

Minutes

OF A MEETING OF THE

Planning Committee



Listening Learning Leading

HELD AT 6.00 PM ON WEDNESDAY 1 JULY 2015

THE FOUNTAIN CONFERENCE CENTRE, HOWBERY PARK,
CROWMARSH GIFFORD

Present:

Joan Bland, Margaret Davies, Anthony Dearlove, Jeannette Matelot, Lorraine Hillier, Toby Newman, Richard Pullen, David Turner and Margaret Turner (Acting Chair).

Apologies:

Martin Akehurst and Felix Bloomfield tendered apologies.

Officers:

Paula Fox, Kim Gould, Simon Kitson, Nicola Meurer and Tom Wyatt.

15 **Declarations of disclosable pecuniary interest**

None.

16 **Urgent items**

None.

17 **Applications deferred or withdrawn**

Item P15/S0529/HH, 1 Holmwood Farmhouse, Shiplake Row, Binfield Heath, was deferred to allow for further consultation on the additional plan.

18 **Proposals for site visit reports**

None.

19 **P14/S3887/FUL - Land at Caps Lane, Cholsey**

The committee considered application P14/S3887/FUL to erect an agricultural building and associated hardstanding, amend highway access and agricultural track on land at Caps Lane, Cholsey.

Officer update: an extra condition to be included regarding access and an amendment to 4.1 of the report; application P14/S3891/FUL on the same site had not yet been approved (refer to minute 20 below).

Mark Gray, a representative of Cholsey Parish Council, spoke objecting to the application.

Simon Chandler and Michael Morley, two local residents, spoke objecting to the application.

Sarah Compton, the applicant's agent, spoke in support of the application.

A motion, moved and seconded, to approve the application (with an additional condition) was declared carried on being put to the vote.

RESOLVED: to grant planning permission for application P14/S3887/FUL on land at Caps Lane, Cholsey, subject to the following conditions:

1. Commencement within three years - full planning permission.
2. Approved plans.
3. New vehicular access.
4. Vision splay details.
5. Turning area and car parking.
6. Construction traffic management.
7. Agricultural use.
8. Surface water details to be submitted.
9. Access off Caps Lane to be closed.
10. Building to be removed within 10 years if not being used.
11. Vehicle tracking drawings to be submitted.
12. Routing agreement.
13. Cockerels to be housed overnight in field B.
14. Notwithstanding the provision of the General Permitted Development Order, no other means of access whatsoever shall be formed or used between the land and the highway.

20 P14/S3891/FUL - Land at Caps Lane, Cholsey

The committee considered application P14/S3891/FUL to change the use to a temporary residential dwelling on land at Caps Lane, Cholsey.

Mark Gray, a representative of Cholsey Parish Council, spoke objecting to the application.

Simon Chandler and Michael Morley, two local residents, spoke objecting to the application.

Sarah Compton, 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, with the inclusion of two extra conditions to have no structure on site until the proposed agricultural building is in use; and for the temporary dwelling to be solely for agricultural workers in accordance with approved plans.

RESOLVED: to grant planning permission for application P14/S3891/FUL on land at Caps Lane, Cholsey, subject to the following conditions and subject to the receipt of amended plans showing reduction in the footprint of the mobile home and the red edged site area to be drawn around the mobile home and access only.

1. Commencement within three years - full planning permission.
2. Approved plans.
3. UNIQUE - temporary permissions.
4. Mobile home should not be brought onto the site until the building which was approved under P14/S3887/FUL has been built and become operational.
5. The occupation of the mobile home hereby permitted shall be limited to a person solely or mainly working in agriculture in connection with the agricultural business being carried out on land at Caps Lane, Cholsey as identified on the land edged blue on the location plan accompanying this planning application, or a widow or widower of such a person and their dependents.

21 P15/S0910/FUL - Halfacre, Wallingford Road, South Stoke

Councillors Joan Bland and Lorraine Hillier arrived at committee for the start of this item.

The committee considered application P15/S0910/FUL to demolish the existing bungalow and erect two detached dwellings at Halfacre, Wallingford Road, South Stoke.

Officer update: the local ward councillor, Kevin Bulmer, had emailed stating that he agreed with the Parish Council's position.

To include an additional standard informative for a European Protected Species Licence.

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

Simon Sharp, 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, subject to an extra condition to remove permitted development rights.

