



Minutes

OF A MEETING OF THE

Planning Committee

HELD ON WEDNESDAY 26 AUGUST 2020 AT 6.00 PM

THIS IS A VIRTUAL MEETING

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Present:

Ian Snowdon (Chair)

Peter Dragonetti (Vice Chair), Ken Arlett, David Bretherton, Sarah Gray, Kate Gregory, Lorraine Hillier, George Levy, Jo Robb and Celia Wilson

Apologies:

Ian White tendered apologies.

Officers:

Samantha Allen, Paul Bateman, Paul Bowers, Sharon Crawford, Paul Fox, Marc Pullen and Bertie Smith

Also present:

Anne-Marie Simpson

229 Chair's announcements

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

230 Minutes of the previous meeting

RESOLVED: to approve the minutes of the meeting held on Wednesday 5 August 2020 as a correct record and agree that the Chairman sign these as such.

231 Declarations of interest

Councillor Ken Arlett declared a non-pecuniary interest in item 12 on the agenda, 9 Gravel Hill, Henley on Thames (application P20/S1660/LB). As Mayor of Henley he was an ex-officio trustee of the Henley Housing Trust (who owned the property), for which he received no financial benefit. Councillor Arlett would speak on behalf of the Henley Town Council and as a local district councillor for the town. He would not participate in the vote on this item.

Councillor Lorraine Hillier declared a non-pecuniary interest in item 12 on the agenda, 9 Gravel Hill, Henley on Thames (application P20/S1660/LB). She used to own 11 Gravel Hill but had no social connection with the present owner.

232 Urgent business

There was no urgent business.

233 Proposals for site visits

There were no proposals for site visits.

234 Public participation

The list showing members of the public who had registered to speak was tabled at the meeting. Statements received had been circulated to members of the committee before the meeting and would be placed on the council website.

235 P20/S1588/FUL - 253 Greys Road, Henley-on-Thames, RG9 1QS

Councillor Sarah Gray did not hear the whole of the planning officer's presentation, for technical communication reasons, and took no part in the debate or voting for this item.

Councillor Ken Arlett, a local ward councillor, stepped down from the committee and took no part in the debate or voting for this item.

The committee considered application P20/S1588/FUL for the demolition of existing dwelling and construction of three detached dwellings with associated vehicular accesses (as amended to reposition Plot 1 and provide additional tree protection and landscape information 01 and 10 July 2020) at 253 Greys Road, Henley-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 this meeting.

The planning officer reported that a site visit was held in respect of this application on Monday 24 August 2020, which five members of the committee attended. The neighbour at number 251 Greys Road was met on this occasion.

The planning officer reported that the principles of the proposal were acceptable and that it was an appropriate fit with the local character of development and the street scene. It would conform well with the present pattern of development. Additionally, Oxfordshire County Council, the highways authority, had no highways safety issues with respect to the development. In the view of planning officers, the development was not harmful to the character and appearance of the area and would not cause material harm to the amenity of neighbours. Also, it would not result in any significant or adverse impacts on the highway network, or on known ecology or important landscape features.

Mr. Luke Thompson, a local resident, spoke objecting to the application.

Mr. Jon Furneaux, the agent, spoke in support of the application.

Councillor Ken Arlett, a representative of Henley Town Council, spoke objecting to the application. Councillor Arlett later spoke in his capacity as a South Oxfordshire District Councillor, also objecting to the application.

In response to a question from the committee, the planning officer explained the 45 – degree angle rule, which measured the possible impingement, as a result of the development, on light standards on the habitable rooms of the closest neighbouring property

The committee expressed concerns about the density and overbearing nature of the development, the adverse impact upon the street scene, loss of trees and lack of car parking. The committee also considered that the proposal would result in significant harm to 251 Greys Road, particularly through loss of light.

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 P20/S1588/FUL for the following reasons:

1. The proximity and scale of the dwelling proposed on plot 1 of the proposed development would result in an overbearing impact on the neighbouring dwelling, 251 Greys Road, and unduly harm their amenity.
2. Owing to the density of the proposed development, the width of the individual plots and the relatively small gaps between the proposed dwellings and their respective neighbours, the proposal would result in a cramped form of development which would be out of keeping with the spacious and verdant character and appearance of this part of Greys Road.

236 P19/S4615/FUL - Workshops to the rear of New Inn Court, off B4027, Beckley, OX3 9TY

Councillor Celia Wilson left the meeting prior to the vote on this item.

Councillor Sarah Gray, the local ward councillor, stepped down from the committee and took no part in the debate or voting for this item.

