

Minutes

OF A MEETING OF THE

Planning Committee

HELD AT 6.00 PM ON MONDAY 13 MARCH 2017

FOUNTAIN CONFERENCE CENTRE, HOWBERY PARK, BENSON LANE,
CROWMARSH GIFFORD, OX10 8BA

Present:

Felix Bloomfield (Chairman)

Joan Bland, Anthony Dearlove, Lorraine Hillier, Jeannette Matelot, Toby Newman,
David Nimmo-Smith, David Turner and Ian White

Apologies:

Margaret Davies, Richard Pullen and Margaret Turner tendered apologies.

Officers:

Paul Bowers, Sharon Crawford, Paula Fox, Simon Kitson and Nicola Meurer

Also present:

Pat Dawe

206 **Declarations of disclosable pecuniary interest**

David Nimmo Smith declared that in relation to application P17/S0279/HH – 798 St Andrews Road, Henley, he would be leaving the room whilst this item was debated as he is the applicant.

207 **Urgent business and chairman's announcements**

None.

208 **Applications deferred or withdrawn**

None.

209 **Proposals for site visit reports**

None.



Listening Learning Leading

210 Public participation

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

211 P16/S3611/FUL - Land North of Littleworth Road, Benson

Felix Bloomfield stepped down from the committee and took no part in the debate or voting for this item. Toby Newman acted as chairman.

The committee considered application P16/S3611/FUL to erect 187 dwellings; formation of vehicular access and car parking; provision of landscaping and open space; and other associated works on land north of Littleworth Road, Benson.

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.

Guy Wakefield, the applicant's agent, spoke in support of the application:

- Although the principle of development has been established by the extant permission, the current scheme has changed following discussions with officers and the parish council;
- There are no technical objections;
- The increase in numbers as part of the detailed submission will see more affordable units; and
- The S106 discussions are progressing.

In response to questions from the committee, the agent confirmed the following:

- The time limit for starting on site could be reduced from three to two years; and
- The bungalow elements of the application had been removed following advice from providers of retirement housing for the over 55s that the site wasn't suitable. This was agreed by the parish council.

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

- Despite there being no objectors present, there were still objections from local residents to the current proposal;
- Concern for the increased density and loss of needed retirement homes; and
- Disappointed by Oxfordshire County Council's lack of objection on sustainability grounds.

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

A motion, moved and seconded, to approve the application with an amended condition regarding commencement date, was declared carried on being put to the vote.

RESOLVED: to authorise the head of planning to grant planning permission for application P16/S3611/FUL, subject to the prior variation/completion of the Section 106 agreement and the following conditions:

1. Commencement two years - full planning permission.
2. Approved plans.
3. Materials as on plan.
4. Noise.
5. Surface water drainage works (details required).
6. Foul drainage works (details required).
7. Archaeology.
8. New vehicular access.
9. Vision splay details.
10. New estate roads.
11. Estate accesses driveways and turning areas.
12. Parking and manoeuvring areas with plan of car parking provision.
13. Construction traffic management plan.
14. Travel plan and residential travel pack: The submitted travel plan will be revised in light of comments received and resubmitted for approval by the Local Planning Authority before first occupation of the site.
15. Travel information pack.
16. Safe routes to school study.
17. Landscaping.

Any other conditions deemed necessary after S106 negotiations.

212 P16/S4177/FUL - Bloom Buildings, West End, Cholsey

The committee considered application P16/S4177/FUL to demolish a range of existing B8 storage buildings and erect five dwellings with associated parking and amenity space provision at Bloom Buildings, West End, 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.

Officer updates: Oxfordshire County Council archaeological services have now undertaken their investigations and have no objections subject to two extra conditions.

Paul Jenkins, a representative of Cholsey parish council, spoke objecting to the application. His concerns included the following:

- The application is unsustainable, out of character and inappropriate;
- Poor access;
- The site has not been allocated in the neighbourhood plan;
- The harmful impact on the AONB;
- The North Wessex Downs AONB were not consulted;
- There is no mains drainage or gas and the water pressure is poor; and
- The harmful impact of light spill.

Samantha Wright, a local resident, spoke objecting to the application. Her concerns included the following:

- Impact of increased traffic on the badly maintained single track access road;
- The junction with Westfield Road is dangerous;
- Harmful impact on such a peaceful, rural area; and

- Would request assurances that the drive and junction are made safe, the water supply is not damaged or that water pressure will not suffer and that there will be no secondary applications on the site following permission.

Pat Dawe, one of the local ward councillors, spoke objecting to the application.

The committee were not satisfied with the scale of impact on the AONB and requested a site visit.

