

Minutes

OF A MEETING OF THE

Planning Committee



Listening Learning Leading

HELD ON WEDNESDAY 5 JULY 2017 AT 6.00 PM

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

Present:

Toby Newman (Chairman)

Joan Bland, Anthony Dearlove, Jeannette Matelot, David Turner, Ian White, Lorraine Hillier, Elaine Hornsby and Sue Lawson (Vice Chairman)

Apologies:

Richard Pullen tendered apologies.

Officers:

Emma Bowerman, Paula Fox, Simon Kitson, Nicola Meurer, Marc Pullen and Tom Wyatt

24 Chairman's announcements

The chairman welcomed everyone to the meeting and outlined the procedure to be followed.

25 Minutes of the previous meeting

RESOLVED: to approve the minutes of the meeting held on 14 June 2017 as a correct record and agree that the Chairman sign these as such.

26 Declarations of interest

None.

27 Urgent business and applications deferred or withdrawn

There was no urgent business to attend to and no applications were deferred or withdrawn.

28 Proposals for site visits

RESOLVED: to defer consideration of application P17/S1599/RM – Land within Eyres Close off Eyres Lane, Ewelme to allow new committee members to visit the site and to assess levels.

RESOLVED: to defer consideration of applications P16/S4045/FUL and P16/S4046/FUL – Land adjacent to New Farm Bungalow, track to West Lodge, Pyrton to allow members to visit the site and assess the effect on the setting of the AONB.

29 Public participation

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

30 P16/S4292/FUL - Barn at Thames Farm, Reading Road, Lower Shiplake

The committee considered application P16/S4292/FUL for a change of use of a barn to four residential units plus associated parking, in the form of proposed outbuilding, courtyard, landscaping, demolition, closure of access from Thames Farm field and amendments to access onto Reading Road at Thames Farm, Reading Road, Lower Shiplake.

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.

Tudor Taylor, a representative of Shiplake parish council, spoke objecting to the application. His concerns included the following:

- The application site was reviewed and rejected for any form of residential development by the Henley and Harpsden neighbourhood plan;
- Concern for highway safety clarified by the independent highway consultant who spoke at the recent appeal for the Thames Farm larger application;
- Pedestrian access is poor; and
- The area is predominantly mature style detached dwellings, a terrace of four wouldn't fit in.

Ken Arlett, a representative of Henley town council, spoke objecting to the application. His concerns included the following:

- Henley town council have refused all applications on this site;
- The site does not appear in the Henley and Harpsden neighbourhood plan;
- If officers had identified the omission of this site from the neighbourhood plan, they should have advised as such; and
- The district council highway expert gave reasons why development should not take place on this site at the recent Thames Farm appeal.

Les Durrant, the applicant's agent, spoke in support of the application:

- The application is acceptable on its own merits, it doesn't conflict with any policies;
- The site has extant permission for residential conversion;
- The development would be an improvement of the current building and better use of the space; and

- There are no highway objections.

In response to questions by committee, officers stated that:

- It is unlikely that every eventuality is covered by a neighbourhood plan. As there is not a site specific policy or one that relates to the conversion of rural buildings in the JHHNP, the application needs to be assessed against the NPPF, our Core Strategy and the saved policies of the South Oxfordshire District Council plan with which it complies; and
- The highways and access arrangements discussed at the recent Thames Farm Inquiry were in connection with a scheme for 92 proposed homes and were therefore significantly different to this application for 4 units.

The committee considered the application, with further advice from officers where appropriate. They were not satisfied with further development of the built form with the inclusion of a garage and the density of the development.

Committee were advised by the Development Manager that the application needed to be considered on its own merits, having regard to the fall-back position, which enables the barn to be converted to either business use or one dwelling. If the barn was converted to a single dwelling the future owners would be entitled to build outbuildings under permitted development rights.

