



# Minutes

OF A MEETING OF THE

## Planning Committee

HELD ON WEDNESDAY 23 SEPTEMBER 2020 AT 6.00 PM

THIS IS A VIRTUAL MEETING

### Present:

Ian Snowdon (Chairman)

Peter Dragonetti (Vice Chair), Ken Arlett, Sarah Gray, Kate Gregory, Lorraine Hillier, Jo Robb, Ian White and Celia Wilson

### Apologies:

David Bretherton and George Levy tendered apologies.

### Officers:

Paul Bateman, Will Darlison, Sarah Royse, Cathie Scotting, Tracy Smith, Luke Veillet and Tom Wyatt

### Also present:

Councillor Anne-Marie Simpson

## 11 Chairman's announcements

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

## 12 Declarations of interest

With respect to application P20/S0782/FUL, Garden Cottage, Badgemore Park, Gravel Hill, Henley on Thames, Councillor Ken Arlett declared that he was a former member of Badgemore Park Golf Course and at the present time had no financial interest in that establishment.

## 13 Urgent business

There was no urgent business.

## 14 Proposals for site visits

There were no proposals for site visits.

## **15 Public participation**

The list showing members of the public who had registered to speak was shared with members of the committee. Any statements from the public received prior to the meeting were circulated to the committee and would be published on the council's website.

## **16 P19/S4665/FUL & P19/S4667/LB - The Three Horseshoes, Oxford Road, Benson**

The committee considered applications P19/S4665/FUL & P19/S4667/LB for the removal of existing C20 pergola and roof covering, construction of new single storey extension to side/rear with pitched roof with glazed pitched roof covering between new extension and existing C19 outbuilding. New single storey extension to rear of C19 outbuilding with pitched roof. Internal alterations to remove existing male and female toilets and general refurbishment. Amended by drawing no.s 639-(P)-200C, 639-(P)-201E, 639-(P)-202E to reduce rear extension and move further away from site boundary received on 29 July 2020 and amplified by a Flood Risk Assessment, Heritage Statement and noise management measures received on 16 April 2020) at the Three Horseshoes, 2 Oxford Road, Benson.

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 development would assimilate well into the conservation area and the proposals would not represent a risk to the fabric of the building. In the view of planning officers, on balance, the value to the community was greater than the impact on neighbouring housing.

Mr Guy Robinson, the owner, spoke in support of the application.

In response to a question from the committee regarding the accuracy of the northern border delineation, the planning officer reported that the fence line originally had not been shown correctly, but the latest information on this was that the plans had been modified, and were accurate to the satisfaction of the occupant and the agent.

In response to a question on noise minimisation measures, the planning officer reported that the council's environmental protection team had consulted the occupant and had suggested a condition which would ensure that the glazed area forming the addition to the trading space could not be used for licensable activities creating noise (for example live bands, parties wedding celebrations etc.). This translated into recommended Condition 6, 'Entertainment Restriction'.

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/S4665/FUL subject to the following conditions:

1. Commencement three years - Full Planning Permission.
2. Approved plans.
3. Sample materials required (all)

4. Joinery/Glazing Details required
5. Works to match existing
6. Entertainment Restriction
7. Tree Protection (General)
8. FRA – Implementation as approved

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

In respect of the listed building application, the committee noted that the Council's Conservation Officer had no objection in principle to the proposed rear extension and refurbishment of the premises. The committee concurred that the rear extension to the nineteenth century element of the building would be of a modest scale and sympathetic in design.

**RESOLVED;** to grant listed building consent for application P19/S4667/LB subject to the following conditions:

1. Commencement three years – Listed Building
2. Approved plans
3. Sample materials required (all)
4. Joinery/Glazing Details required
5. Works to match existing

## **17 P20/S1179/FUL - Land South of Hithercroft Road, Wallingford**

The committee considered application P20/S1179/FUL for the erection of industrial / distribution units (Class B1(c), B2, and B8) including access and servicing arrangements, car parking, landscaping and associated works (contaminated land report received 5 May 2020, additional information regarding Highways received 26 May 2020, amended plans & additional information received 3 June 2020, additional information received 29 June 2020, Transport Technical Note Received 8 July & 4 August 2020) (amended plans received 9 July 2020), on land South of Hithercroft Road Wallingford, OX10 9TA.

