



Minutes

OF A MEETING OF THE

Planning Committee

HELD ON THURSDAY 28 MAY 2020 AT 4.30 PM

THIS WAS HELD AS A VIRTUAL MEETING ONLINE

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:

None.

Officers:

Paul Bateman, Steven Corrigan, Steve Culliford, Adrian Duffield, Paula Fox and Kim Gould

Also present:

Councillor Maggie Filipova-Rivers

181 Chairman's announcements

The chairman welcomed everyone to the meeting and outlined the procedures to be followed in a virtual public meeting.

182 Minutes of the previous meeting

RESOLVED: to approve the minutes of the meeting held on Wednesday 26 February 2020 as a correct record and agree that the Chairman sign these as such.

183 Declarations of interest

There were no declarations of interest.

184 Urgent business

There was no urgent business.

185 Proposals for site visits

There were no proposals for site visits.

186 Public participation

Statements made by the public and duly received within a published deadline had been circulated to the Committee two full days prior to the meeting and had also been published on the Council's website.

187 P19/S4364/FUL - Old Vicarage, The Street, South Stoke

The Committee considered application P19/S4364/FUL to change the use of a cowshed and dairy, to make half of the building to a dog day care centre and the other half to a vehicle storage for a temporary 5 year period (as amplified by details submitted by the applicant on 18 & 20 February 2020) at the Old Vicarage, The Street, South Stoke.

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 the relevant planning considerations for the application, namely; the principle, noise, drainage/flooding, hours of operation, highways, Community Infrastructure Levy (CIL) and other issues. The committee was advised that the site lay within the built-up limits of South Stoke, which was categorised as one of the district's smaller villages within the South Oxfordshire Core Strategy.

The National Planning Policy Framework at paragraph 80 advised that planning policies and decisions should help create conditions in which businesses could invest, expand and adapt. Significant weight should be placed on the need to support economic growth and productivity, taking into account local business needs and wider opportunities for development. The planning officer considered that the application was well-related to the surrounding existing development and should be encouraged. The principle of the development was also acceptable as the operation would be taking place from an existing building within the settlement.

With respect to noise, the planning officer reported that part of the South Stoke Parish Council's objection related to noise disturbance in a residential area. The planning officer also reported that the council's environmental protection officer had no objections on noise grounds and that there were no technical reasons for refusal. The operator would require a licence, limiting the business to six dogs or fewer, according to available usable floorspace. Noise was controllable through a licence issued under the Environmental Protection Act 1990.

The planning officer reported that vehicle movements would be minimised by virtue of an undertaking by the operator to collect and deliver dogs. The Oxfordshire County Council had withdrawn its objection on highways grounds and had concluded that access was sufficient to accommodate the operation without any harm; there was no perceivable impact on highways usage.

The planning officer reported that Policy EP2 of the South Oxfordshire Local Plan sought to ensure that new development did not result in noise and disturbance to local residents. A number of neighbours and the Parish Council had referred to the lack of information on the proposed hours of operation for the dog day care business. One of the conditions of the existing permission was that the site operated from 7am to 6pm on Monday to Fridays and 7am to 1pm on Saturdays. The applicant had confirmed her intention to operate the dog business from 8am to 6pm Monday to Friday only. The hours were to be controlled with the addition of a condition which would ensure that the development accorded with Policy EP2.

Councillor Maggie Filipova-Rivers, the local ward councillor, 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/S4364/FUL subject to the following conditions;

That planning permission is granted subject to the following conditions:

1. Five-year temporary consent
2. Approved plans
3. In accordance with the agreement form.
4. Hours of operation
5. Foul drainage

188 P20/S0688/FUL - 105 Henley Road, Sandford-on-Thames, OX4 4YW

The Committee considered application P20/S0688/FUL for an extension to provide 2 x 1-bedroom flats at 105, Henley Road, Sandford-on-Thames.

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 on the key planning considerations in respect of the application, namely; the principle of the development (Green Belt and housing supply), siting, scale and design, impact on the openness of the Green Belt, highways and parking impact, neighbouring and occupant amenity, garden sizes, environmental considerations (waste and contamination), Community Infrastructure Levy (CIL) and other matters.

Sandford on Thames Parish Council had objected to the application, which included reference to a cluster of car parking on the front garden aspect of the property. No objections had been received from neighbours. The Oxfordshire County Council as highways authority had no objection, subject to the standard condition relating to parking and turning areas, as included in the plans.

The planning officer reported that the proposal did not constitute infill and was inappropriate development in the Green Belt. However, the extant planning permission for a two-storey side and rear extension was a material consideration in the assessment of this proposal and constituted very special circumstances which outweigh any harm. The footprint and appearance of the proposal before the committee was very similar in terms of size, scale and design.

Paragraph 5.7 of the report confirmed that an almost identical development to that being proposed had already been approved. This represented very special circumstances and recommended that the planning permission should be approved, despite the apparent conflict with the Housing and Green Belt policies.

The planning officer concluded by stating that given the material considerations, the application accorded with development plan policies and government advice.

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 P20/S0688/FUL subject to the following conditions;

- 1: Commencement three years - Full Planning Permission
- 2: Approved plans
- 3: Materials as on plan
- 4: Parking & Manoeuvring Areas Retained

The meeting closed at 5.30pm

Chairman

Date