

# Minutes

OF A MEETING OF THE

## Planning Committee

HELD AT 6.00 PM ON WEDNESDAY 10 DECEMBER 2014

COUNCIL CHAMBER, SOUTH OXFORDSHIRE DISTRICT COUNCIL  
OFFICES

### Present:

Felix Bloomfield (Chairman)

Roger Bell, Celia Collett, MBE, Kristina Crabbe, Philip Cross, Pat Dawe, Paul Harrison, Malcolm Leonard, Alan Rooke, Margaret Turner and Jennifer Wood

### Apologies:

Michael Welply, Joan Bland and Denise Macdonald tendered apologies.

### Officers:

Gabriella Brown, Victoria Butterworth, Sharon Crawford, Paula Fox, Simon Kitson, Paul Lucas and Ron Schrieber

### 120 Declarations of disclosable pecuniary interest

None.

### 121 Minutes of the previous meeting

**RESOLVED:** to approve the minutes of the meeting held on 19 November 2014 as a correct record and agree that the Chairman sign these as such.

### 122 Urgent items

None.

### 123 Applications deferred or withdrawn

Application P14/S3070/FUL at Asda Stores Ltd, London Road, Wheatley was deferred pending the submission of a traffic management plan and a delivery strategy.

### 124 Proposals for site visit reports



Listening Learning Leading

### Agenda Item 3

Applications P14/S3055/HH and PA4/S3056/LB were deferred for site visits to assess neighbour impact due to the small size of the courtyard area and the unusual relationship with neighbouring properties.

#### **125 P14/S3272/FUL - The Police Rehabilitation Centre, Flint House, Reading Road, near Goring**

The committee considered application P14/S3272/FUL to erect single storey timber outbuildings at the Police Rehabilitation Centre, Flint House, Reading Road, near Goring.

Tom McAustin, 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/S3272/FUL at the Police Rehabilitation Centre, Flint House, Reading Road, near Goring, subject to the following conditions:

1. Commencement three years - Full Planning Permission.
2. Approved plans.
3. Schedule of materials required (all).

#### **126 P14/S2743/FUL - 26 Lambridge Wood Road, Henley-on-Thames, RG9 3BS**

The committee considered application P14/S2743/FUL to demolish the existing dwelling and erect two detached houses, together with revised access arrangements and landscaping at 26 Lambridge Wood Road, Henley-on-Thames.

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

- Further comments from Henley Town Council, maintaining its objection;
- Two further neighbour objections.

In addition, comments from Joan Bland, a local ward councillor, and Henley Town Council, objecting to the application, were tabled.

Councillor David Silvester, a representative of Henley-on-Thames Town Council, spoke objecting to the application.

Lance Robinson and Michael Pinder, local residents, spoke objecting to the application.

Neil Boddington, the applicant's agent, spoke in support of the application.

Contrary to the officer's recommendation to approve the application, the committee did not agree that the proposal would not cause material harm to the overall character and appearance of the surrounding area.

### Agenda Item 3

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/S2743/FUL at 26 Lambridge Wood Road, Henley-on-Thames, for the following reasons:

That, having regard to their scale, siting and plot coverage, the new dwellings would be out of keeping with the existing grain of housing along Lambridge Wood Road. Furthermore, the proposal would represent a visually intrusive form of development that would be at odds with the spacious character and appearance of the street scene and surrounding area, contrary to Policies CSHEN1, CSH2 and CSQ3 of the South Oxfordshire Core Strategy; and Policies D1, D3, G2 and H4 of the South Oxfordshire Local Plan 2011.

#### **127 P14/S2917/FUL and P14/S2920/LB - Town Farmhouse, 6/8 Oxford Road, Thame, OX9 2AH**

The committee considered applications P14/S2917/FUL and P14/S920/LB to erect a wraparound rear porch and the erection of a conservatory at Town Farmhouse, 6/8 Oxford Road, Thame.

Astrid Kelly, the applicant, spoke in support of the application.

