

Minutes

OF A MEETING OF THE

Planning Committee

HELD ON WEDNESDAY 1 AUGUST 2018 AT 6.00 PM

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

Present:

Toby Newman (Chairman)

Anthony Dearlove, Joan Bland, Lorraine Hillier, Elaine Hornsby, Mocky Khan, David Nimmo-Smith, Ian Snowdon, David Turner and Ian White

Apologies:

Jeannette Matelot tendered apologies.

Officers:

Paul Bowers, Paula Fox, Lloyd Jones, Simon Kitson, Paul Lucas, Ron Schrieber, Luke Veillet, Tom Wyatt

Also present:

Harry Davis, Oxfordshire County Council

52 Chairman's announcements

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

53 Declarations of interest

There were no declarations of interest.

54 Urgent business

Committee members were advised that consideration of application P18/S1555/FUL – field adjacent to the rear of 5 The Row, Brightwell Baldin, would be deferred, pending a site visit.



Listening Learning Leading

55 Proposals for site visits

David Turner reported that he would be addressing the committee as a ward councillor on application P18/S1253/FUL – store adjacent to 4 Hardings, Chalgrove, and would be requesting that consideration of the application be deferred, pending a site visit.

56 Public participation

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

57 P18/S0465/FUL - Blue Bonnets, 31 West End, Cholsey

The committee considered application P18/S0465/FUL for the construction of three detached houses on land to the rear of 31 West End, 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.

Officer update: The officer's verbal presentation included reference to the new National Policy Planning Framework which had been published just after the report was finalised.

Paul Jenkins, a representative of Cholsey Parish Council, spoke objecting to the application.

Duncan Wolage, 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/S0465/FUL, subject to the following conditions:

1. Commencement three years - full planning permission.
2. Approved plans.
3. Surface water drainage works (details required).
4. Schedule of materials.
5. Boundary walls and fences.
6. Tree protection (detailed).
7. Construction traffic management.
8. Landscaping (including access road and hard standings).
9. New vehicular access.
10. Parking and manoeuvring areas retained.
11. Obscure glazing.
12. Vision splay protection.
13. No garage conversion into accommodation.
14. Withdrawal of permitted development (Part 1 Class A) - no extensions etc.

Wild Bird Informative

58 P18/S1527/FUL - 59 Luker Avenue, Henley-On-Thames

Joan Bland and Lorraine Hillier, 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/S1527/FUL for the conversion and extension of the existing dwelling into four 1-bed flats at 59 Luker Avenue, 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.

Officer update: two further objections had been received after the publication of the report and the committee was provided with a summary from the officer.

Joan Bland, one of the local ward councillors, spoke about the application.

Lorraine Hillier, one of the local ward councillors, spoke objecting to 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/S1527/FUL, subject to the following conditions:

1. Commencement three years - full planning permission.
2. Approved plans.
3. Matching material (walls and roof).
4. Existing vehicular access.
5. Vision splay details.
6. Parking and manoeuvring areas retained.
7. Refuse and recycling storage (details required).

59 P17/S4193/FUL - UKAEA, Culham Science Centre, near Clifton Hampden

The committee considered application P17/S4193/FUL for the erection of a 3,789m² Class D2 non residential training centre with associated parking at UKAEA, Culham Science Centre, near Clifton Hampden.

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: The planning officer advised the committee:

- on the amendments to the report as a consequence of the Government's recently published new National Planning Policy Framework. However, these changes had no material effect on the report's recommendations.
- that paragraph 6.15 of the report required amending to the effect that the applicant had agreed not to undertake steps to carry out more than 6,750 square metres of floor space of the extant outline permission for up 9,000 square metres of B1 floor space unless funding has been secured for the Culham to Didcot river crossing.

- that, since the publication of the report, the Section 106 agreement had been completed. Accordingly, the committee was now recommended to grant planning permission with regard to the Section 106 agreement.

Sam Casey-Rerhaye, a representative of Culham Parish Council, spoke objecting to the application.

