

Minutes

OF A MEETING OF THE

Planning Committee

HELD ON WEDNESDAY 11 APRIL 2018 AT 6.00 PM

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

Present:

Toby Newman (Chairman)

Sue Lawson, Lorraine Hillier, Elaine Hornsby, Jeannette Matelot, David Turner, Ian White, Ian Snowdon (as substitute for Anthony Dearlove) and Jane Murphy (as substitute for Joan Bland)

Apologies:

Joan Bland, Anthony Dearlove, Richard Pullen and Mocky Khan tendered apologies.

Officers:

Edward Church, Sharon Crawford, Paula Fox, Kim Gould, Paul Lucas, Marc Pullen and Ron Schrieber

Also present:

Councillor John Walsh

268 Chairman's announcements

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

269 Minutes of the previous meeting

RESOLVED: to approve the minutes of the meetings held on 20 and 28 March as correct records and agree that the Chairman sign these as such.

270 Declarations of interest

Jeannette Matelot declared that, in relation to application P17/S3983/HH, 22 Whittle Road, Thame, she would be stepping down from the committee and leaving the meeting as she was a friend of the applicant.



Listening Learning Leading

271 Urgent business

There was no urgent business.

272 Proposals for site visits

There were no proposals for site visits.

273 Public participation

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

274 P17/S4383/FUL - Small Mead, 6 Wood Lane, Sonning Common, RG4 9SL

The committee considered application P17/S4383/FUL, for the erection of a new bungalow to the rear of Small Mead with demolition of a side garage to allow access at Small Mead, 6 Wood Lane, Sonning 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 Stoves, a representative of Sonning Common Parish Council, spoke objecting to the application.

Simon Dimmick, 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/S4383/FUL, subject to the following conditions:

1. Commencement of development within three years.
2. Development in accordance with the approved plans.
3. Sample materials to be agreed prior to the commencement of development.
4. Existing vehicular access to be improved to highway standards.
5. Parking and manoeuvring areas to be provided in accordance with the approved plans.
6. No garage conversion into accommodation without separate planning permission.
7. Hard and soft landscaping details to be agreed prior to the commencement of development.
8. Tree protection details to be agreed prior to the commencement of development.
9. Withdrawal of permitted development for extensions.
10. Withdrawal of permitted development for outbuildings.

275 P17/S4335/FUL - 12 The Croft, East Hagbourne, OX11 9LS

Jane Murphy, 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/S4335/FUL, for the demolition of the existing dwelling and outbuildings. Closure of existing vehicular accesses. Erection of two detached dwellings via new shared single vehicular access off The Croft at 12 The Croft, East Hagbourne.

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 officer recommended the inclusion of two additional conditions regarding foul and surface water drainage.

Derek Buffon, a representative of East Hagbourne Parish Council, spoke objecting to the application.

Andy Barnes, a local resident, spoke objecting to the application.

Huw Mellor, the applicant's agent, spoke in support of the application.

Jane Murphy, a local ward councillor, spoke objecting to the application.

A motion, moved and seconded, to approve the application, subject to the additional conditions proposed by the officer, was declared carried on being put to the vote.

RESOLVED: to grant planning permission for application P17/S4335/FUL, subject to the following conditions:

1. Commencement three years – full planning permission.
2. Approved plans.
3. Sample materials required (walls and roof).
4. Landscaping (incl hardsurfacing and boundary treatment).
5. Tree protection (detailed).
6. New vehicular access.
7. Close existing accesses.
8. Vision splay details.
9. Parking and manoeuvring details retained.
10. Cycle parking in accordance with the plan.
11. Off site highway works to be implemented in accordance with the plan.
12. The development hereby permitted shall not be commenced until foul drainage works have been carried out in accordance with details that have been first submitted to and approved in writing by the Local Planning Authority. Thereafter, the development shall proceed in accordance with the approved details
13. The development hereby permitted shall not be commenced until surface water drainage works have been carried out in accordance with details that have been first submitted to and approved in writing by the Local Planning Authority. Thereafter, the development shall proceed in accordance with the approved details.

