

# Minutes

of a meeting of the

## Planning Committee



held on Wednesday 11 September  
2024 at 6.00 pm in Meeting Room 1,  
Abbey House, Abbey Close,  
Abingdon, OX14 3JE

**Open to the public, including the press**

### **Present in the meeting room:**

Councillors: David Bretherton (Chair), Peter Dragonetti (Vice-Chair), Ken Arlett, Ali Gordon-Creed, Katharine Keats-Rohan, Jo Robb and Ed Sadler  
Officers: Katherine Pearce (Planning Officer), Cathie Scotting (Major Applications Team Leader), Paula Fox (Development Manager), Sharon Crawford (Planning Officer) and Emily Barry (Democratic Services Officer)

### **Remote attendance:**

Councillors: Maggie Filipova-Rivers  
Officers: Paul Lucas (Planning Officer) and Susie Royce (Broadcasting Officer)

## **30 Chair's announcements**

The chair welcomed everyone to the meeting, outlined the procedure to be followed and advised on emergency evacuation arrangements.

## **31 Apologies for absence**

Apologies for absence were received from Councillors Axel MacDonald and Tim Bearder.

## **32 Minutes of the previous meeting**

**RESOLVED:** to approve the minutes of the meeting held on 14 August 2024 as a correct record and agree that the Chair sign these as such.

## **33 Declarations of interest**

There were no declarations of interest.

### **34 Urgent business**

There was no urgent business.

### **35 Public participation**

The list showing members of the public who had registered to speak was tabled at the meeting.

### **36 P20/S2488/FUL - 43 Springhill Road Goring, RG8 0BY**

The committee considered planning application P20/S2488/FUL for the residential development of 44 dwellings including demolition of 43 Springhill Road, vehicular and pedestrian accesses, play area, public open space and associated landscaping and earthworks.), on land at 43 Springhill Road, Goring, RG8 0BY.

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 the meeting.

The planning officer provided an update and highlighted that since the publication of the report the highways officer at Oxfordshire County Council had requested that the proposed uncontrolled crossing at the site entrance on Wallingford Road be moved slightly with the inclusion of a condition to this effect.

The planning officer introduced the report and highlighted that the application sought permission for the erection of 44 dwellings and the demolition of the existing property and that the site was allocated in the Goring Neighbourhood Plan. The site was located on a prominent hillside in Goring within the open rolling downs landscape and within the Chilterns National Landscape and in the setting of the North Wessex Downs National Landscape. She clarified that the application site did not cover the entire allocated site as set out in the Goring Neighbourhood Plan.

The planning officer showed the committee a number of photos from the site and highlighted that many of the mature trees on the southern boundary of the site were covered by tree protection orders. The planning officer went on to advise that the site access would be sunk as per the Neighbourhood Plan and with the steepest part of the site being sunk by around three metres. The committee were shown site sections to demonstrate the level of cut and fill that was required. The planning officer informed the committee that the Chilterns Area of Outstanding National Beauty board had suggested the removal of the four dwellings at the top of the site but even if they were removed the site would need to be levelled for the access road and a retaining structure required. The planning officer went on to inform the committee that a key requirement of the Neighbourhood Plan was that the development did not break the crest of the hill and the planning officer confirmed that information had been submitted to demonstrate that the proposed development would not do so. Whilst the landscape officer had said that there was little margin for error, the planning officer was satisfied that the development met this key Neighbourhood Plan policy requirement. The planning officer showed further photos of the site from various vantage points highlighting that views of the site from Wallingford Road would be fleeting, most likely from a moving vehicle and that whilst the viewpoints from the south were more significant, existing mature trees would screen the site to a large extent and the

development would be seen in the context of the existing village and rolling countryside would still be evident.

