

Minutes

of a meeting of the

Planning Committee



held on Wednesday, 31 August 2022 at 6.00 pm
First Floor Meeting Space, 135 Eastern Avenue,
Milton Park, OX14 4SB

Open to the public, including the press

Present in the meeting room:

Councillors: David Bretherton (Chair), Peter Dragonetti (Vice-Chair), Ken Arlett, Tim Bearder, Sam Casey-Rerhaye, Elizabeth Gillespie, Axel Macdonald, Ian Snowdon and Alan Thompson

Officers: Steve Culliford and Paula Fox (Development Manager)

Guests: Leigh Rawlins (Local ward member)

Remote attendance:

Officers: Samantha Allen (Conservation Officer), Paul Bowers (Planning Officer), Lillian Duffield (Planning Officer), Kim Gould (Planning Officer), Davina Sarac (Planning Officer), Bertie Smith (Broadcasting Officer), Tom Wyatt (Planning Officer)

Guests: Maggie Filipova-Rivers (Local ward member)

45 Chair's announcements

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

46 Apologies for absence

Councillors Victoria Haval had sent her apologies for absence and appointed Councillor Alexandrine Kantor as her substitute. Councillor Lorraine Hillier had also sent her apologies.

47 Declarations of interest

None

48 Minutes

RESOLVED: to adopt as a correct record the minutes of the committee meeting held on 10 August 2022 and agree that the chair signs them as such.

49 Urgent business

None

50 Proposals for site visits

A proposal for a site visit on application P21/S4979/FUL at Kano, Wood Lane, Kidmore End, was lost on a vote.

51 Public participation

The committee noted the list showing members of the public who had registered to speak at the meeting.

52 P22/S1992/FUL - 2 Elvendon Road, Goring, RG8 0DU

The committee considered planning application P22/S1992/FUL for the variation of condition 2 (approved Plans) in application P19/S1832/FUL, re-siting of dwellings with additional windows and garden room, change of external material finish (as amended by composite plan 8725 PA001 received 18 July 2022 which reflected what had been built on site and as amplified by overlay drawing and photos received 29 July 2022), demolition of existing boiler showroom and erection of two new semi-detached dwellings and associated external works, on land at 2 Elvendon Road, 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 the meeting.

The planning officer introduced the report and highlighted that the application was retrospective and the development complete. The application before the committee sought retrospective permission.

The planning officer did not consider that the development had a significant impact on the neighbours and reported that, had the application not been for retrospective permission and the development not commenced, the officer would have recommended permission was granted. However, the planning officer recommended an additional condition that obscure glazed windows on the side elevation should be retained.

Sonia Lofthouse spoke on behalf of Goring Parish Council, objecting to the application.

Niklas Bergvall, a neighbour, spoke objecting to the application.

Simon Claridge, the applicant, spoke in support of the application.

Councillor Maggie Filipova-Rivers, a local ward councillor, spoke objecting to the application.

The committee had visited the site prior to the meeting. Following questions to the planning officer, it was noted that the 45-degree angled sight line had been calculated from the centre of the closest first floor rear window of the neighbouring property. This

calculation was in accordance with the council's Design Guide. The new development did not breach the 45-degree sight line.

The majority of the committee did not consider that the development had been built in the incorrect position intentionally as there was no benefit to the applicant in doing so. On balance, the committee found the proposed development to be acceptable. It did not adversely impact on the neighbouring properties or adversely impact on the character of the area. However, the committee supported the additional condition regarding obscure glazing on the side (WC) windows and considered that permitted development rights should be removed regarding any extensions and outbuildings on the site.

A motion, moved and seconded, to approve the application was carried on being put to the vote.

RESOLVED: to approve planning application P22/S1992/FUL, subject to the following conditions:

1. Approved plans
2. Vehicular access to highway authority specification
3. Parking and turning area to be provided and retained as per plan
4. No surface water
5. Obscure glazing to first floor windows and to be retained as such.
6. The ground floor WC windows in the side elevation of the dwellings hereby permitted shall be retained in obscure glass with a minimum of level 3 obscurity and fixed shut with the exception of a top hung openable fanlight (or other means of opening to be first agreed in writing by the Local Planning Authority).
7. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any Order revoking or re-enacting that Order), the enlargement, improvement or other alteration of any dwellinghouse as described in Schedule 2, Part 1, Class A of the Order or the provision within the curtilage of the dwelling of any building, enclosure or swimming pool as described in Schedule 2, Part 1, Class E of the Order shall not be undertaken without obtaining planning permission from the Local Planning Authority.

