

Minutes

OF A MEETING OF THE

Planning Committee

HELD ON TUESDAY 23 FEBRUARY 2021 AT 6.00 PM

A VIRTUAL MEETING

Present:

Ian Snowdon (Chairman)

Peter Dragonetti (Vice Chair), David Bretherton, Elizabeth Gillespie, Alexandrine Kantor (substituting for Kate Gregory), George Levy, Jane Murphy (substituting for Lorraine Hillier), Jo Robb, Ian White and Celia Wilson

Apologies:

Ken Arlett, Kate Gregory and Lorraine Hillier tendered apologies.

Officers:

Paul Bateman, Victoria Clarke, Paula Fox, Hannah Gibbons, Paul Lucas, Bertie Smith and Tom Wyatt

110 Chair's announcements

The chair welcomed everyone to the meeting and outlined the procedure to be followed in a virtual meeting.

111 Minutes of the previous meeting

RESOLVED: to approve the minutes of the meeting held on Wednesday 13 January 2021 as a correct record and agree that the chair sign these as such.

112 Declarations of interest

There were no declarations of interest.

113 Urgent business

There was no urgent business.

114 Proposals for site visits



Listening Learning Leading

There were no proposals for site visits.

115 Public participation

The list showing members of the public who had registered to speak had been sent to the committee prior to the meeting. Statements received from the public were circulated to the committee prior to the meeting.

116 P18/S4100/FUL - Kerak, Chalkhouse Green Road, Kidmore End

The committee considered application P18/S4100/FUL for a retrospective change of use of land and buildings from C3 (dwelling houses) to Sui Generis (mix of residential and childcare) (additional information concerning Offsted and access details received 24th May 2019 and access, parking and waste collection details updated as shown on amended and additional documents received 4th February 2020 and revised application form and site area and additional transport statement and travel plan received 6th August 2020) at Kerak, Chalkhouse Green Road, Kidmore End.

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 sought to regularise the existing dual-use of the site by obtaining full planning permission for the day nursery element. The nursery commenced operating in 2011, with an average of 20 children in attendance per day. Officers considered that the application site lay in a sustainable location, therefore the retention of the day nursery use was in principle acceptable. Whilst the local highway authority considered that the intensification of use of the substandard access and parking arrangements posed a continued risk to highway and pedestrian safety, officers considered that this risk could be reduced through the adoption of a formalised travel plan for the business. Officers considered that the benefits to the local community of having the day nursery located within the village would, on balance, outweigh any risk to highway and pedestrian safety.

Mr. Thomas Rumble, the agent, spoke in support of the application.

Councillor Peter Dragonetti, the local ward councillor, spoke in support of the application.

In response to a question concerning a travel plan, the planning officer reported that the submitted travel plan aimed to reduce the future risk of incidents occurring through instigating measures to promote car sharing, walking and cycling and a drop off/collection regime. The travel plan as currently submitted, was in a draft format, but it was possible for the programme and targets to be formally adopted through liaison with Oxfordshire County Council (OCC) travel plans team. This could be achieved through the completion of a unilateral undertaking to secure payment to OCC to cover the costs of travel plan monitoring prior to planning permission being granted. Thereafter it would be possible for a planning condition requiring the travel plan to be formally submitted and agreed within a set period of time, along with a monitoring regime. Officers considered that the adoption of a travel plan would be a significant measure in reducing any risk to highway and pedestrian safety from the continued operation of the day nursery. It was confirmed that OCC had responsibility for enforcing the travel plan.

The committee considered that the facility provided an excellent service to the local community and that the application offered acceptable parking as well as credible highways solutions in respect of the shared access.

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/S4100/FUL, subject to the following conditions and the completion of a unilateral undertaking to pay the costs of Travel Plan monitoring.

1. Development in accordance with the approved plans.
2. Existing vehicular access to be improved.
3. Vision splay protection.
4. Plan of Car Parking Provision details to be agreed.
5. Cycle Parking Facilities details to be agreed.
6. Green Travel Plan details to be agreed and monitored by OCC.
7. Limit of 26 children at any time and no change of use to other uses within Class E.
8. Hours of operation only between 7:30am and 6pm weekdays.

117 P20/S2729/HH - 44 Cedar Crescent, Thame

The committee considered application P20/S2729/HH for the variation of condition 2 (approved Plans) of application P19/S0998/HH (Single storey rear and side extension and alterations) - to allow for alterations to the approved scheme to facilitate provision of first floor accommodation within roof void (as amended by plan and additional information received 12 October 2020 providing floor level information and plans received 26 November 2020 reducing depth of side roof extension) at 44 Cedar Crescent, Thame.

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 sought to vary plans of a previously approved application to extend the property to allow an increase in size of the first-floor accommodation within the roof space. An additional rooflight was proposed, along with some changes to the fenestration at ground floor level. The design of the proposed development was very similar in appearance to the previously approved application P19/S4651/HH, with the exception that the proposed first floor roof extension to the south western side would extend deeper, towards the rear of the plot. When viewed from the street, the front elevation would be unchanged, compared to the previously approved scheme. The hipped roof would cause a loss of light to number 42, but this was not considered to be significant.

In response to a question with reference to paragraph 6.2 of the report, concerning 'adequate' parking, the planning officer responded that in accordance with council standards, adequate and satisfactory parking of two spaces would be provided for the extended dwelling.

Councillor Linda Emery, a representative of Thame Town Council spoke objecting to the application.

Ms. Jamie Pfeifer, a local resident, spoke objecting to the application. Ms. Pfeifer's statement had been sent to the committee prior to the meeting.

Mr. Adrian Gould, 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 P20/S2729/HH, subject to the following conditions;

1. Commencement of the development within three years of planning permission
2. Development in accordance with the approved plans
3. Materials to match the existing building (walls and roof)
4. Obscure glazing of two rooflight windows
5. No additional windows, doors or other openings
6. Parking & manoeuvring areas to be provided and retained
7. Implementation of flood resilience measures

118 P20/S4830/FUL - Coopers Farm, Britwell Salome

The committee considered application P20/S4830/FUL for the development of a pond at Coopers Farm, Britwell Salome.

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 development of the pond had been designed to appear as a natural feature to the site, and the conservation officer was satisfied that the development would not detract from the unspoilt and agricultural character that contributed to the setting of the nearby listed buildings. Additionally, council officers considered that the scale and design of the pond would be in keeping with the site, and that the proposal would conserve the landscape qualities of the Chilterns Area of Outstanding Natural Beauty.

Mr. Matthew Newton, the applicant, spoke in support of the application.

The committee expressed approval of this proposal, which it considered would considerably enhance the diversity of the local area.

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 20/S4830/FUL subject to the following conditions:

1. Commencement of development within three years
2. Development to be carried out in accordance with the approved plans

The meeting closed at 7.20 pm

Chairman

Date