



# Minutes

OF A MEETING OF THE

## Planning Committee

HELD ON WEDNESDAY 2 SEPTEMBER 2020 AT 6.00 PM

AS A VIRTUAL MEETING.

### Present:

Ian Snowdon (Chair)

Peter Dragonetti (Vice Chair), Ken Arlett, David Bretherton, Kate Gregory, Lorraine Hillier, George Levy, Jane Murphy (as substitute for Ian White), Jo Robb and Celia Wilson

### Apologies:

Sarah Gray and Ian White tendered apologies.

### Officers:

Paul Bowers, Will Darlison, Michael Flowers, Paula Fox, Simon Kitson, Candida Mckelvey and Amanda Rendell.

## 1 Chairman's announcements

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

## 2 Minutes of the previous meeting

**RESOLVED:** to approve the minutes of the meeting held on Wednesday 12 August 2020 as a correct record and agree that the Chairman sign these as such.

## 3 Declarations of interest

Councillor David Bretherton declared a non-pecuniary interest on planning applications P19/S4665/FUL and P19/S4667/LB. The applicant and licensee were known to him, so Councillor Bretherton would stand down for this item.

## 4 Urgent business

There was no urgent business.

## **5 Proposals for site visits**

There were no proposals for site visits.

## **6 Public participation**

The list showing members of the public who had registered to speak had been sent to the committee. All statements received were sent to the committee before the meeting and published on the council's website.

## **7 P19/S1003/FUL - Balmaha, 42 Rotherfield, Road Henley-on-Thames, RG9 1NN**

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 Kate Gregory arrived late to the item and would not take part in the vote.

The committee considered application P19/S1003/FUL for the demolition of Balmaha including outbuilding and swimming pool, erection of three pairs of semi-detached villas, erection of a single building containing five apartments, associated garaging, parking and bin stores, and driveways using the existing single point of access to Rotherfield Road. The proposed development was eleven units in total.

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 correspondence had been received from the applicant with a proposed additional condition on the application. The proposed condition would be for further sustainability features to be agreed upon with officers. The planning officer also explained that the current vegetation at the boundary of the site now afforded better screening compared to what had been observed at the previous site visit and that, there was additional planting proposed within the landscaping scheme.

Councillor Ken Arlett, representing Henley-on-Thames Town Council, spoke against the application.

Hugh Crook, a local resident, spoke objecting to the application

Tim Lincoln, a local resident, spoke objecting to the application.

Douglas Bond, the agent, spoke in support for the application.

Councillor Stefan Gawrysiak, a local ward member, spoke against the application.

A question was asked to clarify the on-site parking and how the clawback policy would work. The planning officer confirmed that in relation to parking, there were twenty-six spaces in total made up of twelve spaces for the semi-detached houses with two additional visitor spaces. There would also be ten spaces for the apartments with two visitor spaces also included. The planning officer also explained that section 106 agreement had a clawback clause which would re-appraise the development after construction which would analyse the sale value and costs of construction through an open book approach. The

planning officer confirmed that the council would receive more funds up to the commuted sum from housing if profit had been higher than expected.

In response to a question from the committee on further explanation on the proposed sustainability conditions from the applicant, the planning officer clarified that the applicant wanted additional sustainability measures beyond minimum standards and had proposed possible measures to achieve this. The planning officer also clarified that this could not be enforceable but that it would not be unreasonable to secure details of where proposed measures would be placed on site. Of the measures proposed, only electric vehicle charging and air-source heat pumps could reasonably be enforced as conditions of a development.

The committee showed concern for the lack of affordable housing and the effect the development has on the appearance and character of the area. There was also concern that the development was large enough (being larger than ten units) that it should have been considered in the Neighbourhood Plan. There was discussion over the road safety with the increase in traffic on the road.

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/S1003/FUL for the following reasons:

1. A lack of affordable housing on the site of the proposed development.
2. The effect on the character and appearance of the area.

## **8 P19/S0227/FUL - Anderson House, Newtown Road, Henley-on-Thames, RG9 1HG**

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 P19/S0227/FUL for the demolition of existing building and erection of 43 residential units and 221sq.m of Class B1a commercial space with associated access, parking and landscaping.

