

# Minutes

OF A MEETING OF THE

## Planning Committee

HELD AT 6.00 PM ON WEDNESDAY 25 FEBRUARY 2015

FOUNTAIN CONFERENCE CENTRE, HOWBERY PARK, CROWMARSH  
GIFFORD

### Present:

Felix Bloomfield (Chairman)

Roger Bell, Celia Collett, MBE, Kristina Crabbe, Philip Cross, Pat Dawe, Paul Harrison, Malcolm Leonard, Denise Macdonald and Jennifer Wood.

### Apologies:

Neville F Harris and Margaret Turner tendered apologies.

### Officers:

Emma Bowerman, Victoria Butterworth, Sharon Crawford, Paula Fox, Paul Lucas, Nicola Meurer and Marc Pullen.

### 154 Declarations of disclosable pecuniary interest

None.

### 155 Minutes of the previous meeting

**RESOLVED:** to approve the minutes of the meeting held on 10 December 2014 as a correct record and agree that the Chairman sign these as such.

### 156 Urgent items

None.

### 157 Applications deferred or withdrawn

None.

### 158 Proposals for site visit reports

Item P14/S2562/FUL has been deferred for a site visit for members to assess the relationship of the site with neighbouring properties and the potential flood risk.



Listening Learning Leading

## **159 P14/S3846/FUL - Land to the rear of Landfall, St Andrews Road, Henley-on-Thames**

The committee considered application P14/S3846/FUL to erect a four bedroom detached dwelling with new access off Auton Place on land to the rear of Landfall, St Andrews Road, Henley-on-Thames (plot 2).

The planning officer reported that, since the publication of the agenda, one further neighbour objection had been received, reiterating issues already addressed within the report.

David Silvester, a representative of Henley Town Council, spoke objecting to the application.

Ian Curtis, a local resident, spoke on behalf of residents of Auton Place objecting to the application.

Jeremy Spratley, the applicant's agent, spoke in support of the application.

Jennifer Wood, 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 proposal was of an appropriate density or design and would therefore be out of keeping with the 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/S3846/FUL on land to the rear of Landfall, St Andrews Road, Henley-on-Thames (plot 2), for the following reasons:

That the proposed dwelling, by reason of its scale, design and parking arrangements, would result in a development that is cramped and out of keeping with Auton Place. Furthermore, in combination with the proposed development on the adjoining plot (application P14/S3845/FUL) the development would further detract from the character and appearance of the site and its immediate surroundings. As such, the proposal is contrary to policy CSQ3 of the South Oxfordshire Core Strategy, policies G2, D1 and H4 of the South Oxfordshire Local Plan 2011 and Government guidance in the National Planning Policy Framework.

## **160 P14/S3845/FUL - Land to the rear of Landfall, St Andrews Road, Henley-on-Thames**

The committee considered application P14/S3845/FUL to erect a four bedroom detached dwelling with new access off Auton Place on land to the rear of Landfall, St Andrews Road, Henley-on-Thames (plot 1).

The planning officer reported that, since the publication of the agenda, one further neighbour objection had been received, reiterating issues already addressed within the report.

David Silvester, a representative of Henley Town Council, spoke objecting to the application.

Ian Curtis, a local resident, spoke on behalf of residents of Auton Place objecting to the application.

Jeremy Spratley, the applicant's agent, spoke in support of the application.

Jennifer Wood, 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 proposal was of an appropriate density or design and would therefore be out of keeping with the 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/S3846/FUL on land to the rear of Landfall, St Andrews Road, Henley-on-Thames (plot 1), for the following reasons:

That the proposed dwelling, by reason of its scale, design and parking arrangements, would result in a development that is cramped and out of keeping with Auton Place. Furthermore, in combination with the proposed development on the adjoining plot (application P14/S3846/FUL) the development would further detract from the character and appearance of the site and its immediate surroundings. As such, the proposal is contrary to policy CSQ3 of the South Oxfordshire Core Strategy, policies G2, D1 and H4 of the South Oxfordshire Local Plan 2011 and Government guidance in the National Planning Policy Framework.

## **161 P14/S3261/FUL - Tesco Store 359, Reading Road, Henley-on-Thames, RG9 4HA**

The committee considered application P14/S3261/FUL to remove Condition 24 of application P92/S0516/O, to allow for unrestricted deliveries to the store throughout the week at Tesco Store 359, Reading Road, Henley-on-Thames, RG9 4HA.

The planning officer reported that, since the publication of the agenda, an amendment has been made to the report to include South Oxfordshire Local Plan 2011 policy E5 (Business, industrial, warehousing and storage proposals) to the consideration of the application.

David Silvester, a representative of Henley Town Council, spoke objecting to the application.

Tim Rutter, a local resident, spoke objecting to the application.

Louise Ford, a Tesco representative, spoke in support of the application.

Jennifer Wood, 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 proposal would not detract from the residential amenity of the neighbouring properties.

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/S3261/FUL at the Tesco Store 359, Reading Road, Henley-on-Thames, for the following reasons:

That having regard to the proximity of the service yard to existing residential properties in Mill Lane, a variation of condition 24 to allow for an extension of 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 policies EP2 and E5 of the South Oxfordshire Local Plan and Government guidance in the National Planning Policy Framework.

