

Minutes

OF A MEETING OF THE

Planning Committee



Listening Learning Leading

HELD ON WEDNESDAY 16 AUGUST 2017 AT 6.00 PM

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

Present:

Joan Bland, Anthony Dearlove, Jeannette Matelot, Richard Pullen, David Turner, Ian White, Lorraine Hillier, Elaine Hornsby, Sue Lawson and Mocky Khan.

Apologies:

Toby Newman tendered apologies.

Officers:

Sharon Crawford, Paula Fox, Susan Harbour, Paul Lucas, Davina Sarac and Tom Wyatt.

65 Chairman's announcements

The chairman welcomed everyone to the meeting, outlined the procedure to be followed and advised on emergency evacuation arrangements.

66 Minutes of the previous meeting

RESOLVED: to approve the minutes of the meetings held on 24 May and 19 July 2017 as a correct record and agree that the Chairman sign these as such.

67 Declarations of interest

Councillor Sue Lawson was the spouse of the applicant Neil Lawson of agenda item 13: The Pump House, Heyford Hill. She would step down as the chair and as a committee member for this item and take no part in the debate or voting.

68 Urgent business

Item 9: P17/S1085/FUL, Balmaha, 42 Rotherfield Road, Henley-on-Thames had been deferred, by the planning department, in order to allow a site visit to take place in September.

69 Proposals for site visits

None.

70 Public participation

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

71 P16/S4287/FUL - Land to the north of The Old Church, Christmas Common

The committee considered application P16/S4287/FUL for the erection of a two-storey four-bedroom dwelling on land to the north of The Old Church, Christmas 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:

David Tucker, from Search and Management Services Ltd spoke in support of the application.

The committee debated the application. Concerns were raised about tree roots, but councillors were assured that this was covered by the landscape management condition, which would be in place for ten years.

Councillors requested that removal of hard landscaping be added to condition 7. Officers considered that this was acceptable.

The committee expressed disappointment that the parish council had not been in attendance to discuss its concerns with the committee. *

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

RESOLVED: to grant planning permission, subject to the following conditions:

1. Commencement of development within three years.
2. Development to be in accordance with the approved plans.
3. Levels to be implemented as on the approved plan.
4. Schedule of materials required to be agreed prior to commencement of development.
5. Withdrawal of permitted development rights for extensions, outbuildings and hard standings.
6. Parking and manoeuvring areas to be retained as on plan.
7. Landscaping (planting/parking/boundary treatment) to be implemented as on plan. To include removal of hard landscaping.
8. Details of landscape management plan to be agreed prior to commencement.
9. Tree protection to be implemented as approved.
10. Lighting details to be agreed prior to commencement of development.
11. Implementation of programme of archaeological work as agreed.
12. Surface water drainage works to be agreed prior to occupation.

13. Foul drainage works to be agreed prior to occupation.
14. Public right of way Informative.

*(*The clerk later received an apology from the parish council representative who had been caught up in traffic.)*

72 P17/S1085/FUL - Balmaha, 42 Rotherfield Road, Henley-on-Thames, RG9 1NN

This item was deferred.

73 P16/S3057/FUL - Timberlake Motors, C5 Station Yard, Thame, OX9 3UH

Jeanette Matelot, one of the local ward councillors, stepped down from the committee and took no part in the debate or voting for this item.

The committee considered application S3057/FUL for a variation of condition 1 on application ref. P04/E0986/RET - to enable the area to be used for parking/storage (retrospective) at Timberlake Motors, C5 Station Yard, 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.

Ann Midwinter, a representative from Thame Town Council, spoke in objection to the application, particularly in relation to concerns about potential subsidence at the site, given its history and recent subsidence issues.

Aubrey Nockels, who represented the Newbarn Close Management Committee spoke objecting to the application. He raised concerns about vehicles potentially being left with engines running which would create diesel fume pollution; potential subsidence problems, and flooding risks.

Marc Chenery, the agent for the application, spoke in favour. He believed that the proposed work would improve the structural integrity of the building and make subsidence less likely. He confirmed that the area was only to be used for the storage of vehicles.

