



# Minutes

OF A MEETING OF THE

## Planning Committee

HELD ON THURSDAY 28 MARCH 2019 AT 6.00 PM

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

### Present:

Toby Newman (Chairman)

Anthony Dearlove, Elaine Hornsby, Mocky Khan, David Turner and Ian White

### Apologies:

Joan Bland, Lorraine Hillier, Jeannette Matelot, David Nimmo-Smith and Ian Snowdon tendered apologies.

### Officers:

Paul Bateman, Sharon Crawford, Will Darlison, Simon Kitson, Marc Pullen, and Tom Wyatt

### Also present:

Nigel Champken-Woods substitute for Lorraine Hillier.

### 213 Chairman's announcements

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

### 214 Declarations of interest

There were no declarations of interest.

### 215 Urgent business

There was no urgent business.

### 216 Proposals for site visits

There were no proposals for site visits.

## 217 Public participation

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

## 218 P18/S3868/FUL - 11 St Martins Street, Wallingford, OX10 0AL

The committee noted that application P18/S3868/FUL had been deferred pending further information. This application was for the demolition of existing retail units and construction of new retail space with 8 retirement apartments above and associated parking at 11 St Martins Street Wallingford, OX10 0AL.

## 219 P18/S4243/FUL - Hill Cottage High Street, Kingston Blount, OX39 4SJ

The committee considered application P18/S4243/FUL for the variation of condition 2 (drawings) on application ref. P17/S4288/FUL to incorporate design changes, for the demolition of Hill Cottage and stable, the erection of new detached dwelling, the provision of 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.

Ian White, as local ward councillor, stood down from the Committee for consideration of this item.

Steven Sowerby and Adam Bernstein, representatives of Aston Rowant Parish Council, spoke objecting to the application.

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

Ian White, the local ward councillor, addressed the committee on this application.

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

**RESOLVED:** to grant planning permission for application P18/S4243/FUL, subject to the following conditions:

1. That the development hereby approved shall be carried out in accordance with the details shown on the approved plans, except as controlled or modified by conditions of this permission
2. The proposal is to be implemented in accordance with the previously approved schedule of external materials. Any variation to be agreed in writing by the Local Planning Authority.
3. No extensions, roof extensions or outbuildings as described in Schedule 2, Part 1, Class A, B and E of the GPDO shall be erected without obtaining planning permission from the Local Planning Authority.

4. No gates, fences, walls or other means of enclosure as described in Schedule 2, Part 2, Class A of the GPDO shall be erected within the site without obtaining planning permission from the Local Planning Authority.
5. The previously approved landscaping measures shall be implemented prior to the first occupation and thereafter maintained in accordance with the approved plans.
6. Prior to occupation of the development hereby permitted the proposed means of access onto the highway is to be formed and laid out in accordance with the local highway authority's specifications
7. Prior to the first occupation of the development hereby approved, a turning area and car parking spaces shall be provided within the curtilage of the site in accordance with the approved site plan
8. The off-site highway works shall be implemented in full before the first occupation/use of the development or in accordance with a programme of implementation agreed in writing with the Local Planning Authority and retained in use.
9. Unless otherwise agreed in writing by the Local Planning Authority, the previously approved Construction Traffic Management Plan (CTMP) shall be implemented throughout the course of the development
10. Prior to first occupation of the dwelling, the spoil arising from the formation of the basement shall be disposed of strictly in accordance with the previously agreed details.
11. Obscure glazing is to be applied to the bathroom windows in the north-east elevation prior to first occupation of the dwelling hereby approved and retained as such thereafter.

## **220 P18/S3710/FUL - Willows Reach, Mill Lane, Shiplake, RG9 3LY**

The committee considered application P18/S3710/FUL for the variation of condition 2 - approved plans on application ref P18/S1092/FUL, for the variation of condition 2 (approved plans) of planning permission P17/S2985/FUL (Demolition of existing dwelling and erection of replacement dwelling) to increase overall building height, infill extension to the north side of the ground floor and to the south side of the first floor, infilling the existing structure to the side of the requested visual screen at Willows Reach, Mill Lane, Shiplake.

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 grant planning permission was declared carried on being put to the vote.