53 P22/S0788/FUL - Stow House Thames Road, Goring, RG8 9AL

The committee considered planning application P22/S0788/FUL for the demolition of a number of small ancillary structures and existing outbuilding and the erection of two three-bedroom semi-detached dwellings, one four-bedroom dwelling and one five-bedroom detached dwelling with associated garages, parking provision, amended access and additional landscaping (as amplified by section drawing received 26 April 2022 and ecological information submitted on the 9 May 2022 and tree information received 13 May 2022 and amended drainage plan received 1 July 2022), on land at Stow House, Thames Road, 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 the meeting.

The planning officer introduced the report and highlighted that outline permission had been granted in July 2021. Since then, the neighbourhood plan had progressed

through a referendum and its policies had been taken into account in the assessment of the application and referred to in the report. The neighbourhood plan only supports proposals for backland development if they meet four criteria, and those in the Local Plan, and were appropriate with regard to privacy and access and conserve the village's character. The officer considered that the proposal accorded with this policy in principle. On balance, the planning officer did not consider that the application would cause any detriment to the character of the village or to the wider Area of Outstanding Natural Beauty.

Sonia Lofthouse spoke on behalf of Goring Parish Council, objecting to the application.

Henry Thornton spoke objecting to the application.

Seth Williams, the applicant's agent, spoke in support of the application.

Councillor Maggie Filipova-Rivers, a local ward councillor, spoke objecting to the application.

The committee had some concerns about the housing mix proposed; noting smaller units were supported by the neighbourhood plan. However, the committee concluded that the proposed development respected the setting of Stow House, the Conservation Area, and the Area of Outstanding Natural Beauty. The proposal would not have a harmful impact on the occupants of nearby properties.

A motion moved and seconded, to approve the application was carried on being put to the vote.

RESOLVED: to approve planning application P22/S0788/FUL, subject to the following conditions:

Standard conditions

1. Commencement 3 years - Full Planning Permission
2. Approved plans

Pre-commencement conditions

3. Surface Water Drainage
4. Tree protection (implementation as approved)

Prior to occupation conditions

5. Landscaping (including boundary treatments)
6. Works to the Highway
7. Existing vehicular access
8. Parking & Manoeuvring Areas Retained
9. Energy Statement Verification
10. Electric Vehicles Charging Point (implementation)

Compliance conditions

11. Materials as on plan
12. Obscure glazing
13. Drainage as approved
14. Utility route details

54 P21/S4979/FUL - Kano, Wood Lane, Kidmore End, RG4 9BE

The committee considered planning application P21/S4979/FUL for the erection of a two-storey dwelling (amended plans received 29 April 2022 showing design changes to the proposed new dwelling, reduction of height to 6.5 metres (approximate), position of dwelling moved within the plot to accord with outline approval layout and the removal of the detached garage), (amended Design and Access Statement received 9 May 2022), (additional drainage information provided 23 May 2022 and amended conditions plan removing all root barriers received 27 May 2022 and as amended by information received 06 July 2022), on land at Kano, Wood Lane, Kidmore End.

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 introduced the report and highlighted that outline permission had been granted in July 2021. Since then, the neighbourhood plan had progressed through a referendum and its policies had been taken into account in the assessment of the application and referred to in the report. The neighbourhood plan only supports proposals for backland development if they meet four criteria, and those in the Local Plan, and were appropriate with regard to privacy and access and conserve the village's character. The officer considered that the proposal accorded with this policy in principle. On balance, the planning officer did not consider that the application would cause any detriment to the character of the village or to the wider Area of Outstanding Natural Beauty.

Anna Vorster spoke on behalf of Kidmore End Parish Council, objecting to the application.

Nigel Hawkey spoke objecting to the application.

Shaun Tanner, the applicant's agent, spoke in support of the application.

