

Minutes

OF A MEETING OF THE

Planning Committee

HELD AT 6.00 PM ON WEDNESDAY 26 NOVEMBER 2014

COUNCIL CHAMBER, DISTRICT COUNCIL OFFICES, CROWMARSH
GIFFORD

Present:

Felix Bloomfield (Chairman)

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

Apologies:

Joan Bland and Kristina Crabbe tendered apologies.

Officers:

Emma Bowerman, Gabriella Brown, Paula Fox, Paul Lucas, Ron Schrieber and Tom Wyatt

110 Declarations of disclosable pecuniary interest

None.

111 Urgent items

None.

112 Applications deferred or withdrawn

None.

113 Proposals for site visit reports

None.



Listening Learning Leading

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114 P13/S3202/FUL - Kings Head, 61 Station Road, Chinnor

The committee considered application P13/S3202/FUL to demolish the existing public house and erect four dwellings at the King's Head, 61 Station Road, Chinnor.

Martin Wright, a representative of Chinnor Parish Council, spoke objecting to the application.

Steve Lewis and Mrs Facey, local residents, spoke objecting to the application.

Lynn Lloyd, a local ward councillor spoke objecting to the application.

Contrary to the officer's recommendation to approve the application, the committee did not agree that the proposed development would largely respect the character and appearance of the site and the surrounding area and would not cause any significant harm to the amenities of neighbouring occupiers.

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 P13/S3202/FUL at the King's Head, 61 Station Road, Chinnor, for the following reasons:

1. Having regard to the relationship of the application site with the surrounding built form, the proposed development, due to the siting, scale, bulk and massing of the dwellings along with the parking and turning layout and small private garden areas would result in a cramped form of overdevelopment that would fail to respect the more spacious character and appearance of the site and the surrounding built form. As such the proposal would be contrary to Policies CSR1 and CSQ3 of the South Oxfordshire Core Strategy and Policies G2, D1 and H4 of the South Oxfordshire Local Plan 2011 and guidance contained within the National Planning Policy Framework.
2. Having regard to the relationship of the application site with the adjacent dwellings, the proposed development, due to the siting, scale, bulk and massing of the dwellings along with the parking and turning layout would have an overbearing impact and cause loss of outlook and unacceptable levels of noise and disturbance to the occupiers of adjacent residential occupiers. As such the proposal would be contrary to Policies G2, D4 and H4 of the South Oxfordshire Local Plan 2011.

115 P14/S2881/FUL - 29 Acremead Road, Wheatley

Roger Bell, a local ward councillor, stepped down from the committee and took no part in the debate or voting on this item.

The committee considered application P14/S2881/FUL to demolish the existing dwelling and erect a new four-bedroom dwelling at 29 Acremead Road, Wheatley.

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Geoff Stephens, a representative of Wheatley Parish Council, spoke objecting to the application.

Laurence Lowe, the applicant's agent, spoke in support of the application.

Roger Bell a local ward councillor, spoke objecting to 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/S2881/FUL at 29 Acremead Road, Wheatley, subject to the following conditions:

1. Commencement 3 yrs - Full Planning Permission
2. Approved plans
3. Sample materials required (all)
4. Withdrawal of P.D. (Part 1 Class A) - no extensions etc
5. Code Level 4
6. Parking & Manoeuvring Areas Retained
7. Restriction on ridge height
8. Obscure glazing to bathroom window
9. No additional windows
10. No use of flat roofs

116 P14/S2789/FUL - Land between Elm Cottage and Marraways, Binfield Heath

Malcolm Leonard a local ward councillor, stepped down from the committee and took no part in the debate or voting on this item.

The committee considered application P14/S2789/FUL to erect a single storey dwelling and detached garage at land between Elm Cottage and Marraways, Binfield Heath.

Sue Summerland and Hugh Lacey, representatives of Binfield Heath Parish Council, spoke objecting to the application.

Roger Baker, the applicant's agent, spoke in support of the application.

