

Minutes

OF A MEETING OF THE

Planning Committee



Listening Learning Leading

HELD AT 6.00 PM ON WEDNESDAY 27 APRIL 2016

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

Present:

Felix Bloomfield (Chairman)

Joan Bland, Margaret Davies, Anthony Dearlove, Jeannette Matelot, Toby Newman, David Nimmo-Smith (as substitute for Margaret Turner) and Ian White

Apologies:

Margaret Turner tendered apologies.

Officers:

Paul Bowers, Sharon Crawford, Paula Fox, Kim Gould, Simon Kitson, Paul Lucas, Carolyn Organ, Marc Pullen, Amanda Rendell, Ron Schrieber and Joe Smith

148 Declarations of disclosable pecuniary interest

None.

149 Minutes of the previous meeting

RESOLVED: to approve the minutes of the meetings held on 9 and 30 March 2016 as correct records and agree that the Chairman sign them as such, subject to the inclusion of Ian White in the 30 March attendance list.

150 Urgent items

None.

151 Applications deferred or withdrawn

Application P15/S4360/FUL – 99 High Street, Wallingford, was deferred in order to address a land management issue.

152 Proposals for site visit reports

The Committee agreed to hold a site visit at Lea Meadow, Sonning Common on Monday 16 May at 2 p.m. prior to consideration of a planning application at its meeting on 18 May.

153 15S21 - St Marys, Manor Road, Goring, RG8 9ED

The committee considered whether to confirm tree preservation order TPO 15S21 at St Marys, Manor Road, Goring.

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

A motion, moved and seconded, to confirm Tree Preservation Order 15S21 without modification, was declared carried on being put to the vote.

RESOLVED: to confirm Tree Preservation Order 15S21 without modification.

154 P15/S3709/FUL - Land to rear of The Gables, Station Road, Lower Shiplake

The committee considered application P15/S3709/FUL for the demolition of the existing building and the erection of one detached, three-bedroom dwelling with detached car port and amenity space provision and the creation of a new vehicular access via Oaks Road at land to the rear of The Gables, Station Road, Lower Shiplake.

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.

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

David Skilleter, a local resident, 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/S3709/FUL, subject to the following conditions:

1. Commencement three years - full planning permission.
2. Development to proceed in accordance with approved plans.
3. Schedule of materials required prior to commencement.
4. Obscure glazing of first floor south-facing windows prior to occupation. Gable window on south elevation to be at least 1.7 metres above internal floor level.
5. Withdrawal of permitted development rights extensions, outbuildings, hardstandings.

6. New vehicular access to be constructed concurrently with walls on either side not before substantial completion of dwelling and to be completed, but not used prior to occupation.
7. Vision splay dimensions to be retained as shown on plan.
8. Parking and manoeuvring areas to be retained as shown on plan.
9. Construction traffic management plan showing site access from Station Road to be submitted and agreed prior to commencement.
10. No surface water drainage to highway.
11. No carport conversion into accommodation.
12. Landscaping (access, hardstandings, boundary treatment) details to be submitted and agreed prior to commencement.
13. Tree protection to be carried out in accordance with submitted details.
14. Bat mitigation to be carried out in accordance with submitted details.

155 P16/S0052/FUL - Daisy's at the Dog, Peppard Common, RG9 5JU

David Nimmo-Smith, the local ward councillor, stepped down from the committee and took no part in the debate or voting on this item.

The committee considered application P16/S0052/FUL for the demolition of existing outbuildings and the erection of two-storey, three-bedroom dwellings at Daisy's at the Dog, Peppard Common.

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.

Roz and Phil Edwards, local residents, submitted a written statement objecting to the application.

Neil Smith, the applicant's architect, 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 P16/S0052/FUL, subject to the following conditions:

1. Commencement three years - full planning permission.
2. Development in accordance with approved plans.
3. Samples of the materials proposed for external walls and roofs to be submitted and approved by the local planning authority.
4. Pedestrian vision splays - vision splays measuring 2m by 2m shall be provided to each side of the access.
5. Car parking shall be provided in accordance with approved plans and retained as such.
- 6 : Building record required (level 2) of the existing brick and flint outbuilding to be submitted to and approved in writing by the local planning authority before the relevant part of the work has begun.
7. Windows and doors to be constructed in timber.

