

Minutes

OF A MEETING OF THE

Planning Committee

HELD ON WEDNESDAY 28 MARCH 2018 AT 6.00 PM

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

Present:

Toby Newman (Chairman)

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

Apologies:

Anthony Dearlove tendered apologies.

Officers:

Paul Bowers, Sharon Crawford, Paula Fox, Nicola Meurer and Amanda Rendell

257 Chairman's announcements

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

The chairman informed the committee that application P17/S0241/FUL – Land at Six Acres, Thame Road, would be the first application to be discussed during proceedings due to the number of people present for this item.

258 Minutes of the previous meeting

RESOLVED: to approve the minutes of the meeting held on 7 March 2018 as a correct record and agree that the Chairman sign these as such.

259 Declarations of interest

Joan Bland declared that in relation to application P17/S3887/HH and P17/S3888/LB – Basement Flat, 7 River Terrace, Henley-on-Thames, she knew the application and would therefore be leaving the room for the consideration of this application.

260 Urgent business

There was no urgent business.



Listening Learning Leading

261 Proposals for site visits

There were no proposals for site visits.

262 Public participation

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

263 P16/S0514/FUL - 8 High Street, Chalgrove

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

The committee considered application P16/S0514/FUL to remove Condition 9 of permission P08/W0147 for the provision of a vehicular turntable at 8 High Street, Chalgrove.

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 Pritchard, a representative of Chalgrove Parish Council, spoke objecting to the application.

David Turner, the local ward councillor, spoke objecting to the application.

The committee were not satisfied with the standard of parking that would be available without the previously conditioned turntable and that a reversing manoeuvre would be a danger to public safety.

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/S0514/FUL, for the following reason:

Condition 9 of planning permission P08/W0147 requires the provision of a parking turntable prior to the occupation of the dwelling. The space available on site for turning vehicles is substandard and the non-provision of a turntable would result in vehicles egressing/accessing the site in reverse gear. As such, the proposal to have the condition removed would be prejudicial to highway safety contrary to saved Policies T1 and T2 of the adopted South Oxfordshire Local Plan 2011 and the National Planning Policy Framework (NPPF).

264 P17/S0241/FUL - Land at Six Acres, Thame Road, Warborough

Richard Pullen, one of the local ward councillors, stepped down from the committee and took no part in the debate or voting for this item. Jeanette Matelot arrived part-way through the consideration of this application and therefore took no part in the debate or voting.

The committee considered application P17/S0241/FUL to erect 29 dwelling houses with public open space, car parking area and landscaping on land at Six Acres, Thame Road, Warborough.

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 updates: further letters of representation had been received since publication of the agenda.

Two further conditions are recommended for inclusion concerning vision splay dimensions and wheel washing during the construction phase and there should only be two archaeological conditions.

Pat Elder and Kate Croudace, representatives of Warborough Parish Council and the Neighbourhood Plan group respectively, spoke in support of the application.

Derek Stebbing and Marc Carlucci spoke objecting to the application.

Jolande Bowater, Mr M B Powell and Teula Bradshaw spoke in support of the application.

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

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

- Although St Laurence School governors are concerned about the number of car parking spaces available, they are not objecting to the application;
- If the roads are not adopted within the site, the county council have advised that they should be constructed to adoptable standard and maintained by a management company; and
- Oxfordshire County Council's Highways team have requested £29,000, which reflects the contribution of £1,000 per dwelling from developers whose developments are serviced by the X39/X40 bus to help increase the frequency of the service overall.

Overall, the committee were satisfied with the level of local support for the application, including the parish council, emerging neighbourhood plan for the village and pre-school; the amount of consultation that had been carried out; and the location and mix of housing. Councillors requested an extra condition to detail visitor parking availability.

A motion, moved and seconded, to delegate authority to the head of planning to approve the application, with the inclusion of three extra conditions relating to vision splays, wheel washing and visitor parking, was declared carried on being put to the vote.

