

Minutes

OF A MEETING OF THE

Planning Committee



Listening Learning Leading

HELD AT 6.00 PM ON WEDNESDAY 19 NOVEMBER 2014

COUNCIL CHAMBER, SOUTH OXFORDSHIRE DISTRICT COUNCIL
OFFICES

Present:

Felix Bloomfield (Chairman)

Celia Collett, MBE, Philip Cross, Paul Harrison, Malcolm Leonard, Denise Macdonald, Alan Rooke, Margaret Turner, Michael Welply and Jennifer Wood

Apologies:

Roger Bell, Joan Bland, Kristina Crabbe and Pat Dawe tendered apologies.

Officers:

Adrian Duffield, Sharon Crawford, Gabriella Brown, Kim Gould and Ron Schrieber.

96 Declarations of disclosable pecuniary interest

Michael Welply declared a conflict of interest in respect of application P14/S1788/FUL 8 and 10 Queens Road, Thame, stepped down from the committee and took no part in the debate or voting on this item.

97 Minutes of the previous meeting

RESOLVED: to approve the minutes of the meeting held on 29 October 2014 as a correct record and agree that the Chairman sign these as such.

98 Urgent items

None.

99 Applications deferred or withdrawn

Application P14/S2562/FUL at 1 Mill Lane, Chalgrove was withdrawn.

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100 Proposals for site visit reports

None.

101 To elect a vice-chairman

RESOLVED: to elect Michael Welply as Vice-Chairman for the remainder of the 2014/15 municipal year.

102 P14/S1195/FUL - Manor Croft, Little Croft Road, Goring-on-Thames

The committee considered application P14/S1195/FUL to demolish the existing house and build three new dwellings at Manor Croft, Little Croft Road, Goring-on-Thames.

The planning officer reported that, following the submission of amended plans, Goring Parish Council had withdrawn its objection.

Kevin Bulmer, a representative of Goring Parish Council, spoke in support of the application.

Derek James and Robert Clarke, local residents, spoke objecting to the application.

Mr C Keen, the applicant, spoke in support of the application.

Pearl Slatter, a local ward member spoke in support of the application.

A motion, moved and seconded, to approve the application, subject to an additional condition to remove two bedroom windows was declared carried on being put to the vote.

RESOLVED: to grant planning permission for application P14/S1195/FUL at Manor Croft, Little Croft Road, Goring-on-Thames, subject to the following conditions:

- 1 : Commencement 3 yrs - Full Planning Permission
- 2 : Approved plans
- 3 : Sample materials required (all)
- 4 : Code Level 4
- 5 : New vehicular access
- 6 : Parking & Manoeuvring Areas Retained
- 7 : No Surface Water Drainage to Highway
- 8 : Landscaping Scheme (trees and shrubs only)
- 9 : Tree Protection in accordance with submitted details
- 10 : Surface water drainage works (details required)
- 11 : Foul drainage works (details required)
12. Notwithstanding the requirements of condition 2 and the details shown on drawings 8463-PL-08.1A and 08.2C the bedroom windows in the south side elevation onto Croft Cottage shall be removed from the development.
Thereafter, notwithstanding the provisions of the Town and Country Planning

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(General Permitted Development) Order 1995 (or any Order revoking or re-enacting that Order) no first floor windows or other openings shall be inserted at any time in the southern side elevation of Manor Cottage (Plot C) hereby approved.

103 P14/S1788/FUL - 8 and 10 Queens Road, Thame

Michael Welply declared a conflict of interest in respect of application P14/S1788/FUL 8 and 10 Queens Road, Thame, stepped down from the committee and took no part in the debate or voting on this item.

The committee considered application P14/S1788/FUL to erect two new semi detached houses at 8 and 10 Queens Road, Thame.

Helena Fickling, a representative of Thame Town Council, spoke objecting to the application.

Colin Hazell, a local resident, spoke objecting to the application.

Some Members expressed the view that the proposal represented a cramped overdevelopment, contrary to policies in the Thame Neighbourhood Plan 2013.

A motion, moved and seconded, to approve the application was declared lost on being put to the vote, contrary to the officer's recommendation.

