

# Minutes



Listening Learning Leading

OF A MEETING OF THE

## Planning Committee

HELD ON WEDNESDAY 4 SEPTEMBER 2019 AT 6.00 PM

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

### Present:

Ian Snowdon (Chairman)

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

### Apologies:

David Bretherton and Alexandrine Kantor tendered apologies.

### Officers:

Paul Bateman, Paul Bowers, Trevor Dean, Paula Fox, Paul Lucas, Caitlin Phillpotts, Stuart Roberts, Davina Sarac and Tom Wyatt

### Also present:

Sue Roberts

### 59 Chairman's announcements

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

### 60 Minutes of the previous meeting

**RESOLVED:** to approve the minutes of the meeting held on 14 August 2019 as a correct record and agree that the Chairman sign these as such.

### 61 Declarations of interest

Jo Robb declared that in relation to application P19/S1468/HH, she owned the property and was the applicant, and would therefore be stepping down from the committee for this item.

## **62 Urgent business**

There was no urgent business.

## **63 Proposals for site visits**

Anne-Marie Simpson arrived partway through this item and took no part in the discussion or decision on the application.

Celia Wilson arrived partway through this item and took no part in the discussion or decision on the application.

A motion, moved and seconded, to propose a site visit for application P19/S1322/FUL – Mulberry House, Peppard Hill, Peppard Common, to assess the density of the scheme and potential harm to the character of the area, was declared carried on being put to the vote.

**RESOLVED:** To defer consideration of application P19/S1322/FUL to allow members to visit the site.

## **64 Public participation**

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

## **65 P17/S3579/FUL & P17/S3580/LB - 4 Market Place, Wallingford, OX10 0EH**

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

The committee considered applications P17/S3579/FUL & P17/S3580/LB, for demolition of 20C additions to a listed building and alteration of the A1/A2 retail space to accommodate 8 no. new-build residential units and 9 no. car parking spaces, all accessed from the rear, off Wood Street. (As amended by drawings accompanying e-mail from agent received 11 March 2019 and 1 July 2019 changing fenestration design and detailing and amplified by Heritage Statement Appendix A and B Design Statement- Supplement 10 January 2018 and amplified by Arbtech Bat Survey- Emergence and Activity Surveys and Noise Impact Assessment Report No. 18-0025-1 R03 accompanying email from agent received 8 February 2019), [P17/S3579/FUL]; and demolition of 20C additions to a listed building and alteration to the A1/A2 retail space to accommodate 8 no. new-build residential units and 9 no. car parking spaces, all accessed from the rear, off Wood Street. (As amended by drawings accompanying e-mail from agent received 11 March 2019 and 1 July 2019 changing window and detailing and amplified by Heritage Statement Appendix A and B Design Statement- Supplement 10 January 2018) [P17/S3580/LB] at 4 Market Place, Wallingford, OX10 0EH.

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.

An environmental health officer explained the council procedure of dealing with noise complaints.

Gloria Wright, of the Corn Exchange, spoke objecting to the applications.

John Carroll, of Carroll Architects, spoke in support of the applications.

Peter Rogers, of Sustainable Acoustics, spoke in support of the applications.

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

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

Contrary to the officers' recommendation for approval, the view was expressed that the long-term use of the neighbouring Corn Exchange could be threatened/constrained by complaints from the occupants of the new residential units and the poor design of the extensions would fail to conserve or enhance the character of the conservation area. Any public benefits would not outweigh the harm. In respect of the listed building consent, concern was expressed regarding the poor design of the extensions and the failure to conserve or enhance the character and appearance of the conservation area.

A motion moved and seconded, to refuse planning permission and listed building consent was declared carried on being put to the vote.

**RESOLVED;** to refuse planning permission for application P17/3579/FUL for the following reasons:

1. The concerns that the long-term use of the neighbouring Corn Exchange could be threatened/constrained by complaints from the occupants of the new residential units.
2. The poor design of the extensions would fail to conserve or enhance the character and appearance of the conservation area. Any public benefits would not outweigh the harm.

**RESOLVED;** to refuse listed building consent for application P17/3580/LB for the following reasons:

1. The poor design of the extensions.
2. A failure to conserve or enhance the character and appearance of the conservation area.

## **66 P17/S1322/FUL - Mulberry House, Peppard Hill, Peppard Common, RG9 5ES**

This application was deferred to allow members to visit the site (Minute 63, above).

## **67 P19/S2113/FUL - Land adjacent to and North West of Cherry Croft Cottage, Kingwood Common, RG9 5NB**

Lorraine Hillier and Jo Robb, the local ward councillors, stood down from the committee for consideration of this item.

The committee considered application P19/S2113/FUL for the erection of a two-storey 4/5-bedroom dwelling with parking forecourt (including bicycle and bin store) and associated landscaping, existing site access retained, on land adjacent to, and North West of, Cherry Croft Cottage, Kingwood Common, RG9 5NB.

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.

Sue Rowland, a representative of Rotherfield Peppard Parish Council, spoke objecting to the application.

Mark Lambert, a local resident, spoke objecting to the application.

Adrian James, the agent, spoke in support of the application.

Lorraine Hillier, a local ward councillor, spoke objecting to the application.

Jo Robb, a local ward councillor, spoke objecting to the application.

Contrary to the officers' recommendation for approval, the view was expressed that the new dwelling would harm the amenity of the immediate neighbour and that the bulk, scale and design of the proposals were out of keeping with the general character of the area and this part of the AONB.

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

**RESOLVED**; that planning permission is refused for application P19/S2113/FUL for the following reasons:

1. Harm to the amenity of the immediate neighbour.
2. Concerns regarding bulk and scale and design being out of keeping with the general character of area and this part of the AONB.

## **68 P19/S0443/FUL - Larkstoke Farm, Church Lane, Ipsden, OX10 6BZ**

Lorraine Hillier and Jo Robb, the local ward councillors, stood down from the committee for consideration of this item.

The committee considered application P19/S0443/FUL to erect a new steel framed agricultural building at Larkstoke Farm, Church Lane, Ipsden, OX10 6BZ.

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.

Colin Crump, the agent, spoke in support of the application.

Lorraine Hillier, a local ward councillor, spoke objecting to the application.

Jo Robb, 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 P19/S0443/FUL subject to the following conditions:

1. Commencement of development within three years.
2. Development to be carried out in accordance with the approved plans.
3. External materials to be as on the approved plans.

## **69 P19/S1468/HH - The Rosary, Shepherds Green, RG9 4QL**

Lorraine Hillier and Jo Robb, local ward councillors, stood down from the committee for consideration of this item.

Jo Robb declared a pecuniary interest, as owner of the property and applicant, stepped down from the committee, withdrew from the room and took no part in the debate or voting for this item.

The committee considered application P19/S1468/HH for extensions at first and ground floor to increase first floor bathroom size and ground floor utility spaces (as per Additional information received 27 June 2019) at the Rosary, Shepherds Green, RG9 4QL.

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.

Elizabeth Swabey-Collison, the agent, 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 P19/S1468/HH subject to the following conditions:

1. Commencement of development within three years.
2. Development in accordance with the approved plans.
3. Sample materials required for the outbuilding and boundary wall.
4. Matching materials for the extension.
5. Tree protection to be implemented in accordance with the submitted details.

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

The meeting closed at 8.45 pm

Chairman

Date