



Listening Learning Leading

# Minutes

OF A MEETING OF THE

## Planning Committee

HELD ON WEDNESDAY 12 FEBRUARY 2020 AT 6.00 PM

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

### Present:

Ian Snowdon (Chairman)

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

### Apologies:

Peter Dragonetti and Ian White tendered apologies.

### Officers:

Paul Bateman, Victoria Clarke, Sharon Crawford, Emily Hamerton, Kim Gould and Paul Lucas

### Also present:

Jane Murphy and Anne-Marie Simpson

### 162 Chairman's announcements

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

### 163 Declarations of interest

There were no declarations of interest.

### 164 Urgent business

There was no urgent business.

## **165 Proposals for site visits**

There were no proposals for site visits.

## **166 Public participation**

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

## **167 P19/S4030/O - Recreation Field, Station Road, Cholsey**

The committee considered application P19/S4030/O for a community Skate and Mini-wheel Park (as amended by change of address on 20 November 2019 and revised Design and Access Statement received 14 January 2020), at Recreation Field, Station Road, 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.

The planning officer reported that since the despatch of the agenda a further objection had been received, which was in respect of noise disturbance. She advised the meeting that in the event of planning permission being granted, it was probable that a noise disturbance assessment would be undertaken at Reserved Matters stage.

Councillor Colin Worley, a representative of Cholsey Parish Council, spoke in support of the application.

James Shepherd, a local resident, spoke objecting to the application.

Anne- Marie Simpson, a local ward councillor, spoke in support of the application.

Jane Murphy, a local ward councillor, spoke objecting to the application.

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

**RESOLVED;** to grant outline planning permission for application 19/S4030/O subject to the following conditions:

1. Commencement - outline planning permission.
2. Construction Management Plan to be submitted.
3. Detailed drawing showing location of the skate/mini park in relation to the existing football pitch to be submitted and approved.
4. Management and maintenance scheme to be submitted and approved.
5. Noise disturbance assessment to be undertaken at Reserved Matters stage.

## **168 P19/S3220/FUL - Land off Old London Road, Wheatley**

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

The committee considered application P19/S3220/FUL for the installation of a synchronous gas-powered standby generation facility, ancillary infrastructure and equipment and access. As clarified by revised flood risk assessment received on 17 December 2019 and revised traffic figures received on 29 January 2020 on land off Old London Road, Wheatley.

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.

Toby Newman, a representative of Wheatley Parish Council, spoke objecting to the application.

Ruaridh Mitchell, the agent spoke in support of 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 P19/S3220/FUL subject to the following conditions:

1. Commencement three years - full planning permission.
2. Approved plans.
3. Temporary Permissions 25 years.
4. Site restoration scheme shall be submitted.
5. Landscaping Scheme (trees and shrubs only).
6. Provide turning Area & Car Parking in accordance with submitted details.
7. No building or raising of land levels.
8. Surface water drainage works (details required).

### **169 P19/S0332/FUL - Orchard Close Settlement Road, running west from T Junction and the Old Post Office, Britwell Salome, OX49 5LH**

The committee considered application P19/S0332/FUL for the installation of equestrian training mirrors and retention of temporary hard standing (as amended by additional plans and information received 29 May 2019 and 11 October 2019, re-locating the entrance gate which will be installed using permitted development rights without planning permission and proposing landscaping) at Orchard Close Settlement Road, running west from T Junction and the Old Post Office, Britwell 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 this meeting. An A4 photograph provided by Chris Bidgood, which depicted the riding arena and three adjacent properties, was given to the committee for inspection at the meeting.

Chris Bidgood, representing Britwell Salome Parish Meeting, spoke objecting to the application.

Christopher Gregory, the architect, spoke in support of the application.

The committee expressed concern that the council had not sought its own independent legal advice regarding permitted development rights in respect of the proposed mirrors and

the fact that fuller information on the assessment of glare was not available. It was also considered important that committee members visited the site with the conservation officer present at the next committee meeting, and therefore a deferral was suggested.

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

**RESOLVED;** to defer planning permission for application P19/S0332/FUL subject to the following actions:

1. Officers to arrange a site visit.
2. Officers to obtain independent legal advice regarding permitted development rights.
3. Clarification in relation to the impact of the visual impact of the mirrors (officers to review the report and check how any glare is assessed).

### **170 P19/S2894/FUL - Land to the South of Foxhill Close, Playhatch**

The committee considered application P19/S2894/FUL for the erection of a two-storey four-bedroom detached house with associated car port and parking (updated flood risk assessment and site and street scene plans corrected to accurately reflect previously approved landscaping received 21st November 2019 and site plan updated to move hedge on north-western boundary next to estate road, as shown on amended plan received 22nd January 2020) on land to the South of Foxhill Close, Playhatch.

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, a further objection had been received, which was in respect of access, highways and design aspects. He also reported that some objections referred incorrectly to the site's position within Flood Zone 2; the site lay entirely within Flood Zone 1 and the proposal would not increase the risk of flooding.

Councillor Richard Berkley, a representative of Eye and Dunsden Parish Council, spoke objecting to the application.

Howard Crews, a local resident, of Playhatch Cottages, spoke objecting to the application.

Ryan Hartley, the agent, spoke in support of the application.

The committee considered that evergreen hedging, including trees, at the front of the development and on the north-west side of the proposed dwelling where adjoining the access road, coupled with the construction of the pedestrian access being moved further to the rear of the development, would assist in discouraging inappropriate off street parking and help to lessen the visual impact of the development. The insertion of the specific requirements outlined above, to the recommended landscaping condition to cover these matters would be necessary.

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/S2894/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. No change in levels.
4. Schedule of Materials to be agreed prior to development above foundation level.
5. Landscaping details to be agreed prior to development above foundation level
6. Tree protection details to be agreed prior to commencement
7. Parking & Manoeuvring Areas to be retained as shown on the approved plans
8. Surface water drainage works to be agreed prior to commencement
9. Withdrawal of Permitted Development Rights for extensions and outbuildings
10. No carport conversion into accommodation
11. Wildlife Protection mitigation to be carried out as approved
12. Additional condition; extra landscaping and relocation of pedestrian access further to rear of development.

The meeting closed at 8.35 pm

Chairman

Date

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