

Minutes

OF A MEETING OF THE

Planning Committee

HELD ON MONDAY 20 NOVEMBER 2017 AT 6.00 PM

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

Present:

Toby Newman (Chairman)

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

Apologies:

Sue Lawson and Anthony Dearlove tendered apologies.

Officers:

Emma Bowerman, Simon Kitson, Nicola Meurer, Marc Pullen, Davina Sarac and Tom Wyatt.

Also present:

Paul Harrison and David Nimmo-Smith

157 Chairman's announcements

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

158 Minutes of the previous meeting

RESOLVED: to approve the minutes of the meeting held on 25 October 2017 as a correct record and agree that the Chairman sign these as such.

159 Declarations of interest

Joan Bland declared that in relation to application P17/S2452/FUL – land adjacent to 1 Post Office Cottages, Highmoor Cross, she knows the applicant and would therefore be stepping down from committee. Lorraine Hillier declared that although she is acquainted with the applicant, she does not know her well enough to



Listening Learning Leading

predetermine her consideration of the application, nor does she have any pecuniary interest.

160 Urgent business

There was no urgent business.

161 Proposals for site visits

There were no proposals for site visits.

162 Public participation

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

163 P17/S3119/FUL - Thames Farm, Reading Road, Shiplake, Henley-on-Thames

The committee considered application P17/S3119/FUL for a change of use of a barn to four residential units, to include associated parking, a proposed outbuilding, courtyard, landscaping, demolition and amendments to access onto Reading Road at Thames Farm, Reading Road, Shiplake, 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.

Kester George, a representative of Harpsden Parish Council, spoke objecting to the application.

Gregg Davies, a representative of Shiplake Parish Council, spoke objecting to the application.

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

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

In response to questions raised by the committee, the officers reported that requiring the provision of a footpath would be unreasonable for this size of development; the proposed footpath for the 95 homes allowed at appeal on the neighbouring site is considered reasonable and would serve this development site should it go ahead.

Some committee members were not satisfied that the proposed development would be sustainable due to the limited access to facilities and services and safety concerns for future residents due to the busy road. Relating to the latter point, other members referred to the Highways Officer not having any objection to the application, subject to conditions and that an additional four dwellings for the district in an already existing building would be welcome.

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

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/S3119/FUL, subject to the following conditions:

1. Planning permission – three years to implement.
2. Development in accordance with approved plans.
3. Detailed specification of all new external openings and materials for barn.
4. Detailed specification of materials for garage.
5. Details of all boundary treatments.
6. Details of external lighting.
7. Landscaping scheme.
8. Tree protection.
9. Removal of structures shown for demolition.
10. Removal of permitted development rights for alterations, extensions and outbuildings.
11. Contaminated land assessment.
12. Existing driveway to be returned to grass prior to occupation.
13. Off-site highway works to be agreed.
14. Vision splay protection.
15. Car parking and turning area to be provided.
16. No garage conversion into accommodation.
17. Cycle parking to be provided / retained.

164 P17/S2700/FUL - Waterton, 33 Lambridge Wood Road, Henley-on-Thames

Joan Bland and Lorraine Hillier, two 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 P17/S2700/FUL to erect a detached two-storey four-bedroom dwelling with garden, two off-street parking spaces to the front and an internal garage at Waterton, 33 Lambridge Wood 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.

Ken Arlett, a representative of Henley Town Council, spoke objecting to the application.

Mary Sarson and Lance Robinson spoke objecting to the application.

Jonathan Walton and John Ferebee spoke in support of the application.

Joan Bland and Lorraine Hillier, two of the local ward councillors, spoke objecting 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/S2700/FUL, subject to the following conditions:

1. Commencement within three years - full planning permission.
2. Development to be implemented in accordance with the approved plans.
3. A schedule of all external materials to be agreed in writing by the council.
4. Parking, access and manoeuvring areas to be provided as on plan. All areas of hardstanding to be of SuDS-compliant construction.
5. Vision splays to be provided as on plan.
6. A contaminated land phased assessment to be submitted and agreed by the council.
7. Withdrawal of permitted development rights for extensions, roof extensions and outbuildings (Part 1 Class A, B and E).
8. Obscure glazing to be applied to side facing window at the south-east elevation, where below 1.7m from the finished floor level in the bedroom.
9. Tree Protection details to be agreed in writing by the council.
10. Landscaping details, including boundary treatments, planting and hardstanding, to be agreed in writing by the council.