The planning officer further advised the committee that Oxfordshire County Council maintained their objection to the application on the basis that some of the gradients on the site were not compliant with the Equalities Act 2010 and as a result they would not enter into a Section 38 Agreement for adoption of the roads and footways, nor would they enter into a Private Streets Agreement. The planning officer highlighted the areas of the site which did not comply with the 1 in 20 or less requirement which Oxfordshire County Council were applying, asking members to disregard to reference to 1 in 12 mentioned in the report. She went on to inform the committee that the Mobility Issues Group Goring and Streatley (MIGGS) had been involved in making suggested amends to the scheme which the developer had taken on board. One such suggestion was for the provision of benches across the site which could be added as a condition if the committee felt this was necessary.

The planning officer concluded that officers recommended the application for approval subject to an additional condition as per Goring Parish Council's comments to remove permitted development rights for units 1 to 4 for outbuildings under Class E and to make roof alterations such as Velux windows, chimneys and satellite dishes. The site was the largest allocation in the Goring Neighbourhood Plan and therefore formed a significant proportion of its housing growth. A great deal of work had been done with the applicant to find an acceptable scheme for this site in light of the constraints it posed and, on balance, officers were of the view that the benefits it would provide outweighed the harm.

Cllr Mike Stares spoke on behalf of Goring Parish Council, in support of the application.

Sarah Jane Dexter and Tom Rothwell spoke objecting to the application.

Matt McAdden, the applicant, spoke in support of the application.

Councillor Maggie Filipova-Rivers, a local ward councillor, spoke on the application.

The committee asked the planning officer to comment on how the mix of market and affordable housing proposed sat with the Neighbourhood Plan and the mix it set out. The planning officer confirmed that the minimum requirement was for 35 one, two and three bed dwellings and this was met as the application proposed 38. The planning officer advised that the Strategic Housing Market Assessment (SHMA) suggested 5.7 percent of market dwellings should be one bed, which for this site would equate to one and a half dwellings. She confirmed that officers were satisfied with how closely the proposed scheme aligned with the SHMA.

The committee asked the planning officer to confirm that the disability and human rights issues raised by Oxfordshire County Council (OCC) had been satisfied. The planning officer confirmed that there was a requirement to follow the public sector duty which requires public sector bodies to consider the Equalities Act. Public sector bodies are entitled to make this consideration and accept that some people would be disadvantaged by a proposal. The planning officer clarified that it was the Inclusive Mobility Guidance which set out the standards of 1 in 20 that had not been met and not the Equalities Act 2010 itself. She went on to inform the committee that the Inclusive Mobility Guidance had been updated in 2021 by which time the site had

already been allocated and the application had already been submitted. The planning officer also highlighted that no concern with the gradients had been raised during the Neighbourhood Plan process.

The committee asked the planning officer to provide further clarity on the requirement that the proposal did not break sight lines over the ridge. The planning officer clarified that the requirement of the neighbourhood plan was that there was no breaking of the sight line of the hill when viewed from the north. She confirmed that due to the angles from the view point in question, the proposed ridges would be hidden by the crest of the hill.

The committee enquired as to whether OCC would adopt the roads were the four dwellings at the top of the site not included and what the impact would be on residents if the roads were not adopted. The planning officer advised that her understanding was they would not adopt even without those dwellings. She went on to advise that the intention was for the roads to be private and that this would require maintenance and additional insurances which would be for the residents and registered providers to arrange, most likely through a management company.

The committee asked for assurances that sufficient provision for drainage had been put in place due to the delicate nature of the surrounding eco-system. The planning officer advised that additional conditions had been suggested in the recommendation to take account of this.

The committee queried if the proposed condition 27 restricting permitted development rights to convert garages to living accommodation from the officer recommendation would be upheld in practice. The development manager confirmed that any such changes would require planning permission and that each application would be considered on its own merits but that due to the restrictions on parking on the site it would be a key consideration that appropriate parking continues to be provided.

The committee enquired as to whether it was possible for OCC to review their comments on the gradients of the site. The planning officer confirmed that they had approached OCC who had confirmed that they upheld their objection on those grounds. The development manager advised the committee that as the determining authority a decision must be taken at some point even in the presence of objections and that responses need to be weighed up at the point a decision is taken. The comments were received relatively late in the process, there were other examples within the district of sites with a gradient and overall the site was acceptable.