The committee considered application P19/S4615/FUL for the demolition of workshop, erection of new build dwelling with gardens at workshops to the rear of New Inn Court, off B4027, Beckley.

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 the site was located within the Oxford Green Belt. A prior notification application to change the use of the existing building to a dwelling under permitted development rights was granted approval on 20 June 2019. He was satisfied that the proposal did not conflict with the purposes of the Green Belt or the reasons for

including land within it. The proposed building would be bespoke and replace an existing utilitarian design and would enhance the site and the wider landscape, rather than detract from it. The light generation issues attaching to the proposal were however acknowledged, particularly the glazing on the southern aspect; to assist in mitigating this, the design included louvred windows.

The planning officer also reported an intention to add a landscaping condition, which would require details of additional or replacement planting, to assist in assimilating the new building into its setting. It was also considered necessary to apply a condition which would require a scheme relating to any new external lighting on the building.

Mr. Andrew Clarke, a representative of Stanton St. John Parish Council, spoke objecting to the application.

Ms. Nicola Mallows a representative of Gresswell Environment Trust, Stanton St John, spoke objecting to the application.

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

Councillor Sarah Gray, the local ward councillor, spoke objecting to the application.

The committee noted that new housing outside of settlements was not supported by the development plan and that therefore this proposal would conflict with the Council's Housing Strategy. They considered that there was a fundamental objection in principle to erecting a dwelling in this location. The committee was also concerned about the impact upon the Green Belt. Citing the National Planning Policy Framework (NPPF), it noted that there was a presumption against inappropriate development. Paragraph 143 stated that inappropriate development was harmful to the Green Belt and should not be approved except in very special circumstances. In addition, it considered that the development would be harmful to a site of special scientific interest (SSSI), some 600 meters distant. The committee considered that the proposal was not in keeping with its surroundings, by virtue of the design, height, scale and materials of the proposed development. The character of the area would also be adversely affected.

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/S4615/FUL for the following reason:

1. Having regard to the prominent location of the site with open uninterrupted views from the south and the height, materials and extent of glazing in the southern elevation, the proposed dwelling would fail to reinforce local distinctiveness and result in an intrusive, prominent and alien feature in the landscape and this rural setting to the detriment of the character and appearance of the local landscape contrary to Policy CSEN1 and CSQ3 of the South Oxfordshire Core Strategy, Policies G2, D1 and H4 of the South Oxfordshire Local Plan 2011 and Policies ENV1, DES1 and DES2 of the emerging South Oxfordshire Local Plan 2034.

237 P20/S0737/FUL - Orchard Hill House, High Road, Brightwell-cum-Sotwell, OX10 0PS

The committee considered application P20/S0737/FUL for the demolition of existing dwelling house, ancillary residential structures and existing barn and erection of a replacement detached dwelling house and linked double garage. Creation of new access from high road and permanent closure of existing access from public bridleway (as an alternative to development permitted by application P19/S0534/FUL as amended by application P19/S4388/FUL) (as amplified by landscaping plan received 15 April 2020) at Orchard Hill House, High Road, Brightwell-cum-Sotwell.

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 the principle of replacing the existing dwelling with the new dwelling had already been accepted through the previous planning permissions. This application sought full planning permission for the same replacement dwelling as approved under application P19/S4388/FUL. The main difference between the two schemes was that this new application incorporated the creation of a new vehicular access on the south western boundary on to the High Road solely for the dwelling.

The planning officer reported that a benefit of the proposal would be the closure of the existing bridleway and the creation of a new access, located centrally along the south western boundary and including a gap of 5.6 metres to create the gated access.

The planning officer considered that the proposal did not result in a harmful impact to the wider character of the area or the North Wessex Downs Area of Outstanding Natural Beauty.

Mr. James Davys, a representative of Brightwell-cum-Sotwell Parish Council, Spoke objecting to the application.

Councillor Anne-Marie Simpson, a local ward councillor, spoke objecting to the application.

In response to a question from the committee regarding the possible interference of the new access with pedestrians using the busy High Road, the planning officer reported that the width of the verge, 6 meters, would allow sufficient safe passing space. In response to a question regarding tree cover, the planning officer reported that there were no trees on the site which were the subject of tree preservation orders. A landscaping plan had been provided with the application and demonstrated an acceptable level of planting that would mitigate the impact of the development and assist in assimilating into the site and wider area.