8. Cill height of proposed rooflight at first floor level on southern elevation shall be at least 1.7 metres above the floor level of the associated rooms and shall be retained as such to safeguard neighbour amenity.
9. Foul drainage details to be submitted to and approved in writing by the local planning authority before the relevant part of the work has begun.
10. Withdrawal of permitted development rights (Part 1, Class A) – withdrawing permitted development rights to further extend without prior consent from the local planning authority.
11. Withdrawal of permitted development P.D rights (Part 1, Class E) – withdrawing permitted development rights for any outbuildings without prior consent from the local planning authority.

156 P15/S3947/FUL - The Coach House, Tokers Green, Lane Kidmore End, RG4 9EE

The committee considered application P15/S3947/FUL for the conversion of a barn to a single dwelling with new vehicular access an amenity space at The Coach House, Tokers Green Lane, Kidmore End.

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.

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/S3947/FUL, subject to the following conditions:

1. Commencement three years - full planning permission.
2. Approved plans – development in accordance with plans.
3. Matching materials – external walls and roof shall be the same colour, type and texture as those used on the existing building.
4. New vehicular access to be formed and laid out and constructed strictly in accordance with the local highway authority's specifications.
5. Vision splay dimensions – dimensions to be achieved prior to first occupation.
6. Turning area and car parking – details to be agreed by the local planning authority.
7. Protect bats in accordance with bat method statement.
8. New hedge species to be agreed by the local planning authority.
9. Tree protection measures in accordance with the arboricultural and planning integration report to be implemented prior to commencement of work and retained until development ceases.

157 P16/S0411/FUL - 16 Ravenscroft Road, Henley-on-Thames, RG9 2DH

Joan Bland, the local ward councillor and David Nimmo-Smith, a Henley-on-Thames parish councillor, stepped down from the committee and took no part in the debate or voting on this item.

The committee considered application P16/S0411/FUL for the erection of a two-storey, three-bedroom dwelling with associated access and services attached to 16 Ravenscroft Road, Henley-on-Thames.

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.

Dr Clare Sheriff, 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 P16/S0411/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. Landscaping and planting details to be agreed prior to commencement of development.
5. All car parking areas are to be provided in accordance with the submitted plan and retained unobstructed thereafter.
6. All areas of hardstanding shall be constructed in permeable materials or shall make provision for the direction of surface water runoff to a permeable area within the curtilage of the site.
7. Withdrawal of class A permitted development rights for extensions, roof extensions and outbuildings.
8. Obscure glazing is to be applied to the first-floor, rear facing window.

158 P14/S3554/FUL - The Clays off Thame Road, Warborough

Felix Bloomfield, the local ward councillor, 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 for this and the following item.

The committee considered application P14/S3554/FUL for the provision of a new build single storey straw-bale and green roof eco-house for occupancy by an agricultural worker and owner of The Clays off Thame Road, Warborough.

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.

The planning officer advised the committee that paragraph 6.29 of the report was written prior to the receipt of two recent appeal decisions which considered the district's housing supply. He had reviewed these decisions but they did not alter the recommendation because officers did not consider this to be sustainable development and had not identified any benefits that outweighed the harm.

Mark Stevenson, the applicant, Deborah Glass-Woodin, a local resident and John Gordon, Vice-Chair of Oxfordshire LEADER, spoke in support of the application.

Councillor Felix Bloomfield, one of the local ward members, spoke objecting to the application.

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/S3554/FUL, for the following reason:

That, the proposed siting of a dwelling in this isolated rural location will result in an unsustainable form of development contrary to the fundamental principles of both national and local planning policy. There is no agricultural need for the siting of a dwelling in this location and the design does not represent a truly outstanding or innovative design that significantly enhances its immediate setting contrary to paragraph 55 of the National Planning Policy Framework and policies CS1 and CSS1 of the South Oxfordshire Core Strategy and policies G2 and G4 of the South Oxfordshire Local Plan 2011.

159 P15/S3923/FUL - Land north of Littleworth Road, Benson

Felix Bloomfield, the 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/S3923/FUL for the variation of conditions 2 and 3 of planning permission P14/S0673/FUL at land north of Littleworth Road, Benson.

Officer update: the report's description of the original planning application was incorrect and should have read "1) The erection of 107 dwellings with associated access, open space and landscaping; 2) 41 retirement flats and 11 retirement bungalows with associated parking." Accordingly, the number of homes referred to in paragraph 1.2 of the report should have been 159 rather than 177. The planning officer also presented a corrected Appendix 2, "Detail Masterplan Phase 1 Alterations P02 Rev C".

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.

Benson Parish Council, submitted a written statement objecting to the application.