Caroline Livingstone, representing the applicant, 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/S4193/FUL, subject to the following conditions:

1. Commencement three years - full planning permission.
2. Approved plans.
3. Materials as on plan.
4. New vehicular access.
5. Turning area and car parking.
6. Cyclists shower/changing facilities.
7. Construction traffic management.
8. Travel plans.
9. Surface water drainage.
10. Landscaping (including access road and hard standings).
11. Biodiversity enhancement plan to be submitted.

60 P18/S1253/FUL - Store adjacent to 4 Hardings, 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 P18/S1253/FUL for the variation of condition 2 of planning permission P17/2367/FUL for a change in design to include extra rooms in the roof of a store adjacent to 4 Hardings, 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.

Stuart Walker, representing local residents, spoke objecting to the application.

Mark Campbell, the applicant's agent, spoke in support of the application and confirmed that he would be willing to agree to an additional condition regarding the site's boundary to allay concerns about the reduction in sight lines.

- David Turner, the local ward councillor, spoke objecting to the application and requested that the committee defer consideration of the application pending a site visit, in order to assess the impact of the proposal on 39 Langley Road.

A motion to defer consideration of the application, pending a site visit, was moved and seconded. On being put to the vote, there was an equality of votes. The chairman exercised his casting vote against the motion, which was lost.

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

RESOLVED: to grant planning permission for application P18/S1253/FUL, subject to the following conditions:

1. Time limit – variation of condition.
2. Approved plans.
3. Schedule of materials.
4. Withdrawal of permitted development (Part 1 Classes A, B, C and E) – no extensions, roof lights, roof extensions or outbuildings.
5. Parking and manoeuvring areas retained.
6. New vehicular access.
7. Vision splay protection.
8. Demolish specified building.
9. Boundary treatments – details to be approved.

61 P18/S1091/FUL - The Barn, Greys Green

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

The committee considered application P18/S1091/FUL for the variation of condition 2 - approved plans on application P17/S2489/FUL, to add sunken terraces at The Barn, Greys Green.

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.

Michael Pearey, representing Rotherfield Greys Parish Council and as a local resident, spoke objecting to the application.

David Nimmo-Smith, one of the local ward councillors, spoke objecting to 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/S1091/FUL, subject to the following conditions:

1. Development in accordance with approved plans.
2. Schedule of materials to be agreed prior to the commencement of the development.
3. Tree protection to be implemented in accordance with approved details.
4. Landscaping (including hardsurfacing and boundary treatment) to be agreed prior to the commencement of the development.
5. Parking and turning areas to be provided prior to occupation.
6. Withdrawal of permitted development rights for extensions.
7. Wildlife protection details to be agreed prior to commencement of the development.
8. Any suspected contamination to be reported.

62 P18/S0493/FUL - Yew Tree Cottage, Horsepond Road, Gallowstree Common

The committee considered application P18/S0493/FUL for the erection of a two-storey 3-bedroom dwelling at the rear of the garden at Yew Tree Cottage, Horsepond Road, Gallowstree 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.

Sue Biggs, representing Kidmore End Parish Council, spoke objecting to 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/S0493/FUL, subject to the following conditions:

1. Commencement of development within three years.
2. Development to be carried out in accordance with approved plans.
3. Levels to be agreed prior to commencement of development.
4. Schedule of materials to be agreed prior to the commencement of the development.
5. Rooflights in north elevation to avoid overlooking (specified cill level).
6. No additional first floor openings to be inserted in north elevation.
7. Withdrawal of permitted development rights for extensions and outbuildings.
8. New vehicular access to be formed prior to occupation.
9. Close existing access prior to the use of the new access.
10. Vision splays to be provided prior to occupation.
11. Pedestrian vision splays to be provided prior to occupation.
12. Parking and turning areas to be provided prior to occupation.
13. Landscaping (including hardsurfacing and boundary treatment) details to be agreed prior to the commencement of the development.

Informatives

1. Wild bird informative.
2. Considerate constructors scheme informative.

63 P18/S1555/FUL - Field adjacent to the rear of 5 The Row, Brightwell Baldwin

Consideration of this application was deferred, pending a site visit.

The meeting closed at 8.15 pm

Chairman

Date