

# Minutes

OF A MEETING OF THE

## Planning Committee

HELD AT 6.00 PM ON WEDNESDAY 1 MARCH 2017

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

### Present:

Felix Bloomfield (Chairman)

Joan Bland, Margaret Davies, Anthony Dearlove, Elaine Hornsby, Jeannette Matelot, Toby Newman, David Nimmo-Smith, David Turner, Margaret Turner and Ian White

### Apologies:

Richard Pullen tendered apologies.

### Officers:

Emma Bowerman, Paula Fox, Paul Lucas, Nicola Meurer, Phil Moule and Davina Sarac

### Also present:

Paul Harrison

### 194 Declarations of disclosable pecuniary interest

None.

### 195 Minutes of the previous meetings

**RESOLVED:** to approve the minutes of the meetings held on 1 and 13 February 2017 as correct records and agree that the Chairman sign these as such.

### 196 Urgent business and Chairman's announcements

None.

### 197 Applications deferred or withdrawn



Listening Learning Leading

Applications P16/S0784/FUL and P16/S2314/FUL – 9 and 8 Kiln Lane, Garsington respectively had been deferred to allow for a site visit, the timing of which has yet to be confirmed.

## **198 Proposals for site visits**

None.

## **199 P16/S2359/FUL and P16/S2360/LB - Hunts Farm, Harpsden Bottom, Harpsden**

The committee considered applications P16/S2359/FUL and P16/S2360/LB to refurbish and extend the existing farmhouse and to convert two outbuildings and yard to residential use, including amenity garden space and off-street parking at Hunts Farm, Harpsden Bottom, Harpsden.

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.

Officer update: Following a site visit, it was recommended that an extra condition be included as follows: the fold yard as identified on drawing number 1.20 rev F shall be solely used for the parking of vehicles and for no other purpose including any residential buildings or chattels unless the prior written permission of the Local Planning Authority has been sought and granted.

Kester George, a representative of Harpsden parish council, spoke objecting to the application. His concerns included the following:

- The parish council has no objection to the conversion of the barn or dairy, but has serious objections to them being for residential use;
- It would constitute overdevelopment on a rural site in the AONB;
- Concerns for traffic site due to the barn jutting out into the road; and
- Concerns for the effect on the historic setting.

Rhian Woods, the applicant's agent, spoke in support of the application:

- The objections have been addressed in the latest application;
- The conservation officer finds the proposal acceptable; and
- The application has been carefully and sensitively designed and will be an important contribution to the AONB.

Paul Harrison, one of the local ward councillors, requested that the views of the Henley Archaeological and Historical Groups views are taken into account.

The committee considered the application, with advice from officers where appropriate. Their discussion centred on the need to protect the buildings for the future and that by converting them to residential use would ensure this.

A motion, moved and seconded, to approve the application for planning permission with an extra condition relating to the fold yard, was declared carried on being put to the vote.

**RESOLVED:** to grant planning permission for application P16/S2359/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.
3. Schedule of materials to be agreed prior to commencement of development.
4. Boundary walls and fences to be agreed prior to commencement of development.
5. Surface of car parking area/fold yard to be agreed prior to commencement of development.
6. Development to be carried out in accordance with biodiversity mitigation measures.
7. New vehicular access to be formed in accordance with highway authority's specifications.
8. Existing vehicular access to be improved in accordance with the highway authority's specifications.
9. Parking and manoeuvring areas to be provided in accordance with the approved plans.
10. Archaeological investigation to be agreed prior to commencement of development.
11. Archaeological evaluation to be carried out.
12. The fold yard as identified on drawing number 1.20 rev F shall be solely used for the parking of vehicles and for no other purpose including any residential buildings or chattels unless the prior written permission of the Local Planning Authority has been sought and granted.

A motion, moved and seconded, to grant listed building consent, was declared carried on being put to the vote.

**RESOLVED:** to grant listed building consent for application P16/S2360/LB subject to the following conditions:

1. Commencement of works within three years.
2. Works to be carried out in accordance with the approved plans.
3. Schedule of materials to be agreed prior to commencement of works.
4. Joinery details to be agreed prior to commencement of works.
5. Method statement for repairs to be agreed.

## **200 P16/S3142/O - Land off Kennylands Road, Sonning Common**

The committee considered application P16/S3142/O for outline planning permission to erect up to 95 dwellings, including affordable housing; new public open space, landscaping; surface water attenuation; access; services, utilities and associated works on land off Kennylands Road, Sonning Common.

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.

Officer update: The Chilterns Conservation Board has submitted its objection to the proposal due to the harm to the setting of the AONB. The council's landscape officer has not amended their response. 29 further letters of objection have been received.