The committee asked if it was possible to require that checks for wildlife were carried out via condition due to the undisturbed nature of the site. The planning officer confirmed that it would be possible to require a walk over survey via condition.

A motion, moved and seconded, to approve the application subject to additional conditions in relation to the position of the uncontrolled crossing on Wallingford Road, the restriction of permitted development rights for units 1 to 4 and the requirement for walk over surveys, was carried on being put to the vote.

The committee reflected that the site was allocated in the Neighbourhood Plan and that the proposal had been reduced sufficiently to take account of comments made but remain viable. The committee felt the proposal was the best that could be achieved on a tricky site and noted that it would achieve the addition of 17 affordable units. The

committee acknowledged that finding sites in Goring as part of the Neighbourhood Plan process had been difficult and that the options had been limited but that the site before them had been allocated and supported by the community and approved by the Planning Inspector. Members thanked the planning officer for their thorough report which they felt clearly set out the planning considerations. The committee agreed that on balance the planning harm was outweighed by the benefits.

**RESOLVED:** to approve planning application P20/S2488/FUL, subject to the following conditions:

1. Commencement within 3 years
2. Approved plans
3. Construction Traffic Management (details required)
4. New vehicular access
5. Vision splay protection
6. Springhill Road connection
7. Details of pedestrian crossing on Wallingford Road
8. Tree Protection (detailed)
9. Construction Method Statement
10. Surface water drainage works (details required)
11. Protection of Source Protection Zone (occupation)
12. Protection of Source Protection Zone (construction)
13. Foul drainage works (details required)
14. Construction Environment Management Plan (CEMP)
15. Biodiversity Enhancement Plan (BEP)
16. Sample materials
17. Energy Statement SAP calculations
18. Energy Statement verification
19. Cycle parking facilities
20. Electric vehicle charging point
21. Green travel plans
22. Landscaping (including hard surfacing and boundary treatment)
23. Landscape management plan
24. Children's play space
25. External lighting
26. Unsuspected contaminated land
27. Root protection area and soakaway Plot 39
28. No garage conversion to accommodation
29. Removal of permitted development rights for units 1-4
30. Affordable Housing tenure plan
31. Updated walkover survey

At this point Councillor Arlett left the meeting.

### **37 P24/S0072/FUL - Watlington Yard, Britwell Road, Watlington, OX49 5JY**

The committee considered planning application P24/S0072/FUL for the erection of a storage building (B8 storage and distribution use) with associated access off Britwell Road, together with parking, landscaping and all enabling works (additional speed survey and other information received 12th March 2024 and additional highways

technical note received 5th July 2024), on land at Watlington Yard, Britwell Road, Watlington, OX49 5JY.

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 the meeting.

The planning officer introduced the report and highlighted that the application sought permission for the erection of a storage building on an existing employment site to the southern edge of Watlington. He confirmed that officers considered the principle of employment development in this location was supported by Local Plan Policies EMP3 and EMP10 and Neighbourhood Plan Policy P7. The planning officer went on to confirm that officers were also of the view that the development as proposed was sufficiently in keeping with its immediate surroundings and would conserve the setting of the nearby Chilterns National Landscape. Further to this, officers were of the view that the relationship of the proposal with its neighbours was acceptable.

The planning officer advised that the Local Highways Authority had identified an increased risk to highways safety as a result of the development with use of an access with substandard visibility but that the existing use of the site did not contain any planning conditions restricting the hours of operation or frequency and nature of vehicular use. He went on to advise that the applicant for the application before the committee had provided a Transport Technical Note which set out that the working hours of the site would be 09:00 until 15:00 with a total of two deliveries and/or collections to the site per day, that vehicles accessing the site would be either a 7.1 metre rigid vehicle or a transit van type vehicle and that no customer visits would be permitted to the site. The planning officer confirmed that these requirements could be secured via condition and that with this condition in place the objections of the Local Highways authority could be overcome as the proposal would result in a loss of vehicular movements to and from the site.

