

Minutes

OF A MEETING OF THE

Planning Committee

HELD ON WEDNESDAY 6 NOVEMBER 2019 AT 6.00 PM

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

Present:

Ian Snowdon (Chairman)

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

Apologies:

There were no apologies.

Officers:

Paul Bateman, Victoria Clarke, Sharon Crawford, Paula Fox, Simon Kitson and Caitlin Phillipotts.

93 Chairman's announcements

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

94 Minutes of the previous meeting

RESOLVED: to approve the minutes of the meeting held on 5 October 2019 as a correct record and agree that the Chairman sign these as such.

95 Declarations of interest

There were no declarations of interest.

96 Urgent business

There was no urgent business.

97 Proposals for site visits



Listening Learning Leading

The chairman reported that in respect of item 10 on the agenda, application P18/S2434/FUL, land at Shiplake Farm, Reading Road, Shiplake, he had held consultations with the planning officer and there were concerns regarding the impact of the application upon the character and appearance of the area.

In consultation with the planning officer, the chairman had agreed to defer consideration of application P18/S2434/FUL, to allow members to visit the site to assess the impact of the proposed development upon the character and appearance of the area.

The planning officer emphasised the importance of committee members making every effort to attend all arranged site visits, as these afforded the opportunity to obtain the full facts to assist in decision making.

98 Public participation

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

99 P19/S1931/FUL - Land adjacent to The Rectory, 10 Hill Road, Watlington OX49 5AD

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

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

The committee considered application P19/S1931/FUL for the erection of a detached two storey dwelling with associated parking and landscaping (as amended by plans received 8 August 2019 altering roof and single storey side extension design, and increasing gap to boundary with 12 Hill Road, and as amended by plans received 28 August 2019 and 17 September 2019 providing landscaping and tree information) on land adjacent to The Rectory, 10 Hill Road, Watlington, OX49 5AD.

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 Terry Jackson spoke on behalf of Watlington Parish Council, objecting to the application.

Neil Boddington, 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/S1931/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. Use of materials (walls and roof) as specified on the plans.
4. New vehicular access to Oxfordshire County Council specification to be provided prior to first occupation.

5. Pedestrian vision splays to be provided prior to first occupation.
6. Vehicular vision splays to be provided in accordance with plan.
7. Turning Area and Car Parking to be provided prior to first occupation and retained.
8. Tree Protection to be implemented in accordance with submitted details.
9. Bin storage details to be submitted (tree protection).
10. Landscaping scheme to be implemented in accordance with submitted details.
11. Withdrawal of permitted development rights (extensions, alterations to the roof and outbuildings).

Informatives:

- No surface water drainage onto highway.
- Development is liable for Community Infrastructure Levy.

100 P18/S3781/O - 31 Acremead Road, Wheatley, OX33 1NZ

Alexandrine Kantor, the local ward councillor, stood down from the committee for consideration of this item.

The committee considered application P18/S3781/O to demolish existing dwelling and construction of 4 detached dwelling houses with new private access drive (outline planning application with all matters reserved) as amended by revised drawings for plots 1 and 3 submitted on 13 March 2019 at 31 Acremead Road, Wheatley, OX33 1NZ.

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.

This application was deferred at the committee meeting on Monday 23 September 2019 to allow Members to visit the site. The site visit took place on Monday 4 November 2019. The planning officer reported that on page 36 of the report the word 'not' had been accidentally omitted and therefore the correct wording in paragraph 7.1 was ... "the development would not be expected to give rise to unacceptable harm to neighbouring residential amenities..."

Councillor Toby Newman, on behalf of Wheatley Parish Council, spoke objecting to the application.

Rebekah Sammut a local resident, spoke objecting to the application.

Alexandrine Kantor, the 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/S3781/O subject to the following conditions:

1. Commencement of development (Outline planning permission).
2. Submission of reserved matters.
3. Maximum number of dwellings (compliance).
4. Tree protection general (pre-commencement).
5. Construction Traffic and Environmental Management Plan (pre-commencement).

