

Minutes

OF A MEETING OF THE

Planning Committee

HELD ON WEDNESDAY 15 JANUARY 2020 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, David Bretherton, Lorraine Hillier, Alexandrine Kantor, George Levy, Jo Robb, Jane Murphy (as substitute for Ian White) and Anne-Marie Simpson (as substitute for Kate Gregory)

Apologies:

Kate Gregory, Ian White and Celia Wilson tendered apologies.

Officers:

Paul Bateman, Victoria Clarke, Sharon Crawford, Paula Fox, Neil Davies, Simon Kitson and Tom Wyatt.

Also present:

Sam Casey-Rerhaye

140 Chairman's announcements

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

141 Minutes of the previous meetings

RESOLVED: to approve the minutes of the meetings held on 2 and 18 December 2019 as a correct record and agree that the Chairman sign these as such.

142 Declarations of interest

Lorraine Hillier declared in relation to item 12 on the agenda, application P19/S0596/FUL, Chiltern House, 45 Station Road, Henley on Thames, that she had some business connections with Chiltern House and would therefore be stepping down from the committee for this item.



Listening Learning Leading

143 Urgent business

The planning officer reported that there was a need for a committee site visit in respect of, application P19/S2305/RM, Land off Cats Lane, Stadhampton (minute 144 below refers).

144 Proposals for site visits

In consultation with the planning officer, the chairman proposed the postponement of application P19/S2305/RM, land off Cats Lane, Stadhampton, to allow for a site visit in order that members can view the site and judge the effect of the proposed development. The committee agreed to this proposal.

145 Public participation

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

146 P19/S0058/FUL - Land to the south of Creek End, Abingdon Road, Burcot, OX14 3DJ

The committee considered application P19/S0058/FUL, for a proposed erection of a detached five-bedroom dwelling and a detached double garage on land to the south of Creek End, Abingdon Road, Burcot, OX14 3DJ.

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 advised the committee that the site was not identified by the Environment Agency as being susceptible to flooding. The Council's Drainage Engineer had acknowledged the existence of some flood risk but had not objected to the application. The developer had undertaken to provide two passing places on the private road, Horseshoe Lane, thereby providing a carriageway improvement which would benefit local residents.

Glenn Pereira spoke on behalf of Clifton Hampden Parish Council, objecting to the application.

Simon Oakland, a local resident, spoke objecting to the application.

Alex Cresswell, the agent, spoke in support of the application.

Sue Casey-Rerhaye, 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 P19/S0058/FUL subject to the following conditions;

Planning permission is granted subject to the following conditions;

1. Three-year time limit;
2. Approved plans;
3. Construction Traffic and Environmental Management Plan (pre-commencement);
4. Survey of road and required repairs (prior to commencement);
Prior to the commencement of the development hereby approved a condition survey of the access road (that extends from the site to the western access point of the 'Horseshoe Lane' with the A415) shall be undertaken and submitted to the local planning authority. Prior to the occupation of the dwelling a scheme to restore the road and verges (to its condition prior to the commencement of the development) shall be completed in accordance with a written scheme of restoration that shall first be submitted to and approved in writing by the local planning authority.

Reason: In the interests of highway safety and to protect the amenities of neighbouring occupiers in accordance with Policies T1 and EP2 of the South Oxfordshire Local Plan 2011.

5. Tree protection;
6. External materials;
Construction of the dwelling hereby approved shall not continue above slab level until full details of the external materials and finishes to be used in the construction of the development have been submitted to and approved in writing by the Local Planning Authority. The written details shall include (as a minimum) a photographic example of each material, the material name and manufacturer/supplier name. Thereafter the development shall be completed in accordance with the approved details.

Reason: To ensure the development is compatible with its surroundings, to protect the character and appearance of the conservation area in accordance with Policies CSEN1 and CSQ3 of the South Oxfordshire Core Strategy 2027 and Policies D1, G2 and H4 of the South Oxfordshire Local Plan 2011.

7. Parking and turning;
Prior to the first occupation of the development hereby approved, the off-road parking and turning areas and access road passing places shall be constructed in full in accordance with site layout drawing no.S2/P/02 Rev.B and in accordance with a written materials specification that shall first be submitted to and approved in writing by the local planning authority. The written details shall include (as a minimum) a photographic example of each material, the material name, manufacturer/supplier name and details of the permeability/porousness of the material. Thereafter the development shall be completed in accordance with the approved details and the parking and turning areas shall be retained unobstructed except for the intended use at all times.

