

# Minutes

OF A MEETING OF THE

## Planning Committee

HELD ON TUESDAY 16 JANUARY 2018 AT 6.00 PM

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

### Present:

Toby Newman (Chairman)

Anthony Dearlove, Stefan Gawrysiak (Substituting for David Turner), Paul Harrison (substituting for Sue Lawson), Lorraine Hillier, Elaine Hornsby, Jeannette Matelot, Richard Pullen, Ian White and Mocky Khan

### Apologies:

Sue Lawson and David Turner tendered apologies.

### Officers:

Katherine Canavan, Paula Fox, Matthew Gaskin, Nicola Meurer, Katherine Pearce and Tom Rice

### Also present:

John Walsh

### 196 Minutes of the previous meeting

**RESOLVED:** to approve the minutes of the meeting held on 20 December 2017 as a correct record and agree that the Chairman sign these as such.

### 197 Declarations of interest

Stefan Gawrysiak declared an interest in relation to applications P17/S3601/O and P17/S1599/RM as he had engaged in conversation with the agent for these applications during the site visit. He stepped down from the committee when these items were considered.

### 198 Urgent business and chairman's announcements

There was no urgent business or chairman's announcements.



Listening Learning Leading

## **199 Applications deferred or withdrawn**

Application P17/S1884/O was deferred for consideration due to additional drainage information having been received and therefore a requirement for further consultation.

## **200 Proposals for site visit reports**

There were no proposals for site visits.

## **201 Public participation**

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

## **202 P17/S3601/O - Eyres Yard Storage Depot, Eyres Close, Ewelme**

Richard Pullen and Stefan Gawrysiak stepped down from the committee and took no part in the debate or voting for this item.

Elaine Hornsby arrived during the consideration of this item and did not take part in the debate or voting.

The committee considered outline application P17/S3601/O for the erection of three detached dwellings at Eyres Yard Storage Depot, Eyres Close, Ewelme.

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.

Adam Lee, a local resident, spoke in qualified support of the application, subject to conditions.

Frank Dixon, the applicant's agent, spoke in support of the application.

Richard Pullen, one of the local ward members, spoke in support of the application.

In response to questions raised by the committee, the officers reported that:

- Issues raised such as the number of parking spaces, property layout and the number of bedrooms could be considered in more detail at the reserved matters stage of this application; and
- An extra condition to require details of levels was to be submitted and approved.

The committee considered that the application was logical and well considered and noted the qualified support from some local residents and the parish council.

The committee considered that the application was logical and well considered and were satisfied with the support from residents and the parish council.

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

**RESOLVED:** to grant outline planning permission for application P17/S3601/O, subject to the following conditions:

1. Approved plans.
2. Commencement - outline with reserved matters.
3. Commencement - reserved matters approval.
4. Hours of operation - construction/demolition sites.
5. Drainage works (details required).
6. Levels – details need to be submitted and to include the retention of the bank to the main road.

### **203 P17/S1599/RM - Land within Eyres Close off Eyres Lane, Ewelme**

Stefan Gawrysiak stepped down from the committee and played no part in the debate or voting for this item.

The committee considered application P17/S1599/RM for access for off-street parking; appearance; landscaping; layout/ and scale following outline approval of a pair of two-storey semi-detached dwellings on land within Eyres Close off Eyres Lane, Ewelme.

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.

Frank Dixon, the applicant's agent, spoke in support of the application.

Richard Pullen, one of the local ward members, spoke in objection to the application.

The committee were reminded that any decision made with regards to this item would merely inform the Council's position in relation to the appeal against non-determination. The final decision would be made by the Planning Inspectorate.

In response to questions raised by the committee, the officers reported that the committee's concerns relating to the potential impact on neighbours' amenities, had already been considered by the Planning Inspectorate.

The committee noted that the development would appear unbalanced, they were not satisfied with the design or lack of turning area and considered that the development would appear cramped.

Officers advised committee to concentrate on the concerns raised by the Inspector at the recent appeal.

A motion, moved and seconded, to refuse the application, had the council been able to determine it, was declared carried on being put to the vote.

**RESOLVED:** Having regard to the current appeal against non-determination, the planning committee recommended that had the council been able to determine the application, it would have refused application P17/S1599/RM for the following reason:

That having regard to the size and layout of the dwellings on the narrowest part of the site the proposal would give rise to a development with an uncharacteristically cramped and unbalanced appearance at odds with the altogether more spacious pattern of development in Eyres Close and the general character of this part of the Chilterns AONB. As such, the development does not respond positively or enhance local distinctiveness and is contrary to saved policies G2, D1, C4 and H4 of the South Oxfordshire Local Plan, Policies CSEN1 and CSQ3 of the South Oxfordshire Core Strategy and paragraph 115 of the National Planning Policy Framework.

## **204 P16/S3852/FUL - Land to the south of Newnham Manor, Crowmarsh Gifford**

The committee considered application P16/S3852/FUL for the erection of 100 new residential dwellings including an access road off the A4074, public open space (full application) and the provision of school land (outline application) on land to the south of Newnham Manor, Crowmarsh Gifford.

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: further representation has been received since the publication of the agenda from the Oxfordshire Clinical Commissioning Group, raising concerns that any increase in housing will put extra pressure on the Wallingford GP practice. Officers reminded the committee that the development offers CIL contributions and there are also S106 contributions for the medical practice from the Wallingford Site B development.

Nigel Hannigan, a representative of Crowmarsh Parish Council, spoke objecting to the application.

Sebastian Bourban, a local resident, spoke objecting to the application.

Arron Twamley, Grant Westall-Reece, and Richard Harrison spoke in support of the application.

