

# Minutes

OF A MEETING OF THE

## Planning Committee

HELD ON TUESDAY 16 OCTOBER 2018 AT 6.00 PM

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

### Present:

Toby Newman (Chairman)

Steve Connel (in place of Lorraine Hillier), Anthony Dearlove, Joan Bland, Mocky Khan, Jeannette Matelot, David Nimmo-Smith, Ian Snowdon, David Turner and Ian White

### Apologies:

Lorraine Hillier and Elaine Hornsby tendered apologies.

### Officers:

Sharon Crawford, Paula Fox, Kim Gould, Nicola Meurer and Marc Pullen

### Also present:

Sue Cooper

### 98 Chairman's announcements

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

### 99 Minutes of the previous meeting

**RESOLVED:** to approve the minutes of the meeting held on 5 September 2018 as a correct record and agree that the Chairman sign these as such.

### 100 Declarations of interest

There were no declarations of interest.

### 101 Urgent business

There was no urgent business.



Listening Learning Leading

## **102 Proposals for site visits**

There were no proposals for site visits.

## **103 Public participation**

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

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

The committee considered application P18/S1514/FUL for the erection of three dwellings on land at Eyres Close, Ewelme.

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:

Following publication of the agenda, the Oxfordshire County Council Highways Liaison Officer has submitted updated comments concerning the application:

"The visibility splay from Eyres Close onto Eyres Lane is acceptable and the revised plan indicates visibility splay to standards. The Highway Authority raised the issue of visibility onto Eyres Close subsequently the vegetation either side of the proposed access point this will be reduced in height.

Generally, the Highway Authority recommends that additional accesses are not permitted in this location in the form of 'in and out' arrangements, given the characteristics of the carriageway and the relatively low speed and traffic volumes it is considered this would not present "severe harm" as required in the recent Government guidelines in the Nation Planning Policy Framework to warrant a recommendation for refusal"

It was also recommended that an extra condition be included to provide electric vehicle charging facilities.

Catrin Cuzen, a local resident, spoke objecting to the application.

Andrew Taylor and Kyle Seeley spoke in support of the application.

Sue Cooper, one of the local ward councillors, spoke to the application.

The committee were divided in their assessment of this application; some members were of the view that there were insufficient material planning reasons to refuse the application that would withstand an appeal. However, other members were dissatisfied with the overall design of the development being out of keeping with the character and appearance of the area, having a harmful impact on the setting of the AONB; members were also concerned with the levels of the site and proposed height of the new dwellings creating an overbearing relationship with existing properties, thus affecting neighbour amenity.

A motion, moved and seconded, to approve the application 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/S1630/FUL for the following reasons:

The design and scale of the new dwellings is not in keeping with the wider character of Ewelme and would detract from the visual amenity of the area and the Chilterns Area of Outstanding Natural Beauty. As such the proposal is contrary to Policies CSQ3 and CSEN1 of the adopted South Oxfordshire Core Strategy 2017 and saved Policies D1, and H4 of the South Oxfordshire Local Plan 2011.

The proposal represents an overbearing form of development having regard to the changes of level across Eyres Close and the height and massing of the proposed dwellings in comparison to properties on the south side of Eyres Close. As such the development would detract from the residential amenity of the occupants of 4 and 6 Eyres Close contrary to saved Policy H4 of the South Oxfordshire Local Plan 2011

### **105 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 for this item. Anthony Dearlove substituted as chair.

The committee considered application P18/S1630/FUL for the erection of a new dwelling, 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.

Officer update: Three extra conditions were recommended for inclusion:

- Submission of details of new entrance gates
- Works of making good to the stone wall either side of the gates to be carried out in stone and lime mortar to match existing.
- Sustainable drainage details to be submitted and approved prior to the commencement of development.

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.

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

**RESOLVED:** to grant planning permission for application P18/S1630/FUL, subject to the following conditions:

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

3. Existing vehicular access.
4. Vision splay protection.
5. Parking and manoeuvring areas retained.
6. Permitted development rights removed in relation to extensions.
7. Permitted development rights removed in relation to outbuildings.
8. General tree protection.
9. Sample materials.
10. Submission of details of new entrance gates
11. Works of making good to the stone wall either side of the gates to be carried out in stone and lime mortar to match existing.
12. Sustainable drainage details to be submitted and approved prior to the commencement of development.

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

Ian Snowdon left the committee before this item was considered.

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

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.

Officer update: An extra condition was recommended for the opaque glass around the rear roof garden to be maintained at a height of 1.8 metres in perpetuity.

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

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

Some committee members were dissatisfied with the impact the proposed development would have on the conservation area, the intensification of a residential area and concerns regarding highway safety. Other members were of the view that the proposed development would not be visible from the public highway and that to refuse the application on the grounds highways safety due to the one-bedroom increase in size would be insufficient, reiterating that there had

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 P18/S1070/HH, subject to the following conditions:

1. Commencement three years - full planning permission.
2. Approved plans.
3. Schedule of materials.

4. Rooflights (flush fitting).
5. New privacy screen/fence.

Informative: Keep areas free from obstruction.

## **107 P18/S2139/FUL - Land to the west of Chinnor Road, Towersey**

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 P18/S2139/FUL to erect a stable building and tractor store on land to the west of Chinnor Road, Towersey.

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.

Mark Davis and Ashley Byrne, representatives of Towersey Parish Council, spoke objecting to the application.

Stuart Home, the applicant, spoke in support of the application.

Ian White, 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/S2139/FUL, subject to the following conditions:

1. Commencement of development within three years.
2. Development to be implemented in accordance with approved plans.
3. Materials to be used in the construction of the development to be as identified on the plan.
4. Details of landscaping to be submitted for approval (including details of hard-surfacing and boundary treatment).
5. New vehicular access to be formed and laid out in accordance with local highway authority specifications.
1. Vision splays measuring 2.4 metres by 43 metres to be provided to each side of the access and not obstructed.
6. The development hereby permitted shall only be used for private equestrian purposes or for the purpose as a livery business, and shall not be used for any other commercial use.

## **108 P18/S2163/A - Townlands Hospital, York Road, Henley-on-Thames**

Joan Bland, one of the local ward councillors, stepped down from the committee and took no part in the debate or voting for this item.

David Nimmo-Smith declared that whilst he was a member of Henley Town Council, he had no involvement in the consideration of this application.

The committee considered application P18/S2163/A for advertising consent for new signage at Townlands Hospital, York 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.

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

In response to questions raised by the committee, the officers reported that regarding advertising consent, the grounds for refusal are narrower and are in relation to visual amenity, public safety and impact on the conservation area.

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

**RESOLVED:** to grant advertising consent for application P18/S2163/A, subject to the following conditions:

1. Signage to be implemented in accordance with approved plans
2. Standard requirements for advertisement consent including maintenance of signs.

## **109 P18/S2165/FUL - Townlands Hospital, York Road, Henley-on-Thames**

Joan Bland, 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 P18/S2165/FUL relating to three automatic number plate recognition cameras at the Townlands Hospital, York Road, Henley-on-Thames, in order to enforce parking contraventions at the site. Two of the cameras are affixed to poles and 18 signs at the site are affixed to poles.

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.

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

Committee members were not satisfied that there was sufficient information to determine the purpose of the 20 poles. Members requested that this application be deferred to clarify this purpose.

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 P18/S2165/FUL for the provision of further information.

The meeting closed at 8:25pm

Chairman

Date