

Minutes

OF A MEETING OF THE

Planning Committee

HELD ON WEDNESDAY 14 OCTOBER 2020 AT 6.00 PM

THIS IS A VIRTUAL MEETING

Present:

Ian Snowdon (Chairman)

Peter Dragonetti, Ken Arlett, David Bretherton, Sarah Gray, Kate Gregory, Lorraine Hillier, George Levy, Jo Robb, Ian White and Celia Wilson

Apologies:

None.

Officers:

Paul Bateman, Paul Bowers, Will Darlison, Paula Fox, Max Gull, Simon Kitson, Bertie Smith and Tom Wyatt

20 Chair's announcements

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

21 Minutes of the previous meetings, 26 August and 2 September 2020

RESOLVED: to approve the minutes of the meetings held on 26 August 2020 and 2 September 2020 as a correct record and agree that the Chairman sign these as such.

22 Declarations of interest

There were no declarations of interest.

23 Urgent business

There was no urgent business.

24 Proposals for site visits



Listening Learning Leading

There were no proposals for site visits.

25 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.

26 P20/S1180/FUL - Aston Cottage, 18 Church Lane, Aston Rowant, OX49 5SS

Cllr. Ian White, a local ward councillor, stood down from the committee for consideration of this item.

The committee considered application P20/S1180/FUL for the erection of a single dwelling. Access derived from the existing drive which serves Aston Cottage. Two parking spaces will be provided, together with a turning area, to enable vehicles to leave the site in forward gear (amended plans received 10th July 2020, revising position of proposed dwelling, reducing footprint, retaining section of frontage hedging and amending dormer window detail, Further Amended plans received 27 July 2020) at Aston Cottage, 18 Church Lane, Aston Rowant.

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 application site lay within the Aston Rowan Conservation Area, with proximity to a number of Grade II listed buildings and was therefore located in a sensitive part of the village, and heritage considerations were key. The recommended conditions provided for local vernacular materials and the design of the building took cues from the listed buildings. The land did not fall within the Chilterns Area of Outstanding Natural Beauty. There were trees within the site which were protected by Tree Preservation Orders (TPOs).

Cllr. Matthew Day, a representative of Aston Rowant Parish Council, spoke objecting to the application. The democratic services officer reported that Mr. Day's statement on behalf of the parish council had been sent to the committee prior to the meeting.

Mr. Mike Smith, a local resident, spoke objecting to the application.

Mr. Andrew Knight, a local resident, spoke objecting to the application.

Mr. Andrew Bateson, the agent, spoke in support of the application. The democratic services officer reported that Mr. Bateson's statement had been sent to the committee prior to the meeting.

Cllr. Ian White, a local ward councillor, spoke objecting to the application.

In response to a question from the committee regarding preservation of the archaeological features of the site, the planning officer reported that the site lay within an area of archaeological interest and it was likely that the development would encounter archaeological deposits. A Written Scheme of Investigation had been submitted and should consent be granted, an archaeological watching brief would be maintained during

the period of construction. Also, in response to a question, the planning officer reported that a construction management plan would not apply to a site such as this, as it was of a relatively small scale.

The committee requested information regarding privacy of neighbouring properties, notably the Malt House, whose occupants had objected and the planning officer reported that the neighbours' windows were beyond the 10 meter limit defined in the council's adopted design guide.

The committee was concerned at the mass and scale of the proposal within the conservation area, being proximate to several listed buildings, which would be out of character with the local area and would be harmful to it.

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/S1180/FUL for the following reasons:

1. the development by virtue of its excessive scale, bulk, massing and inappropriate design would appear visually incongruous within the context of the surrounding area;
2. the development would fail to conserve or enhance the special historic character and appearance of the surrounding Aston Rowant Conservation Area and it would harm the setting of both the adjacent Grade II listed buildings and the Grade II* listed Church of St. Peter & St. Paul.

