

# Minutes

OF A MEETING OF THE

## Planning Committee

HELD ON WEDNESDAY 16 JANUARY 2019 AT 6.00 PM

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

### Present:

Anthony Dearlove (Vice-chairman in the chair)

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

### Apologies:

Toby Newman and Jeannette Matelot tendered apologies.

### Officers:

Paula Fox, Kim Gould, Paul Lucas, David Millinship, Ron Schrieber and Tom Wyatt

### 166 Chairman's announcements

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

### 167 Minutes of the previous meeting

**RESOLVED:** to approve the minutes of the meetings held on 28 November and 19 December 2018 as correct records and agree that the Chairman sign these as such.

### 168 Declarations of interest

Councillor Lorraine Hillier declared that, in relation to application P18/S2253/FUL, she was a member of a committee which had had dealings with the applicant and would therefore be stepping down from the committee for this item.

Councillor Ian White declared that, in relation to application P18/S3375/HH, he was a close friend of the applicant so would not be addressing the committee as a ward councillor.



Listening Learning Leading

## 169 Urgent business

There was no urgent business.

## 170 Proposals for site visits

There were no proposals for site visits.

## 171 Public participation

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

## 172 P18/S2331/FUL - Beechwood, Tokers Green Lane, Tokers Green

The committee considered application P18/S2331/FUL for the demolition of the existing dwelling and the erection of two two-storey 5-bedroom dwellings together with detached double garages and formation of new access with entrance gates at Beechwood, Tokers Green Lane, Tokers 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.

Trevor Perchard, a representative of Kidmore End Parish Council, spoke objecting to the application.

Matt Lawrence, a local resident, spoke objecting to the application.

Mike Orr, the applicant's agent, spoke in support of the application.

A motion, moved and seconded, to authorise 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 P18/S2331/FUL subject to the following conditions:

1. Commencement of development within three years.
2. Development in accordance with approved plans.
3. No change in levels apart from in accordance with the approved details.
4. Tree protection implementation in accordance with approved details.
5. New vehicular access to be formed prior to occupation.
6. Close existing access.
7. Parking and turning areas to be in accordance with the approved details.
8. Landscaping implementation in accordance with the approved details.
9. Surface water and foul drainage implementation in accordance with the approved details.
10. Materials in accordance with submitted details.
11. Obscure glazing to the first floor north facing windows of Plot 1 and the first floor south facing windows of Plot 2.
12. Withdrawal of permitted development rights for extensions, outbuildings and hardstandings.
13. No garage conversion into accommodation.
14. Any gates to be set back a minimum of 5 metres from the edge of the carriageway.

15. Vision splays to be provided prior to occupation.

### **173 P18/S3443/FUL - 35 Park Road, Didcot OX11 8QL**

[Prior to the consideration of this application, a motion moved and seconded, to nominate David Nimmo-Smith to chair the meeting for this application and for application P18/S3345/FUL, was declared carried on being put to the vote.]

Anthony Dearlove and Mocky Khan, 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/S3343/FUL for the variation of conditions 2 – approved plans, and 11 – protected species survey report, on application P18/S0995/FUL at 35 Park Road, 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.

Mocky Khan, a local ward councillor, spoke in support of the application.

A motion, moved and seconded, to authorise 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 P18/S3443/FUL subject to the following conditions:

1. Approved plans.
2. External materials.
3. Obscure glazing.
4. Permitted development removal (Householder – Class A).
5. Access provision.
6. Visibility splays.
7. Parking and turning areas.
8. Landscaping scheme.
9. Tree protection.
10. Protected species mitigation.

### **174 P18/S3345/FUL - Delight 2 Kebab & Pizza House, 100 Broadway, Didcot OX11 8AB**

Anthony Dearlove and Mocky Khan, 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/S3345/FUL for the variation of condition 2 (neighbour amenity), on application ref.P10/W0325, to extend opening hours of hot food take-away at Delight 2 Kebab & Pizza House, 100 Broadway, 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.

