



Listening Learning Leading

Minutes

OF A MEETING OF THE

Planning Committee

HELD ON WEDNESDAY 22 MAY 2019 AT 6.00 PM

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

Present:

Ian Snowdon (Chairman)

Anne-Marie Simpson (as substitute for David Bretherton), Ken Arlett, Peter Dragonetti, Kate Gregory, Lorraine Hillier, Alexandrine Kantor, George Levy, Jo Robb and Celia Wilson

Apologies:

David Bretherton and Ian White tendered apologies.

Officers:

Paul Bateman, Sharon Crawford, Paula Fox, Paul Lucas, Paul Bowers, Will Darlison, Kim Gould

Also present:

Sue Roberts

1 Chairman and Vice Chairman

The Committee noted that at the Annual Council Meeting on 16 May 2019 the Council had appointed Councillor Ian Snowdon and Councillor Peter Dragonetti as chairman and vice chairman of the committee respectively for the 2019/20 Municipal Year.

2 Chairman's announcements

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

3 Minutes of the previous meeting

RESOLVED: to approve the minutes of the meeting held on 24 April 2019 as a correct record and agree that the Chairman sign these as such.

4 Declarations of interest

There were no declarations of interest.

5 Urgent business

There was no urgent business.

6 Proposals for site visits

The committee received a proposal for a site visit.

RESOLVED: to defer consideration of application P19/SO171/RM to allow for a site visit as the committee had concerns regarding the scale of the proposed development.

7 Public participation

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

8 P18/S4111/FUL & P18/S4112/LB - 1a Cornmarket, Thame, Oxon, OX9 3DX

Kate Gregory, a local ward councillor, stood down from the committee for consideration of this item.

The committee considered applications P18/S4111/FUL & P18/S4112/LB for change of use of premises from retail (A1 use) to a 2-bedroom dwelling (C3 use) incorporating external alterations at 1a Cornmarket, Thame.

At its meeting on 24 April 2019 the committee had deferred determination of the applications to allow for further investigations by the Head of Planning relating to emerging South Oxfordshire Local Plan 2034 Policy TC5 and to consider the weight to be given to the policy.

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.

Graeme Markland spoke on behalf of Thame Town Council, objecting to the applications.

Jeff Lowe, the agent to the applicant, spoke in support of the applications.

Kate Gregory, a local ward councillor, addressed the committee on the applications.

A motion to refuse the applications was declared lost on being put to the vote.

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

RESOLVED: to grant planning permission and listed building consent for applications P18/S4111/FUL & P18/S4112/LB subject to the following conditions:

1. Commencement three years - Full Planning Permission.
2. Development to be in accordance with the approved plans.
3. Withdrawal of Permitted Development for Extensions & Rooflights.
4. Implementation of sound insulation glazing.

Grant Listed Building Consent

1. Commencement three years - Listed Building Consent.
2. Works to be in accordance with the approved plans.
3. Works to match existing.
4. Submission of details for approval
 - a. Notwithstanding the details shown on the approved plans all thermal insulation.
 - b. Any new flues and extracts.

9 P19/S0820/FUL - Wallingford Portcullis Social Club (28) & 29 & frontage of Goldsmiths Lane, Wallingford, OX10 0DU

George Levy, a local ward councillor, stood down from the committee for consideration of this item.

The committee considered application P19/S0820/FUL for the demolition of all buildings at Portcullis Club and No. 29; construction of fourteen apartments, with vehicular access and parking and associated works; demolition of and re-construction of frontage wall to Masonic Centre at Wallingford Portcullis Social Club (28) and 29 and frontage of Goldsmiths Lane, 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.

The planning officer updated the committee; comments had been received from the Housing Development Officer in respect of the viability report submitted at the beginning of May. A contribution of £71,760 towards off site affordable housing was required. In the absence of a signed S106 agreement to secure the contribution, the officer suggested an additional reason for refusal

With reference to paragraph 6.20, a net gain of 14 units was stated. The correct figure was 13.

Councillor Lee Upcraft a representative of Wallingford Town Council, spoke to the application.

Richard James Neale, a local resident, spoke objecting to the application.

Sue Hendrie, a local resident, spoke objecting to the application.

Paul Fritz-Johnson, a local resident, spoke objecting to the application.

Dr. K.S.B. Keats-Rohan, a local resident, spoke objecting to the application.

Judy Dewey, a representative of the Wallingford Historical and Archaeological Society, spoke objecting to the application.

Henry Vanners, the agent, spoke in support of the application.

David Shiers, a local resident, spoke in support of the application.