Malcolm Leonard, a local ward councillor, spoke objecting to 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/S2789/FUL at land between Elm Cottage and Marraways, Binfield Heath, subject to the following conditions:

1. Commencement 3 yrs - Full Planning Permission
2. Development to be as shown on approved plans
3. Sample materials to be approved
4. Dwelling to meet Code Level 4 of Code for Sustainable Homes

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5. Parking to be provided as on plan and retained
6. Tree protection to be submitted and approved
7. Contamination investigation and remedial works as necessary

117 P14/S2057/FUL - Lubricants UK Ltd, Technology Centre, Bozedown Drive, Whitchurch Hill

The committee considered application P14/S2057/FUL to extend the existing main car park and provide a temporary car park whilst works were carried out. at Lubricants UK Ltd, Technology Centre, Bozedown Drive, Whitchurch Hill.

Peter Dragonetti, a representative of Goring Heath Parish Council, spoke objecting to the application.

John Houlihan, a local resident, spoke objecting to the application.

Steven Doel, the applicant's agent, spoke in support of the application.

Pearl Slatter, a local ward councillor, spoke objecting to the application.

A motion, moved and seconded, to approve the application subject to the condition requiring the submission of a travel plan for adoption, because of the desirability of reducing the number of car journeys to the site, to be agreed with the Chairman of the Planning Committee, was declared carried on being put to the vote.

RESOLVED: to grant planning permission for application P14/S2057/FUL subject to the following conditions:

1. Commencement 3 yrs - Full Planning Permission
2. Approved plans
3. Time limit for temporary car park
4. Hardsurfacing – Details Required
5. Parking & Manoeuvring Areas Retained
6. Submission of Travel Plan for adoption
7. No Surface Water Drainage to Highway
8. Landscaping & protection of retained trees / hedgerows
9. Tree protection – temporary car park
10. Reptile survey required
11. Habitat Creation/Restoration Scheme
12. External Lighting – Details Required
13. Lighting – push button system

118 P13/S2190/FUL - 12A High Street, Thame

The committee considered application P13/S2190/FUL to erect a single storey building comprising two two-bedroom dwellings at 12A High Street, Thame.

Adrian Dite, a representative of Thame Town Council, spoke objecting to the application.

Mr K Austin, the applicant, spoke in support of the application.

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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 P13/S2190/FUL at 12A High Street, Thame, subject to the following conditions:

1. Commencement 3 yrs - Full Planning Permission
2. Approved plans
3. Withdrawal of P.D. (extensions, rooflights, outbuildings)
4. Code Level 4
5. Turning Area & Car Parking
6. Cycle Parking Facilities
7. Tree Protection (General)
8. Submission of eaves, cill, lintel, joinery details
9. Submission of sample materials
10. Cast-iron or die-cast aluminium rainwater goods
11. Archaeological Watching Brief
12. Surface water drainage works (details required)
13. Foul drainage works (details required)
14. Mechanical ventilation

119 P14/S2849/FUL - Land at rear of Chippendale Lodge, Tokers Green Lane, Tokers Green

Malcolm Leonard, a local ward councillor, stepped down from the committee and took no part in the debate or voting on this item.

The committee considered application P14/S2849/FUL to erect two detached houses with detached garages at land at the rear of Chippendale Lodge, Tokers Green Lane, Tokers Green.

Malcolm Leonard, a local ward councillor spoke about 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/S2849/FUL at land at the rear of Chippendale Lodge, Tokers Green Lane, Tokers Green, subject to the following conditions:

1. Commencement 3 yrs - Full Planning Permission
2. Development in accordance with approved plans
3. Sample materials to be submitted and approved prior to commencement of development
4. Finished floor and ground levels to be submitted and approved prior to commencement of development
5. Tree protection details to be submitted and approved prior to commencement of development
6. Dwellings to achieve Code Level 4
7. Construction traffic management plan to be submitted and approved prior to commencement of development

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8. Parking and turning areas to be provided prior to occupation
9. First floor windows in side elevations of the dwellings to be glazed in obscure glass
10. Landscaping as shown on approved plans

The meeting closed at 8.25 pm

Chairman

Date