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/S0737/FUL subject to the following conditions:

Standard conditions

1. Commencement three years - full planning permission
2. Approved plans

Prior to occupation conditions

3. Close existing access
4. Parking & Manoeuvring Areas Retained

Compliance conditions

5. Demolish specified buildings
6. Materials as on plan
7. No Garage conversion into accommodation
8. Vision splay protection
9. New vehicular access
10. Withdrawal of Permitted Development rights (Part 1 Class A) - no extensions etc.
11. Tree protection (implementation as approved)
12. Landscaping implementation
13. Surface water drainage works (as approved)
14. Foul drainage works (as approved)
15. Wildlife Protection (mitigation as approved)

238 P20/S1162/FUL - Store adjacent to 4 Hardings, Chalgrove, OX44 7TJ

The committee considered application P20/S1162/FUL for the variation of condition 2 (approved plans) of planning permission P17/S2367/FUL - for change in design to include extra rooms in the roof (single storey 1-bed dwelling house with 1 off-street car parking space and private amenity space). at store adjacent to 4 Hardings, Chalgrove.

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 the proposed changes to the approved plans did not increase the impact to neighbouring properties or the character of the area to the extent that the development was materially harmful. The enlarged number of bedrooms increased the minimum requirement for garden space and parking provision and these had been met.

Councillor Ann Pritchard, a representative of Chalgrove Parish Council, spoke objecting to the application.

Mr. Peter Buzdygan, the agent, spoke in support of the application.

In response to a question from the committee regarding the ridge height of the development, the planning officer reported that this was mainly because of insulation regulations.

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/S1162/FUL subject to the following conditions:

1. Approved plans.
2. Materials as approved.
3. Withdrawal of Permitted Development rights (Part 1 Class A, B, C & E) - no extensions or outbuildings.

4. New vehicular access to Oxfordshire County Council specification.
5. Parking & Manoeuvring Areas Retained.
6. Vision splay protection.
7. Boundary walls & fences as approved.

239 P20/S1660/LB - 9 Gravel Hill, Henley-on-Thames, RG9 2EF

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.

Councillor Ken Arlett, a local ward councillor, stepped down from the committee and took no part in the debate or voting for this item.

Councillor Lorraine Hillier declared a non-pecuniary interest in this application. She used to own 11 Gravel Hill but had no social connection with the present owner.

The committee considered application P20/S1660/LB for listed building consent in respect of internal works to facilitate the provision of an en-suite bathroom to bedroom 2 including refurbishment works. Re-purposing the loft room as a bedroom with en-suite facilities including replacing the window vent axia in the front dormer window opening with a single pane of glass and provision of a roof vent tile in the rear roof slope. Replacement glazing to the first floor rear bathroom window with a double-glazed unit (as amended by plans 30 June 2020 to omit the works involving the removal of the modern ceiling) at 9 Gravel Hill, Henley-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 this meeting.

The planning officer reiterated the reasons for the call-in of this application by one of the local members, Councillor Ken Arlett, which were detailed in paragraph 1.3 of the report. The committee was advised that the council's senior conservation officer was attending the meeting to provide advice and guidance.

Councillor Ken Arlett, a representative of Henley Town Council, spoke objecting to the application. He referred to a statement made by Ms. Ruth Gibson, a listed building specialist, which had been sent to all members of the committee by the democratic services officer. Councillor Arlett later spoke in his capacity as a South Oxfordshire District Councillor, also objecting to the application.

Ms. Sue James, resident of 11 Gravel Hill, spoke objecting to the application.

In response to a question from the committee regarding the need for further information about the proposed works, the senior conservation officer reported that the information received was satisfactory; it was reasonable to alter the amenity services in this listed building. The plans submitted adequately depicted the partitions, and the medieval fabric of the roof structure was already protected through boxing in. The partitions were sufficiently minor to avoid damage to the property. A detailed Heritage Assessment had led to the council requesting improved ventilation to the roofspace. There was no objection to rationalising the use of this space to provide new bathroom fixtures at one end of the attic room and to improve the ventilation of this space.

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

RESOLVED; to grant listed building consent for application P20/S1660/LB subject to the following conditions:

1. Commencement of works within three years of consent.
2. Works to be implemented as shown on approved plans.
3. Submission of details:
 - Details of the type and method of installation of the proposed mechanical bathroom vents at first and second floor levels to be submitted and agreed in writing prior to commencement
 - Details of the type and method of installation of the proposed acoustic insulation at first and second floor levels to be to be submitted and agreed in writing prior to commencement
 - Details showing the proposed service routes, including fabric along the routes, for the first-floor bathroom to be submitted and agreed in writing prior to commencement

The meeting closed at 9.20 pm

Chairman

Date