

# Minutes

OF A MEETING OF THE

## Planning Committee



Listening Learning Leading

HELD AT 6.00 PM ON WEDNESDAY 30 MARCH 2016

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

### Present:

Felix Bloomfield (Chairman)

Joan Bland, Margaret Davies, Anthony Dearlove, Jeannette Matelot, Lorraine Hillier, Toby Newman, David Nimmo-Smith, Richard Pullen and David Turner

### Apologies:

Margaret Turner tendered apologies.

### Officers:

Emma Bowerman, Gabriella Brown, Paula Fox, Hannah Kruger, Nicola Meurer and Tom Wyatt

### 137 Declarations of disclosable pecuniary interest

None.

### 138 Urgent items

None.

### 139 Applications deferred or withdrawn

None.

### 140 Proposals for site visit reports

None.

### 141 P15/S1998/FUL - Bridge House, 72 Wallingford Road, Shillingford

Felix Bloomfield and Richard Pullen, the local ward councillors, stepped down from the committee and took no part in the debate or voting on this item. Councillor Toby Newman was nominated and voted in as temporary Chairman.

The committee considered application P15/S1998/FUL for a change of use of land from agricultural to mixed agricultural and camping/caravan site for touring and holiday caravans at Bridge House, Wallingford Road, Shillingord.

Consultations, representations, policy and guidance and the site's planning history were detailed in the officer's report which formed part of the agenda pack for this meeting.

Andrew Stinchcombe-Gillies, a local resident, spoke objecting to the application.

Philip Mader-Grayson, the applicant, spoke in support of the application.

Councillor Richard Pullen, one of the local ward members, spoke objecting to the application.

A motion, moved and seconded, to approve the application, to include the rewording of condition 1 to read "temporary *and personal* use of land...", was declared carried on being put to the vote.

**RESOLVED:** to grant planning permission for application P15/S1998/FUL, subject to the following conditions:

1. Temporary and personal use of land for two years (trial run).
2. Approved plans.
3. Specified use (restriction on the type of caravan and duration of site opening).
4. Specified use (restriction on the maximum number of caravans and tents at any one time).

## **142 P15/S0941/FUL - Land adjacent to St Leonard's Church, Prospect Place, Watlington**

This item was deferred to allow for further financial information to be provided by the applicant.

## **143 P15/S3932/FUL - Well Cottage, Kingwood Common**

David Nimmo Smith, 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 P15/S3932/FUL to erect a single detached 1.5 storey dwelling plus formation of new access driveway at Well Cottage, Kingwood Common.

Officer update: two further representations from local residents have been received, reiterating concerns regarding access.

Consultations, representations, policy and guidance and the site's planning history were detailed in the officer's report which formed part of the agenda pack for this meeting.

Andy Bateson, 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/S3932/FUL, subject to the following conditions:

1. Commencement within three years - full planning permission.
2. Development to be as shown on approved plans.
3. Sample materials to be approved prior to the commencement of development.
4. Parking to be provided as on plan prior to occupation.
5. Rooflights in northwest elevation to be above floor level.
6. Landscaping scheme to be submitted and approved prior to the commencement of development.

Informatives:

1. Planning permission does not grant or infer any rights of access.
2. The applicant is encouraged to embrace the principles of the considerate constructors scheme.

#### **144 P15/S4332/FUL - Co-op, Station Road, Wheatley**

Toby Newman, 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 P15/S4332/FUL to extend the opening hours from 7am-10pm to 7am-11pm.

Consultations, representations, policy and guidance and the site's planning history were detailed in the officer's report which formed part of the agenda pack for this meeting.

Roger Bell, a representative of Wheatley parish council, spoke objecting to the application.

John Deller, a local resident, spoke objecting to the application.