27 P20/S1342/FUL - 'New Barn', Mongewell Park Farm, Constitution Hill, Mongewell, OX10 8BS

The committee considered application P20/S1342/FUL for the demolition of building. New dwelling with garden and laid out parking area and improved entrance at 'New Barn', Mongewell Park Farm, Constitution Hill, Mongewell.

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 application sought planning permission for the demolition of the existing vacant agricultural barn and the erection of a two-bedroom single-storey dwelling with associated access, parking and amenity garden space. The existing detached barn had an extant planning permission to be converted to a residential dwelling. The application conformed with South Oxfordshire Core Strategy 2027 (SOCS) policies regarding landscape protection, design, and housing in villages. It also complied with relevant emerging policies contained in the pre-submission Crowmarsh Neighbourhood Plan; village boundaries and infill development (CRP1) and conservation and environment (CRP4).

Ms. Rebecca Smalley, a local resident, spoke objecting to the application.

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

In response to a question from the committee regarding the possibility of additional tree screening, the planning officer reported that the forestry officer had undertaken a site visit in order to assess the impact of the proposed development and the outlined tree removals alongside the submitted Arboricultural Impact Assessment. That officer had no objection to the proposed development, subject to conditions to protect the trees that were to be retained on site and secure landscaping. The landscaping condition would ensure that the loss of trees on the site would be mitigated through the securing of replacement tree and hedge planting. Also, in response to a question from the committee, the planning officer confirmed that the site and its access route did not lie within a flood zone.

The committee considered that the proposal in its entirety would be acceptable with the landscaping condition being amended to refer to a commencement deadline for an approved landscaping scheme and for that condition to refer specifically to 'shrubs', and also to contain a stipulation on the replacement of trees and shrubs lost within a five year period.

A motion moved and seconded, to grant planning permission, subject to the amendment to condition 8 described immediately above, was declared carried on being put to the vote.

RESOLVED; to grant planning permission for application P20/S1342/FUL subject to the following conditions:

1. Commencement three years - full planning permission.
2. Approved plans.
3. Materials as on plan.
4. Existing vehicular access.
5. Vision splay protection.
6. Parking & Manoeuvring Areas Retained.
7. Gate/carriageway.
8. Landscaping Scheme (trees and shrubs only).
9. Tree Protection (General).
10. Surface Water Drainage.
11. Foul drainage works (details required).
12. Evidence of Natural England Bat Licence.
13. Wildlife Protection (mitigation and enhancement as approved).

28 P20/S2047/FUL - The Hazels, Old Road, Shotover Hill, OX3 8TA

Cllr. Sarah Gray, a local ward councillor, stood down from the committee for consideration of this item.

The committee considered application P20/S2047/FUL for a proposed infill dwelling (4-bed) and associated works and operations (as amplified by Contaminated Land Information received 27 July 2020 and amended by revised site plan showing visibility splays at the access received 20 August 2020) at Hazels Old Road, Shotover Hill.

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 within the parish of Forest Hill but not within the village itself, some 2km to the north east. It was located on the edge of a group of houses lying outside the Oxford ring road.

The planning officer reported that the site was located outside a defined settlement where the council's spatial strategy for new housing did not permit such development. However, the location of the site, in terms of its physical relationship with the surrounding development, extending out from the city of Oxford, made this a sustainable location, in that it outweighed the conflict with the development plan. In terms of green belt impact, the fact that the site was not within a village, rendered the development inappropriate by definition. However, the location of the site and its relationship to the existing built form represented very special circumstances that outweighed the harm to the green belt.

Planning officers considered that impact, in terms of access, drainage and trees, was acceptable, in conjunction with the appropriately worded conditions and ensured that the proposal accorded with development plan in these respects. The planning officer advised the committee that the title of condition 9 should read 'new access', not 'existing access'.

Cllr. Malcolm Leeding, a representative of Forest Hill with Shotover Parish Council, spoke objecting to the application.