Reason: In the interests of highway safety and to ensure the provision of off-street car parking in accordance with policies CSEN1 and CSQ3 of the South Oxfordshire Core Strategy 2027 Policies D1, D2, T1 and T2 of the South Oxfordshire Local Plan 2011.

8. Drainage (prior to occupation);
The dwelling hereby approved shall not be occupied or brought into use until it has been connected to drainage systems for both foul and surface water disposal, the

details of which shall first be submitted to and approved in writing by the local planning authority. The details submitted shall demonstrate how the proposed drainage systems will be compliant with sustainable drainage (SuDS) principles.

Reason: To prevent pollution and to ensure adequate drainage infrastructure is provided in accordance with Policies EP1 and EP6 of the South Oxfordshire Local Plan 2011.

9. Site planting scheme;

The dwelling hereby approved shall not be occupied or brought into use until a scheme for the planting of trees, shrubs and hedges within the site has been carried out in full in accordance with written details that shall first be submitted to and approved in writing by the Local Planning Authority. The written details shall include:

- Details of the species, locations and numbers of all trees, shrubs and hedges to be planted;
- written planting and maintenance specifications;
- Plan showing all trees/hedges to be retained;
- Plan showing all trees/hedges to be removed.

In the event of any of the trees, shrubs or hedges planted as part of the approved scheme dying or being seriously damaged or destroyed within 5 years of the completion of the development, a new tree, shrub or hedge of equivalent number and species, or of a species and number as first approved by the Local Planning Authority, shall be planted and properly maintained in a position or positions first approved in writing by the Local Planning Authority.

Reason: To help to assimilate the development into its surroundings in accordance with Policies CSEN1, and CSQ3 of the South Oxfordshire Core Strategy 2027 and Policies C9, D1 G2, and H4 of the South Oxfordshire Local Plan 2011.

147 P19/S2517/FUL - The Old Post Office, 5 Wharf Road, Shillingford, OX10 7EW

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

The committee considered application P19/S2517/FUL, for a three-bay timber-framed & clay-tiled roof, with oak clad garage and store at the Old Post Office, 5 Wharf Road, Shillingford, OX10 7EW.

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 consideration of this application was deferred from 2 December 2019, owing to the meeting having reached the time guillotine prior to its consideration. In addition, Sue Cooper, a local ward councillor, had asked for the application to be called in.

Michael Herbert, a local resident, spoke in support of the application.

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

Richard Pullen, the applicant, spoke in support of the application.

The committee were concerned that the proposal would not constitute limited infilling and would be inappropriate development within the Green Belt and therefore harmful, notably to the openness of the Green Belt. The proposal was also contrary to several key council policies. The loose knit and rural character of this part of the Conservation Area would also be eroded.

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 P19/S2517/FUL for the following reasons:

1. The site lies within the Oxford Green Belt, where there is a general presumption against new development in order to conserve the special and historic character of the City and to preserve the countryside outside it. The proposed garage would not constitute limited infilling and would be inappropriate development within the Green Belt and is therefore by definition harmful. Having regard to the position of the building in this open and undeveloped part of the site the development would significantly harm the openness of the Green Belt. There are no 'very special circumstances' that would outweigh the harm caused by virtue of inappropriateness or to the openness of the Green Belt. The proposal is contrary to Policies CSEN2 and CSR1 of the adopted South Oxfordshire Core Strategy, Policies H4 and GB4 of the South Oxfordshire Local Plan 2011, Green Belt policy of the National Planning Policy Framework (NPPF) and Policies H3 and VC1 of the Warborough and Shillingford Neighbourhood Plan.
2. The provision of a building on this open site would consolidate the built form on the frontage of Wharf Road, eroding the loose knit and rural character of this part of the Shillingford conservation area contrary to the provisions of section 77 of the Planning (Listed Buildings and Conservation Areas) Act 1990, Policy CSEN3 of the South Oxfordshire Core Strategy, Policy CON7 and G2 of the South Oxfordshire Local Plan, Policy VC1 of the Warborough and Shillingford Neighbourhood Plan and paragraph 196 of the NPPF.

148 P19/S2305/RM - Land off Cat Lane, Stadhampton

Consideration of this item was deferred, pending a site visit (minute 144 refers).

149 P19/S2720/FUL - Unit 5, Goodson Industrial Mews, Wellington Street, Thame, OX9 3BX

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

The committee considered application P19/S2720/FUL, for the redevelopment of an office building (Class B1(a)) to provide eight 2-bed apartments (Class C3) with associated

access and landscaping works and the provision of access and landscaping improvements to office/industrial units (as amended by additional supporting information regarding highway issues received 14 October 2019, and by amended plans received 29 November 2019, removing timber panelling from ground floor windows on the south elevation, proposing obscure glazing in two first floor windows on the east elevation, providing car parking spaces to standard, and providing internal elevations of lightwell / courtyard in centre of building), at Unit 5, Goodson Industrial Mews, Wellington Street, Thame, OX9 3BX.

