

# Minutes

OF A MEETING OF THE

## Planning Committee



Listening Learning Leading

HELD ON WEDNESDAY 27 SEPTEMBER 2017 AT 6.00 PM

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

### Present:

Toby Newman (Chairman)

Joan Bland, Anthony Dearlove, Jeannette Matelot, Richard Pullen, David Turner, Ian White, Lorraine Hillier, Elaine Hornsby, Sue Lawson (Vice-chairman) and Mocky Khan

### Officers:

Paul Bowers, Sharon Crawford, Paula Fox, Kim Gould, Nicola Meurer, Katherine Pearce, Amanda Rendell and Davina Sarac

### Also present:

John Cotton and Jane Murphy

### 100 Chairman's announcements

The chairman welcomed everyone to the meeting.

### 101 Minutes of the previous meeting

**RESOLVED:** to approve the minutes of the meeting held on 16 August 2017 as a correct record and agree that the Chairman sign these as such.

### 102 Declarations of interest

There were no declarations of interest.

### 103 Urgent business

There was no urgent business.

## **104 Proposals for site visits**

A motion, moved and seconded, to defer application P16/S3861/FUL – Fifield Cottage, Ferry Road, South Stoke, RG8 0JL was declared carried on being put to the vote.

**RESOLVED:** to defer consideration of application P16/S3861/FUL for a site visit due to the change in levels and to see the site from the neighbouring property.

A motion, moved and seconded, to defer application P17/S2423/FUL – 267 Greys Road, Henley-on-Thames, was declared carried on being put to the vote.

**RESOLVED:** to defer consideration of application P17/S2423/FUL for a site visit to assess the site from the neighbouring property.

## **105 Public participation**

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

## **106 P16/S1124/O - Land off Fieldside Track, Long Wittenham**

Sue Lawson, the local ward councillor, stepped down from the committee and took no part in the debate or voting for this item.

The committee considered outline planning application P16/S1124/O for a residential development of up to 36 dwellings with all matters reserved except access on land off Fieldside Track, Long Wittenham.

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.

Stephen Brown, a representative of Long Wittenham Parish Council, spoke objecting to the application.

Peter Rose, a representative of the neighbourhood plan group, spoke objecting to the application.

Michael Robson of Cerda Planning and Nick Jones-Hill of Watermans, spoke in support of the application.

Sue Lawson, the local ward councillor, spoke objecting to the application.

In response to questions raised by the committee and comments from the speakers, the officers reported that:

- The application is due to go to an appeal Inquiry for non-determination in November and although the committee are unable to make a decision on this application, they have been advised to have a clear position as to what they would have been minded to do had they been able, to help inform the council's case in November.
- Flood risks are considered to be low subject to mitigations and the standard Grampian condition.

Some members of the committee were not satisfied with the sustainability of the site with particular reference to transport links, lack of amenities within the village and limited number of school places available. They also expressed concern about the proposed vision splays and access being on a dangerous bend in the road and that the land required was not in ownership of the applicant; however it was pointed out that the Grampian condition concerning access would ensure that the development could not go ahead until the land required was guaranteed.

A few members of committee pointed out that the neighbourhood plan proposed village hub on the same site required funding from house building and also felt that the highlighted issues could be mitigated.

Although concern for the impact on the landscape setting of the village was mentioned, officers reminded committee that there was no technical support for this as a reason for refusal.

Overall, the committee were of the view that the application was in conflict with the Long Wittenham neighbourhood plan regarding sustainability and lack of services.

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/S1124/O, for the following reasons:

1. The proposed development would not accord with the distribution strategy for housing in the district as Long Wittenham is a small village, with limited services and facilities. The proposal would not comprise limited growth and would consequently result in the provision of housing in an unsustainable location where future residents would have poor access to sustainable modes of transport and services and facilities. Accordingly, the proposal would conflict with the district's objectives and strategies for growth and necessary infrastructure, contrary to the National Planning Policy Framework; policies CSS1 of the adopted South Oxfordshire Core Strategy 2027; saved policy G3 of the adopted South Oxfordshire Local Plan 2011; policy STRAT 1, H1 and H8 of the emerging South Oxfordshire Local Plan 2011-2033; and the strategy of the Long Wittenham Neighbourhood Plan as outlined in section 2.1.