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

RESOLVED: to refuse planning permission for application P16/S4292/FUL, for the following reasons:

1. The proposed homes would be positioned off a busy road, in a location that does not offer easy access to services and facilities. As such, the proposal would have an adverse effect on the safety of future occupiers, particularly pedestrians and cyclists, and general users of the highway. The development would therefore be contrary to the National Planning Policy Framework and policies T1, G2 and G3 of the South Oxfordshire Local Plan 2011. The proposal would also be contrary to the overarching principles of the Joint Henley Harpsden Neighbourhood Plan, which aims to deliver additional homes in locations where services and facilities are easily accessible.
2. The application site is rural in character and appearance and the additional built form of the garage would have an urbanising impact on the character of the site. The density of the development would also not be in keeping with the rural surroundings, further detracting from the character and appearance of the locality. The proposal would therefore be contrary to the National Planning Policy Framework, policies CSEN1 and CSQ3 of the South Oxfordshire Core Strategy, policies G2, G4 and C4 of the South Oxfordshire Local Plan 2011 and policy DQS1 of the Joint Henley Harpsden Neighbourhood

31 P16/S3646/FUL - Chambers Place, Goring Road, Goring Heath

The committee considered application P16/S3646/FUL to demolish the existing barns and stables and to erect two detached houses with associated parking and amenity space at Chambers Place, Goring Road, Goring 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.

Malcolm Smith, a representative of Woodcote parish council, spoke objecting to the application. His concerns included the following:

- The application site is not in the Woodcote neighbourhood plan and it is outside the built up area of the village;
- The five year land supply argument cannot be used as the site is within the AONB;
- Although the road has a 30mph speed limit, speed checks have recorded 25% of cars exceed this, often up to 50mph;
- Vision splays have improved but there is no pedestrian footpath access; and
- Converting the existing buildings would be preferable and have less impact on the AONB.

Adrian Gould, the applicant's agent, spoke in support of the application:

- There is a principle of two existing buildings already on site on previously developed land;
- New builds are preferable for improved design and sustainability with an equivalent footprint;
- The development would be well screened, visually contained and wouldn't detract from the setting of the wider AONB; and
- It is in a sustainable location with good access to amenities and transport links.

In response to questions from the committee, the applicant's agent confirmed that the applicant is aware that the neighbourhood plan has put forward the wider site for more dwellings for consideration. If brought forward, the applicant wouldn't implement this development.

The committee considered the application, with advice from officers where appropriate. They were content that there was ongoing dialogue between the applicant and the parish council and neighbourhood plan working group and were satisfied with the design and limited impact on the AONB.

Officers confirmed that contamination assessment would be dealt with by condition, as set out in the full wording of condition 8.

A motion, moved and seconded, to approve planning permission was declared carried out being put to the vote.

RESOLVED: to grant planning permission for application P16/S3646/FUL, 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. That the development hereby approved shall be carried out in accordance with the details shown on the approved plans.
3. Prior to the commencement of the development hereby approved, a schedule of all materials to be used in the external construction and finishes of the development hereby permitted shall be submitted to and approved in writing by the Local Planning Authority.

4. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any Order revoking or re-enacting that Order), no extensions or outbuildings as described in Schedule 2, Part 1, Class A, B and E of the Order shall be erected within the curtilage of the dwellings without obtaining planning permission for the Local Planning Authority.
5. Prior to the first occupation of the development, the existing means of access onto Goring Road shall be improved and laid out and constructed strictly in accordance with the local highway authority's specifications and all ancillary works specified shall be undertaken.
6. Prior to the first occupation of the development hereby approved, the parking and turning areas shall be provided in accordance with drawing no. 16/395/03, Rev A, 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.
7. The development hereby permitted shall be implemented in accordance with the scheme of mitigation and enhancement, as stated in section 7 of the supporting Bat Assessment and Bat Mitigation Strategy (Ecosupport Ltd,21/10/2016), submitted with the application in all respects. Any variation shall be agreed in writing by the Local Planning Authority before such change is made.
8. Prior to the commencement of the development a phased risk assessment shall be carried out by a competent person in accordance with current government and Environment Agency Guidance and Approved Codes of Practice. Each phase shall be submitted to and approved in writing by the Local Planning Authority.

32 P16/S4045/FUL - Land adjacent to New Farm Bungalow, Track to West Lodge, Pyrton

Application P16/S4045/FUL to demolish the existing buildings and erect two semi-detached cottages with associated hardstanding (Site A) on land adjacent to New Farm Bungalow, Track to West Lodge, Pyrton was deferred from consideration to allow for a site visit.

33 P16/S4046/FUL - Land adjacent to New Farm Bungalow, Track to West Lodge, Pyrton

Application P16/S4046/FUL to demolish the existing buildings and erect a detached barn style house with detached car port and associated hardstanding on land adjacent to New Farm Bungalow, Track to West Lodge, Pyrton was deferred from consideration to allow for a site visit.

