

Minutes



OF A MEETING OF THE

Listening Learning Leading

Planning Committee

HELD ON WEDNESDAY 2 NOVEMBER 2016 AT 6.00 PM
DIDCOT CIVIC HALL, BRITWELL ROAD, DIDCOT, OX11 7JN

Present:

Felix Bloomfield (Chairman)
Joan Bland, Margaret Davies, Anthony Dearlove, Jeannette Matelot, Toby Newman,
David Nimmo-Smith, Richard Pullen, David Turner and Ian White

Apologies:

Margaret Turner tendered apologies.

Officers:

Steve Culliford, Simon Kitson, Roseanne Lillywhite, Paul Lucas, Marc Pullen, and
Tom Wyatt

126 Declarations of disclosable pecuniary interest

None

127 Minutes of the previous meeting

RESOLVED: to approve the minutes of the meeting held on 5 October 2016 as a correct record and agree that the Chairman sign these as such.

128 Urgent items

None

129 Applications deferred or withdrawn

None

130 Proposals for site visit reports

None

131 P16/S1400/FUL - Corbiere, Dunsden Way, Binfield Heath

The committee considered application P16/S1400/FUL to demolish the existing garage, erect a two-storey four bedroom dwelling, and form a new access to the south of the approved replacement dwelling at Corbiere, Dunsden Way, Binfield Heath.

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.

Elisabeth Ransom, a representative of Binfield Heath Parish Council, spoke objecting to the application. Her concerns included the following:

- The site would be overcrowded and the proposal did not fit in with the immediate environment
- There would be extra traffic and any parking off-site would cause problems
- A smaller property might be acceptable
- Once built, there should be no further development on this site

Helen Mearns and Patrick Hicks, local residents, spoke objecting to the application. Their concerns included the following:

- There would be an adverse impact on the amenity of her neighbouring garden with an 8.3 metre high facing wall
- There was no garage proposed
- It would be out of keeping with the immediate vicinity

The committee considered the application, with advice from officers where appropriate; the discussion included the following points:

- It would be unreasonable to not allow any further planning applications on this site
- The application complied with planning policy and the site was large enough for the proposed development

A motion, moved and seconded, to approve the application was declared carried on being put to the vote.

RESOLVED: to grant planning permission for application P16/S1400/FUL, subject to the following conditions:

1. Commencement of development within three years.
2. Development to be in accordance with approved plans.
3. Details of levels required prior to commencement.
4. Schedule of materials required prior to commencement.
5. Obscure glazing to the north facing en-suite window.
6. Withdrawal of permitted development rights for extensions, roof extensions and outbuildings.
7. Parking and manoeuvring areas retained as on the approved plan.
8. No surface water drainage to the public highway.
9. Details of landscaping (including hard surfacing and boundary treatment) required prior to commencement.
10. Details of tree and hedge protection required prior to commencement.

132 P16/S2650/FUL - Newlands, Platts Lane, Northend

The committee considered application P16/S2650/FUL to remove condition 2 of planning permission P12/S2526/FUL, to enable the permanent retention of the use of land for the stationing of a residential mobile home at Newlands, Platts Lane, Northend.

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.

Ron Perrin, the applicant's agent, spoke in support of the application. His speech included the following:

- No suitable sites had been found to allocate for gypsy or traveller accommodation as part of the Local Plan preparation
- Approving the application would help this
- There had been one or two mobile homes on this site for over fifty years
- There would be no harm to the Area of Outstanding Natural Beauty

The committee considered the application, with advice from officers where appropriate; the discussion included the following points:

- A three-year temporary personal permission had been proposed
- A temporary permission was more appropriate in the Area of Outstanding Natural Beauty
- In three years, the Local Plan might have identified sites for gypsy and travellers

A motion, moved and seconded, to approve the application was declared carried on being put to the vote.

RESOLVED: to grant planning permission for application P16/S2650/FUL, subject to the following conditions:

1. Temporary use of building for three years from date of permission.
2. Development to be implemented in accordance with the approved plans.
3. Occupation by the Curtis family only.
4. That the site shall only be used for the stationing of one mobile home and one touring caravan.

133 P16/S1955/HH - Bridleway Barn, Spriggs Alley, Chinnor Hill

Ian White, one of the local ward councillors, stepped down from the committee and took no part in the debate or voting on this item.

The committee considered application P16/S1955/HH to erect a single storey extension and add a roof light to the detached dwelling, construct a driveway, and erect a detached two-bay garage at Bridleway Barn, Spriggs Alley, Chinnor Hill.