276 P17/S4092/FUL - Land adjoining 65 Valley Road, Henley-on-Thames, RG9 1RL

Lorraine Hillier, 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/S4092/FUL, for the erection of a four bedroom dwelling on land adjoining 65 Valley 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.

Mark Doodes, the applicant's agent, spoke in support of the application.

Some members of the committee expressed concerns about the design of the proposed dwelling, believing it to be out of keeping with the existing built environment.

Contrary to the officer's recommendation, a motion was moved and seconded to refuse the application. On being put to the vote, the motion was lost.

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/S4092/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. Ground and finished floor levels to be agreed prior to commencement of development.
4. Schedule of materials to be agreed prior to the commencement of development.
5. Submission of detailed car parking plan prior to commencement of development.
6. Implement tree protection measures prior to and throughout development.
7. New vehicular access on to Valley Road to be formed to Highway Authority's specifications.
8. Vision splays to be provided to each side of the access.

277 P17/S3024/FUL - Christmas Cottage, Crowsley Road, Lower Shiplake

The committee considered application P17/S3024/FUL, for the erection of a detached 4-bedroom dwelling with detached garage and a detached 5-bedroom dwelling with integral garage, following the demolition of the existing dwelling and coach house at Christmas Cottage, Crowsley 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.

Tudor Taylor, a representative of Shiplake Parish Council, spoke objecting to the application.

Mark Biart, Kevin James and George Brind, local residents, spoke objecting to the application.

A motion, moved and seconded, to defer consideration of this application, pending a site visit, so that Members could look at the access arrangements and relationship to neighbouring properties, was carried on being put to the vote.

RESOLVED: to defer consideration of application P17/S3024/FUL, pending a site visit.

278 P17/S4168/FUL - Park Farm, Waterstock, OX33 1JT

The committee considered application P17/S4168/FUL, for the demolition of the existing agricultural storage unit and erection of two detached dwellings with associated landscaping and parking at Park Farm, Waterstock.

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:

- Appendix 3, setting out the Parish Meetings' comments, which had been omitted from the report in error, had been circulated separately.
- The final sentence of paragraph 6.12 of the report should have stated that the effect of the proposal would be a 14% reduction in the footprint and a 33% reduction in the volume of built development on the site.

Michael Tyce, a representative of Waterstock Parish Meeting, spoke objecting to the application.

Jake Collinge, the applicant's agent, spoke in support of the application.

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

Some members of the committee expressed the view that the proposed development was unsustainable and inappropriate for a conservation area.

Contrary to the officer's recommendation, a motion was moved and seconded to refuse the application. On being put to the vote, the motion was lost.

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/S4168/FUL, subject to the following conditions:

1. Commencement three years – full planning permission.
2. Approved plans.
3. Sample materials required (all).
4. Joinery details.
5. Withdrawal of permitted development rights (Part 1 Class A) – no extensions etc.
6. Withdrawal of permitted development rights (Part 1 Class E) – no buildings etc.
7. Vision splay protection.
8. No surface water drainage to highway.
9. Contamination – (investigation).
10. Parking and manoeuvring areas retained.

279 P18/S0296/FUL - Beech Grove Farm, Thame Road, Postcombe, OX9 7DW

The committee considered application P18/S0296/FUL, for the formation of a track to a modern agricultural building and hardstanding at Beech Grove Farm, Thame Road, Postcombe.

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 P18/S0296/FUL, subject to the following conditions:

1. Commencement three years – full planning permission.
2. Approved plans.
3. Submission of details.

280 P17/S3983/HH - 22 Whittle Road, Thame, OX9 3PF

Jeannette Matelot stepped down from the committee and left the meeting as she was a friend of the applicant.

The committee considered application P17/S3983/HH, for a first floor extension at 22 Whittle Road, 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.

Linda Emery, a representative of Thame Town Council, spoke objecting to the application.

Helen Flitton, 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/S3983/HH, subject to the following conditions:

1. Development in accordance with the approved plans.
2. Parking and manoeuvring areas retained in accordance with the approved plans.
3. No garage conversion into accommodation.

The meeting closed at 8.25 pm

Chairman

Date