Mr. Tim Brighouse, a local resident, spoke objecting to the application.

Mrs. Bronan McCabe, the applicant, spoke in support of the application. The democratic services officer reported that Mrs. McCabe's statement had been circulated to the committee prior to the meeting.

Cllr. Sarah Gray, a 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 P20/S2047/FUL subject to the following conditions:

Standard conditions

1. Commencement.
2. Approved plans.

Pre-commencement conditions

3. Levels (details required).
4. Landscaping Scheme (trees and shrubs only).
5. Surface water drainage works (details required).
6. Foul drainage works (details required).
7. Contaminated Land (preliminary risk assessment).

Prior to occupation conditions

8. Contaminated Land - Remediation Strategy.
9. Existing vehicular access.
10. Vision splay dimensions.

11. Parking & Manoeuvring Areas Retained.

Compliance conditions

12. Withdrawal of Permitted Development rights (Part 2 Class A, B and E) - no extensions and outbuildings).

13. No Surface Water Drainage to Highway.

29 P20/S2189/FUL - The Oxford Belfry Hotel, London Road, Milton Common, OX9 2JW

Cllr. Sarah Gray, a local ward councillor, stood down from the committee for consideration of this item.

The committee considered application P20/S2189/FUL for the retention of ancillary staff accommodation caravans at the Oxford Belfry Hotel, London Road, Milton Common.

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 planning permission was granted in 2015 for the stationing of eight caravans on the land for staff associated with the hotel. The permission was temporary for a period of 2 years. A further application was made in 2017 for the retention of the eight caravans. The Planning Inspector allowed an appeal, granting permission for a further two years which expired on the 26 September 2020. Application P20/S2189/FUL now sought planning permission for the retention of the eight caravans for a further period of two years.

Cllr. Tracey Smith, a representative of Tiddington with Albury Parish Council spoke objecting to the application. The democratic services officer reported that a statement from the parish council had been sent to the committee prior to the meeting.

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

In response to a question from the committee regarding the tidiness of the site, the planning officer confirmed that the control of litter was not an enforceable planning condition.

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/S2189/FUL subject to the following conditions:

1. Temporary building (two years).
2. Limit to 8 caravans and occupation by persons solely employed at the Belfry Hotel.

30 P20/S2373/FUL - Former Lloyds Bank, High Street, Goring, RG8 9AT

Part way through the consideration of this application, members took a vote just before the meeting guillotine of 8:30pm to continue.

The committee considered application P20/S2373/FUL for a change of use of part A5 user class (Hot Food Takeaway) to A3 user class (Restaurant), Sui Generis use as taxi office and residential use at first floor to remain at the former Lloyds Bank, High Street, Goring.

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 section 5 of the report (Policy and Guidance) should have made reference to Policy CF2 – provision of community facilities and services. Also, paragraph 6.12, the word 'not' should be added, so the relevant sentence should read; 'Neighbours and Goring Parish Council have objected to the change of use application due to a new advertisement display on the grounds that it does not reflect the character of the wider Goring Conservation Area'.

The planning officer reported that some objections did not in fact relate to the detail of the planning application, but to the signage on the building. This would be subject in due course to planning permission.

Cllr. Matthew Brown, a representative of Goring Parish Council, spoke objecting to the application.

The planning officer concluded by stating that in the view of planning officers, the proposed change of use would produce minimal changes to the external appearance of the building and would not materially harm the character of the Goring Conservation Area. Additionally, the proposed change of use would not produce any increase in highway or amenity concerns beyond those associated with the existing use. In conjunction with the recommended conditions, the proposal accorded with development plan policies.

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/S2373/FUL subject to the following conditions:

1. Commencement three years - full planning permission.
2. Approved plans.
3. Materials as on plan.
4. Hours of operation.
5. Food and Safety informative.

The meeting closed at 8.40 pm

Chairman

Date

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