RESOLVED: to grant planning permission for application P15/S0910/FUL at Halfacre, Wallingford Road, South Stoke, subject to the following conditions:

1. Commencement within three years - full planning permission.
2. Approved plans.
3. Landscaping scheme (trees and shrubs only).
4. Tree protection (detailed).
5. Protection of bats.
6. Parking and manoeuvring areas retained.
7. Obscure glazed windows in plot 1.
8. Rooflights in plot 2 to have cill height of at least 1.7m above finished floor level.
9. New vehicular access to specification.
10. Vision splay dimensions.

11. Parking area SUDS compliant.
12. Removal of permitted development rights.

Informative

The applicant is advised that he needs to obtain a European Protected Species Licence before any development or demolition can proceed in relation to bats, which may be present.

22 P14/S3832/FUL - The Barn, Weston Road, Lewknor

The committee considered application P14/S3832/FUL for a change of use from agriculture to part car storage, rebuilding of cars and engines and part servicing of TVR vehicles and single storey extension. To retain New Barn for showroom and storage purposes at The Barn, Weston Road, Lewknor.

Caroline Hjorth, a representative of Lewknor Parish Council, spoke objecting to the application.

Terry Calcutt, a local resident, spoke objecting to the application.

Stephen Harrod, the local ward member, spoke about the application.

A motion, moved and seconded to approve the application was declared carried on being put to the vote, subject to amending conditions 3 and 4 to restrict use.

RESOLVED: to grant planning permission for application P14/S3832/FUL at The Barn, Weston Road, Lewknor, subject to the following conditions:

1. Commencement of development within three years.
2. Development in accordance with the approved plans.
3. The existing barn known as 'New Barn', within the blue-edged area on the approved location plan, shall only be used for storage or display purposes ancillary to the vehicle repair operation at Moorcourt Barn. No other use of this building, including the uses authorised under P09/E1311/RET, shall be undertaken without the grant of planning permission from the local planning authority.
4. The building known as 'Moorcourt Barn', within the red-edged area on the approved location plan, shall only be used by Str8six, for the purposes set out in the application statement dated 30 September 2014. No other use of this building by the applicant, or any use by a new occupier, shall be undertaken without the grant of planning permission from the local planning authority.
5. No surface water drainage to highway.
6. Restricted working hours to between 8am and 6pm Monday to Friday and 9am to 1pm on Saturdays.
7. Turning areas and car parking to be provided in accordance with the approved plan. No parking of staff or stock vehicles outside the confines of the application site.
8. Lighting details to be submitted to and approved by the local authority.
9. Hard and soft landscaping details to be submitted to and approved by the local authority.
10. All areas of hardstanding are to be SuDS (sustainable drainage) compliant.

23 P15/S1166/FUL - White Lodge, Normanstead, Henley-on-Thames

Councillors Joan Bland and Lorraine Hillier stepped down from the committee and took no part in the debate or voting on this item.

The committee considered application P15/S1166/FUL to demolish the existing dwelling and erect a new house and garage at White Lodge, Normanstead, Henley-on-Thames.

Mike Pugsley, a local resident, spoke objecting to the application.

Mr Edwards, the applicant, spoke in support of the application.

Stefan Gawrysiak, one of the local ward members, spoke objecting to the application.

A motion, moved and seconded to approve the application including an extra landscaping condition, was declared carried on being put to the vote, including amendments to conditions 9 and 10 and an additional condition for a construction management plan.

RESOLVED: to grant planning permission for application P15/S1166/FUL at White Lodge, Normanstead, Henley-on-Thames, subject to the following conditions:

1. Commencement of development within three years.
2. Development in accordance with the approved plans.
3. Schedule of materials to be agreed.
4. Turning area and car parking as per plans.
5. Hardsurfacing to comply with SuDS (sustainable drainage) detail.
6. Obscure glazing to south-east first floor windows.
7. No garage conversion into accommodation.
8. Tree protection details to be agreed.
9. Unless otherwise agreed in writing by the Local Planning Authority, all existing hedges and trees shown to be retained, at the south-east boundary with Rose Cottage and the south-west boundary with the properties at The Close, shall be preserved and properly maintained at a height of at least 5m from the ground level at White Lodge. In the event of any of the trees dying or being seriously damaged or destroyed, a new tree or equivalent number of trees, as the case may be, of a species first approved by the Local Planning Authority, shall be planted and properly maintained in a position or positions first approved by the Local Planning Authority.
10. Withdrawal of permitted development rights for extensions.
11. Construction management plan to be submitted.

