

# Minutes

OF A MEETING OF THE

## Planning Committee



Listening Learning Leading

HELD AT 6.00 PM ON WEDNESDAY 16 SEPTEMBER 2015

DIDCOT CIVIC HALL, BRITWELL ROAD, DIDCOT, OX11 7JN

### Present:

Felix Bloomfield (Chairman)

Joan Bland, Margaret Davies, Anthony Dearlove, Stefan Gawrysiak, Paul Harrison, Jeannette Matelot, Toby Newman, Margaret Turner (Vice Chair) and Ian White.

### Apologies:

Lorraine Hillier, Richard Pullen and David Turner tendered apologies.

### Officers:

Paula Fox, Simon Kitson, Paul Lucas, Nicola Meurer, Marc Pullen and Tom Wyatt.

### 54    **Declarations of disclosable pecuniary interest**

Councillor Paul Harrison stated that in relation to application P15/S1397/LB, he is a close and personal friend of the applicant and would therefore not take part in the consideration or voting of this item.

### 55    **Minutes of the previous meeting**

**RESOLVED:** to approve the minutes of the meeting held on 26 August 2015 as a correct record and agree that the Chairman sign these as such.

### 56    **Urgent items**

None.

### 57    **Applications deferred or withdrawn**

None.

### 58    **Proposals for site visit reports**

None.

## **59 P15/S0725/FUL - 58 Wood Lane, Sonning Common**

The committee considered application P15/S0725/FUL for an extension to the existing dwelling and creation of a new attached building at 58 Wood Lane, Sonning Common.

James Kestell-Cornish, 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 P15/S0725/FUL, subject to the following conditions:

1. Commencement of development within three years.
2. Development to be carried out in accordance with the approved plans.
3. Schedule of materials to be agreed prior to commencement of works.
4. New vehicular access to be provided prior to first occupation of the dwelling.
5. Tree protection details to be agreed prior to commencement of works.
6. Vision splays to be agreed prior to commencement of works.
7. Car parking to be provided, in accordance with the submitted plan and retained unobstructed.
8. All hardstanding to the front of the property should be of permeable, SuDS (sustainable drainage)-compliant construction.
9. Withdrawal of Class A permitted development rights for extensions.
10. Obscure glazing to be applied to the first-floor, side facing window.

## **60 P15/S1697/FUL - Thames Court, 15 Thameside, Henley-on-Thames**

The committee considered application P15/S1697/FUL to erect a two-storey two-bedroom dwelling and a two-storey three-bedroom dwelling as a pair of semi-detached houses at Thames Court, 15 Thameside, Henley-on Thames.

Miss S Evans, a representative of Henley-on-Thames Town Council, spoke in support of the application.

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

Councillors Stefan Gawrysiak and Joan Bland, two of the local members, spoke in support of the application.

A motion was moved and seconded, to approve the application, contrary to the officer's recommendation. There was an equality of votes; the chairman exercised his casting vote against the motion, which was lost.

A motion was moved and seconded, to refuse the application. There was an equality of votes; the chairman exercised his casting vote for the motion, which was carried.

**RESOLVED:** to refuse planning permission for application P15/S1697/FUL, for the following reason:

The application site is located within Flood Zones 2 and 3 where proposals for new residential development need to comply with the sequential and exception tests as outlined within the NPPF. The proposed development would fail to be in compliance with the sequential test, because there are other reasonably developable sites available throughout Henley and the remainder of the District which lie within Flood Zones 1 and 2. The exception test only applies when it has been established that the only suitable locations for housing are within Flood Zone 3. As such the proposal would be contrary to guidance contained within the NPPF and the NPPF Technical Guidance.

## **61 P15/S1209/FUL - Randall House (and land adjacent), Mill Lane, Lower Shiplake**

The committee considered application P15/S1209/FUL for a change of use of adjoining paddock land to domestic recreational use and erection of a detached double garage with store/hobby room over; erection of a single storey porch extension; part single storey and part two storey rear extension; and the recladding of the walls of the existing house in panted render and horizontal timber boarding and repositioning of vehicular access at Randall House, Mill Lane, Lower Shiplake.

Geoff Thomas, a representative of Shiplake Parish Council, spoke objecting to the application.