165 P17/S2550/FUL - Little Acorn, land adjoining Acorn Lodge, Moreton

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 P17/S2550/FUL for minor amendments to a garage conversion and change of use (P15/S1065/FUL) at Little Acorn, land adjoining Acorn Lodge, Moreton.

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.

Committee expressed dissatisfaction that Thame Town Council were not in attendance to speak against the application, despite their objection being the sole reason it was brought to committee.

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/S2550/FUL, subject to the following conditions:

1. Commencement within three years.
2. Development to be carried out in accordance with the approved plans.
3. Materials and hard landscaping as indicated within the application submission.
4. Two car parking spaces to be provided for the proposed dwelling.
5. Two car parking spaces to be provided for the existing dwelling.
6. Withdrawal of permitted development for extensions, roof extensions or outbuildings.
7. Obscure glazing to all first-floor side facing windows.

166 P17/S1627/FUL - Mill Farm, Sonning Eye

The committee considered application P17/S1627/FUL for a new industrial unit at Mill Farm, Sonning Eye.

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: it was recommended that Condition 6: for the use of the building to be agreed prior to occupation, to be removed as the applicant had confirmed it would be for B1 use, which is consistent with the rest of the yard.

Andy Grant, the applicant, spoke in support of the application.

Again, committee expressed their dissatisfaction that Eye and Dunsden Parish Council were not in attendance to speak, despite their objection being the sole reason this application was before committee.

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/S1627/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. Material samples to be agreed prior to the commencement of development.
4. Drainage details to be agreed prior to the commencement of development.
5. Restriction of operating hours (08:00 to 18:00 Monday to Friday and 08:00 to 13:00 on Saturday).

167 P17/S2452/FUL - Land adjacent to 1 Post Office Cottages, Highmoor Cross

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

The committee considered application P17/S2452/FUL for a new detached residential property on land adjacent to 1 Post Office Cottages, Highmoor Cross.

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.

Andrew Ball, a representative of Highmoor Parish Council, spoke objecting to the application.

David Nimmo-Smith, one of the local ward councillors, spoke objecting 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/S2452/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 the commencement of development.
4. Levels (details required) to be agreed prior to the commencement of development.
5. Obscure glazing to first floor side facing windows in the west elevation.
6. No windows, doors or other openings to the south elevation.
7. Withdrawal of permitted development rights for extensions (Part 1 Class A).
8. Withdrawal of permitted development rights for outbuildings (Part 1 Class E).
9. Existing vehicular access to be improved.
10. Vision splay details to be agreed prior to occupation.
11. Parking and manoeuvring areas retained in accordance with the approved plans.
12. Tree protection (implementation as approved).

168 P17/S2556/FUL - Land at Round Hill House Farm, Dobsons Lane, Fawley

The committee considered application P17/S2556/FUL for the installation of eight two-metre-high radio receiving antennae and an associated equipment cabinet for a temporary period of one month on land at Round Hill House Farm, Dobsons Lane, Fawley.

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.

Nick Dunlop, a representative of Bix and Assendon Parish Council, spoke objecting to the application.

David Nimmo-Smith, one of the local ward councillors, spoke objecting to the application.

Most of the committee members were content to support this form of new technology and were satisfied that the impact could be assessed during the temporary installation via a site visit. Some members expressed concerns for the impact on the adjacent woodland, however officers reassured committee that a condition is recommended to address any potential interference with the root systems.

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/S2556/FUL, subject to the following conditions:

1. Development to be carried out in accordance with the approved plans.

2. Temporary siting of the equipment for one month.
3. No groundworks within the root protection areas of any trees without written agreement.

169 P17/S1702/FUL - Whitemark Farm, 82 Hill Road, Watlington

The committee considered application P17/S1702/FUL to demolish the existing buildings and to erect a dwelling and garage and to provide a garden at Whitemark Farm, 82 Hill Road, Watlington.

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.

Henry Venners, the applicant's agent, spoke in support of 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/S1702/FUL, subject to the following conditions:

1. Commencement of development within three years.
2. Development in accordance with approved plans.
3. Sample materials to be submitted and agreed prior to commencement of development.
4. Finished floor levels to be agreed prior to commencement of development.
5. Tree protection details to be agreed prior to commencement of development.
6. Landscaping scheme to be agreed prior to the commencement of development.
7. Parking and manoeuvring areas to be provided prior to occupation of the dwelling.

The meeting closed at 8.15 pm

Chairman

Date

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