

Minutes

OF A MEETING OF THE

Planning Committee

HELD ON WEDNESDAY 5 AUGUST 2020 AT 6.00 PM

THIS WAS A VIRTUAL MEETING.

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Present:

Ian Snowdon (Chair)

Peter Dragonetti, Ken Arlett, Sarah Gray, Alexandrine Kantor (substituting for Councillor Kate Gregory), Jo Robb, Ian White and Celia Wilson

Apologies:

David Bretherton, Kate Gregory, Lorraine Hillier and George Levy tendered apologies

Officers:

Paul Bateman, Sharon Crawford, Paula Fox, Kim Gould, Simon Kitson and Simon Turner

Also present:

Councillor Anne-Marie Simpson

209 Chair's announcements

The Chair welcomed everyone to the meeting and outlined the procedure to be followed in a virtual public meeting. He also welcomed the first public speakers to a virtual meeting of the committee.

210 Minutes of the previous meeting

RESOLVED: to approve the minutes of the meeting held on 1 July 2020 as a correct record and agree that the Chair sign these as such.

211 Declarations of interest



Listening Learning Leading

There were no declarations of interest.

212 Urgent business

The senior planning officer reported that with respect item 11 on the agenda, 25 Windmill Road, and Pearce Court, Thame (application P19/S2914/FUL), that the report's author was ill and could not attend the virtual meeting. Additionally, there was no officer available with the specific background knowledge on the application to present the report. The meeting was requested to defer consideration of the application to its next meeting on Wednesday 12 August 2020 (see Minute 218 below).

213 Proposals for site visits

There were no proposals for site visits.

214 Public participation

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

215 P19/S4673/FUL - Garage Site adjacent to plot 5, Mongewell Park, Mongewell, OX10 8DA

The committee considered application P19/S4673/FUL for a new lodge house (change of site address as per email from agent dated 21 January 2020), (as amended by plans received on 28 February 2020 which reduce the size of the proposed new dwelling and amended the parking arrangement and amended by drawings received 30 March 2020, which make alterations to entrance hall fenestration details, alter footpath to front door to pedestrian only and make alterations to parking on the site) at Garage Site adjacent to plot 5 Mongewell Park, Mongewell.

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 advised the committee that Crowmarsh Gifford Parish Council was working on creating a Neighbourhood Plan. It was now subject to a formal eight-week consultation period, ending 21 August 2020. The Neighbourhood Plan carried limited weight at the present time. It was also reported, with reference to paragraph 1.3 of the report, that the original planning permission was for five dwellings; plots 1-4 of the site had been built upon. Plot 5 was yet to be built and was in the same ownership as the site which was the subject of this planning application.

The planning officer summarised the objections made by the parish council and some of the residents, which included alleged over-development of an inadequate plot, unacceptable removal of a wall and out of character with the surrounding properties. In addressing these statements, the planning officer reported that the council's garden and parking standard was 100 square metres and two parking spaces. This application represented larger values for the garden and parking provision, at 170 square metres and three spaces respectively. There was a variety in the size and type of surrounding dwellings, and officers considered that the proposal would fit into the existing area and was sustainable. The proposal complied with the National Planning Policy Framework which stated that there was a presumption in favour of sustainable development.

Mr. John Griffin, on behalf of the parish council, spoke objecting to the application.

Mr. Mike Maggs, a local resident, spoke objecting to the application.

Mr. Richard Cutler, 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/S4673/FUL subject to the following conditions:

1. Commencement three years - Full Planning Permission.
2. Approved plans.
3. Materials as on plan.
- 4 : Provide tree protection and replacement planting
- 5 : Parking & Manoeuvring Areas Retained

216 P20/S0762/FUL - Boshers (Cholsey) Ltd, 6 Reading Road, Cholsey, OX10 9HN

The committee considered application P20/S0762/FUL for the erection of two new build detached houses following demolition of an existing redundant office building (as clarified by additional Contamination Information Received 16 April 2020, Heritage statement received 17 April 2020 and Agent's email and plan received 6 May 2020 addressing drainage issues) at Boshers (Cholsey) Ltd., 6 Reading Road, Cholsey.

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 reiterated that the application entailed the demolition of an existing building, with the erection of two detached houses, incorporating the demolition of a wall to provide access.

The planning officer summarised the objections which had been received on the application, which included Cholsey Parish Council's contention that the loss of the house and wall would adversely affect the street scene. Neighbours regretted the loss of what they considered to be an attractive Victorian flint and brick wall, incorporating a post box of the same period. It was reported that the Conservation Officer considered that the house had limited heritage value and thus had no objection to the application. The planning officer also reported that the council had negotiated with the developer the retention of the post box and its pillar, receiving a written assurance. Officers would seek to persuade the developer to retain as much of the wall as possible.

With reference to paragraph 6.12 of the report, the planning officer reported that the agent had offered a payment of £19,602 to meet the additional affordable housing contribution. This accorded with Policy CSH3 of the Core Strategy in achieving a level of affordable housing. The payment was required prior to the completion of the development.

Councillor Anne-Marie Simpson, a local ward councillor, spoke to the application.

In response to questions from the committee, the planning officer reported that the demolition of the wall did not require planning consent. Additionally, the developer's written undertaking to retain the pillar box was an adequate safeguard for the development to proceed. However, a further planning condition concerning the retention of the pillar box could be added to any consent to provide full assurance. The committee supported this suggestion.