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

Councillor Paul Harrison, one of the local ward members, 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 P15/S1209/FUL, subject to the following conditions:

1. Commencement of development within three years.
2. Development to be in accordance with the approved plans.
3. Materials to be as specified on the approved plans.
4. Rooflights to be at least 1.7 metres above internal floor level.
5. New vehicular access to be formed to meet Oxfordshire County Council specifications.
6. Close existing access to meet Oxfordshire County Council specifications.
7. Parking and manoeuvring areas retained as shown on plan.
8. No surface water drainage to the highway.
9. No garage conversion into accommodation without planning permission.
10. Landscaping scheme (trees and shrubs only) to be agreed prior to commencement of the development.
11. Ancillary occupation and use of outbuilding in conjunction with Randall House only.
12. Details of flood resilience measures to be provided prior to commencement of the development.

## **62 P14/S1852/FUL - The Hockett, Lashbrook Road, Lower Shiplake**

The committee considered application P14/S1852/FUL to excavate and form navigation channels at The Hockett, Lashbrook Road, Lower Shiplake.

David Bartholomew, a local resident, spoke objecting to the application.

Peter Claisse, the applicant, spoke in support of the application.

Paul Harrison, one of the local ward members, 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/S1852/FUL, subject to the following conditions:

1. Commencement within three years of this permission.
2. Development in accordance with the approved plans.
3. A landscape management plan for the areas adjacent to the new channels and the areas containing the relocated *Leucojum aestivum* plants/bulbs shall be submitted and approved prior to development commencing.
4. Development to be carried out in accordance with the approved flood risk assessment.

Informative:

Maintenance of access

### **63 P15/S2000/FUL - The Summerhouse, High Street, Whitchurch on Thames**

The committee considered application P15/S2000/FUL for variation of condition 1 of planning permission P92/S0270 at The Summerhouse, High Street, Whitchurch on Thames.

Keith Brooks, a representative of Whitchurch Parish Council, spoke objecting to the application.

Suzey Giele, a local resident, spoke objecting to the application.

Simon Sharp, 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 have a harmful impact on the amenity and privacy of neighbouring properties; the committee were also concerned about the lack of flood risk assessment.

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/S2000/FUL, for the following reasons:

1. The application site lies within Flood Zone 2 and the proposed use of the site for holiday accommodation increases its flood risk vulnerability classification. The application has not been accompanied by a flood risk assessment and in the absence of this assessment it is not possible for the Local Planning Authority to determine how the flood risk associated with the development would be appropriately managed. As such the proposal fails to accord with guidance contained within the National Planning Policy Framework and National Planning Practice Guidance.
2. The vehicular access to the site passes through the garden areas of adjoining dwellings. The proposed development increases the likelihood that the use of the vehicular access would be intensified and this would result in an increased level of disturbance to the occupiers of nearby dwellings. As such the proposal would be contrary to Policies G2, EP2, D4, H4, and E8 of the South Oxfordshire Local Plan 2011 and guidance contained within the South Oxfordshire Design Guide and National Planning Policy Framework.

#### **64 P15/S1919/FUL - Little Acre/Bramley, Beech Lane, Woodcote**

The committee considered application P15/S1919/FUL to reposition the existing access and erect a three bedroom house at Little Acre/Bramley, Beech Lane, Woodcote.

Robin Peirce, a representative of Woodcote Parish Council, spoke objecting to the application.

Sarah Walczak, 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 have a detrimental impact on the character and appearance of the area nor the amenity of local residents.

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/S1919/FUL, for the following reasons:

1. The proposed development, due to the siting, height, size and massing of the dwelling would result in a cramped form of development that would fail to respect the spacious character and appearance of the site and the surrounding built form. As such the proposal would be contrary to Policies CSEN1, CSR1 and CSQ3 of the South Oxfordshire Core Strategy and Policies G2, H4 and D1 of the South Oxfordshire Local Plan 2011 and guidance contained within the National Planning Policy Framework.
2. Having regard to the re-alignment and intensification of the use of the access road, the proposed development would cause unacceptable levels of noise and disturbance to the occupiers of Rackley and would detract from the enjoyment of their rear garden. As such the proposal would be contrary to Policies G2, D4 and H4 of the South Oxfordshire Local Plan 2011.

## **65 P15/S1397/LB - Garden Flat, 1 River Terrace, Henley-on-Thames**

The committee considered application P15/S1397/LB for partially retrospective alterations to a listed building, namely: partially enclosing an internal 1970s archway to incorporate a conventional doorway between the dining room and lounge; and closing up of an existing internal doorway between the dining room and kitchen with stud walls at Garden Flat, 1 River Terrace, Henley-on-Thames.

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

**RESOLVED:** to grant listed building consent for application P15/S1397/LB, subject to the following condition:

1. Approved plans (listed building).

The meeting closed at 8.30 pm

Chairman

Date