**RESOLVED:** to grant planning permission for application P18/S3710/FUL, subject to the following conditions:

1. Development to be implemented in accordance with approved plans
2. Materials to be those as previously agreed by application ref. P18/S1947/DIS
3. Solid visual screen to be retained at 1.7 metres high

4. Prevention of overlooking; west facing first floor windows to be positioned at least 1.7 metres from internal floor height
5. Tree Protection details to be implemented in accordance with details agreed by application ref. P18/S1947/DIS
6. Development to be carried out in accordance with FRA part 1
7. Development to be carried out in accordance with FRA part 2
8. Withdrawal of permitted development rights for extensions, alterations and outbuildings (Classes A, B, C and E)

Informatives:

1. Construction plant, materials etc. not to block public right of way
2. Ecology licence(s) needed if protected species is affected by development

## **221 P18/S2989/HH- 85 Reading Road, Henley-on-Thames, RG9 1AX**

The committee considered application P18/S2989/HH for a single storey extension to front entrance, side extension to first floor and roof space including gable end, dormer to rear and amended roof to existing rear extension from pitched to flat roof to allow for proposed dormer and terrace to roof space, and internal changes to suit proposed layout (as amended by plan received 2018\_11\_21 to reduce the size of first floor extension, reduce the size of the rear dormer, reduce size of the ground floor front extension and to remove second floor balcony to the rear) at 85 Reading 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-on-Thames Town Council, had registered to speak on this application. He was not present at the meeting but had emailed the committee with his views.

A motion, moved and seconded, to delegate authority to grant planning permission was declared carried on being put to the vote.

**RESOLVED:** to grant planning permission for application P18/S2989/HH, subject to the following conditions:

1. Commence development within three years of this permission.
2. Development to be built in accordance with approved plans.
3. External materials to be in accordance with those identified on plan.
4. New first floor, side, facing windows to be obscure glazed and fixed shut with the exception of a top hung openable fanlight no lower than internal floor height of 1.7 metres.

## **222 P18/S3174/FUL - 85 Littleworth Road, Wheatley, OX33 1NW**

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 took the chair for this item.

The committee considered application P18/S3174/FUL for demolition of the existing dwelling, the erection two detached dwellings with associated parking, new vehicular access (as amended by drawing nos 1127 - 13, 1127 - 14, 1127 - 15, 1127 - 16 and 1127 - 17 received on 28 November 2018 to alter the design of the dwelling and the parking

configuration and drawing no 1127 - 1C and revised Design and Access Statement received on 2 January 2019), at 85 Littleworth 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.

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

A motion, moved and seconded, to grant planning permission was declared carried on being put to the vote.

**RESOLVED:** to grant planning permission for application P18/S3174/FUL, subject to the following conditions:

- 1 : Commencement three years - full planning permission
- 2 : Approved plans
- 3 : Materials as stated within Design and Access Statement
- 4 : Obscure glazing
- 5 : New vehicular access
- 6 : Close existing access (a)
- 7 : Vision splay dimensions
- 8 : Reduce Gravel Spread onto Highway
- 9 : Turning Area & Car Parking
- 10 : No Surface Water Drainage to Highway
- 11 : Surface water drainage works (details required)
- 12 : Foul drainage works (details required)
- 13 : No deposit of spoil or materials
- 14 : Bats Informative – Short
- 15 : Oxfordshire County Council formal approval informative
- 16 : Section 151 Highways Act informative
- 17 : Section 137 Highways Act 1980 informative

## **223 P18/S4288/FUL - Ridgewood, Great Mead, East Hagbourne, Oxon, OX11 9BN**

The committee considered application P18/S4288/FUL for dismantling of existing barn and construction of a new building of a similar size, design and siting for use as a dwelling at Ridgewood, Great Mead, East Hagbourne.

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.

The planning officer reported that the Countryside Officer had no objections subject to the addition of the detailed bat informative.

The planning officer provided clarification for the report with respect to Section 4 Planning History; P18/S0120/O, application for 78 dwellings, is the adjacent site to the south on the other side of the public footpath.

David Rickeard, a representative of East Hagbourne Parish Council, spoke objecting to the application.

Michael Way, the applicant, spoke in support of the application.

A motion, moved and seconded, to grant planning permission was declared carried on being put to the vote.

**RESOLVED:** to grant planning permission for application P18/S4288/FUL, subject to the following conditions:

- 1 : Commencement three years - full planning permission
- 2 : Approved plans
- 3 : Materials as on plan
- 4 : Vision splay details
- 5 : Turning Area & Car Parking
- 6 : Refuse & Recycling Storage (Details required)
- 7 : Withdraw permitted development rights Classes A and B
- 8 : Withdraw permitted development rights Class E

The meeting closed at 7.20 pm

Chairman

Date