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

**RESOLVED:** to grant planning permission for application P14/S2917/FUL and listed building consent for application P14/S920/LB at Town Farmhouse, 6/8 Oxford Road, Thame, subject to the following conditions:

##### P14/S2917/FUL

1. Commencement three years - Full Planning Permission
2. Development in accordance with the approved plans
3. Materials as on plan
4. Parking and Manoeuvring Areas Retained
5. Ancillary occupation and use only  
Informative: Food premises registration

##### P14/S920/LB

1. Commencement three years - Listed Building Consent
2. Works in accordance with the approved plans
3. External ducts and flues to be agreed
4. Materials (sample materials walls of extension and conservatory) to be agreed
5. Roof materials to match existing
6. Joinery Details (doors and windows of the extension and conservatory) to be agreed
7. The following details to be agreed:
  - a) a cross-section showing the relationship between new stud walling and timber framing for the bathroom connected to centre left bedroom
  - b) insulation specification
  - c) lime specification for the works to the store

### Agenda Item 3

#### **128 P14/S2171/FUL - Deacons House, Church Lane, Brightwell-cum-Sotwell, OX10 0SD**

Celia Collett, 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/S2171/FUL to demolish the existing dwelling and erect two detached four bedroom dwellings at Deacons House, Church Lane, Brightwell-cum-Sotwell.

Councillor John Rodda, a representative of Brightwell-cum-Sotwell Parish Council, spoke objecting to the application.

Adrian Gould, the applicant's agent, spoke in support of the application.

Celia Collett, 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/S2171/FUL at Deacons House, Church Lane, Brightwell-cum-Sotwell, subject to the following conditions:

1. Commencement three years - Full Planning Permission
2. Approved plans
3. Sample materials required (all)
4. Code Level 4
5. Close existing access (a)
6. Parking & Manoeuvring Areas Retained
7. Tree Protection (Detailed)
8. Landscaping scheme (trees and shrubs only)
9. Wildlife Protection
10. Surface water drainage works (details required)
11. Rooflights (height)
12. Levels to be submitted

#### **129 P14/S3055/HH and P14/S3056/LB - Church Cottages, Church Lane, North Stoke, OX10 6BH**

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

The committee considered applications P14/S3055/HH and P14/S3056/LB to remove the existing rear extension and erect a new timber framed extension. at Church Cottages, Church Lane, North Stoke.

The planning officer reported that the description should include reference to the amended plans as follows "as amended by drawing no 767-2B received on 22 Oct 2014". This plan included the revisions to materials and the additional information referred to in the report.

Alan Divali, on behalf of local residents, spoke objecting to the application.

### Agenda Item 3

Gautam Nagpal, on behalf of the applicant, spoke in support of the application.

A motion, moved and seconded, to defer consideration of the applications and undertake a site visit to assess neighbour impact due to the small size of the courtyard area and the unusual relationship with neighbouring properties, was declared carried on being put to the vote.

**RESOLVED:** to undertake a site visit for applications P14/S3055/HH and P14/S3056/LB at Church Cottages, Church Lane, North Stoke, to assess neighbour impact due to the small size of the courtyard area and the unusual relationship with neighbouring properties. (see Minute 124/12/14).

### **130 P14/S3070/FUL - Asda Stores Ltd, London Road, Wheatley, OX33 1YZ.**

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/S3070/FUL for a “home shopping” van loading canopy, an extension to provide a “home shopping” pod and the relocation of the existing smoking shelter, trolley shelter and compactor at Asda Stores Ltd, London Road, Wheatley.

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

Michael McKenna, owner of a neighbouring business, spoke objecting to the application.

Bob Parkes, on behalf of the applicant, spoke in support of the application.

Roger Bell, a local ward councillor, spoke in support of the application.

A motion, moved and seconded, to defer consideration of the application pending the submission of a traffic management plan and a delivery strategy was declared carried on being put to the vote.

**RESOLVED:** to defer consideration of application P14/S3070/FUL at Asda Stores Ltd, London Road, Wheatley, pending the submission of a traffic management plan and a delivery strategy. (see Minute 12312/14)

The meeting closed at 8.15 pm

Chairman

Date

This page is intentionally left blank