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 committee noted Thame Town Council's view regarding the potential effect upon employment levels. The planning officer advised the meeting that the proposed development provided a realistic fall-back from the prior approval, in terms of employment prospects, which represented a valid material consideration. In response to a question from the committee, the planning officer reported that there was no justification to require further marketing of the site for employment purposes.

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

Graeme Markland, Thame Town Council Neighbourhood Planning Officer, spoke on behalf of that council, objecting to the application.

Alex Edge, the agent, spoke in support of the application.

David Bretherton, 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/S2720/FUL subject to the following conditions and the completion of a unilateral undertaking with Oxfordshire County Council to pay for changes to the Traffic Regulation Order in relation to double yellow lines;

1. Development must commence within 3 years.
2. Development must be in accordance with the approved plans.
3. Removal of permitted development rights to convert retained commercial buildings (Units 1a, 1, 2, 3 and 4) to residential use.
4. Materials used shall be those specified on the plans.
5. Two windows on first floor of the south east elevation shall be obscure Glazed.
6. First floor courtyard windows to be fitted with louvres to prevent overlooking.
7. Existing vehicular access onto Wellington Street to be improved to County Council specification.
8. Vision splays to be provided and retained unobstructed.
9. Parking & manoeuvring areas to be provided and retained.
10. Cycle parking facilities to be provided in accordance with plans.
11. Construction Traffic Management (details required).
12. Landscaping scheme (including boundary treatment) must be submitted for approval.

13. Archaeology (Submission and implementation of Written Scheme of Investigation).
14. Contaminated Land (phased risk assessment shall be submitted and approved).
15. Contamination (No occupation until approved remediation strategy implemented).
16. Contamination (Notify local planning authority of unsuspected contaminated land).
17. Acoustic Insulation Building (new residential units shall be designed and constructed in accordance with the approved scheme).

150 P19/S0596/FUL - Chiltern House, 45 Station Road, Henley-on-Thames, RG9 1AT

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

Lorraine Hillier declared an interest in relation to this application, in that she had some business connections with Chiltern House and stood down from the committee for consideration of this item.

The committee considered application P19/S0596/FUL, for the erection of a three-bedroom apartment on the flat roof of the existing office building, using factory-built modular construction techniques (revised plans received 12th November 2019, reducing the scale of the proposed building and amending the design; correction to eastern elevation, roof plan and balustrade detail on 6th December 2019), at Chiltern House, 45 Station Road, Henley-on-Thames, RG9 1AT.

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 since the despatch of the agenda, the resident at 6 Queen's Close had been in contact to support the proposal. The development now incorporated a smaller footprint, as there were set backs of 5m and 1.5m, thereby reducing any potential overlook of neighbours. The applicant had commissioned a report, meeting Building Research Establishment (BRE) guidance on light reduction. Similarly, in respect of Daylight Distribution (DD), all but four properties were assessed as experiencing little or no effect, or a minimal reduction in sunlight. The proposal was in a sustainable location in the street scene and in the Conservation Area. There was proposed larch cladding to improve the building's façade and the committee considered that this should be the subject of an additional condition in the event of a grant of permission.

Councillor Ken Arlett, on behalf of Henley-on-Thames Town Council, spoke objecting to the application.

Neil Murphy, a local resident, spoke objecting to the application.

Emma Lawrenson, the applicant, spoke in support of the application.

Ken Arlett, 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/S0596/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. Materials to be as specified within the submitted schedule, unless otherwise agreed in writing.
4. Prior to first occupation of the development hereby approved, an obscure-glazed balustrade shall be installed at a minimum of 2m from the building line at the western edge of the existing roof parapet. It shall be retained as such thereafter. No access shall be formed onto the remainder of the roof space.
5. Additional condition regarding larch cladding to façade.

151 P19/S2313/FUL - Land adjacent to Village Green, Newlands Lane, Stoke Row, RG9 5PS

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

The committee considered application P19/S2313/FUL, for the provision of additional boundary treatment and amending garden levels following previous consent (as amended to reduce the proposed levels and realign fence), on land adjacent to Village Green, Newlands Lane, Stoke Row, RG9 5PS

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.

Lorraine Hillier and Jo Robb, local ward councillors, 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/S2313/FUL subject to the following condition;

1. Development to be carried out in accordance with the approved plans.

The meeting closed at 8.40pm

Chairman

Date