

# Minutes

OF A MEETING OF THE

## Planning Committee

HELD ON WEDNESDAY 12 JUNE 2019 AT 6.00 PM

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

### Present:

Ian Snowdon (Chairman)

Peter Dragonetti, Ken Arlett, David Bretherton, Kate Gregory, Lorraine Hillier, Alexandrine Kantor, George Levy, Jo Robb, Ian White and Celia Wilson

### Apologies:

None.

### Officers:

Paul Bateman, Kim Gould, Lloyd Jones, Emily Karau, Simon Kitson, Amanda Rendell, Cathie Scotting, Melanie Smans, and Tom Wyatt

### Also present:

Caroline Newton, David Turner.

Geoffrey Arnold, Oxfordshire County Council (Highways)

### 14 Chairman's announcements

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

### 15 Minutes of the previous meeting

**RESOLVED:** to approve the minutes of the meeting held on 22 May 2019 as a correct record and agree that the Chairman sign these as such.

### 16 Declarations of interest

None.

### 17 Urgent business



Listening Learning Leading

There was no urgent business.

## **18 Proposals for site visits**

The committee received a proposal for a site visit in respect of application P19/S0288/FUL, Amberley, 26 Lambridge Wood Road, Henley-on-Thames.

**RESOLVED:** to defer consideration of application P19/S0288/FUL to allow for a site visit, as the committee had concerns regarding the scale of the proposed development.

## **19 Public participation**

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

## **20 P17/S4441/O - Land north of Rycote Lane near Thame**

The committee considered application P17/S4441/O for the erection of up to 180,000 square feet (up to 16,722 square metres) of B2/B8 with ancillary B1(a) and B1(c) together with parking, drainage, landscaping (structural and incidental) and highway works at land north of Rycote Lane near Thame, OX9 2BY. A members' site visit had been undertaken on 10 June 2019.

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 the meeting.

The planning officer reported that Appendix 3 had been appended in error. However, a revised version of it, approved by the Oxfordshire County Council as highways authority, formed part of the presentation to the committee.

With reference to paragraph 5.4, the biodiversity offsetting payment needed to be amended to read £32,108, as this now reflected the cost of administering the offset.

A point of clarification was made in respect of paragraph 6.72 (Community Infrastructure Levy); offices were not liable for CIL.

The planning officer also updated members on the additional letters of representation received since completion of the committee report.

The planning officer recommended three additional conditions to control the future use of the site including:

- Restriction of permitted development from Use B Classes to residential, as the site is inappropriate for residential use and also to ensure that B2/B8 units could not be converted to offices.
- Masterplan to require an appropriate mix of Use B Classes the majority for B2 to meet local economic needs and to determine links, screening and landscaped areas.
- A footpath from the highway to within the site and to link to the Thame Cattle Market site – to provide a safe and desirable link for users.

As the application was solely seeking outline planning permission (with access only) the site layout was only illustrative at this stage. Suggested conditions would be imposed to secure enhanced landscaping (including layout of footpath) and screening, the detailed design of buildings, proposed lighting and drainage etc.

The Economic Development Manager provided information on economic activity in South Oxfordshire and the surrounding areas, confirming that new affordable quality business space, as proposed, was in strong demand.

The representative of the Oxfordshire County Council highways department confirmed that the highway authority had no highway objections. A road safety audit had been undertaken and all issues had been resolved or were resolvable. Parking was a reserved matter to be judged against local plan standards in conjunction with the District Council. A range of travel options to the site were being considered.

The planning officer reported that further additional planning conditions could be added to mitigate environmental impacts, to provide for sustainable design including, for instance, solar panels, electric charging and rainwater capture.

Councillor Amanda Sheppard, a representative of Great Haseley Parish Council, spoke objecting to the application.

Mike Dyer of Thames Business Forum, spoke in support of the application.

Jake Collinge, the applicant, spoke in support of the application.

Caroline Newton, the local ward councillor, spoke objecting to the application.

A motion moved and seconded, to grant planning permission, as recommended, plus the additional conditions, was declared carried on being put to the vote.

**RESOLVED:** to authorise the Head of Planning to grant planning permission for application P17/S4441/O subject to:

The completion of the relevant legal agreements to secure:

- Highways works (s278)
- Public Art
- Travel Plan Monitoring (£2,040)

and subject to the following conditions:

1. Commencement outline planning permission with reserved matters
2. Approved plans
3. Levels
4. Sample materials required
5. Withdrawal of permitted development for B1/B2/B8 use
6. New vehicular access
7. Refuse and recycling storage
8. Off-site highway works
9. Turning area
10. Cycle parking facilities
11. Cyclist shower/changing facilities
12. CTMP (Construction Travel Management Plan)
13. Travel Plan