RESOLVED: to authorise the head of planning to grant planning permission for application P17/S0241/FUL, subject to the prior completion of a Section 106 agreement and the following conditions that may be updated to reflect the latest position:

1. Commencement three years - full planning permission.
2. Approved plans.
3. Biodiversity mitigation and enhancement strategy (outline).
4. Levels (details required).
5. Sample materials required (all).
6. Access position to be agreed.
7. Construction traffic management.

8. Landscaping scheme (trees and shrubs only).
9. Landscaping (including access road and hard standings).
10. Landscaping (including boundary treatment).
11. Landscaping (including hard surfacing and boundary treatment).
12. Layout of car park.
13. Details of visitor parking for residential development to be submitted.
14. Tree protection.
15. Protect hedges during development operations.
16. Children's play space.
17. Open Space.
18. New vehicular access.
19. New estate roads.
20. Turning area and car parking.
21. Cycle parking facilities.
22. Landscaping implementation.
23. Tree pits design.
24. Prevention of overlooking.
25. Withdrawal of permitted development rights (Part 1 Class A) – no extensions etc.
26. Withdrawal of permitted development rights (Part 2 Class A) - no walls, fences etc.
27. No surface water drainage to highway.
28. No garage conversion into accommodation.
29. Landscape management plan.
30. Lighting.
31. Archaeology – written scheme of investigation.
32. Archaeology – archaeological investigation.
33. Surface water drainage.
34. Foul drainage.
35. Travel plan.
36. Contamination.
37. Wheel washing during the construction phase.
38. Vision splay dimensions.

265 P17/S2692/FUL - Land to the south of 2 Celsea Place, Cholsey

The committee considered application P17/S2692/FUL to construct a pair of semi-detached houses on land to the south of 2 Celsea Place, 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.

Richard Wyndham-Smith, 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/S2692/FUL, subject to the following conditions:

1. Commencement three years – full planning permission.
2. Approved plans.
3. Schedule of materials.
4. Withdrawal of permitted development (Part 1 Class A) - no extensions etc.
5. Withdrawal of permitted development (Part 1 Class E) - no buildings etc.

6. New vehicular access to Oxfordshire County Council standards.
7. Vision splay dimensions to be met.
8. Vision splay protection.
9. Parking and manoeuvring areas retained.
10. Landscaping (including access road and hard standings).
11. Tree protection (general).
12. Obscure glazing to landing window.

266 P17/S3714/FUL - Upthorpe Farm, Moreton Road, Aston Tirrold

The committee considered application P17/S3714/FUL to demolish the existing structures and erect three dwellings and associated development, including parking areas and turning space at Upthorpe Farm, Moreton Road, Aston Tirrold.

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.

Simon Young, a representative of Aston Tirrold Parish Council, spoke objecting to the application.

Steve Morant, a local resident, spoke objecting to the application.

Henry Venners, the applicant's agent, spoke in support of the application.

Following questions by committee to the applicant's agent, it was determined by the chairman in consultation with the development manager, that the application would need to be deferred as the officer's report had not addressed the issue of affordable housing in relation to a number of recent planning permissions on the site and the cumulative provision of housing. Further discussions with the applicant are therefore required and an updated committee report issued before being considered again.

RESOLVED: to defer planning permission for application P17/S3714/FUL, to allow for further discussions with the applicant concerning affordable housing provision.

267 P17/S3887/HH & P17/S3888/LB - Basement Flat, 7 River Terrace, 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/S3887/HH & P17/S3888/LB for a single-storey rear extension and alterations at Basement Flat, 7 River Terrace, 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.

Tanya Van Der Warff, the applicant's agent, spoke in support of the application.

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

RESOLVED: to grant planning permission for application P17/S3887/HH, subject to the following conditions:

1. Commencement of development within three years.
2. Development in accordance with the approved plans.
3. Materials to be as shown on the approved plan.

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

RESOLVED: to grant listed building consent for application P17/S3888/LB, subject to the following conditions:

1. Commencement of works within three years.
2. Works in accordance with the approved plans.
3. Agreement of external materials by photographic schedule or samples prior to works commencing.
4. Agreement of structural intervention required to create openings prior to works commencing.

The meeting closed at 8.15 pm

Chairman

Date