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

RESOLVED: to refuse planning permission for application P14/S1788/FUL at 8 and 10 Queens Road, Thame for the following reason:

That having regard to the size of the plot and the layout of the houses the proposal would represent a cramped overdevelopment of the site with a layout dominated by the parked car which would detract from the established character of the area. The proximity of the proposed dwellings to neighbouring properties on Horton Avenue and Queens Road would result in an overbearing and oppressive relationship to the detriment of the amenity of those neighbouring occupiers. The development is therefore contrary to Policies H5, ESDQ16 and ESDQ 29 of the Thame Neighbourhood Plan 2013, to Policies CSR1, and CSQ3 of the South Oxfordshire Core Strategy 2027 and to saved Policies H4, G2 and D1 of the South Oxfordshire Local Plan 2011.

104 P14/S2602/FUL - Land to East of 1 Lobb Hill, London Road, Milton Common

The committee considered application P14/S2602/FUL to demolish the cottage and erect a four-bed dwelling and garden store at land east of 1 Lobb Hill, London Road, Milton Common.

David Simcox, a representative of both Great Haseley Parish Council and Great Milton Parish Council, spoke objecting to the application.

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Henry Venners, the applicant's agent and Nick Nixey, the applicant, spoke in support of the application.

Some Members expressed the view that the proposal represented ribbon development which would detract from the rural and open character of the area.

A motion, moved and seconded, to approve the application was declared lost on being put to the vote, contrary to the officer's recommendation

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

RESOLVED: to refuse planning permission for application P14/S2602/FUL land east of 1 Lobb Hill, London Road, Milton Common for the following reason:

The site lies on the edge of a ribbon of development that is outside the built-up limits of Milton Common. Development on this site would detract from the rural and open character of the area and the circumstances put forward to justify the development do not demonstrate that the harm to the character of the area is outweighed by other considerations. The proposal is unacceptable in principle and development on the site would be contrary to Policies CSS1, and CSR1 of the adopted Core Strategy and saved policies C4, G4 and H4 of the adopted South Oxfordshire Local Plan 2011.

105 P14/S3057/O - 71, 73 and 75 Wantage Road, Wallingford

The committee considered application P14/S3057/O for the demolition of 75 Wantage Road, Wallingford, the retention of 71 and 73 Wantage Road and the erection of three additional detached dwellings with access.

Mr Kidley, a representative of Wallingford Town Council, spoke in support of the application.

Naomi Hubbard, the applicant's agent, spoke in support of the application.

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

RESOLVED: to grant outline planning permission for application P14/S3057/O at 71, 73 and 75 Wantage Road, Wallingford subject to the following conditions:

- 1 : Commencement - Outline Planning Permission
- 2 : Reserved Matters to be submitted - Specific
- 3 : Code Level 4
- 4 : New vehicular access
- 5 : Vision splay dimensions
- 6 : Turning Area & Car Parking
- 7 : No Surface Water Drainage to Highway
- 8 : Landscaping
- 9 : Tree protection
- 10: Access and visibility splays
- 11: Buildings shown to be demolished shall be demolished.

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12: SI: Bats

13: SI: Contamination

106 P14/S2562/FUL - 1 Mill Lane, Chalgrove

Application P14/S2562/FUL at 1 Mill Lane, Chalgrove was withdrawn (see Minute 99/11/14).

107 P14/S1849/FUL - Sainsbury's Supermarkets Ltd, Central Drive, Didcot

Denise Macdonald and Margaret Turner, local ward councillors, stepped down from the committee and took no part in the debate or voting on this item.

The committee considered application P14/S1849/FUL to vary condition 18 (time restriction on deliveries to food store) of planning permission P01/W0126 (Town centre redevelopment).at Sainsbury's Supermarkets Ltd, Central Drive, Didcot.

Denise MacDonald and Margaret Turner, the local ward members spoke objecting to the application.

Contrary to the officer's recommendation to approve the application, the committee did not agree that the proposal established an acceptable balance between protecting neighbour amenity and supporting the economic needs of an established business.

