

Minutes

OF A MEETING OF THE

Planning Committee

HELD ON WEDNESDAY 16 MAY 2018 AT 6.00 PM

THE CORNERSTONE, 25 STATION ROAD, DIDCOT OX11 7NE

Present:

Toby Newman (Chairman)

Joan Bland, Anthony Dearlove, Lorraine Hillier, Elaine Hornsby, Mocky Khan, Ian Snowdon (in place of Jeanette Matelot) David Turner and Ian White

Apologies:

Sue Lawson and Jeannette Matelot tendered apologies.

Officers:

Paul Bowers, Will Darlison, Paula Fox, Nicola Meurer and Tom Wyatt

Also present:

Steve Connel and Elizabeth Gillespie

293 Chairman's announcements

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

294 Minutes of the previous meetings

RESOLVED: to approve the minutes of the meetings held on 11 April and 2 May 2018 as correct records and agree that the Chairman sign these as such.

295 Declarations of interest

Anthony Dearlove declared that in relation to application P18/S0557/FUL – 18 Venners Water, Didcot he would be stepping down from committee due to his being present at Didcot Town Council planning committee's consideration of the application.



Listening Learning Leading

296 Urgent business

The development manager reminded committee members that application P18/S0619/FUL had been deferred for a site visit and would be considered at committee on 23 May 2018.

297 Proposals for site visits

There were no proposals for site visits.

298 Public participation

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

299 P17/S4216/FUL - Plot 9, Kiln Lane, Garsington

The committee considered application P17/S4216/FUL for a change of use of land as a private gypsy and traveller site consisting of a mobile home, a touring caravan, an amenity block and associated development on Plot 9, Kiln Lane, Garsington.

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.

Chris Wright, a representative of Garsington Parish Council, spoke objecting to the application.

Barbara Engstrom, a local resident, spoke objecting to the application.

Elizabeth Gillespie, the local ward councillor, spoke objecting to the application.

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

- The needs of the family would need to be weighed against the material planning harm of the application;
- Alternative sites for the family are not a material consideration;
- The standard duration of temporary permissions is three years;
- Plot 12's planning permission expires in a year, at which time the applicants would need to reapply for permission to stay on the site;
- The highways team had originally objected to the permanent planning application, but revised their view based on the temporary nature of this application to no objection; and
- South Oxfordshire District Council and the police are responsible for enforcing the parking of HGVs on the site.

Committee members were of the view that the harm to the greenbelt outweighed the welfare of the child. Members believed that the child's needs could be met in alternative ways.

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 P17/S4216/FUL for the following reason:

The proposal represents inappropriate development within the Oxford Green Belt and is also harmful to the openness of the Oxford Green Belt. The justification submitted in support of the proposal is not sufficient to represent very special circumstances that would outweigh the harm caused to the Oxford Green Belt. Accordingly, the proposed development conflicts with the provisions of the National Planning Policy Framework (NPPF), Planning Policy for Traveller Sites (PPTS), Policy CSEN2 of the South Oxfordshire Core Strategy (SOCS) and Policy GB4 of the South Oxfordshire Local Plan (SOLP).

300 P18/S0560/FUL - Land adjacent to Village Green, Newlands Lane, Stoke Row

The committee considered application P18/S0560/FUL to erect two new dwellings based on a previously approved scheme on land adjacent to the Village Green, Newlands Lane, Stoke Row.

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.

David Nimmo-Smith, one of the local ward councillors, spoke in support of the application.

Committee members expressed their disappointment that the parish council had not come to committee to put forward their objections.

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/S0560/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. Levels to be agreed prior to commencement of development.
4. Samples of all external materials to be submitted and agreed prior to commencement of development.
5. Sample panel of flint work to be knapped flint in slim mortar beds to be submitted and agreed prior to commencement.
6. First floor side facing windows to be obscure glazed and fixed shut.
7. No additional first floor windows or roof openings.
8. Details of spoil disposal to be agreed in relation to excavation of basements.
9. Withdrawal of permitted development rights for extensions and outbuildings.
10. Improvements to existing vehicular access to be implemented prior to occupation of the dwelling.
11. Vision splay details implemented and retained as approved.
12. Parking and manoeuvring areas retained as approved.
13. No surface water drainage to the public highway.
14. Any gates to be set back a minimum of 5 metres from the carriageway.
15. Soft landscaping scheme including details of planting of trees and any replacement hedgerows and hard landscaping including driveway and
16. parking surfacing and boundary treatments to be submitted and agreed prior to commencement.
17. A long-term management plan for the orchard area to be agreed.