Tim Coleman, the applicant, spoke in support of the application.

George Levy, a local ward councillor, spoke objecting to the application.

Sue Roberts, a local ward councillor, spoke objecting to the application.

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

RESOLVED: planning permission be refused for application P19/S0820/FUL for the following reasons:

1. The proposal involves the demolition of the existing buildings on the site resulting in the loss of an important group of non-designated heritage assets within the Wallingford Conservation Area. This would result in harm to the significance of the conservation area as a designated heritage asset where there is no clear and convincing justification for this harm. As such, the application is contrary to Policy CSEN3 of the adopted South Oxfordshire Core Strategy and Policies CON6 and CON7 of the adopted South Oxfordshire Local Plan and Paragraphs 193, 194, 196 and 197 of the NPPF.
2. The design, height and bulky nature of the proposed new buildings in the centre and west of the site, particularly the boxy third storey, and the change of layout on Goldsmiths Lane would neither enhance or better reveal the significance of the conservation area. These changes would harm the significance, character and appearance of the conservation area and the setting of the adjacent Scheduled Monument of the Wallingford Saxon Town and the Grade II listed buildings in The Mint. The application is contrary to Policy CSEN3 of the adopted South Oxfordshire Core Strategy, Policies CON5, CON7 and CON11 of the adopted South Oxfordshire Local Plan and advice in section 16 of the NPPF.
3. In the absence of a completed S106 legal agreement, the proposal fails to secure affordable housing to meet the needs of the district. As such, the development would be contrary to the National Planning Policy Framework and Policy CSH3 of the South Oxfordshire Core Strategy.

10 P19/S0614/RM - 14 Ilges Lane, Cholsey, OX10 9NX

Ken Arlett left the meeting at 7.30pm.

Anne-Marie Simpson, a local ward councillor, stood down from the committee for consideration of this item.

The committee considered application P19/S0614/RM in respect of a Reserved Matters application for appearance, landscaping (to include detailed plans showing the existing and proposed ground levels of the vehicular access and the site relative to a fixed datum

point on adjoining land outside of the application site) and layout, for demolition of existing bungalow and erection of one pair of semi-detached dwellings and one detached dwelling with shared access on outline planning permission P16/S4236/O at 14 Ilges Lane, 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.

Councillor Mark Grey a representative of Cholsey Parish Council, spoke objecting to the application.

David Moffat, the applicant, spoke in support of the application.

Anne-Marie Simpson, a local ward councillor, addressed the committee on the application.

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

RESOLVED: to defer consideration of application P19/S0614/RM to facilitate a site visit to ascertain the height and scale of the proposed development.

11 P18/S2231/FUL - South Oxford Business Centre Lower Road, Garsington, OX44 9DP

The committee considered application P18/S2231/FUL for the conversion and alteration of vacant first floor office accommodation to create 3 x two bed flats and 1 x one bed flat with private external amenity space at the South Oxford Business Centre, Lower Road, Garsington.

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.

Mr. P O'Brien, the applicant, spoke in support of the application.

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

RESOLVED: planning permission be refused for application P18/S2231/FUL for the following reason:

That, in the absence of a completed S106 agreement the proposal fails to secure affordable housing to meet the needs of the District and as such is contrary to policies CSH3 of the South Oxfordshire Core Strategy and the National Planning Policy Framework.

12 P18/S3750/FUL - Upper Farm, Denton, OX44 9JQ

The committee considered application P18/S3750/FUL for the demolition of two buildings, erection of a single residential dwelling, garage and associated works (as amended by drawing numbers PA01 A and PA02 A, to site the dwelling further into the application site and reduce size of red line boundary received on 12 March 2019) at Upper Farm, Denton.

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.

Henry Vanners, the agent to the applicant, spoke in support of the application.

Susie Brooks-Smith, a local resident, spoke in support of the application.

Mr. Green, a local resident, 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/S3750/FUL subject to the following conditions:

1. Commencement three years - Full Planning Permission
2. Approved plans
3. Withdrawal of P.D. (Part 1 Class A) – No extensions
4. Withdrawal of P.D. (Part 1 Class E) – No buildings etc
5. Demolish existing buildings (all)
6. Turning Area & Car Parking
6. No Garage conversion into accommodation
7. Surface water drainage works (details required)
8. Foul drainage works (details required)
9. Unsuspected Land Contamination

13 P19/S0171/RM - Land at Woodcote Road, South Stoke, RG8 0JJ

Consideration of this application had been deferred, pending a site visit.

The meeting closed at 8.30 pm

Chairman

Date