

# Minutes

OF A MEETING OF THE

## Planning Committee

HELD ON WEDNESDAY 5 SEPTEMBER 2018 AT 6.00 PM

THE FOUNTAIN CONFERENCE CENTRE, HOWBERY PARK, BENSON LANE,  
WALLINGFORD, OX10 8BA

### Present:

Toby Newman (Chairman)

Anthony Dearlove (Vice-chairman), Joan Bland, Elizabeth Gillespie (in place of Elaine Hornsby), Lorraine Hillier, Mocky Khan, Jeannette Matelot, David Nimmo-Smith, Ian Snowdon and David Turner

### Apologies:

Elaine Hornsby and Ian White tendered apologies.

### Officers:

Sharon Crawford, Neil Davies, Joan Desmond, Paula Fox, Kim Gould, Paul Lucas and Nicola Meurer.

### Also present:

Will Hall

### 76 Chairman's announcements

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

### 77 Minutes of the previous meeting

**RESOLVED:** to approve the minutes of the meetings held on 1 and 15 August 2018 as correct records and agree that the Chairman sign these as such.

### 78 Declarations of interest

There were no declarations of interest.



Listening Learning Leading

## **79 Urgent business**

There was no urgent business.

## **80 Proposals for site visits**

A motion, moved and seconded, to propose a site visit for application P18/S1514/FUL – land at Eyres Close, Ewelme to allow members who had not visited the site previously to understand the levels and context within the AONB, was declared carried on being put to the vote.

**RESOLVED:** To defer consideration of application P18/S1514/FUL to allow members to visit the site.

## **81 Public participation**

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

## **82 P16/S2861/O - Mount Ida, Reading Road, Lower Shiplake**

The committee considered outline application P16/S2861/O for the demolition of the existing dwelling and erection of eight dwellings at Mount Ida, Reading Road, Lower Shiplake; with matters of access, layout and scale for consideration.

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.

Duncan Crook, the applicant, spoke in support of the application.

Will Hall, one of the local ward councillors, spoke objecting to the application.

In response to questions raised by the committee, the officers reported that this application site would remain within the boundary of the Henley and Harpsden neighbourhood plan, not the Shiplake neighbourhood plan.

Although the applicant had referred to offering two two-bedroom properties at 20% below market rate as a form of affordable housing, members were not satisfied that this would be affordable taking into account the character and size of properties in the area.

Some committee members were satisfied that the application met planning policy guidelines and that the principle of developing the site was sound.

However, the majority were not satisfied with the housing mix recognising that it did not accord with the SHMA figures set out in the report and that it did not help to address a need for smaller properties for young people and downsizers in an area of large properties.

Most members were of the opinion that the development of the site would conflict with Policy H1 of the JHHNP which does not include this an allocated site based on

sustainability criteria. They also indicated the application was contrary to H4 of JHHNP on the basis it was not sufficiently sustainable to be an acceptable infill site, having poor links to both Henley and Shiplake.

Officers advised that they considered the proposal to be acceptable as a redevelopment and in that regard they did not consider it to conflict with either the JHHNP or the Core Strategy.

Members were also concerned about highway and pedestrian safety arrangements, however officers reminded committee that no objections had been received from Oxfordshire County Council as highway authority, which would make any such refusal reason difficult to support should the application be subject to an appeal.

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

**RESOLVED:** to refuse outline planning permission for application P16/S2861/O for the following reasons:

1. The application site has not been allocated for development under Policy H1 of the Joint Henley and Harpsden Neighbourhood Plan. The proposed development would be in conflict with the Council's Housing Strategy, as it would not constitute a sustainable form of windfall development within Henley and Harpsden. This would be as a result of the number of dwellings proposed, the site area and the site's location on the edge of Shiplake with poor connections to the village centre and public transport. As such, the proposal would be contrary to Policies CS1, CSS1, CSR1 of the South Oxfordshire Core Strategy, Policies G2 and T1 of the South Oxfordshire Local Plan 2011 and Policies H1 and H4 of the Joint Henley and Harpsden Neighbourhood Plan.
2. The proposed development would fail to achieve an appropriate mix of housing to meet the identified market housing need set out in the most recent Strategic Housing Market Assessment and, having regard to the size and type of units proposed, the scheme would further exacerbate the current imbalance in the local housing market contrary to Policy CSH4 of the South Oxfordshire Core Strategy and the NPPF.