18. Tree protection measures to be agreed prior to commencement of development.

301 P18/S0197/FUL - 17 Blacklands Road, Benson

The committee considered application P18/S0197/FUL to erect a dwelling and demolish the existing garage at 17 Blacklands Road, Benson.

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: two further conditions are recommended for inclusion:

- Obscure glazing in the rear facing upper bathroom window.
- Parking to be retained as on plan.

June Pike, a local resident, spoke objecting to the application.

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

- Benson neighbourhood plan is due to go to referendum on 28 June 2018, so can therefore be given some weight;
- It is not considered reasonable to condition the proposed front facing bedroom window to be fixed shut as the already approved scheme has very similar window arrangements with no similar conditions attached;
- The proposed rear parking area is 220m away from the property; and
- Amenity space is 20% below the design guide's recommendation.

Although members were dissatisfied with the parking issues in the area, they were aware that Oxfordshire County Council highways had not objected to the application and were therefore satisfied that this would not be a sufficient reason for refusal. Concerns were also raised about amount of amenity space provided.

A motion, moved and seconded, to approve the application with the two extra conditions detailed above, was declared carried on being put to the vote.

RESOLVED: to grant planning permission for application P18/S0197/FUL, subject to the following conditions:

1. Approved plans.
2. Materials as on plan.
3. Withdrawal of permitted development (Part 1 Class A) – no extensions etc.
4. Withdrawal of permitted development (Part 1 Class E) – no buildings etc.
5. Demolish specified buildings before occupation.
6. Obscure glazing in the upper rear-facing bathroom window.
7. Parking to be retained as on plan.

302 P18/S0681/FUL - The Crown, Thame Road, Stadhampton

The committee considered application P18/S0681/FUL for an amended scheme on a surplus second car park, to provide a single detached four-bedroom dwelling at The Crown, Thame Road, Stadhampton.

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 Dawson, a representative of Stadhampton Parish Council, spoke objecting to the application.

Ian Newman, the applicant's agent, spoke in support of the application.

Whilst some committee members were concerned with the impact that the loss of parking might have on the viability of the pub, the majority were satisfied that the applicant had addressed the committee's reasons for refusing the application in 2017.

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/S0681/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. Vision splay dimensions.
7. Parking and manoeuvring areas retained.
8. No surface water drainage to highway.

303 P18/S0780/FUL - Holly Cottage, Mill Street, Stanton St John

The committee considered application P18/S0780/FUL for the erection of an agricultural building at Holly Cottage, Mill Street, Stanton St. John.

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 Clark and David Stern, representatives of Stanton St. John Parish Council, spoke objecting to the application.

Jake Collinge, 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 P18/S0780/FUL, subject to the following conditions:

1. Commencement three years - full planning permission.
2. Approved plans.
3. Sample materials required (all).

304 P18/S0619/FUL - 47 Newlands Avenue, Didcot

This application had been deferred for a site visit and will be considered at planning committee on 23 May 2018.

305 P18/S0557/FUL - 18 Venners Water, Didcot

The committee considered application P18/S0557/FUL for the construction of a one-bedroom house at the side of 18 Venners Water, Didcot, with off-street parking at the front.

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.

Kris Skalka, the applicant's agent, spoke in support of the application.

Steve Connel, one of the local ward councillors, spoke objecting to the application.

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

- The committee would need to decide how much weight to give the below minimum recommended amenity space as per the design guide as a reason for refusal; and
- An extra condition can be included to withdraw permitted development rights to protect the garden area.

Although some committee members were supportive of the application due to a local need for smaller properties, other committee members were not satisfied with the below recommended minimum amount of amenity space provided for the proposed new dwelling and number 18 Venners Water, and therefore felt that it was an overdevelopment of the site.

A motion, moved and seconded, to approve the application with an extra condition to withdraw permitted development rights was declared lost on being put to the vote.

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 P18/S0557/FUL for the following reason:

That having regard to its cramped nature, and over-intensive layout arrangements the proposed development would fail to provide adequate standards of residential amenity for the occupants of the proposed dwelling and of number 18 Venners Water. The proposed development would be contrary to saved policies D3 and H4 of the South Oxfordshire Local Plan 2011.

The meeting closed at 8.20 pm

Chairman

Date