### **162 P14/S2562/FUL - 1 Mill Lane, Chalgrove, OX44 7SL**

This item has been deferred for a site visit (see minute 158/03/2015)

### **163 P14/S3879/FUL - Land adjacent to Elmfield House, Moreton**

The committee considered application P14/S3879/FUL to erect a single dwelling and garage on land adjacent to Elmfield House, Moreton.

Jeanette Matelot Green, a representative of Thame Town Council, spoke in support of the application.

David Hignell and Mrs P Reaston-Brown, the planning consultant and the applicant, spoke in support of the application.

A motion moved and seconded, to defer consideration of the application and undertake a site visit to better understand the local context, was declared carried on being put to the vote.

**RESOLVED:** to defer consideration of application P14/S3879/FUL on land adjacent to Elmfield House, Moreton to allow committee members to visit the site.

### **164 P14/S3419/FUL - Land adjacent to 31 Woodlands Road, Sonning Common, RG4 9TD**

The committee considered application P14/S3419/FUL to erect a two storey dwelling with accommodation in the roof space, parking provision and associated landscaping on land adjacent to 31 Woodlands Road, Sonning Common.

Gail Noble, a representative of Sonning Common Parish Council, spoke objecting to the application.

David Richens and Ros Varnes, two local residents, spoke objecting to the application.

Thomas Rumble, the applicant's agent, spoke in support of the application.

Paul Harrison, one of the ward councillors, spoke objecting to the application.

Whilst councillors agreed there is room for a property on the site, they were concerned that the proposal is too large and would therefore be out of keeping with the street scene.

A motion moved and seconded to grant planning permission in accordance with the officer's recommendation, on being put, was declared lost.

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/S3419/FUL on land adjacent to 31 Woodlands Road, Sonning Common, for the following reasons:

1. The proposal by reason of its size in relation to the plot, design and layout of the car parking areas would result in a cramped form of development that would be out of keeping with the character of the area and appearance of the street scene contrary to policies CSR1 and CSQ3 of the South Oxfordshire Core Strategy 2027 and policies D1, G2 and H4 of the South Oxfordshire Local Plan 2011.

2. That having regard to the inclusion of second floor accommodation and a bedroom window on the rear elevation of the development would overlook neighbouring properties resulting in a loss of privacy contrary to policies D4 and H4 of the South Oxfordshire Local Plan 2011.

## **165 P14/S3674/HH - Hamptons Cottage, Manor Road, Towersey, OX9 3QS**

The committee considered application P14/S3674/HH for proposed alterations to a barn to form a residential annexe at Hamptons Cottage, Manor Road, Towersey.

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/S3674/HH at Hamptons Cottage, Manor Road, Towersey, subject to the following conditions:

1. Commencement three years.
2. Compliance with the approved plans.
3. Full details of windows and doors to be submitted.
4. Rooflights to be conservation style windows.
5. Withdrawal of permitted development rights - blocking up of windows on rear elevation before first use of converted barn and no windows shall be inserted in the rear wall of the building without the grant of planning permission.
6. Use of building to be confined to ancillary use.

Informatives:

1. Contact county archaeologist if archaeological finds occur.
2. Drawing attention to laws relating to protected species.
3. Protection of public footpath.

## **166 P14/S3480/FUL - Woodlands Bridle Road, Whitchurch Hill, RG8 7PR**

The committee considered application P14/S3480/FUL for the erection of a single detached dwelling with associated parking and amenity at Woodlands Bridle Road, Whitchurch Hill.

Peter Dragonetti, a representative of Goring Parish Council, 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/S3480/FUL at Woodlands Bridle Road, Whitchurch Hill, subject to the following conditions:

1. Commencement three years - full planning permission.
2. Approved plans.
3. Sample materials required (all).
4. Levels (details required).
5. Landscaping details and sustainable drainage details to be agreed.
6. Soft landscaping details to be agreed.
7. Tree protection measures to be agreed.
8. Parking and turning areas to be provided.
9. Access and vision splays to be provided.
10. Code Level 4.

## **167 P14/S3995/O - Land adjacent to 54 Woodlands Road, Sonning Common, RG4 9TE**

The committee considered application P14/S3995/O to demolish the existing garage and erect a single residential dwelling on land adjacent to 54 Woodlands Road, Sonning Common.

Gail Noble, a representative of Sonning Common Parish Council, spoke objecting to the application.

Alison Cartwright, a local resident, spoke objecting to the application.

Simon Coles, the applicant's agent, spoke in support of the application.

Paul Harrison, one of the ward councillors, 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/S3995/FUL on land adjacent to 54 Woodlands Road, Sonning Common, subject to the following conditions:

- 1. Approved plans.
- 2. Commencement - outline planning permission.
- 3. Submission of reserved matters – scale, layout, landscaping and appearance.
- 4. Sample materials required (all).
- 5. Turning area and car parking.
- 6. No surface water drainage to highway.
- 7. Tree protection (detailed).
- 8. Single storey development only.
- 9. Code Level 4.

The meeting closed at 9.15 pm

Chairman

Date

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