Councillor Peter Dragonetti, the local ward councillor, spoke objecting to the application.

The committee noted that outline planning permission had been granted previously. Since then, the Kidmore End Neighbourhood Plan had been supported at referendum and was due to be considered by full Council on 8 September. The neighbourhood plan policies had been taken into account by the planning officer. The proposed development had since been improved. If the application was refused, the applicant could submit a reserved matters application in line with the outline permission. The principle of development could not be re-visited as it had already been established by the outline permission. The committee considered that the application would not have a detrimental impact on the character of the village or on the Area of Outstanding Natural Beauty.

A motion moved and seconded, to approve the application was carried on being put to the vote.

RESOLVED: to approve planning application P21/S4979/FUL, subject to the following conditions:

1. Development to commence with three years
2. Development to be built in accordance with the approved plans
3. A schedule of materials shall be submitted to the council prior to commencement
4. Surface water drainage details are required prior to commencement
5. Foul water details are required prior to commencement
6. Glass coating of windows to be submitted to and approved in writing
7. External lighting to be submitted to and approved in writing
8. Bird and bat boxes to be implemented as shown on plan
9. Landscaping plan implementation
10. Tree protection plan implementation
11. Energy Statement Verification is required prior to first occupation
12. New vehicular access formed and laid out prior to first occupation
13. Vision splay dimensions provided prior to first occupation
14. Parking & Manoeuvring Areas Retained
15. Roof light cill level no lower than 1.7 metres
16. Withdrawal of PD rights for Class A, B, C and E of Part 1 Schedule 2

Informatives:

1. Nesting birds
2. INF17 - Works within the Highway
3. CIL-Planning permission or reserved matters approval (South)

55 Continuation of meeting

At this point the meeting had lasted for almost two and a half hours. In accordance with the council's Constitution, the committee agreed to complete the following item but defer the last item to a future meeting.

At this point, Councillor Ian Snowdon left the meeting.

56 P22/S0173/FUL - 51 Wood Lane, Sonning Common, RG4 9SJ

The committee considered planning application P22/S0173/FUL for the demolition of existing bungalow to be replaced by a two-storey detached dwelling (amended plans and application form received 3 May 2022 and as amended plans received 31 May 2022), on land at 51 Wood Lane, Sonning 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 the meeting.

The planning officer introduced the report and highlighted that in her opinion, the proposed development would not adversely affect the neighbouring properties and was therefore recommended for approval.

Sam Watts spoke objecting to the application.

Chris Cover, the applicant, spoke in support of the application.

Councillor Leigh Rawlins, the local ward councillor, spoke objecting to the application.

The committee considered that the proposed development was acceptable, and noted the house was positioned eight metres from both neighbouring homes, with garages excluded. The development was also in keeping with the street scene.

A motion, moved and seconded, to approve the application was carried on being put to the vote.

RESOLVED: to approve planning application P22/S0173/FUL, subject to the following conditions:

1. Development to commence with three years
2. Development to be built in accordance with the approved plans
3. A schedule of materials shall be submitted to the council prior to commencement
4. Surface water drainage details are required prior to commencement
5. Details of bat or bird boxes to be provided prior to commencement
6. Energy Statement Verification is required prior to first occupation
7. Details of air source heat pump prior to installation.
8. Landscaping implementation are approved
9. New vehicular access formed and laid out prior to first occupation
10. Close existing access before new access is first used
11. Vision splay dimensions provided prior to first occupation
12. Parking & Manoeuvring Areas Retained
13. No Garage conversion into living accommodation
14. Obscure glazing for bathroom windows on south-west elevation
15. No windows, doors or other openings

Informatives:

1. INF17 - Works within the Highway
2. CIL - Planning permission or reserved matters approval (South)

57 P22/S1007/HH and P22/S1054/LB - 11 Thameside, Henley-On-Thames, RG9 1BH

Due to the duration limit of the meeting having been exceeded, in accordance with the council's Constitution, the committee deferred consideration of planning application P22/S1007/HH and listed building consent application P22/S1054/LB on land at 11 Thameside, Henley-on-Thames. These applications will be considered at the next meeting.

The meeting closed at 9.08pm

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