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/S4177/FUL to allow for a site visit to better understand the impact on the AONB.

213 P16/S4236/O - 14 Ilges Lane, Cholsey

The committee considered application P16/S4236/O to demolish the existing bungalow and erect a pair of semi-detached dwellings and a detached dwelling with shared access at 14 Ilges Lane, 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.

Paul Jenkins, a representative of Cholsey parish council, spoke objecting to the application. His concerns included the following:

- A hazardous access on a narrow lane;
- The lack of landscaping and urbanised design is out of character;
- Overlooking and privacy concerns; and
- Overdevelopment of a small plot.

Mr Gander, a local resident, spoke objecting to the application.

John Carroll, the applicant's agent, spoke in support of the application:

- Semi-detached and terraced properties on modest plots are seen in this part of Cholsey;
- The entrance/exit used by the bungalow and the existing bank will be retained; and
- The proposed parking arrangements are typical of the street scene.

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

- Overdevelopment and out of keeping with the area;
- Poor access; and
- Loss of a bungalow.

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 planning permission for application P16/S4236/O, subject to the following conditions:

1. Commencement - outline with reserved matters.
2. Approved plans.
3. Means of access onto Ilges Lane, Cholsey is to be formed and laid out and constructed strictly in accordance with the local highway authority's specifications.
4. Parking and manoeuvring areas to be provided and retained unobstructed at all times.
5. Construction traffic management to be submitted to and approved in writing by the Local Planning Authority prior to the commencement of development.
6. No surface water drainage to highway.

214 P17/S0043/FUL - 6 Kentwood Close, Cholsey

The committee considered application P17/S0043/FUL to erect a three-bedroom detached dwelling at 6 Kentwood Close, 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.

Paul Jenkins, a representative of Cholsey parish council, spoke objecting to the application.

Titi Dumbrofcu, a local resident, spoke objecting to the application. His concerns included the following:

- There is already difficulty in accessing the Close due to the number of cars parked on the road; and
- Loss of sunlight.

Pat Dawe, one of the local ward councillors, spoke objecting to the application.

The committee considered the application, with advice from officers where appropriate. Although concerned for the neighbours regarding parking and access, without any technical objections from Highways it would be difficult to refuse.

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 P17/S0043/FUL, subject to the following conditions:

1. Commencement three years - full planning permission.
2. Approved plans.
3. Schedule of materials to be submitted for approval.
4. Existing vehicular access to be improved.
5. Parking and manoeuvring areas retained unobstructed except for the parking of vehicles associated with the development at all times.
6. The parking/manoeuvring area shall be kept free of obstructions at all times and used only for the specified purpose.

215 P17/S0279/HH - 78 St Andrews Road, Henley-on-Thames

David Nimmo-Smith left the room during the consideration of this item as he is the applicant.

The committee considered application P17/S0279/HH for single and two storey extensions and general alterations at 78 St Andrews Road, Henley-on-Thames.

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.

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 P17/S0279/HH, subject to the following conditions:

1. The development to which this permission relates must be begun not later than the expiration of three years beginning with the date of this permission.
2. The development hereby approved shall be carried out in accordance with the details shown on the approved plans
3. The exterior of the development hereby permitted shall only be constructed in the materials specified on the plans hereby approved or in materials which shall previously have been approved in writing by the Local Planning Authority.

216 P16/S3682/FUL - Land adjacent to 52 Broadwaters Avenue, Thame

Jeanette Matelot stepped down from the committee and took no part in the debate or voting for this item.

The committee considered application P16/S3682/FUL to construct a new one-bedroom attached dwelling house on land adjacent to 52 Broadwaters Avenue, 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.

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

- Overdevelopment of the site;
- Impact on neighbours' amenity;
- Impact on the character of the area; and
- Parking, access and traffic generation.

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 planning permission for application P16/S3682/FUL, subject to the following conditions:

1. Commencement within three years of the date of this permission.
2. The development must be implemented in accordance with the approved plans.
3. A schedule of materials must be submitted to, and approved in writing by, the local planning authority prior to the commencement of development.
4. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015, No development within Part 1 Class A, B, D, E shall be erected within the curtilage of the site without the prior grant of planning permission by the Local Planning Authority.
5. Prior to occupation of the development hereby permitted the proposed means of access onto Broadwaters Avenue 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.
6. The vision splays shown on drawing no. 20160911-03, Rev B 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.
7. Prior to the first occupation of the development hereby approved, the parking and turning areas shall be provided in accordance with drawing no. 20160911-03, Rev B 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.

The meeting closed at 7.25 pm

Chairman

Date

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