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

RESOLVED: to delegate authority to grant planning permission for application P15/S3923/FUL to the head of planning subject to:

(i) the completion of a deed of variation to secure an additional local equipped area for play and to tie this application into the requirements of the Section 106 agreements signed in respect of planning application P14/S0673/FUL; and

(ii) the following conditions:

1. Time limit – commencement within three years of original permission (June 2015).
2. Approved plans.
3. Archaeology.
4. Contaminated land to be agreed.
5. Construction method statement to be agreed.
6. Visibility splays to be agreed.
- 7 : Pedestrian Crossing to be agreed
8. Drainage details (surface and foul) to be agreed.
9. No drainage to highway.
10. Water supply infrastructure to be agreed.
11. Cycle parking to be agreed.
12. Sample materials to be agreed.
13. Secured by design part 2 (varied as discussed in report above).
14. Landscaping scheme to be agreed.
15. Tree protection.
16. Landscape management plan to be agreed.
17. Access, parking and turning to be agreed.
18. Boundary details to be agreed.
19. Lifetime homes.
20. Code for sustainable homes level 4 to be achieved.
21. Implementation of agreed travel plan.
22. Occupation restriction for retirement housing.
23. Landscape mitigation to be agreed (wording detailed in paragraph 6.2 above).
24. Children's play areas.

160 P16/S0099/FUL - 2 Gidley Way, Horspath, OX33 1RQ

The committee considered application P16/S0099/FUL for the erection of a detached two-storey house and associated works including revised access, parking and turning area at 2 Gidley Way, Horspath.

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.

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

Contrary to the officer's recommendation to approve the application, the committee considered that the proposal was out of keeping and cramped and would appear out of character.

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 P16/S0099/FUL, for the following reasons:

The proposed development, due to its scale, siting, design and massing, in relation to surrounding development, would result in a cramped relationship with the adjacent

built form and would result in an overdevelopment of the site which 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 and guidance contained within the South Oxfordshire Design Guide and the National Planning Policy Framework.

161 P16/S0247/FUL - 10 King Alfred Drive Didcot, OX11 7NU

Margaret Davies and Anthony Dearlove, the local ward councillors, stepped down from the committee and took no part in the debate or voting on this item.

The committee considered application P16/S0247/FUL a new one-bedroom house at the side of 10 King Alfred Drive, Didcot.

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.

Margaret Davies and Anthony Dearlove, representatives of Didcot town council, spoke objecting to the application.

Kris Skalks, the applicant's agent, spoke in support of the application.

Margaret Davies and Anthony Dearlove, two of the local ward members, spoke objecting to the application.

Contrary to the officer's recommendation to approve the application, the committee did not agree that the proposal was not cramped or out of character and felt it would lead to parking difficulties.

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 P16/S0247/FUL, for the following reasons:

The proposed development, due to its scale, siting, design and massing, would result in a cramped form of development and would appear out of keeping with the adjacent built form which would fail to reinforce local distinctiveness. 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 and guidance contained within the South Oxfordshire Design Guide and National Planning Policy Framework.

162 P15/S4360/FUL - 99 High Street, Wallingford, OX10 0BW

This application was deferred in order to address a land management issue.

163 P15/S2166/RM - Land West of Thame Park Road, Thame

Jeanette Matelot, the 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/S2166/RM for reserved matters for the residential development of 175 dwellings, including, affordable housing, vehicular access including emergency access, pedestrian/cycle link, landscaping, play space and other open space including allotments, surface water attenuation and ancillary works at land west of Thame Park Road, 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.

Officer update: Thame Town Council had recommended that the application be approved, subject to it receiving assurances that its remaining concerns were covered by the conditions and the section 106 agreement.

Diana Taylor, a local resident, spoke objecting to the application.

David Hutchinson, the applicant's agent, spoke in support of the application.

Jeanette Matelot one of the local ward members, spoke reiterating the town council's views.

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

RESOLVED: to grant reserved matters approval for application P15/S2166/RM, subject to the following conditions:

1. Development in accordance with approved plans.
2. Commencement date no later than two years from date of approval of the last reserved matters to be approved
3. Samples of materials to be submitted and approved prior to commencement of development.
4. Car parking areas to be laid out and retained in accordance with approved details.
5. Glazing and ventilation details to be implemented/installed in accordance with approved details.
6. No garage conversion into accommodation without prior written approval.
7. Boundary walls and fencing details prior to commencement of development.
8. Construction method statement.
9. Hours of construction
10. Tree pit details.

The meeting closed at 7.55 pm

Chairman

Date

This page is intentionally left blank