Tom Fort, a representative of Sonning Common parish council, spoke objecting to the application. His concerns included the following:

- If approved, the application would destroy the Sonning Common Neighbourhood Plan, which was robustly supported by the residents of Sonning Common;
- In 2015, John Cotton urged villages to do a neighbourhood plan; to go against the Sonning Common made plan would have a terrible effect on neighbourhood planning across South Oxfordshire; and
- The damage done to the countryside would be irreparable; this field should not be looked at in isolation but in the context of the wider landscape.

Mr Pearson, a representative of Kidmore End parish council, spoke objecting to the application. His concerns included the following:

- A lot of work went into the Sonning Common neighbourhood plan, which is not yet six months old;
- The wider application site serves as an important buffer with the AONB and boundary with Kidmore End parish and should therefore not be removed; and
- South Oxfordshire District Council are encouraging more democratic involvement, therefore accepting this proposal would damage its credibility.

John Pearman, a local resident, spoke objecting to the application. His concerns included the following:

- Local residents are outraged by the recommendation, it is a betrayal of localism and a mockery of public statements made supporting neighbourhood plans;
- To say that SOL6 wouldn't depart from the spatial strategy is a spurious claim;
- The neighbourhood plan has allocated 195 homes with 44 in reserve; the extra 69 proposed is an increase for this site of 2.5 times;
- It is not a sustainable location as future residents would mostly drive to village centre and most likely go elsewhere; and
- The Chilterns Conservation Board has objected due to the harm to the setting of the AONB.

Michael Knott, the applicant's agent, spoke in support of the application:

- This application has been fully and appropriately judged on planning weight;
- There is limited conflict with the neighbourhood plan as the enlargement would not depart from the spatial strategy;
- There is a need for a pragmatic approach;
- There are no technical objections apart from the Chilterns Conservation Board;
- The proposed development would be of high quality in a sustainable location, well located to the village centre; and
- There would be an important contribution to both affordable and market housing, CiL payments and S106 monies to mitigate the impact.

Paul Harrison, one of the local ward councillors, spoke objecting to the application. His concerns included the following:

- Throws the neighbourhood plan into disrepute;
- Important to mention Gavin Barwell statement, supporting neighbourhood plans;
- The neighbourhood plan cost £69,000 and has resulted in a 91% parish council tax rise;

- Would discourage other parish councils from doing their own neighbourhood plans; and
- There are already parking issues on Wood Lane, which would be exacerbated.

In response to questions, officers reported that:

- Full weight can be applied to the ministerial statement by Gavin Barwell MP;
- The Secretary of State has received a request to consider calling in this application should the recommendation to grant planning permission be approved. Any such permission could not be issued until the Secretary of State has concluded his consideration of the case should he decide to call it in.

The committee considered the application, with advice from officers where appropriate. They did not agree that that the proposed application would not severely harm the setting of the AONB, as exemplified by the Chilterns Conservation Board's objections or that S106 contributions would be sufficient in mitigating the impact of the development; the committee also expressed full support of the Sonning Common neighbourhood plan and in neighbourhood plans in general.

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

**RESOLVED:** to refuse planning permission for application P16/S3142/O for the following reasons:

1. The application proposes a significant enlargement, in terms of the site area and number of dwellings proposed, over the site allocation in the Sonning Common Neighbourhood Plan. The proposal would extend significantly beyond the linear infill allocation as set out in the Neighbourhood Plan and result in development outside the built area of the village. The application is therefore contrary to Policy HS4 of the Sonning Common Neighbourhood Plan, Policies CS1, CSR1, CSEN1 and CSQ3 of the South Oxfordshire Core Strategy, Policies C4, G2 and G4 of the South Oxfordshire Local Plan 2011 and in particular but not confined to paragraphs 14 and 198 of the National Planning Policy Framework.
2. The application site area borders the Chilterns AONB and includes open farmland which contributes to the character and appearance of the area and the enjoyment of a nearby right of way. The proposed development would diminish the role of the site in protecting and enhancing a distinctive and valued landscape which contributes to the identity of Sonning Common. It would therefore result in the loss of the distinctive landscape boundaries of the existing settlement and harm the valued landscape setting of the AONB and the wider dip slope landscape character of the area. As such the application is contrary to Policy CSEN1 of the South Oxfordshire Core Strategy, Policies G2, G4, C4 and D1 of the South Oxfordshire Local Plan 2011, Policy ENV2 of the Sonning Common Neighbourhood Plan and in particular but not confined to paragraphs 7, 14, 109 and 115 of the National Planning Policy Framework.
3. In the absence of a completed S106 legal agreement, the proposal fails to secure affordable housing to meet the needs of the district. As such, the development would be contrary to the National Planning Policy Framework,

Policy CSH3 of the South Oxfordshire Core Strategy and the objectives of the Sonning Common Neighbourhood Plan.

4. In the absence of a completed S106 legal agreement, the proposal fails to secure infrastructure necessary to meet the needs of the development. As such, the development would be contrary to the National Planning Policy Framework, Policies CS11 of the South Oxfordshire Core Strategy, Policies T1, R2 and R6 of the South Oxfordshire Local Plan 2011.