One of the ward members, Councillor Jeanette Matelot, spoke in objection to the application. She raised concerns about potential subsidence, and also about the possibility of storage containers on site. She suggested that the matter be deferred for a site visit which would also give an opportunity for the applicant to consider a compromise.

The Development Manager suggested that the matter be deferred so that officers could speak with the applicants to consider a reduction of the car parking area, as suggested by the agent, and also other ancillary matters appropriate to planning. She also considered that, with agreement from local ward members, the application would not need to come back to committee but could be dealt with under delegated powers.

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

RESOLVED: to defer application P16/S3057/FUL to allow the applicant to have further discussions with the planning officers to mitigate some of the concerns raised by councillors and neighbours.

74 P17/S1554/FUL - Larkstoke Farm, Church Lane, near Ipsden

The committee considered application P17/S1544/FUL for the conversion of part of a barn to a 3 bedroom dwelling, and recladding of the remainder of the building at Larkstoke Farm, Church Lane, near Ipsden.

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 application was Community Infrastructure Levy liable and 15% of any sum payable would, therefore, go to Ipsden Parish Council.

The committee noted, with disappointment, that the parish council who had objected to the application, had failed to send anyone to speak at the committee.

The committee considered the application and asked questions of clarification of the officer.

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

RESOLVED: To grant planning permission, subject to the following conditions:

1. Commencement within three years.
2. Approved plans.
3. Schedule of materials required prior to commencement.
4. Parking and manoeuvring areas retained.
5. Withdrawal of permitted development rights (extensions, outbuildings, hard standings).
6. Landscaping (including hard surfacing, boundary treatment) prior to commencement.
7. Tree protection (detailed) prior to commencement.
8. External lighting – prior to commencement.
9. Removal of specified structures before occupation.
10. Bat informative.

75 P17/S1247/FUL - Tower House, Reading Road, Lower Shiplake

The committee considered application P17/S1247/FUL for the erection of a two storey four-bedroom dwelling and detached double garage at Tower House, 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.

The registered speaker from Shiplake Parish Council, did not attend committee: the matter had been referred to the committee due to the objection of the parish council.

The applicant, Bridget Kidd, spoke in favour of the application. She stated that she had worked with the Parish Council to meet their requirements and to minimise any potential impact on the neighbours.

Anne-Marie Reid, a local resident, spoke in support of the application. She believed that the ability of Mrs Kidd to live on site would improve the care offered to the residents without any negative impact on the village.

The committee considered the application and asked questions of clarification of the officer.

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

RESOLVED: To grant planning permission, subject to the following conditions:

1. Commencement within three years.
2. Planning condition listing the approved drawings.
3. Levels details required prior to commencement.
4. Schedule of materials required prior to commencement.
5. Obscure glazing south-east facing dormer window.
6. Withdrawal of permitted development rights (extensions/roof extensions/rooflights south-east elevation only/outbuildings).
7. Existing vehicular access.
8. Parking and manoeuvring areas retained.
9. Vision splay dimensions.
10. Landscaping (including hard surfacing and boundary treatment) prior to commencement.
11. Tree protection (implementation as approved).

76 P17/S1877/HH - The Pump House, 2 Heyford Hill Cottages, Heyford Hill Lane, Littlemore, OX4 4YJ

Councillor Sue Lawson was the applicant's spouse, she stepped down from the committee and left the room for this item. The committee voted to elect Councillor Richard Pullen as the chair for this item.

The committee considered application P17/S1877/HH for the demolition of the existing lean-to outbuilding and replacement with a new garage/outbuilding at The Pump House, 2 Heyford Hill Cottages, Heyford Hill, Littlemore.

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 this item and asked questions of clarification of the officers.

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

RESOLVED: To grant planning permission subject to the following conditions:

1. Commencement within three years.
2. Approved plans.
3. Materials as on plan.
4. Contamination investigation.

The meeting closed at 7.10 pm

Chairman

Date