### **83 P17/S3499/FUL - Oakdale Court and Meriden Court, Wallingford**

The committee considered application P17/S3499/FUL for the demolition of all existing buildings and the erection of 16 sheltered apartments for older people and eight houses at Oakdale Court and Meriden Court, 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.

Ken Dijksman, the applicant's agent, spoke in support of the application.

Officer update: the recommendation requires amending to exclude the need for affordable housing as this redevelopment scheme does not propose a net increase of three dwelling

units on the site. The required financial contributions can be achieved through a S106, involving a bilateral or unilateral undertaking.

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

**RESOLVED:** to authorise the head of planning to grant planning permission for application P17/S3499/FUL, subject to:

- i. The prior completion of a Section 106 or suitable agreement to secure financial contributions and other obligations; and
- ii. The following conditions:
  1. Commencement three years - full planning permission.
  2. Approved plans.
  3. Schedule of materials.
  4. New vehicular access.
  5. UNIQUE - access and vision splays.
  6. Turning area and car parking
  7. Cycle parking facilities.
  8. Construction traffic management.
  9. Vehicle tracking plan.
  10. Landscaping scheme (trees and shrubs only).
  11. Travel information pack.
  12. Archaeology (submission and implementation of a written scheme of investigation).
  13. External lighting – specific.
  14. Surface water drainage works (details required).
  15. Foul drainage works (details required).
  16. Ecology – bird nesting boxes.

## **84 P18/S1070/HH - 4 Station Road, Wheatley**

Toby Newman, the local ward councillor, stepped down from the committee and took no part in the debate or voting. Anthony Dearlove substituted as chairman for the item.

The committee considered application P18/S1070/HH for alterations to raise the building height to create an additional bedroom and garden area at 4 Station Road, Wheatley.

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.

Roger Bell, a representative of Wheatley Parish Council, spoke objecting to the application.

Toby Newman, the local ward councillor, spoke objecting to the application.

Committee members were not satisfied that they could make a decision without visiting the site, to understand the context of the proposal with regard to levels and highway safety.

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

**RESOLVED:** to defer application P18/S1070/HH to allow members to visit the site.

## **85 P18/S1630/FUL - 8 Church Road, Wheatley**

Toby Newman, the local ward councillor, stepped down from the committee and took no part in the debate or voting. Anthony Dearlove substituted as chairman for the item.

The committee considered application P18/S1630/FUL to erect a new dwelling with amenity space, parking and associated access at 8 Church Road, Wheatley.

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.

Roger Bell, a representative of Wheatley Parish Council, spoke objecting to the application.

David Brassington, a local resident, spoke objecting to the application.

Rob Linnell, the applicant's agent, spoke in support of the application.

Toby Newman, the local ward councillor, spoke to the application.

Committee members were not satisfied that they could make a decision without seeing the context of the application with regard to levels, siting and impact on the neighbouring properties. A request was made for the Conservation Officer to attend the site visit.

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

**RESOLVED:** to defer application P18/S1630/FUL to allow members to visit the site.

## **86 P18/S1514/FUL - Land at Eyres Close, Ewelme**

Application P18/S1514/FUL for the erection of three dwellings on land at Eyres Close, Ewelme had been deferred to allow members to visit the site.

## **87 P18/S2131/HH - 24 Collingwood Avenue, Didcot**

The committee considered application P18/S2131/HH for an extension within the existing garage for a downstairs toilet, wash basin and shower at 24 Collingwood Avenue, Didcot.

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/S2131/HH, subject to the following conditions:

1. Commencement three years - full planning permission.
2. Approved plans.

The meeting closed at 8.15 pm.

Chairman

Date