With reference to paragraph 1.6 of the report, a query was raised about the removal of the requirement to provide solar panels on the dwellings, the planning officer reported that this was a condition under the September 2019 planning permission for the market housing. However, as it had transpired, the roofs of the development were not suitable for the panels. Also, occupiers of the completed development would be at liberty to provide their own panels as they wished. The requirement for electric charging points for vehicles at each dwelling remained unamended.

A motion moved and seconded, to grant planning permission, with an additional condition regarding the retention of the post box and pillar, was declared carried on being put to the vote.

RESOLVED: to grant planning permission for application P20/S0762/FUL subject to the following conditions:

Standard Conditions

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

Pre commencement conditions

3. Surface water drainage scheme.
4. Investigate for contamination.

Compliance conditions

5. Materials as specified.
6. Remediate for any contamination.
7. Bird and bat boxes required.
8. Provide new access.
9. Close existing access.
10. Provide vision splay.
11. Provide parking and manoeuvring areas.

217 P20/S0999/FUL -The Old Palm Tree Restaurant, Reading Road, Cane End, RG4 9HE

Councillor Peter Dragonetti, the local ward councillor, stepped down from the committee and took no part in the debate or voting for this item.

The committee considered application P20/S0999/FUL for the variation of Conditions 2 (Approved Plans), 8 (Access), 10 (Vision Splays), 11 (Parking and Turning Areas), 13 (Off-site Highway Works) of application 18/S2795/FUL to incorporate the revised plans

submitted to demonstrate the new proposed access from Horsepond Road at the Old Palm Tree Restaurant, Reading Road, Cane 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 works on the site were at an advanced stage; the restaurant building had been demolished and six dwellings were being completed. There was now a proposal for a different location for the access, the previously approved vehicular access directly onto Reading Road (A4074) would be closed to vehicular traffic and the main entrance to the site would be via Horsepond Road. The old access would be closed and landscaped. The Oxfordshire County Council, the highways authority, had no objection to this proposal. The Committee concurred that the proposed access represented a much safer location from a highways safety perspective.

Mr T M Perchard, a representative of Kidmore End Parish Council, spoke to the application.

Councillor Peter Dragonetti, the local ward councillor, spoke 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 P20/S0999/FUL subject to the following conditions:

1. That the development hereby approved shall be carried out in accordance with the details shown on the approved plans, except as controlled or modified by conditions of this permission.
2. The materials to be used in the external finish of the development hereby approved shall be in accordance with the details agreed under Discharge of Condition application reference P18/S2739/DIS.
3. The approved landscaping scheme shall be implemented prior to the first occupation or use of the approved development and thereafter be maintained in accordance with the approved scheme. In the event of any of the trees or shrubs so planted dying or being seriously damaged or destroyed within 5 years of the completion of the development, a new tree or shrub or equivalent number of trees or shrubs, as the case may be, of a species 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.
4. The tree protection measures detailed in the approved Arboricultural Method Statement shall remain in place for the duration of development.
5. The development shall be implemented strictly in accordance with the land contamination remedial strategy (Terramech Phase 1 & 2 Environmental & Geotechnical Investigation No 4044/18 Revision 1; 15 October 2018) approved under application reference P18/S2739/DIS.

6. The development hereby permitted shall be implemented in accordance with the recommendations of the previous Bat Mitigation report. Any variation shall be agreed in writing by the Local Planning Authority before such change is made.
7. Prior to the first occupation of the development hereby permitted the proposed means of access onto Horsepond Road, is to be formed and laid out and constructed strictly in accordance with the local highway authority's specifications and all ancillary works specified shall be undertaken.
8. Before the proposed access is first used, the existing access onto the A4074 shall be permanently stopped up by the means of reinstatement of the highway verge and proposed planting to the approval of the Local Planning Authority and in accordance with the local highway authority's specifications. Thereafter the closed access shall not be used by any vehicular traffic whatsoever.
9. The vision splays shown on the approved site access plan (18_86_627, A1) shall not be obstructed by any object, structure, planting or other material with a height exceeding or growing above 0.6 metres as measured from carriageway level
10. Prior to the first occupation of the development hereby approved, the parking and turning areas shall be provided in accordance with the approved site plan and shall be constructed, laid out, surfaced, drained and completed to be compliant with sustainable drainage (SuDS) principles, and shall be retained unobstructed except for the parking of vehicles associated with the development at all times.
11. The Construction Traffic Management Plan (Uxbridge Design, 10th August 2018) approved under application reference P18/S2739/DIS shall be implemented prior to any works being carried out on site, and shall be maintained throughout the course of the development.
12. The off-site highway works shown on approved access plan or as otherwise agreed in writing with the Local Planning Authority shall be implemented in full before the first occupation/use of the development or in accordance with a programme of implementation agreed in writing with the Local Planning Authority.

218 P19/S2914/FUL - 25 Windmill Road and Pearce Court, Thame, OX9 2DJ

The committee was advised by the senior planning officer under the Urgent Business item on the agenda that the report's author for this application was ill and could not attend the virtual meeting to present it. Additionally, there was no officer available with the specific background knowledge on the application to present the report in the officer's place. The committee was requested to defer consideration of the application

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

RESOLVED; that consideration of planning application P19/S2914/FUL be deferred to the meeting of the committee on Wednesday 12 August 2020.

The meeting closed at 7.15 pm

Chairman

Date