Toby Newman, the 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 hours of opening would not affect the amenity of 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 P15/S4332/FUL, for the following reasons:

That having regard to the proximity of the shop to the residential properties on Station Road, Farm Close Road and Simon's Close a variation of condition 4 to allow for an extension of the opening hours would detract from the residential amenity of the residents of those properties by reason of the noise and disturbance likely to

generated by the use into the late evening. As such the proposal is contrary to policies EP2 and G2 of the adopted South Oxfordshire Local Plan.

### **145 P15/S3607/FUL - Windrush, Bridge Terrace, Thame**

Jeanette Matelot, 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 P15/S3607/FUL to demolish the existing dwelling and erect a pair of semi-detached dwellings and one detached dwelling at Windrush, Bridge Terrace, Thame.

Consultations, representations, policy and guidance and the site's planning history were detailed in the officer's report which formed part of the agenda pack for this meeting.

Helena Fickling, a representative of Thame town council, spoke objecting to the application.

Mr and Mrs Braybrook and Mrs Baker, local residents, spoke objecting to the application.

Peter Emmett and Matthew Smith, the applicant's agents, spoke in support of the application.

Jeanette Matelot, one of the local ward councillors, 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 be an overdevelopment of the site, by virtue of the bulk, massing and footprint.

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/S3607/FUL for the following reasons:

The proposed development, due to its scale, siting, design and massing, would result in a cramped relationship with the adjacent built form and would result in an overdevelopment of the site that would fail to respect the character and appearance of the surrounding area. As such the proposal would fail to accord with Policy CSQ3 of the South Oxfordshire Core Strategy, Policies G2, D1, and H4 of the South Oxfordshire Local Plan, Policies H5, and ESDQ16 of the Thame Neighbourhood Plan and guidance contained within the South Oxfordshire Design Guide and National Planning Policy Framework.

### **146 P15/S2726/FUL - Chippendale Lodge, Tokers Green Lane, Tokers Green**

The committee considered application P15/S2726/FUL for a redevelopment of six two storey dwellings, two single garages, parking spaces and vehicular access after demolition of the existing building at Chippendale Lodge, Tokers Green Lane, Tokers Green.

Consultations, representations, policy and guidance and the site's planning history were detailed in the officer's report which formed part of the agenda pack for this meeting.

Ian Ellis, 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/S2726/FUL, subject to the following conditions:

1. Commencement of development within three years.
2. Development in accordance with approved plans.
3. A schedule of materials to be submitted and approved prior to commencement of development.
4. Finished floor and ground levels to be submitted and approved prior to commencement of development.
5. Landscaping details to be agreed prior to commencement of development.
6. Tree protection details to be submitted and approved prior to commencement of development.
7. First floor side facing windows to be glazed with obscure glass.
8. Provision of new access and improvements to existing access prior to occupation.
9. Provision and retention of visibility splays.
10. Parking and turning prior to occupation. Parking areas to be SUDS (sustainable drainage scheme) compliant.
11. Construction traffic management plan to be submitted and approved prior to commencement of development
12. Archaeological written scheme of investigation to be agreed prior to commencement of development
13. Findings of archaeological watching brief to be reported to the local planning authority.

## **147 P15/S4336/FUL - 76 Hill Road, Watlington**

The committee considered application P15/S4336/FUL to demolish a detached bungalow and replace with two detached houses.

Officer update: two further letters of support have been received from local residents.

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/S4336/FUL, subject to the following conditions:

1. Commencement of development within three years.
2. Development in accordance with approved plans.
3. Samples of materials to be submitted and approved prior to commencement of development.

4. Finished floor and ground levels to be submitted and approved prior to commencement of development.
5. Soft and hard landscaping details to be agreed prior to commencement of development.
6. First floor side facing windows to be glazed with obscure glass.
7. Provision of new access prior to occupation.
8. Provision and retention of visibility splays.
9. Parking and turning prior to occupation. Parking areas to be SUDS (sustainable drainage scheme) compliant.

The meeting closed at 8.25 pm

Chairman

Date