The planning officer informed the committee that matters relating to ecology, external lighting, drainage, tree and hedge protection, landscaping and carbon reduction could be dealt with through the recommended conditions to the satisfaction of the relevant specialist officers. Officers were satisfied that the application complied with the relevant development management policies and was therefore recommended for approval.

Arron Twamley, the agent representing the applicant, spoke in support of the application.

The committee asked the planning officer to confirm how the proposed condition on vehicular movements would be enforced in practice. The planning officer advised that it would rely upon the neighbouring properties reporting any breaches and keeping a record of any evidence. He further confirmed that at the time of the application there were no restrictions on vehicle movements to and from the site. The planning officer further advised that the local highways authority was aware of the parameters and proposed condition but had still declined to remove the objection.

The committee asked if previously oil tankers had accessed the site. The planning officer advised he did not have access to this historic information.

The committee went on to enquire as to whether the vision splays could be increased. The planning officer confirmed this was not possible in practice as the land required to achieve the splays required was not within the ownership of the applicant.

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

**RESOLVED:** to approve planning application P24/S0072/FUL, subject to the following conditions:

1. Commencement 3 years - Full Planning Permission
2. Approved plans
3. No changes in levels
4. Boundary walls & fences
5. Schedule of Materials prior to slab level
6. Existing vehicular access
7. Parking & Manoeuvring Areas Retained
8. Landscaping Scheme (trees and shrubs only)
9. Tree Protection (General) - prior to commencement
10. Integrated Biodiversity Enhancements (prior to slab level)
11. Specified use within Use Class
12. Contaminated Land - Linked Conditions (1)
13. Unsuspected Contaminated Land Condition
14. Contaminated Land - Linked Conditions (2)
15. External Lighting - prior to commencement
16. Surface Water Drainage - prior to commencement
17. OPTIONAL STANDARD INFORMATIVE (Neighbourhood Plan Policies)
18. Mud and vehicle obstructions on the Highway
19. Drainage Informative

### **38 P24/S2544/FUL and P24/S2545/LB - Court House, Toot Baldon, OX44 9NG**

The committee considered planning application P24/S2544/FUL and listed building consent application P24/S2545/LB for the conversion of redundant barn to a single dwelling unit with a front projecting extension to create an entrance hall, with also a detached garage and store outbuilding. (As amended and clarified by revised materials, roof light details and structural report received 15 September 2023 and as further clarified by revised structural repair details and drawings 2127-05B and 2127-08 accompanying agent's email dated 5 June 2024). on Land at Court House, Toot Baldon, OX44 9NG.

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 the meeting.

The planning officer introduced the report and highlighted that a correction was required to the report in that a neighbour comment included at the end of page 120 of the agenda pack related to another application and should be removed. The planning officer informed the committee that the applications sought planning permission and listed building consent for the extension and conversion of a barn to a three bed dwelling. The planning application also included the erection of a three bay outbuilding housing a double garage and store on the ground floor and a studio/storage area above.

The planning officer informed the committee that the applications were referred to committee due to the objection of the parish council. She informed the committee that the barn was curtilage listed to Court House Farm and lay within the Toot Baldon conservation area and within the Oxford Green Belt. The planning officer advised that the conversion of the barn was acceptable in policy terms with the site being located in within the settlement of Toot Baldon and surrounded by other buildings.

Addressing the concerns of the neighbour and parish council in relation to the size of the outbuilding and the relationship to the neighbour's garden the planning officer advised that the outbuilding lay to the north of the neighbour and would therefore not block sunlight. In addition to this she advised that the outbuilding was located 10 metres from the side wall of the neighbouring property and neighbour privacy had been protected by ensuring that windows in the side elevations with the potential to overlook were obscure glazed.

The planning officer concluded by stating that planning permission and listed building consent had already been granted on the site for a similar proposal with the only difference being the proposed size of the outbuilding. Both the planning application and listed building consent application were recommended for approval.

Andy Speight spoke on behalf of Toot Baldon Parish Council, objecting to the application.

Carole Trinder spoke objecting to the application.

Ian Mills, the agent representing the applicant, spoke in support of the application.

