

# Minutes

## OF A MEETING OF THE

## Planning Committee



Listening Learning Leading

**HELD ON WEDNESDAY 23 MAY 2018 AT 6.00 PM**

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

### **Present:**

Toby Newman (Chairman)

Anthony Dearlove, Joan Bland, Nigel Champken-Woods (in place of David Nimmo-Smith) Lorraine Hillier, Elaine Hornsby, Mocky Khan, Jeannette Matelot, Ian Snowdon, David Turner and Ian White

### **Apologies:**

David Nimmo-Smith tendered apologies.

### **Officers:**

Katherine Canavan, Sharon Crawford, Paula Fox, Kim Gould, Simon Kitson and Nicola Meurer

### **1 Chairman's announcements**

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

### **2 Minutes of the previous meeting**

**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.

### **3 Declarations of interest**

There were no declarations of interest.

### **4 Urgent business**

The development manager advised that application P17/S1964/O – land to the north east of Benson, had been deferred from consideration to allow members to visit the site.

## **5 Proposals for site visits**

There were no proposals for site visits.

## **6 Public participation**

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

## **7 P18/S0619/FUL - 47 Newlands Avenue, Didcot**

Anthony Dearlove and Mocky Khan, 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 P18/S0619/FUL for the erection of a two-bedroom house to the side of 47 Newlands Avenue, Didcot, with a garage at the rear for the new and existing house.

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.

Anthony Dearlove and Mocky Khan, two of the local ward councillors, spoke objecting to the application.

In response to questions raised by the committee, the officers reported that although land ownership is not a planning consideration, it is referred to in the report to provide context.

The committee were not satisfied that the proposed development would not harm the character and appearance of the street scene and cited the importance of retaining the green space.

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/S0619/FUL for the following reason:

New housing should respect the character and settlement patterns of the area and avoid the loss of open space of public value. The development would result in the loss of a distinctive and prominent green area within the built up residential area, resulting in a scheme which erodes the character and appearance of the surrounding area, and creates a discordant relationship with properties within the immediate street scene. The development conflicts with policies CSQ3 and CSDID3 of the South Oxfordshire Core Strategy, and saved policies H4 and D1 of the South Oxfordshire Local Plan 2011.

## **8 P17/S1964/O - Land to the north east of Benson to the north of Watlington Road/The Sands (B4009) and east of Hale Road Benson**

Application P17/S1964/O for a residential development comprising up to 240 dwellings on land to the north east of Benson to the north of Watlington Road/The Sands (B4009) and east of Hale Road was deferred from consideration at planning committee on 23 May 2018 to allow members to visit the site.

## **9 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 with associated development including parking areas and turning 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 Upthorpe and 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.

In response to questions raised by the committee, the officers reported that the discrepancy in reported distances between the proposed and existing dwellings is relating to where the measurements are taken from. Back to back distances meet policy requirements, regardless of which measurement is taken.

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/S3714/FUL, subject to the following conditions:

1. Commencement three years.
2. Approved plans.
3. If contamination is found a programme of investigation to be carried out.
4. No garage conversion.
5. Existing vehicular access.
6. Vision splay protection.
7. Parking manoeuvring areas retained.
8. Construction traffic management.
9. Sample materials.

Informative: Bats

## **10 P17/S4288/FUL - Hill Cottage, High Street, Kingston Blount**

Ian White, 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/S4288/FUL to demolish the existing buildings and erect a new detached dwelling, including a new approach drive, landscaping, fencing and other related works at Hill Cottage, High Street, Kingston Blount.

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 had been received since the publication of the agenda relating to access arrangements and the position of the boundary, which is a civil matter and therefore not a material planning consideration.

Peter Tinson, a representative of Aston Rowant Parish Council, spoke objecting to the application.

Jake Collinge, an agent for some local residents and Mr Blake spoke objecting to the application.

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

Ian White, one of the local ward councillors, spoke to the application.

The committee were not satisfied that they had sufficient information to determine the impact on the character of the area without visiting the site.