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 BREEAM (Building Research Establishment Environmental Assessment Method) assessment on sustainability had achieved an 'Excellent' rating, which the committee noted with approval. It was also reported that the Environment Agency welcomed the buffer zone to Bradford Brook. With reference to paragraph 3.15, discussions were continuing between the council, Thames Water and the agent, regarding foul water constraints and infrastructure. Thames Water were drafting an updated consultation response. It was noted by the committee that a recommended condition required further details on surface water drainage.

The planning officer reported that the development was considerably smaller in terms of height and scale than the full planning permission given to this site in 2014. Present negotiations had resulted in improved landscaping and planting, resulting in 100 additional trees. The sensitive western boundary was also the subject of improved landscaping.

The planning officer reported that the site was compliant with the emerging Wallingford Neighbourhood Plan Site C ambition for the creation of 300 local jobs. Wallingford Town Council had objected to the present proposal on the grounds of overdevelopment but had not objected to the 2014 application.

Angie Fenton, the agent, spoke in support of the application. In addition, the democratic services officer had sent Angie Fenton's statement to the committee prior to the meeting.

Sue Roberts, a local ward councillor, spoke objecting to the application.

In response to a question from the committee regarding the biodiversity offset, its discharge and the ongoing maintenance commitment, the planning officer reported that the applicants had paid the council £43,000. The recommended conditions 14 and 15 related to the production of a Landscape Management Plan and its implementation. In response to a question regarding light intrusion, the planning officer reported that recommended condition 18, 'external lighting...pre-first occupation', would resolve this issue.

The committee were minded to approve the application, with an additional condition relating to the development management strategy applying to Bradford Brook prior to the commencement of the development. The planning officer undertook to draft an additional condition to this effect.

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/S1179/FUL subject to the following conditions, with the addition of the new condition in respect of Bradford Brook (described immediately above):

a) The prior completion of a Section 106 agreement with the County Council and District Council to secure financial contributions as listed above; and

b) the following schedule of conditions:

1. Commencement three years - Full Planning Permission.
2. Approved plans.
3. Levels (details required).
4. Sample materials required (walls and roof).
5. Construction Traffic Management including Routing Plan (details required).
6. Construction Method Statement.
7. Surface Water drainage works – details required.
8. New vehicular access.
9. Pre-commencement Public Art.
10. Parking (cars, lorries and bicycles) & Manoeuvring Areas Retained.
11. Solar panels, air source heat pumps details required.
12. Turning and parking (including bicycle) provision pre-commencement.
13. Travel Plan.
14. Landscape Management Plan – pre-first occupation.
15. Landscape Implementation – pre-first occupation.
16. Ecological assessment compliance.
17. BREEAM Excellent.
18. External lighting first occupation – pre-first occupation.

19. Electric Vehicle charging points – locations - pre-first occupation.
20. No Surface Water Drainage to Highway.
21. Foul drainage – pre-first occupation.
22. Energy Strategy compliance.
23. Office ancillary to main use only.
24. Hours of operation.
- 25: Restricted hours of operation of machinery

## **18 P20/S1925/FUL - 6a Kentwood Close, Cholsey**

The committee considered application P20/S1925/FUL for the erection of a two-storey dwelling (retrospective), (amended by revised application form and plan received 9 July 2020; material schedule received 18 August 2020 and elevation plans received 19 August 2020) at 6a Kentwood Close, 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 informed the committee that in the list under paragraph 5.1, the section entitled 'Neighbourhood Plan', showed 'H7' as the parking policy; this should in fact read 'H6'.

The planning officer advised the committee that this was a partially retrospective application, which sought to regularise the approval granted on 15 March 2017, which had a single 'pre-commencement' condition, requiring a schedule of materials for the external finish of the scheme to be submitted prior to the commencement of the development. Development had commenced by the digging of the dwelling foundations on 2 March 2020, which was a breach of planning control.

