainage systems will be compliant with sustainable drainage (SuDS) principles and how surface water flood risk in the locality shall be managed within the development site.

Reason: To prevent pollution and to ensure adequate drainage infrastructure is provided in accordance with Policies EP1 and EP6 of the South Oxfordshire Local Plan 2011.

6. Ecological mitigation (compliance with recommendations of eco appraisal);
7. Removal of house holder permitted development rights;
Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) (or any Order revoking or re-enacting that Order), no development as described in Schedule 2, Part 1, Classes A to F of the Order shall be undertaken without the prior written permission of the Local Planning Authority.

Reason: To ensure the significance of the non-designated heritage asset is preserved and in the interests of the character and appearance of the site in accordance with the aims of policies CSEN3 and CSQ3 of the South Oxfordshire Core Strategy, policies D1, D4 and G2 of the South Oxfordshire Local Plan and paragraph 197 of the National Planning Policy Framework.

125 P19/S0025/FUL - The Tennis Court, land to the east of Burcot House, Abingdon Road Burcot, OX14 3DJ

The committee considered application P19/S0025/FUL for the proposed conversion of the existing B8 storage building to create 2 x four-bedroom dwellings with associated parking and amenity space provision (as amended by additional Flood Risk Information received

on 24-04-2019 and revised plan received on 21-06-2019). (Revised Flood Risk Assessment received 4 July 2019) at The Tennis Court, land to the east of Burcot House, Abingdon Road Burcot, OX14 3DJ.

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 on page 79 of the report, all the words under "Reason" should be omitted and replaced with the words, "To prevent additional floorspace being created, thereby reducing flood risk".

Glenn Pereira spoke on behalf of Clifton Hampden Parish Council, objecting to the application.

Elaine Hornsby, a local resident spoke objecting to the application.

John Blackwell, a local resident spoke objecting to the application.

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

Sam Casey-Rerhaye, the 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 P19/S0025/FUL subject to the following conditions:

1. Three-year time limit;
2. Approved plans;
3. EPS License;

Prior to the commencement of the development hereby approved, including any site clearance or demolition, evidence of the successful receipt of a European protected species licence, or evidence of the successful registration of the site under the bat low impact class licence, from Natural England, specific to this development, shall be submitted to and approved in writing by the local planning authority.

Reason: To protect the important species on site, in accordance with Policy CSB1 of the SOCS, Policies C6 and C8 of the SOLP and paragraph 170 of the NPPF.

4. Construction Traffic and Environmental Management Plan (pre-commencement);
5. Survey of road and required repairs (prior to commencement);

Prior to the commencement of the development hereby approved a condition survey of the access road (that extends from the site to the eastern access point of the 'Horseshoe Lane' with the A415) shall be undertaken and submitted to the local planning authority. Prior to the occupation of the dwelling a scheme to restore the road and verges (to its condition prior to the commencement of the development) shall be completed in accordance with a written scheme of restoration that shall first be submitted to and approved in writing by the local planning authority.

Reason: In the interests of highway safety and to protect the amenities of neighbouring occupiers in accordance with Policies T1 and EP2 of the South Oxfordshire Local Plan 2011.

6. Tree protection (in accordance with details to be submitted prior to commencement);

7. Parking and turning;

Prior to the first occupation of the development hereby approved, the off-road parking and turning areas and access road passing places shall be constructed in full in accordance with site layout drawing no. 15117-TP13-A and in accordance with a written surface materials specification that shall first be submitted to and approved in writing by the local planning authority. The written details shall include (as a minimum) a photographic example of each material, the material name, manufacturer/supplier name and details of the permeability/porousness of the material. Thereafter the development shall be completed in accordance with the approved details and the parking and turning areas shall be retained unobstructed except for the intended use at all times.

Reason: In the interests of highway safety and to ensure the provision of off-street car parking in accordance with policies CSEN1 and CSQ3 of the South Oxfordshire Core Strategy 2027 Policies D1, D2, T1 and T2 of the South Oxfordshire Local Plan 2011.

8. Drainage (prior to occupation);

The dwellings hereby approved shall not be occupied or brought into use until they have been connected to drainage systems for both foul and surface water disposal, the details of which shall first be submitted to and approved in writing by the local planning authority. The details submitted shall demonstrate how the proposed drainage systems will be compliant with sustainable drainage (SuDS) principles.

Reason: To prevent pollution and to ensure adequate drainage infrastructure is provided in accordance with Policies EP1 and EP6 of the South Oxfordshire Local Plan 2011.

9. Site planting scheme;

The dwellings hereby approved shall not be occupied or brought into use until a scheme for the planting of trees, shrubs and hedges within the site has been carried out in full in accordance with written details that shall first be submitted to and approved in writing by the Local Planning Authority. The written details shall include:

- Details of the species, locations and numbers of all trees, shrubs and hedges to be planted;
- written planting and maintenance specifications;
- Plan showing all trees/hedges to be retained;
- Plan showing all trees/hedges to be removed.

In the event of any of the trees, shrubs or hedges planted as part of the approved scheme dying or being seriously damaged or destroyed within 5 years of the completion of the development, a new tree, shrub or hedge of equivalent number and species, or of a species and number as first approved by the Local Planning Authority, shall be planted and properly maintained in a position or positions first approved in writing by the Local Planning Authority.

Reason: To help to assimilate the development into its surroundings in accordance with Policies CSEN1, CSEN2 and CSQ3 of the South Oxfordshire Core Strategy 2027 and Policies C9, D1 G2, and H4 of the South Oxfordshire Local Plan 2011.

10. Ecology compliance with appraisal;

The development hereby approved shall be implemented strictly in accordance with the recommendations made in section 7 of the supporting Ecological Appraisal (Philip Parker Associates, 28/11/2018, Ref: P2018-49 R1 FINAL). Any variation from the approved details shall first be agreed in writing by the local planning authority prior to any such changes being implemented. This condition will be discharged through the receipt of a letter from the project ecologist, providing evidence that the details were implemented as approved.

Reason: To minimise the impact of development on biodiversity, in accordance with Policy CSB1 of the SOCS, Policies C6 and C8 of the SOLP and paragraph 170 of the NPPF.

11. Domestic curtilage restriction;

12. Removal of house holder permitted development rights;

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) (or any Order revoking or re-enacting that Order), no development as described in Schedule 2, Part 1, Classes A to F of the Order shall be undertaken without the prior written permission of the Local Planning Authority.

Reason: To ensure the significance of the non-designated heritage asset is preserved and in the interests of the character and appearance of the site in accordance with the aims of policies CSEN3 and CSQ3 of the South Oxfordshire Core Strategy, policies D1, D4 and G2 of the South Oxfordshire Local Plan and paragraph 197 of the National Planning Policy Framework.

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.

126 P19/S0058/FUL - Land to the south of Creek End, Abingdon Road, Burcot, OX14 3DJ

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.

127 P19/S2517/FUL - The Old Post Office, 5 Wharf Road, Shillingford, OX10 7EW

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 8.50 pm

Chairman

Date