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.

Richard Turner, the applicant's agent, spoke in support of the application. His speech included the following:

- The proposed development was small-scale and appropriately designed, using traditional materials
- There would be no adverse impact on the neighbours or the Area of Outstanding Natural Beauty
- It met planning policies

Ian White, one of the local ward councillors, spoke to the application. His concerns included the following:

- He had a split view on this application
- The Area of Outstanding Natural Beauty should not be violated by development
- The applicant had a right to submit a planning application

The committee considered the application, with advice from officers where appropriate; the discussion included the following points:

- Appropriate development could be permitted in the Area of Outstanding Natural Beauty
- The proposed development was appropriate for this site and would blend in with its surroundings

A motion, moved and seconded, to approve the application was declared carried on being put to the vote.

RESOLVED: to grant planning permission for application P16/S1955/HH, subject to the following conditions:

1. Commencement three years - full planning permission.
2. Planning permission to be implemented in accordance with approved plans.
3. Materials to be implemented as on plan.
4. No garage conversion into accommodation.
5. New hedge of a native species to be provided along boundary with bridleway.

134 P16/S2222/FUL - 48 Park Street, Thame

Jeanette Matelot, one of the local ward councillors, stepped down from committee and did not take part in the debate or voting for this item.

The committee considered application P16/S2222/FUL to convert the existing garage into a one bedroom bungalow at 48 Park Street, 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.

Linda Emery, a representative of Thame Town Council, spoke objecting to the application. Her concerns included the following:

- The loss of the garage would displace parking
- The proposed house would be adjacent to the footpath, whereas other homes in Victoria Mead were set back from the road
- This would be harmful to the street scene in Victoria Mead and to the character and appearance of the Conservation Area

Andy Pettican, the applicant's agent, spoke in support of the application. His speech included the following:

- The proposal was of high quality design and followed sustainable principles
- The height of the building would only be raised by about 2 metres
- There were adequate visibility splays and there had been no objection from the highways authority
- The access objections from the residents' association could be overcome

Jeanette Matelot, one of the local ward councillors, spoke objecting to the application. Her concerns included the following:

- This was a conversion of a garage into a two-storey house
- It was inappropriate infilling and backland development in the Conservation Area
- Any parking on street would cause additional traffic problems
- Thame did not need more housing

The committee considered the application, with advice from officers where appropriate; the discussion included the following points:

- Some councillors believed that this development would harm the Conservation Area
- Others believed that this was acceptable development and there would be minimal impact on the street scene and the Conservation Area

A motion, moved and seconded, to refuse the application was declared lost on being put to the vote.

A new motion, moved and seconded, to approve the application was declared carried on being put to the vote.

RESOLVED: to grant planning permission for application P16/S2222/FUL, subject to the following conditions:

1. Commencement of development – three years from permission.
2. Development to be carried out in accordance with supporting plans.
3. Schedule of materials required, to be submitted to the local planning authority, for all external materials.
4. No new openings along the NE and NW elevations without first obtaining permission from the local planning authority.
5. Visibility splays to be improved/provided along Victoria Mead for two metres.
6. Parking and manoeuvring areas to be implemented and retained in accordance with the block plan.
7. Details of boundary walls or fences proposed to be submitted for consideration by the local planning authority.

135 P16/S1971/FUL - 4 Elm Drive, Garsington

The committee considered application P16/S1971/FUL to demolish the existing internal and external walls and erect a replacement dwelling at 4 Elm Drive, Garsington.

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 committee considered the application, with advice from officers where appropriate; the discussion included the following points:

- There would be no material loss of daylight or adverse impact to the neighbour's privacy
- The proposal met the design guide and was in keeping with the character and appearance of the surrounding area

A motion, moved and seconded, to approve the application was declared carried on being put to the vote.

RESOLVED: to grant planning permission for application P16/S1971/FUL, subject to the following conditions:

1. Commencement three years - full planning permission.
2. Approved plans.
3. Sample materials required (walls and roof).
4. Parking and manoeuvring areas retained.
5. No garage conversion into accommodation.
6. Landscaping Scheme (trees and shrubs only)
7. Withdrawal of permitted development rights (part 1 classes A, B and C – no extensions etc.)
8. Withdrawal of permitted development rights (part 1 class E – no buildings etc.)

The meeting closed at 7.30 pm

Chairman

Date