14. Landscape Management Plan
15. Landscaping details
16. Landscaping details
17. New hedge details
18. Biodiversity/Wildlife protection
19. Hours of operation during construction and demolition
20. Dust mitigation measures
21. Noise control/mitigation
22. External lighting
23. Surface water drainage works
24. Foul water drainage works
25. Sustainable drainage
26. Wildlife Protection
27. Wildlife Protection
28. Wildlife Protection
29. Wildlife Protection
30. Surface water drainage
31. Electric Charging Points
32. Provision of solar panels and energy efficient measures
33. Landscaping masterplan
34. Details of proposed footpath from Rycote Lane
35. Condition detailing the proposed percentage of Business uses across the site

## **21 P18/S2809/O - Bayswater Farm Road, Headington**

The committee considered application P18/S2809/O for the erection of one dwellinghouse accessed from Bayswater Farm Road (as clarified by letter from applicant dated 27 September 2018) at Bayswater Farm Road, Headington.

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 the meeting.

The planning officer advised that an additional condition for a Construction Management Plan could be added, to alleviate issues with access, parking and deliveries during construction.

Frank Butt, a local resident, spoke objecting to the application.

Vicky Rowe the applicant and agent, spoke in support of the application.

A motion moved and seconded, to grant planning permission as recommended, plus the additional condition, was declared carried on being put to the vote.

**RESOLVED:** to grant planning permission for application P18/S2809/O subject to the following conditions:

1. Commencement - Outline with Reserved Matters
2. Approved plans
3. Foul drainage works (details required)
4. Surface water drainage works (details required)
5. Tree Protection (General)
6. New vehicular access
7. Vision splay protection

8. Parking Area Details
9. Construction Management Plan

## **22 P19/S0358/FUL & P19/S0359/LB - The Chequers Inn, Berrick Salome, OX10 6JN**

The committee considered applications P19/S0358/FUL and P19/S0359/LB for internal and external alterations to listed public house including extension to existing car park. As amended by plan 1702/04/D received 23 April, 2019 altering the design of the front porch at the Chequers Inn, Berrick Salome.

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 the meeting.

The Conservation Officer reported that the council had a legal duty to preserve the listed building and its architectural features.

Councillor Mike Craven-Todd, a representative of Berrick Salome Parish Council, spoke in support of the application.

Joseph Pugsley, architect, spoke in support of the application.

Mark Duggan, the landlord of the Chequers Inn, spoke in support of the application.

David Turner, the local member, spoke in support of the application.

A motion, moved and seconded, to defer the applications for a site visit was declared carried on being put to the vote.

**RESOLVED:** to defer consideration of applications P19/S0358/FUL and P19/S0359/LB to facilitate a site visit to view the existing interior layout of the building and external features to the rear.

## **23 P19/S0288/FUL - Amberley, 26 Lambridge Wood Road, Henley-on-Thames, RG9 3BS**

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

## **24 P18/S4037/FUL - Manor Farm Barns, Chinnor Road, Crowell, OX39 4RG**

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

The committee considered application P18/S4037/FUL for a single building comprising 5 dwellings with access, parking, carport and amenity space; alternative to P17/S2415/O (amended plans received 27th March 2019, amending detailing, fenestration, site landscaping and parking provision) at Manor Farm Barns Chinnor Road, Crowell.

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 the meeting.

Lucy Newcombe, a representative of Crowell Parish Meeting, spoke objecting to the application.

Sally Munday, a local resident, spoke to the application.

Owen Yarnold, the agent, spoke in support of the application.

Ian White, a local ward councillor, spoke objecting 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/S4037/FUL subject to the following conditions:

1. Commencement within three years - Full Planning Permission.
2. Development in accordance with the approved plans.
3. A schedule of Materials to be agreed in writing prior to the commencement of the development.
4. All hard and soft landscaping details, together with the type and height of all boundary treatments, shall be submitted and approved in writing prior to the commencement of the development.
5. Details of the location and size of the bin storage area are to be submitted and approved prior to commencement of the development.
6. Parking and manoeuvring areas are to be provided as on plan and retained free from obstruction. The carports cannot be used for other incidental residential purposes without planning permission.
7. Vision splays to be provided as on plan (1617-SP2, RevC ) and maintained free from obstruction above 0.9m from carriageway level.
8. The off-site highway works shown on drawing 1617-SP2, RevC, shall be implemented in full before the first occupation of the development or in accordance with a programme of implementation agreed in writing with the Local Planning Authority.
9. The ridge height and ground levels shall be strictly as specified within the approved plans.
10. Withdrawal of permitted development rights for extensions and outbuildings (Part 1 Class A, B, E).
11. Withdrawal of permitted development rights for means of enclosure (Part 2 Class A) - no walls, fences etc.

Part way through the consideration of this application, members took a vote just before the meeting guillotine of 8:30pm to continue.

The meeting closed at 8.45 pm

Chairman

Date