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

**RESOLVED:** to defer planning permission for application P17/S4288/FUL to allow members to visit the site.

## **11 P17/S3771/FUL - (Former) Police Station, Reading Road, Wallingford**

Elaine Hornsby, 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/S3771/FUL to demolish the existing buildings and erect nine dwellings, providing access, parking, turning area, gardens and associated works at the (former) Police Station, Reading Road, Wallingford.

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.

Adrian Lloyd, a representative of Wallingford Town Council, spoke objecting to the application.

Michael Dunn, a local resident, spoke objecting to the application.

Henry Venners and Tim Coleman spoke in support of the application.

Elaine Hornsby, one of the local ward councillors, spoke objecting to the application.

Whilst some committee members were of the view that the proposal would be an overdevelopment of the site, having a negative impact on the elderly neighbours' amenity due to potential noise levels, other committee members were satisfied with the application and were of the view that having a more mixed community would be beneficial.

Overall, the committee were very satisfied with the amount of consultation that had been carried out and the design of the dwellings. Members requested that careful consideration

was given to the wording of the conditions to ensure permitted development rights were removed (and extended to restrict roof alterations), the construction traffic management plan was sufficiently robust and that landscaping was planned in a sensitive manner to minimise light loss for existing properties.

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/S3771/FUL, subject to the following conditions:

1. Work to commence within three years.
2. In accordance with plans.
3. Materials schedule to be submitted prior to commencement.
4. Archaeological written scheme of investigation.
5. Archaeological monitoring and findings report.
6. Implementation of a phased contamination risk assessment.
7. Submission of a contamination validation report, to confirm remediation strategy has been implemented in full.
8. Parking and turning as indicated on plans.
9. Works to upgrade access, in accordance with Oxfordshire County Council standards.
10. Surface water drainage.
11. Foul water drainage.
12. Cycle parking.
13. Scheme of landscaping.
14. Details of site levels and floor levels.
15. Boundary treatment and amenity space to be set out prior to occupation.
16. Construction traffic management plan.
17. Hours of construction.
18. Permitted development rights removed (extensions, porches, outbuildings).
19. No external lighting other than low level lighting; implementation of a lighting scheme to be approved in writing.
20. No conversion of garages to accommodation.

## **12 P17/S4413/FUL & P17/S4414/LB - Dove House Farm, Cuddesdon**

The committee considered application P17/S4413/FUL & P17/S4414/LB to convert the traditional barns into four residential dwellings and erect five residential units together with access, parking, landscaping and any other associated infrastructure at Dove House Farm, Cuddesdon.

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.

Phil Brown, 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/S4413/FUL, subject to a deed of variation on the legal agreement and the following conditions:

1. Commencement three years - full planning permission.
2. Approved plans.
3. Demolish specified buildings.
4. Phasing plan for whole site.
5. Sample materials required (all).
6. Details of tithe barn conversion.
7. Driveways and turning areas to be provided.
8. Accesses to road to be provided.
9. Construction traffic management in accordance with approved document.
10. Roads and footpaths prior to occupation.
11. Contamination - (investigation).
12. Surface and foul water drainage works (details required).
13. Archaeological watching brief.
14. Implementation of programme or archaeological work.
15. External ducts and flues (details required).
16. Joinery details.
17. Bat licence.
18. Landscaping (access/hard standings/fencing/walls).
19. Vision splay protection.
20. No surface water drainage to highway.
21. Withdrawal of permitted development rights (Part 1 Class A) – no extensions etc.
22. Withdrawal of permitted development rights (Part 1 Class E) - no buildings etc.

**RESOLVED:** to grant listed building consent for application P17/S4414/LB, subject to the following conditions:

1. Commencement listed building consent three years.
2. Approved plans – listed building.
3. Samples of materials – all.
4. Materials for making good to match.
5. Details of tithe barn conversion.
6. Rooflights to be conservation style.
7. Works to match existing.

The meeting closed at 8.25 pm

Chairman

Date