6. Site levels (pre-commencement).
7. Demolish all existing buildings (pre-construction).
8. Materials (pre-construction).
9. Planting scheme (pre-occupation).
10. Boundary enclosures (pre-occupation).
11. Provision of access and visibility splays (pre-occupation).
12. Parking and turning areas (pre-occupation).

13. Foul and surface water drainage (pre-occupation).
14. Ecology Survey recommendations (compliance).
15. Garage conversion restriction (compliance).
16. Removal of PD (Permitted Development) rights Part 1, Class A-E (compliance).

Notes:

1. Outline conditions note.
2. Bats note.
3. Wild birds note.
4. Highways works note.
5. Unexpected contamination note.

101 P18/S2434/FUL - Land at Shiplake Farm, Reading Road, Shiplake, RG9 4BX

Consideration of this application was deferred to allow the committee to hold a site visit, to ascertain the impact of the proposed development upon the character and appearance of the area (minute 97 above).

102 P18/S3162/FUL - Milton House, Station Yard, Thame, OX9 3UH

David Bretherton and Kate Gregory, local ward councillors, stood down from the committee for consideration of this item.

The committee considered application P18/S3162/FUL for the erection of a second-floor roof extension to the building, providing a further two flats (amendments to the application received 1st August 2019, reducing the size of the proposed extension, adding the previously approved first floor balcony and demarcating the parking spaces) at Milton House, Station Yard, Thame, OX9 3UH.

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 Linda Emery, on behalf of Thame Town Council, spoke objecting to the application.

Kate Gregory, a local ward councillor, spoke objecting to the application.

Contrary to the officers' recommendation for approval, the view was expressed that owing to poor design and the size and bulk of the building in a prominent position, the proposed development would harm the character of the area.

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

RESOLVED; to refuse planning permission for application P18/S3162/FUL owing to the following:

1. That this development by virtue of its highly prominent location and its inappropriate scale, design and massing, would appear out of character with the surrounding built form within this part of Thame. This would result in an incongruous and harmful visual impact upon the street scene. As such, this proposal is contrary to the design objectives of the Development Plan, as expressed by South Oxfordshire Core Strategy Policy CSQ3; South Oxfordshire Local Plan 2011 Policies D1, D3, G2 and H4; and Thame Neighbourhood Plan Policies ESDQ16, ESDQ17, ESDQ26 and ESDQ27.
2. The proposal is also contrary to advice set out in sections 1, 7 and 8 of the South Oxfordshire Design Guide and paragraphs 118, 127 and 130 of the National Planning Policy Framework.

103 P19/S2138/FUL - Land to the north of Fields End Farmhouse, Parsons Lane/Chaucer Court, Ewelme, OX10 6HP

The committee considered application P19/S2138/FUL for the proposed erection of a detached dwelling house with associated parking and amenity space provision on land to the north of Fields End Farmhouse, Parsons Lane/Chaucer Court, Ewelme, OX10 6HP.

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.

Gemma Benoiel, on behalf of Ewelme Parish Council, spoke objecting to the application.

Andrew Evans, a local resident, spoke objecting to the application.

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

Concern was expressed as to whether the proposed development constituted Infill and that further information was required. Additionally, the impact upon the public right of way (a road used as a bridle way) during the development and upon its completion was a cause for concern.

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

RESOLVED; To defer consideration of application P19/S2138/FUL to facilitate a site visit to assess whether the development constituted infill.

104 P19/S0776/HH - 'Nevins', 54b Berkshire Road, Henley-on-Thames, RG9 1NA

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

The committee considered application for P19/S0776/HH the proposed erection of a single storey garden building (as amended by drawing received 7 May 2019 and 4 July 2019 and landscaping scheme received 30 August 2019 at 'Nevins', 54b Berkshire Road, Henley-on-Thames, RG9 1NA.

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 Ken Arlett, on behalf of Henley-on-Thames Town Council, 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/S0776/HH subject to the following conditions:

1. Commencement three years - full planning permission.
2. Approved plans.
3. Materials as on plan.
4. Landscaping implementation.

The meeting closed at 8.15 pm

Chairman

Date