2. In the absence of a completed S106 legal agreement, the application fails to secure infrastructure necessary to meet the needs of the development including contributions towards the provision of affordable housing, sustainable transport, highways works, open space and play areas, on-site recycling and street naming. Accordingly, the proposed development would be contrary to policy CS11 of the South Oxfordshire Core Strategy and saved policies CSH3 and R6 of the South Oxfordshire Local Plan 2011, as well as the National Planning Policy Framework.

## **107 P17/S2070/O - 9 Station Road, Cholsey**

Mocky Khan arrived for the remaining proceedings of the committee.

The committee considered application P17/S2070/O for the erection of two detached four-bedroom dwellings at 9 Station Road, 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.

James Shepherd and Maureen Donohue, two local residents, spoke objecting to the application.

Michael Simpson, the applicant's agent, spoke in support of the application.

Jane Murphy, one of the local ward councillors, spoke to the application.

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/S2070/O, subject to the following conditions:

1. Outline time limit – commencement.
2. Submission of reserved matters.
3. Development to be carried out in accordance with the approved plans.
4. New vehicular access.
5. Close existing access.
6. Vision splay dimensions.
7. Parking and manoeuvring areas retained.
8. Archaeological watching brief.
9. Written scheme of investigation.

### **108 P17/S2510/FUL - 24 Panters Road, Cholsey**

The committee considered application P17/S2510/FUL for a new house and extension to the existing dwelling at 24 Panters Road, 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.

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/S2510/O/FUL, subject to the following conditions:

1. Commencement three years - full planning permission.
2. Development to be carried out in accordance with approved plans.
3. Material as on planning application forms.
4. New vehicular access in accordance with Oxfordshire County Council specifications.
5. Parking and manoeuvring areas retained.

### **109 P17/S1907/FUL - Belcher Court, Martins Lane, Dorchester-on-Thames**

The committee considered application P17/S1907/FUL to demolish the existing flats and erect four dwellings at Belcher Court, Martins Lane, Dorchester-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.

Oliver Margison, a representative of Dorchester Parish Council, spoke objecting to the application.

Professor Malcolm Airs, a local resident, spoke objecting to the application.

Ken Dijksman, the applicant's agent, spoke in support of the application:

John Cotton, the local ward councillor, spoke objecting to the application.

Some members of the committee expressed concern at the loss of affordable housing units in Dorchester; the impact that this would have on the mix of residents living in the village; and the lifting of the covenant to retain the units as affordable in perpetuity. They were advised that there are no planning policy reasons to refuse this application and that there are no technical objections. Officers reminded committee that it is common practice for social housing providers to 'recycle' stock; selling sites for market housing to fund better quality affordable housing in more sustainable locations. Committee were also reminded that the affordable housing strategy is district-wide.

Other members were satisfied with the application and although expressed sympathy with the parish council, pointed out that it meets policy requirements. There was a request that in the next cycle of SOHA's affordable housing siting, Dorchester might benefit.

A motion, moved and seconded, to refuse the application fell due to a lack of any planning policy reasons to support a refusal.

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/S1907/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 submitted and approved prior to the commencement of the development.
4. New vehicular access to be provided in accordance with the Highway Authority's specifications.
5. Close existing access on to Belcher Court.
6. Vision splay protection from any obstruction.
7. Parking and manoeuvring areas retained in accordance with the approved plans.
8. Construction traffic management plan to be agreed prior to the commencement of development.
9. No garage conversion into accommodation.
10. Obscure glazing to en-suite bathroom in plot 3.
11. Prevention of overlooking from roof light in plot 3.
12. No additional windows, doors or other openings in front elevation of plot 3.

13. Landscaping (including boundary treatment) to be agreed prior to the commencement of development.

Standard informative - This permission does not authorise any obstruction or diversion of a public right of way.

**110 P17/S2423/FUL - 267 Greys Road, Henley-on Thames**

This application had been deferred for a site visit.

**111 P16/S3861/FUL - Fifield Cottage, Ferry Road, South Stoke**

This application had been deferred for a site visit.

The meeting closed at 8.45 pm

Chairman

Date