The committee asked the planning officer to confirm if there had been discussions about the orientation of the garage/outbuilding so as to ensure less impact on the neighbour and, in their view, better access to the garage. The planning officer confirmed there had been no discussions with officers on this point.

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

The committee were content that in the absence of any objections listed building consent to convert the barn should be granted.

A motion, moved and seconded, to approve the full planning application fell on being put to the vote.

Some members reflected that the officers report clearly addressed the concerns raised by the neighbours. Other members were concerned that the proposed garage was too large and overbearing. The committee noted this was an on balance decision. The committee felt the design was formulaic and did not recognise the impact on the neighbour. The committee commented that the applicant owned more land upon which the garage could be located, they were not constrained to this spot.

As well as recognising the harmful neighbour impact of the garage, the committee noted that the size and massing of the proposed garage relative to the listed building and within the conservation area was inappropriate.



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

**RESOLVED:** to approve listed building consent application P24/S2545/LB subject to the following conditions:

1. The works to which this permission relates must be begun not later than the expiration of three years beginning with the date of this permission.

Reason: By virtue of Sections 91 to 95 of the Town and Country Planning Act 1990 as amended by section 51 of the Planning and Compulsory Purchase Act 2004.

2. That the works hereby approved shall be carried out in accordance with the details shown on the following approved plans, 2127- 05B, 2127-08, 2127-06, 2127-JD2, 2127-07, 2127-01, 2127-03 and 2127-JD1,- Door Detail 2127-JD2- Window detail 21277-JD1- Rooflight detail GGLEDJ-0114-1103- Truss Section & Joist Layouts 2127-08- Site elevations and floor plans proposed 2127-05B- Revised Structural Repairs Statement of June 2024- Revised Proposed materials list.except as controlled or modified by conditions of this permission.

Reason: To secure the proper planning of the area in accordance with Development Plan policies.

3. Details, including drawings as necessary, in respect of the following, shall be submitted to and approved in writing by the Local Planning Authority before the relevant part of the work has begun: a) Specifications for all insulation materials proposed. (wall, roof, floor) b) Details of vent/extractor terminals (eg.to ensuite bathroom, kitchen etc) Thereafter the works shall be carried out in accordance with the approved details.

Reason: To safeguard the special architectural or historic interest of the listed building in accordance with Policy ENV7 of the South Oxfordshire Local Plan 2035.

4. In the event of any additional works of timber repair or replacement being identified during the course of works, details including drawings and written specifications shall be submitted to the Local Planning Authority and approved in writing prior to undertaking those works of repair or replacement. Thereafter the works shall be carried out in accordance with the approved details.

Reason: To safeguard the special architectural or historic interest of the listed building in accordance with Policy ENV7 of the South Oxfordshire Local Plan 2035

5. The exterior of the works hereby permitted shall only be constructed in the materials specified on the revised materials list hereby approved or in materials which shall previously have been approved in writing by the Local Planning Authority.

Reason: To safeguard the special architectural or historic interest of the listed building in accordance with Policy ENV7 of the South Oxfordshire Local Plan 2035.

**RESOLVED:** to refuse planning application P24/S2544/FUL for the following reasons:

1. That, having regard to the size, location and massing of the proposed detached garage/outbuilding and its relationship to 12 Toot Baldon, the proposal represents an overbearing and oppressive form of development that would detract from the residential amenity of the occupants of 12 Toot Baldon. As such, the proposal is contrary to Policy DES6 of the adopted South Oxfordshire Local Plan 2035.
2. The site lies in the Toot Baldon Conservation Area and within the setting of Court Farm, a grade II listed building. Having regard to the size of the proposed detached garage/outbuilding in relation to the size of the existing barn, its location and design, the proposal represents a disproportionate form of development that would be a dominant and overbearing feature on the site which would harm the character and appearance of the conservation area and the setting of the listed building. The harm identified is not outweighed by the public benefits as a smaller building of an alternative design and different siting would be more appropriate. As such, the proposal is contrary to Policies DES1, DES2, ENV7 and ENV8 of the adopted South Oxfordshire Local Plan 2035

The meeting closed at 8.20 pm