## **201 P16/S3284/O - Land south of Greenwood Avenue, Chinnor**

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

The committee considered application P16/S3284/O for outline planning permission to erect up to 140 dwellings; new public open space; associated landscaping; and site infrastructure on land South of Greenwood Avenue, Chinnor.

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.

Officer update: Thames Water have re-issued its consultation response taking into account the relevant reports. They have confirmed that there is sufficient water supply capacity to meet the demand for the new homes. It is therefore recommended that condition 12 to be changed to a compliance condition.

Robin Williams and Susan Ashdown, representatives of Chinnor parish council, spoke objecting to the application. Their concerns included the following:

- They have serious concerns with highway safety, most especially heavy goods traffic as the road network is not designed for this;
- There would be 280 vehicle movements in and out of the development at peak times, not including trade vehicles;
- The significant increase of traffic on the B4009 would increase the risk of accidents;
- The developer have worked closely with the parish council, who have confidence that remaining concerns can be resolved; and
- Request a route through this and the two adjoining developments is secured.

Maxine Pickard, a local resident, spoke objecting to the application.

Craige Burden, the applicant, spoke in support of the application:

- Environmental Health have raised concerns on air quality with the close proximity of the railway; further investigations can be carried out and similar mitigations proposed by the neighbouring developments could be conditioned;
- The applicant has been unable to negotiate a route through with the neighbouring developments to improve the access arrangements; these discussions are still ongoing; and
- The access to Greenwood Avenue would be stopped up if an adopted unfettered route connecting the sites comes forward as part of the s106 agreement.

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

- The inspector for both neighbouring site appeals concluded that in both cases, the harm would be mitigated by the field (the subject of this application); and
- Concern for the considerable increase in traffic.

In response, the officer stated that in relation to the inspector's comments, the approved applications now create a landlocked field by development on all sides. It therefore needs to be viewed now in this context.

The committee considered the application, with advice from officers where appropriate. They did not feel that they could make a fair assessment of the application without a site visit. Committee also requested the applicant continue discussions with adjoining landowners about the access arrangements.

A motion, moved and seconded, to defer consideration of the application to allow for a site visit, was declared carried on being put to the vote.

**RESOLVED:** to defer consideration of application P16/S3284/O, to allow for a site visit.

## **202 P16/S3285/FUL - 17 and 19 Greenwood Avenue, Chinnor**

As part of discussions concerning application P16/S3284/O, committee concluded that application P16/S3285/FUL, to demolish two dwellings and construct a new access road at 17 and 19 Greenwood Avenue, Chinnor is intrinsically linked with the former application and would therefore also be deferred for a site visit.

A motion, moved and seconded, to defer the application to allow for a site visit, was declared carried on being put to the vote.

**RESOLVED:** to defer consideration of application P16/S3285/FUL, to allow for a site visit.

## **203 P16/S3399/O - Land to the south of Foxhill Close, Playhatch**

The committee considered application P16/S3399/O for outline planning permission for up to four dwellings with all matters except for access reserved on land to the South of Foxhill Close, Playhatch.

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.

Officer update: an email had been circulated to the committee from Eye and Dunsden parish council, reiterating their objections as stated in the report. The parish council also raised concerns about the layout; the officer reminded committee that this application is outline at this stage and layout will be considered at the reserved matters stage.

Lillian Duffield, the applicant's agent, spoke in support of the application.

Paul Harrison, one of the local ward councillors, spoke to the application.

The committee considered the application, with advice from officers where appropriate.

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

**RESOLVED:** to grant outline planning permission for application P16/S3399/O, subject to the following conditions:

1. Development to proceed in accordance with approved plans.
2. Commencement - outline with reserved matters.
3. Levels (details required) prior to commencement.
4. Housing mix to be agreed at reserved matters stage.
5. Schedule of materials to be agreed prior to commencement.
6. New vehicular access.
7. Vision splay protection.
8. Biodiversity mitigation and enhancement strategy to be agreed prior to commencement.
9. Archaeology (submission and implementation of a Written Scheme of Investigation) prior to commencement.
10. Contamination (preliminary risk assessment) prior to commencement.
11. Surface water drainage works (details required) prior to commencement.
12. Foul drainage works (details required) prior to commencement.

#### **204 P16/S0784/FUL - 9 Kiln Lane, Garsington**

Application P16/S0784/FUL for a mobile home/caravan pitch at 9 Kiln Lane, Garsington had been deferred for a site visit prior to planning committee.

#### **205 P16/S2314/FUL - 8 Kiln Lane, Garsington**

Application P16/S2314/FUL for temporary planning permission for residency on site pursuant to the previous planning permission ref. P12/S0421 at 8 Kiln Lane, Garsington had been deferred for a site visit prior to planning committee.

The meeting closed at 8.00 pm

Chairman

Date