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

RESOLVED: to refuse planning permission for application P14/S1849/FUL to vary condition 18 (time restriction on deliveries to food store) of planning permission P01/W0126 (Town centre redevelopment).at Sainsbury's Supermarkets Ltd, Central Drive, Didcot, for the following reason:

That having regard to the proximity of the service yard to existing and proposed residential properties on Station Road a variation of condition 18 to allow for an extension of the existing delivery times would detract from the residential amenity of residents of those properties by reason of noise disturbance. As such the proposal is contrary to saved policies EP2 and E5 of the adopted South Oxfordshire Local Plan.

108 P14/S2909/FUL - Albury Court, Albury

The committee considered application P14/S2909/FUL to demolish existing farm buildings, extend the existing architect's office and erect two linked houses with separate studios, vehicular courtyard, carports and sheds.

The planning officer reported that, since the publication of the agenda, the following representations had been received:

- Oxfordshire County Council highways department object to the proposal as it would intensify the use of a private, single track lane, which is not in a sustainable location. It recommended refusal for the following reasons: -

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- i) The red line drawing does not extend from the site to the public highway.
 - ii) Albury Lane does not provide for passing facilities for the intensification of use, which would occur if the application was permitted.
 - iii) The parking provision appears to be inadequate in that the parking spaces do not comply with current standards nor has there been any tracking to show that vehicles can manoeuvre into and out of the site in a satisfactory manner
- Building Control has advised that the site does not provide for adequate access as the new access road was not wide enough for a fire engine and does not allow for turning. The track is too long for a fire hose.
 - The proposal would also need to provide a bin collection area adjacent to the public highway as the waste collection service will only collect up to 25 m from the main highway.

Christine Craddock and Peter Emmett, local residents, spoke objecting to the application.

Alain Michaelis, the applicant and Paul Collinge, the applicant's agent, spoke in support of the application.

A motion, moved and seconded, to refuse the application subject to the inclusion of an additional reason for refusal regarding the unsustainability of the location and the inadequacy of vehicular access and layout, was declared carried on being put to the vote.

RESOLVED: to refuse planning permission for application P14/S2909/FUL at Albury Court, Albury, for the following reasons:

1. The Development Plan identifies appropriate locations for new development. Planning permission for new houses will only be allowed within certain settlements. Planning permission will not be granted for new houses in isolated rural locations unless there are special circumstances. Albury is not identified as a settlement where new housing will be allowed. The provision of two dwellings and associated domestic paraphernalia would detract from the rural character and landscape setting of Albury. Development of this nature would be unsustainable development as defined in the National Planning Policy framework (NPPF) and no special circumstances have been forward to demonstrate that the harm associated with the development is outweighed by other considerations. As such the proposal would be contrary to paragraphs 55 of the National Planning Policy Framework, Policy CSS1, CSR1 and CSEN1 of the adopted South Oxfordshire Core Strategy 2027 and to saved policies G2 and C4 of the Adopted South Oxfordshire Local Plan 2011.
2. The application does not provide for a mix of units to meet the identified local need and the proposal would be contrary to Policy CSH4 of the adopted Core Strategy 2027.
3. That, the site is in an unsustainable location for new residential development as the proposal would result in an increase of vehicular trips to the site with no alternative choice of transport. In addition the access and the layout proposed does not allow for adequate width for the passing or turning of vehicles. As

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such, the proposal would be contrary to saved T1 and T2 of the adopted South Oxfordshire Local Plan and contrary the policies of the National Planning Policy Framework.

109 P14/S2646/FUL - Land adjacent to Kerrera, High Street, Culham

The committee considered application P14/S2646/FUL to erect a four bedroom detached house with integrated garage on land adjacent to Kerrera, High Street, Culham.

The planning officer reported that, since the publication of the agenda, Culham Parish Council and the neighbour objectors had maintained their objections to the amended plans.

Alister Godfrey, the applicant's agent, spoke in support of the application.

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

RESOLVED: to grant planning permission for application P14/S2646/FUL at Land adjacent to Kerrera, High Street, Culham, subject to the following conditions:

- 1 : Commencement 3 yrs - Full Planning Permission
- 2 : Approved plans
- 3 : Sample materials required (all)
- 4 : Code Level 4
- 5 : Tree Protection (Detailed)
- 6 : Provide parking
- 7 : Archaeology – written scheme of investigation
- 8 : Archaeology – staged programme of evaluation and mitigation
- 9: Removal of PD rights class A

The meeting closed at 8.20 pm

Chairman

Date

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