Richard Pullen, one of the local ward members, spoke objecting to the application.

Some of the committee members were in support of the application and were satisfied that the Chilterns Conservation Board and statutory consultees had not objected to this application, that the developers had worked well with the Conservation Board to develop the proposal and that the design and landscaping were of a high quality. There is local preference for this proposed site over others in Crowmarsh and the benefits of land being offered for the local primary school.

Other members of the committee were concerned about air quality, sustainability of the site and the proposed traffic junction with Portway.

Officers reminded the committee that no objections had been received from Oxfordshire County Council Highways concerning the traffic concerns and that regarding sustainability, the site is categorised as a 'larger village', is close to Wallingford services and amenities, has good bus links and offers many employment

opportunities within Crowmarsh Gifford. Concerning air quality, officers advised committee members that this is sufficiently dealt with by condition.

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

**RESOLVED:** to authorise the Head of Planning to grant planning permission for application P16/S3582/FUL, subject to the completion of a Section 106 agreement and the following conditions:

1. Commencement of development – full permission.
2. Commencement of development – outline.
3. Submission of reserved matters application for the school site.
4. Approved plans.
5. Sample materials (all).
6. Removal of permitted development rights for extensions for plots 4, 6, 7, 22, 73, 80, 92.
7. Removal of permitted development rights for outbuildings for plots 4, 6, 7, 22, 73, 80, 92.
8. No conversion of garage accommodation for plot 64.
9. Submission of details of landscaping including hard surfacing and boundary treatment.
10. Landscape management plan.
11. Detailed tree protection.
12. Lighting details.
13. Air quality.
14. Contamination phased risk assessment.
15. Contamination remediation strategy.
16. Biodiversity enhancement strategy.
17. In accordance with reptile mitigation and enhancement strategy.
18. Restricted construction hours.
19. Sustainable drainage system.
20. New vehicular access.
21. New estates roads.
22. Estates accesses, driveways and turning areas.
23. Construction management plan.
24. Cycle parking facilities.
25. Roads and footpaths prior to occupation.
26. Residential travel plan to be revised.
27. Travel information pack to be submitted.
28. A Safer Routes to School Study to be conducted
29. Land to be aside for the school in perpetuity.
30. Archaeological written scheme of investigation.
31. Programme of archaeological evaluation and mitigation.

## **205 P17/S1884/O - Land west of Chalford Road, Postcombe**

This item was deferred for consideration of additional drainage information.

## **206 P17/S3619/FUL - The Oxford Belfry Hotel, London Road, Milton Common**

The committee considered application P17/S3619/FUL for the retention of static caravans as staff accommodation at The Oxford Belfry Hotel, London Road, Milton 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.

John Savell, a representative of Tiddington with Albury Parish Council, spoke objecting to the application.

John Walsh, one of the local ward councillors, spoke objecting to the application.

The committee agreed at 8:20pm to continue proceedings beyond 8:30pm to complete business.

In response to questions raised by the committee, the officers reported that:

- The inclusion of a planting/screening condition would be difficult to include at the pre-commencement stage. This would be an enforcement issue.
- The applicants consider that granting temporary permission for three years is an appropriate timescale for the hotel to devise a new strategic plan because of new ownership.

The committee were not satisfied with the proposal of extending the permission for three further years. Officers advised that since the erection of the caravans in April of 2017, it would be reasonable to grant permission for two years from this date, to April 2019. Members requested that the officer write to the Oxford Belfry advising them that there weren't sufficient material considerations to justify a temporary consent for three years, and that a shorter timescale would help to mitigate the adverse impacts of the development.

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/S3619/FUL, subject to the following conditions:

1. Temporary permission (two years from April 2017).
2. Approved plans.
3. Specified use (staff accommodation).
4. Landscaping scheme (maintaining existing).

## **207 P17/S3206/O - Land at Woodcote Road, South Stoke**

The committee considered outline application P17/S3206/O for a residential development (up to five dwellings) and associated works, including access on land at Woodcote Road, South Stoke.

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: South Stoke Parish Council had withdrawn their main objections to the application following consideration of the officer's report. However, they were still objecting to the principle of development in this area.

Andrew Scrivener, a representative of South Stoke Parish Council, spoke objecting to the application.

James Burrows, of Summerfield, spoke objecting to the application.

Victor Meyer, of Freedom Cottages, spoke objecting to the application.

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/S3206/O, subject to the following conditions:

1. Commencement – outline with reserved matters.
2. Approved plans.
3. Maximum number of dwellings.
4. Market housing mix.
5. Landscaping strategy as part of reserved matters.
6. Tree protection.
7. Biodiversity mitigation and enhancement strategy.
8. Surface water drainage works (details required).
9. New vehicular access.
10. Vision splay protection.
11. Construction traffic management plan.
12. No surface water drainage to the highway.
13. Refuse and recycling storage (details required).
14. Fire hydrants.
15. Hours of operation.
16. Construction method statement.

## **208 P17/S2878/FUL - Casa Mia, Greenmore, Woodcote**

The committee considered application P17/S2878/FUL for a variation of Condition 2 to convert the approved garage into a playroom and provide additional parking on the frontage of plot 2 of planning permission P16/S2432/FUL at Casa Mia, Greenmore, Woodcote.

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/S2878/FUL, subject to the following conditions:

1. Development to be implemented in accordance with approved plans.
2. Parking and manoeuvring areas as shown on plan must be retained and remain unobstructed.
3. Materials for the external alterations to match the existing building.
4. All previous conditions, where relevant and necessary, remain valid.

The meeting closed at 9.05 pm

Chairman

Date