34 P17/S1599/RM - Land within Eyres Close off Eyres Lane, Ewelme

Application P17/S1599/RM for consent for access for off street parking, appearance, landscaping, layout and scale on land within Eyres Close off Eyres Lane, Ewelme was deferred from consideration to allow for a site visit.

35 P17/S1018/FUL - The Wychens, 70 Queen's Road, Thame

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

The committee considered application P17/S1018/FUL to demolish the existing bungalow and construct a new four bedroom dwelling at The Wychens, 70 Queen's Road, 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.

Graeme Markland, a representative of Thame town council, spoke objecting to the application. His concerns included the following:

- As per the previous refused application for this site, this development would be unneighbourly;
- Although the double width aspect design is not unique in Queen's Road, it is in this particular part of the street; and
- It is overdevelopment and out of character with the area and is therefore contrary to Thame neighbourhood plan policies.

Alan Taynton, a local resident, spoke objecting to the application. His concerns included the following:

- The new proposal is for an increased depth and ridge height resulting in it being overbearing and overshadowing his property;
- Flipping the design to put the garage on the side nearest his property would improve the impact on his amenity; and
- He has no objection to replacing the building in principle.

Lynn Palmer, the applicant's agent, spoke in support of the application:

- Due to the natural curve of the street, all homes are set back from each other;
- The distances between numbers 70 and 72 meet the council's guidelines;
- The ridge height has only increase 1.1m from the original bungalow; and
- Only one letter of objection has been received from neighbours.

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

- The property would be low energy in the form of dense insulation, air source heat pumps and potentially solar panels; and
- The applicant has conducted a full set of sun studies to demonstrate the minimal impact of shading.

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

- Highways and car parking; and
- No objection to the design, but this is the wrong place for it.

To clarify, officers reported that Highways had removed their objection in relation to car parking.

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

A motion, moved and seconded, to approve planning permission was declared carried out being put to the vote.

RESOLVED: to grant planning permission for application P17/S1018/FUL, subject to the following conditions:

1. Commencement within three years.
2. Development to be carried out in accordance with the approved plans.
3. Details of finished floor and ground levels to be agreed prior to commencement of development.
4. Sample materials to be agreed prior to commencement of development.
5. Rooflights on side elevations to be obscure glazed and fixed shut or high level (cill level at least 1.7m above floor level).
6. Parking and manoeuvring areas retained in accordance with the approved plans.
7. Access and visibility details to be agreed.

36 P17/S0931/FUL - 95a St Marks Road, Henley on Thames

Lorraine Hillier and Joan Bland stepped down from the committee and did not take part in the debate or voting for this item.

The committee considered application P17/S0931/FUL to demolish the existing garage and kitchen extension and construct a five bedroom detached dwelling with on-site parking on land to the west of 95a St Marks 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.

Banny Poostchi, a local resident, spoke objecting to the application. Her concerns included the following:

- The applicant has put in 20 separate planning applications since 1998 in a constant process to increase the width of the property which is now only 1.7m away from her property;
- The proposal is overbearing in mass, scale and size;
- The extant permission runs out in August;
- No shadowing tests have been undertaken; and
- It is against the neighbourhood plan due to density and not contributing positively to the area.

Chris Sweeney, the applicant, spoke in support of the application:

- This is an identical application to the previously approved scheme apart from the removal of the basement;
- Work has already started on the previously approved application; and
- There would be no visual impact.

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

- In support of Henley town council's objections due to impact on the neighbouring properties and the proposal being out of keeping and not a positive contribution to the area.

The committee considered the application, with advice from officers where appropriate. Although they were sympathetic to the neighbours' concerns, there are no material planning reasons to refuse the application to remove the basement element of the extant permission.

A motion, moved and seconded, to approve planning permission was declared carried out being put to the vote.

RESOLVED: to grant planning permission for application P17/S0931/FUL, subject to the following conditions:

1. Commencement within three years.
2. Development to be carried out in accordance with approved plans.
3. Sample of materials to be agreed prior to the commencement of development.
4. Ground and floor levels to be agreed prior to the commencement of development.
5. No further openings in the side elevations of the dwelling.
6. Visibility splays, access and parking to be provided prior to occupation.
7. Visibility splays to remain unobstructed.
8. Landscaping scheme, including hard surfacing and boundary treatments to be agreed prior to the commencement of development.
9. Drainage to be implemented prior to occupation.

The meeting closed at 8.00 pm

Chairman

Date