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 clarified that of the forty-three residential units, eight were allocated for affordable housing. The officer also provided an update to the committee whereby they confirmed that the drainage officer had now responded, and while they had no objections, they would like the imposition of three conditions relating to surface water drainage, foul water drainage, and ground water monitoring. The planning officer also confirmed that the building had been vacant since 2010 and had been marketed since 2017.

The planning officer had also requested an additional condition which would remove permitted development rights so offices could not be converted to residential in the future.

Councillor Ken Arlett, representing Henley-on-Thames Town Council, spoke against the application.

Lucy Anderson, planning consultant, spoke in support of the application. Mark Howard was present to answer questions from the committee.

Councillor Stefan Gawrysiak, a local ward member, spoke against the application.

A question was raised to officers on whether more affordable homes could be conditioned on the property. The planning officer confirmed that negotiations had already met a desire for more affordable units, and that the applicant also had a fall-back position that they could convert the current building and provide no affordable housing units.

A motion moved and seconded, to grant planning permission, with the additional condition regarding permitted development rights, was declared carried on being put to the vote.

**RESOLVED:** to grant planning permission for application P19/S0227/FUL subject to the following conditions:

- i. The prior completion of a Section 106 agreement with Oxfordshire County Council and District Council to secure affordable housing and financial contributions as listed above and
- ii. The following conditions:

1. Commencement of development
2. Approved plans
3. Total number of dwellings approved
4. Levels to be agreed
5. Sample materials required
6. Boundary treatments
7. Hard surfacing details
8. Removal of permitted development rights for use of roof
9. No plant or machinery on the roof
10. Access arrangements
11. Car parking arrangements and turning area
12. Cycle parking facilities
13. Construction Traffic Management Plan
14. Construction hours
15. Noise insulation details between residents and commercial space
16. Provision of electric charging points
17. Tree protection measures
18. Site specific tree pit design
19. General landscaping
20. Landscaping implementation
21. Amenity areas and play space
22. A residential travel information pack
23. Surface water drainage details
24. Foul water drainage details
25. Sustainable Urban Drainage scheme
26. Contaminated Land phased risk assessment
27. Contaminated Land-Remediation Strategy
28. Lighting details
29. Development to be carried out in accordance with noise report.

**An additional condition was added:**

30. The removal of planning development rights.

## **9 P20/S1367/FUL - The Rodings, High Road, Brightwell-Cum-Sotwell, OX10 0PS**

During the debate on this item the committee agreed, in accordance with paragraph 15 of the Planning Committee Procedure Rules, to extend the meeting beyond two and a half hours in duration to allow for the completion of the item. Remaining business will be considered at the next meeting.

Councillor Jane Murphy, 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/S1367/FUL for a variation of condition 2 (approved plans) of application P18/S0050/FUL to allow for internal and external amendments to the two approved dwellings and to allow for amendments to access and parking arrangements (as amplified by Nature Space licensing information received 1 June 2020).

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.

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

Rosemary Pinfield, a local resident, spoke objecting to the application.

Councillors Anne-Marie Simpson and Jane Murphy, the local ward councillors spoke against the application.

Councillors asked a question on the report's details relating to the foundations of the property. The officer explained that the report showed the height of the building through a line on the image. They confirmed that a condition could be added that required detailed levels information to be added.

A motion moved and seconded, to grant planning permission, with the additional condition referred to above, was declared carried on being put to the vote.

**RESOLVED:** to grant planning permission for application P20/S1367/FUL subject to the following conditions:

- 1 : Approved plans
- 2 : Schedule of Materials
- 3 : Withdrawal of P.D. (Part 1 Class A) - no extensions etc
- 4 : Withdrawal of P.D. (Part 1 Class E) - no buildings etc
- 5 : Tree protection (implementation as approved)
- 6 : Wildlife Protection (mitigation as approved)
- 7 : New vehicular access
- 8 : Surface water drainage works (details required)
- 9 : Close existing access (a)
- 10 : Parking & Manoeuvring Areas Retained
- 11 : No Garage conversion into accommodation

**An extra condition as follows:**

12. Detailed level information to be provided by the applicant.

**10 P19/S4665/FUL and P19/S4667/LB - The Three Horseshoes, 2  
Oxford Road Benson, OX10 6LX**

This item was deferred as a result of insufficient time. The item will be considered at another meeting of the planning committee.

The meeting closed at 9.04 pm

Chairman

Date