Bat informative.

24 P15/S1177/FUL - Charter House, 14 Wellington Street, Thame

Councillor Jeannette Matelot stepped down from the committee and took no part in the debate or voting on this item.

The committee considered application P15/S1177/FUL to convert the existing building (D1 use) to 6 flats with associated car parking and amenity space at Charter House, 14 Wellington Street, Thame.

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

Richard Anderson, the applicant's agent, spoke in support of the application.

Jeanette Matelot, one of the local ward members, spoke objecting to the application.

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

A motion, moved and seconded to approve the application including an extra condition to provide private amenity space, was declared carried on being put to the vote.

RESOLVED: to grant planning permission for application P15/S1177/FUL at Charter House, 14 Wellington Street, Thame, subject to the following conditions:

1. Commencement within three years.
2. Development to be in accordance with the approved plans.
3. Materials to be as on plan.
4. South-east facing windows to be obscure-glazed.
5. Cycle parking facilities to be provided in accordance with details to be agreed.
6. Parking and turning areas to be provided as on plan prior to occupation.
7. A private amenity area for the future occupiers of the flats hereby approved shall be provided, in accordance with the approved site plan no. 15021-p01b. The amenity area shall be retained as such and shall not be used for any other purpose, unless otherwise agreed in writing by the local planning authority.

25 P15/S0431/FUL and P15/S0432/LB - 35 Friday Street, Henley-on-Thames

Councillors Joan Bland and Lorraine Hillier stepped down from the committee and took no part in the debate or voting on this item.

The committee considered applications P15/S0431/FUL and P15/S0432/LB for external alterations and change of use from offices into 8 x one bedroom apartments at 35 Friday Street, Henley-on-Thames.

Kellie Hinton, a representative of Henley-on-Thames Town Council, spoke objecting to the application.

Nigel Pike, a local resident, spoke objecting to the application.

Mrs Avery and Mr Asemi, the applicant and agent, spoke in support of the application.

A motion, moved and seconded to approve application P15/S0431/FUL, was declared carried on being put to the vote.

A motion, moved and seconded to approve application P15/S0432/LB, was declared carried on being put to the vote.

RESOLVED: to authorise the head of planning in consultation with the committee's Chair and Vice Chair, to grant planning permission for application P15/S0431/FUL – 35 Friday Street, Henley-on-Thames, subject to the prior completion of a unilateral undertaking with Oxfordshire County Council to secure £1500 to amend the Traffic Regulation Order so that the development shall be excluded from eligibility for parking permits, and the following conditions:

1. Commencement of development within three years.
2. Development to be in accordance with approved plans.
3. Rooflights to be conservation style and set flush with the roof.
4. Any new materials to match existing.

To grant listed building consent for application P15/S0432/LB, subject to the following conditions:

1. Commencement of works within three years.
2. Works to be in accordance with approved plans.
3. Rooflights to be conservation style and set flush with the roof.
4. New works to match existing.

26 P15/S0009/FUL - Chippendale Lodge, Tokers Green Lane, Tokers Green

The committee considered application P15/S0009/FUL to construct three detached houses with parking following demolition of Chippendale Lodge on Tokers Green Lane, Tokers Green, in the parish of Kidmore End.

Miles Yeoman, a local resident, spoke objecting to the application.

Contrary to the officer's recommendation to approve the application, the committee did not agree that the proposal would respect the character and appearance of the site and the surrounding 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 P15/S0009/FUL at Chippendale Lodge, Tokers Green Lane, Tokers Green, for the following reason:

Having regard to the site's prominent location and rural setting, the proposed development, due its siting, size, design, and density would result in an overdevelopment of the site and would fail to respect the character and appearance of the site and the surrounding area. As such the proposal would be contrary to Policies CSQ3 and CSEN1 of the South Oxfordshire Core Strategy and Policies G2, C4, D1 and H4 of the South Oxfordshire Local Plan 2011 and guidance contained within the South Oxfordshire Design Guide 2008.

27 P15/S0529/HH - 1 Holmwood Farmhouse, Shiplake Row, Binfield Heath

Application P15/S0529/HH for development at 1 Holmwood Farmhouse, Shiplake Row, Binfield Heath, was deferred to allow for further consultation on the additional plan.

The meeting closed at 9.30 pm

Chairman

Date