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

Members expressed the view that the proposed extension of opening hours to 03.30 on Thursday to Saturday would be unneighbourly, with the potential to cause and disturbance to residential properties. Accordingly, contrary to the officer recommendation, 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/S3345/FUL for the following reasons:

That, having regard to the extent of the proposed extension to the opening hours for this A5 use, until 03.30 on Thursdays, Fridays and Saturdays, it would be likely to lead to unacceptable levels of noise and disturbance for the residents of the properties opposite 100 Broadway and other residential premises in the vicinity contrary to policy EP2 of the South Oxfordshire Local Plan.

### **175 P18/S2253/FUL - Grey Meadows, Rotherfield Greys RG9 4QJ**

Lorraine Hillier stepped down from the committee and took no part in the debate or voting for this item.

David Nimmo-Smith, 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/S2253/FUL for the removal of condition 6 – laying out and construction of an access, driveway or other hard standing on application ref. P17/S1779/FUL at Grey Meadows, Rotherfield Greys.

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 Hignell, representing neighbours, spoke objecting to the application.

David Nimmo-Smith, one of the local ward councillors, spoke objecting to the application.

Some members expressed the view that permitting the construction of hardstanding would have a detrimental impact on the Chilterns Area of Outstanding Natural Beauty. Contrary to the officer recommendation, a motion moved and seconded, to refuse the application was declared lost on being put to the vote

A motion, moved and seconded, to authorise 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 P18/S2253/FUL subject to the following conditions:

1. Prior to the first use of the building approved under application P17/S1779/FUL any material used to form areas of hardstanding including an access or driveway shall be removed from the application site and the land within the application site, including the highway verge, shall be restored to grass at the same ground level as existed prior to the implementation of planning permission P17/S1779/FUL
2. Development to be carried out in accordance with the approved plans of application P17/S1779/FUL.
3. Materials to be as agreed under application P18/S0207/DIS.

4. Landscaping Scheme to be implemented in accordance with the details agreed under application P18/S0207/DIS.
5. External lighting to be first agreed in writing.
6. With the exception of the temporary access associated with the application hereby permitted, which shall be removed in accordance with the requirements of Condition 1, no development comprising of the formation, laying out and construction of an access, driveway or other hardstanding within the application site shall be undertaken without the prior written permission of the Local Planning Authority notwithstanding the provisions of the Town and Country (General Permitted Development Order) 2015 (or any Order revoking or re-enacting that Order).
7. No overnight accommodation of the building.
8. Use as private artist studio only.

### **176 P18/S3093/FUL - Land To The Rear Of Unit 1, Christmas Lane, Thame, Oxfordshire OX9 2BY**

The committee considered application P18/S3093/FUL for a proposed contractor's storage yard B8 and associated office B1 at Land to the rear of Unit 1, Christmas Lane, Thame.

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 Simcox, a representative of Great Haseley Parish Council, spoke objecting to the application.

A motion, moved and seconded, to authorise the head of planning to approve the application, subject to an amendment to condition 4 to enable the planting of new hedging, was declared carried on being put to the vote.

**RESOLVED:** to authorise the head of planning to grant planning permission for application P18/S3093/FUL subject to the following conditions:

1. Commencement of development within three years.
2. Development in accordance with the approved plans.
3. Storage on the site shall be limited to a height of 3.5 metres above ground level unless it relates to the storage of vehicles, plant or machinery.
4. Existing hedging on the boundaries of the site to be retained and details of new hedging to be agreed.
5. Contaminated land investigation and remediation to be carried out.

### **177 P18/S3375/HH - 6 Leyburne Gardens, Chinnor OX39 4EL**

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/S3375/HH for a single storey side and rear extension and garage conversion and alterations at 6 Leyburne Gardens, Chinnor.

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 authorise 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 P18/S3375/HH subject to the following conditions:

1. Commencement of development within three years.
2. Development to be carried out in accordance with approved plans.
3. Walls and roof to be constructed in matching materials.
4. Four off-street parking spaces to be provided prior to occupation.
5. The approved accommodation shall be used for residential purposes ancillary to the main dwelling.

The meeting closed at 7.40 pm

Chairman

Date