A material change was reported by the planning officer; the Cholsey Neighbourhood Plan was now adopted. Also, the site could accommodate the spaces for the dwelling. The committee noted Table 1 at paragraph 6.26 of the report, which indicated three off-street and two on-street parking spaces for this scheme, compared with three and one spaces respectively for the 2017 scheme. The Oxfordshire County Council, the highways authority, had not raised any objection to the proposal, and considered that there would be insignificant impact or harm upon the highways network, given the small scale of the scheme.

Mr. Titi Dumbrofca, a local resident of 6a Kentwood Close, 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 in respect of off-street parking, the senior planning officer advised that under planning legislation, off-street parking could not be the subject of planning conditions. However, the neighbourhood plan offered some flexibility for parking.

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/S1925/FUL subject to the following conditions:

### 1. Approved plans

That the development hereby approved shall be carried out in accordance with the details shown on the following approved plans, [Inserted upon issue of decision], except as controlled or modified by conditions of this permission.

### 2. Materials as on plan

The exterior of the development hereby permitted shall only be constructed in the materials specified on the plans and materials schedule (dated 9th March 2020) hereby approved.

### 3. Parking & Manoeuvring Areas Retained

Prior to the first occupation of the development hereby approved, the parking and turning areas shall be provided in accordance with the approved plan PD04 and shall be constructed, laid out, surfaced, drained and completed to be compliant with sustainable drainage (SuDS) principles, and shall be retained unobstructed except for the parking of vehicles associated with the development at all times.

### 4. Obscure glazing

The first floor window in the west side elevation of the dwelling hereby permitted shall be glazed in obscure glass with a minimum of level 3 obscurity, and shall be fixed shut with the exception of a top hung openable fanlight, prior to the first occupation of the accommodation and it shall be retained as such thereafter.

## **19 P20/S0782/FUL - Garden Cottage, Badgemore Park, Gravel Hill, Henley-On-Thames**

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

The committee considered application P20/S0782/FUL for the reconfiguration of Garden Cottage to provide additional office accommodation; enlargements to provide twenty units of overnight accommodation (net increase of twelve), treatment rooms and staff accommodation (as amended to clarify extent of hardstanding) at Garden Cottage Badgemore Park, Gravel Hill, Henley-On-Thames.

The planning officer reported that the Rotherfield Greys Parish Council had objected to the proposal, considering that it represented a 'gross overdevelopment' of the site. In the view of the council's planning and economic development officers, the proposed development would provide additional visitor accommodation to the benefit of the local economy and would broadly be in accordance with the relevant development plan policies and national planning policy. Subject to conditions, the proposal would be in keeping with the character and appearance of the site and surrounding area, would conserve the landscape and scenic beauty of the Chilterns AONB, and would not materially harm the amenity of neighbouring occupiers or be prejudicial to highway safety.

Simon Sharp, the agent spoke in support of the application. In addition, the democratic services officer had sent Simon Sharp's statement to the committee prior to the meeting.

The committee considered that the proposal was well-contained and did represent overdevelopment. It took the view that the proposed development would support rural business, to the benefit of the community. The committee noted that the impact upon the Chiltern area of outstanding natural beauty would be limited; the Chilterns Conservation Board at paragraph 2.1 of the report, were quoted as stating that, 'the impact on the special qualities of the AONB are relatively modest'.

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/S0782/FUL subject to the following conditions:

1. Commencement of development within three years.
2. Development to be in accordance with the approved plans.
3. Schedule of materials to be agreed prior to the commencement of development.
4. Tree protection details to be agreed prior to the commencement of development.
5. Hard and soft landscaping scheme to be agreed prior to the commencement of development.
6. Surface water drainage details to be agreed prior to the commencement of development.
7. A biodiversity enhancement scheme shall be agreed prior to the commencement of development.
8. A construction traffic management plan to be agreed prior to the commencement of development.
9. External lighting details to be agreed prior to installation.
10. Parking and turning area to be provided and retained in accordance with the approved plans.
11. Travel Plan to be agreed prior to occupation of development.
12. Cycle parking to be provided in accordance with details to be agreed prior to occupation of the development.
13. Staff accommodation in Block B to be used only in connection with staff employed at the site.
14. Rooflights in west elevation of Block E to be 1.7m above internal floor level or obscure glazed and fixed shut.

The meeting closed at 8.18 pm

Chairman

Date

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