

Minutes

OF A MEETING OF THE

Planning Committee



Listening Learning Leading

HELD AT 6.00 PM ON WEDNESDAY 17 DECEMBER 2014

**COUNCIL CHAMBER, SOUTH OXFORDSHIRE DISTRICT COUNCIL
OFFICES**

Present:

Felix Bloomfield (Chairman)

Michael Welply, Roger Bell, Philip Cross, Paul Harrison, Neville F Harris, Margaret Turner, Jennifer Wood and Elizabeth Hodgkin (as substitute for Celia Collett, MBE)

Apologies:

Joan Bland, Celia Collett, MBE, Kristina Crabbe, Pat Dawe, Malcolm Leonard and Denise Macdonald tendered apologies.

Officers:

Emma Bowerman, Paula Fox, Kim Gould, Ron Schrieber and Tom Wyatt

131 Declarations of disclosable pecuniary interest

Jennifer Wood declared that she would leave the meeting during consideration of P14/S3089/FUL, land adjoining 102 Wood Lane, Sonning Common and P14/S2831/FUL, 60 Whitehouse Road, Woodcote as she was associated with persons who had interests in the applications.

Elizabeth Hodgkin declared that she would leave the meeting during consideration of P14/S2831/FUL, 60 Whitehouse Road, Woodcote, as she was associated with a person who had an interest in the application.

132 Minutes of the previous meeting

RESOLVED: to approve the minutes of the meeting held on 26 November 2014 as a correct record and agree that the Chairman sign these as such.

133 Urgent items

None.

134 Applications deferred or withdrawn

None.

135 Proposals for site visit reports

None.

136 P14/S0986/FUL - Siareys Yard, Station Road, Chinnor

The committee considered application P14/S0986/FUL to erect 12 sheltered flats and 10 dwellings at Siareys Yard, Station Road, Chinnor.

The planning officer reported that he was recommending the inclusion of an additional condition restricting the age of residents to 55 years and above in relation to the sheltered housing.

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

Amber Shankland, a local resident, spoke objecting to the application.

Ken Dijksman, the applicant's agent, spoke in support of the application.

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

A motion, moved and seconded, to approve the application with an additional condition, as recommended by the planning officer, was declared carried on being put to the vote.

RESOLVED: to authorise the Head of Planning to grant planning permission subject to the prior completion of a Section 106 planning obligation with Oxfordshire County Council to ensure infrastructure payments are made towards education, transport, and community services, and the prior completion of a Section 106 planning obligation with South Oxfordshire District Council to ensure infrastructure payments are made towards community facilities and the provision of affordable housing, and the following conditions:

1. Commencement within 3 years
2. Development in accordance with approved plans
3. Samples of materials to be submitted and agreed
4. Finished floor and ground levels to be agreed
5. Landscaping scheme to be agreed
6. Dwellings to meet Code Level 4
7. Drainage details to be agreed
8. Withdrawal of permitted development rights for extensions and outbuildings
9. Contaminated land assessment to be carried out
10. Archaeological watching brief to be submitted and agreed
11. Findings of archaeological watching brief to be submitted

Agenda Item 3

12. External lighting to be agreed
13. Hours of construction to be limited
14. Formation of new access prior to occupation
15. Laying out of estate road before occupation
16. Parking and turning areas to be provided and maintained
17. Construction traffic management plan to be agreed
18. First floor bathroom windows in Units 7 and 8 to be obscure glazed and no further windows in rear elevation of Units 7 and 8
19. Age restriction – 55 and over in respect of the sheltered housing block

137 P14/S3212/FUL - Land adjacent to Holton Cottage, Holton

The committee considered application P14/S3212/FUL to amend an approved pool/garage building under planning permission P14/S0338/FUL at land adjacent to Holton Cottage, Holton.

The planning officer reported that, contrary to what was stated in the report, the proposed alterations did not increase the height of the building in the south east elevation.

Pierre Vivant, the applicant, 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/S3212/FUL at land adjacent to Holton Cottage, Holton. subject to the following conditions:

1. Commencement 3 years - Full Planning Permission
2. Scheme to accord with approved plans
3. Sample materials required (walls and roof)
4. Withdrawal of Permitted Development (Part 1 Class A) - no extensions etc.
5. Withdrawal of Permitted Development (Part 1 Class E) - no buildings etc.
6. Parking & Manoeuvring Areas Retained
7. Tree Protection (General)
8. Restriction of hours of Construction

138 P14/S3089/FUL - Land adjoining 102 Wood Lane, Sonning Common

Jennifer Wood declared that she was associated with a person who had an interest in the application. She stepped down from the committee and took no part in the debate or voting on this item.

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

Agenda Item 3

The committee considered application P14/S3089/FUL to erect a new four-bed dwelling at land adjoining 102 Wood Lane, Sonning Common.

The planning officer reported that, since the publication of the agenda, Sonning Common Parish Council had withdrawn its objections.

Paul Harrison, a local ward councillor, 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/S3089/FUL at land adjoining 102 Wood Lane, Sonning Common, subject to the following conditions:

1. Commencement 3 years - 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
5. Parking to be provided as on plan and retained
6. Tree protection to be submitted and approved
7. Landscaping scheme to be submitted and approved
8. Gates to be set back 5m from highway
9. No surface water drainage to highway

139 P14/S2831/FUL - 60 Whitehouse Road, Woodcote

Jennifer Wood and Elizabeth Hodgkin declared that they were associated with a person who had an interest in the application. They stepped down from the committee and took no part in the debate or voting on this item.

The committee considered application P14/S2831/FUL to erect a detached dwelling and extend and alter the existing dwelling at 60 Whitehouse Road, Woodcote.

Councillor Malcolm Smith, a representative of Woodcote Parish Council, spoke objecting to the application.

Neil Boddington, 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/S2831/FUL at 60 Whitehouse Road, subject to the following conditions:

1. Commencement – 3 years
2. Development to be in accordance with approved plans
3. Samples of materials to be agreed prior to commencement of development
4. Landscaping scheme to be agreed prior to commencement of development
5. Tree protection measures to be agreed prior to commencement of development
6. Levels to be agreed prior to commencement of development
7. Contaminated land assessment

Agenda Item 3

8. Withdrawal of permitted development rights for extensions and outbuildings to Plot 1
9. Windows at first floor level in the south west and north west elevation of Plot 2 and the north west elevation of the garage to Plot 1 to be obscure glazed or high level
10. Sustainable design and construction to meet Code Level 4 of the Code for Sustainable Homes
11. Parking and turning areas to be provided and retained

140 P14/S3105/FUL -25 Bridge End, Dorchester-on-Thames

Phillip Cross, 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/S3105/FUL to vary condition 2 of planning permission P14/S1635/FUL at 25 Bridge End, Dorchester-on-Thames.

Mark Stevenson, a representative of Dorchester Parish Council, spoke objecting to the application.

Ashley Smith and Vlasta Fordova, local residents, spoke objecting to the application.

Philip Cross 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 revisions to the approved plans would not have a significant impact on the character and appearance of the conservation area.

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/S3105/FUL at 25 Bridge End, Dorchester-on-Thames, for the following reasons:

That, having regard to the prominent location of the site in the Dorchester on Thames Conservation Area, the provision of a dormer window and rooflights within the roofspace would be harmful to the character and appearance of the conservation area and the character of the approved dwelling contrary to saved Policies G2, CON7 and H13 of the adopted South Oxfordshire Local Plan and Policy CSEN3 of the South Oxfordshire Core Strategy.

The meeting closed at 7.55 pm

Chairman

Date

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