



Minutes

OF A MEETING OF THE

Planning Committee

HELD ON WEDNESDAY 3 FEBRUARY 2021 AT 6.00 PM

A VIRTUAL MEETING

Present:

Ian Snowdon (Chairman)

Peter Dragonetti (Vice Chair), Ken Arlett, David Bretherton, Sarah Gray, Kate Gregory, Lorraine Hillier, George Levy, Ian White and Celia Wilson

Apologies:

Jo Robb tendered apologies.

Officers:

Nathan Bamsey, Paul Bateman, Paula Fox, Caitlin Phillpotts, Marc Pullen, Susie Royse, Davina Sarac and Tom Wyatt

100 Chair's announcements

The chair welcomed everyone to the meeting and outlined the procedure to be followed in virtual meetings.

101 Minutes of the previous meeting

RESOLVED: to approve the minutes of the meeting held on 16 December 2020 as a correct record and agree that the Chairman sign these as such, subject to Councillor Jane Murphy's name being added as substitute for Councillor Ian Snowdon at the meeting.

102 Declarations of interest

Councillor Ken Arlett declared that in respect of item 10 on the agenda, Pantiles, Elizabeth Road, Henley-on-Thames (P20/S4111/HH), he was aware that the applicant was the partner of a fellow Henley-on-Thames Town Council and South Oxfordshire District councillor, but considered that this did not represent a disclosable interest.

103 Urgent business

There was no urgent business.

104 Proposals for site visits

There were no proposals for site visits.

105 Public participation

The list showing members of the public who had registered to speak had been sent to the committee prior to the meeting. Statements received from the public were circulated to the committee prior to the meeting.

106 P20/S3660/FUL - 253 Greys Road, Henley-on-Thames

The committee considered application P20/S3660/FUL for the demolition of existing dwelling and construction of three dwellings with associated vehicular accesses (As amended by drawings received 12 November 2020 to move gable of plot 3) at 253 Greys 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.

The planning officer reported the reasons why a previous application for three detached dwellings on this site had been refused, in August 2020. The refusal reasons were an overbearing impact on a neighbouring dwelling, and undue harm to their amenity. Also, it was determined that the width of the individual plots, and a cramped form of development, would be out of keeping with the spacious and verdant character and appearance of the location, owing to small gaps between the proposed dwellings and their respective neighbours. The content of the present application intended to address those refusal reasons; both dwellings on plot 1 and plot 3 had been moved away from neighbouring 251 Greys Road and 255a Greys Road. In addition, the dwelling on plot 1 had been moved forward. The dwelling on plot 1 would be approximately 3.2 metres away from neighbouring 251 Greys Road. The dwelling on plot 1 would project beyond the rear of 251 Greys Road by approximately 4.7 metres, as shown in the report. The refused scheme projected beyond the rear of 251 Greys Road by approximately 5.4 metres and was 0.6 metres closer to this neighbour than that which was currently proposed. Also, the single storey rear aspect of Plot 1 had been set in from the side of the property, which further opened up the boundary with that neighbour. Planning officers considered that compared with the refused application, the current proposed scheme would have a more positive relationship with neighbours and would avoid any adverse impact upon their amenity.

Councillor Ken Arlett, a representative of Henley-on-Thames Town Council, spoke objecting to the application.

Mr. Luke Thompson, a local resident, of 251 Greys Road, spoke objecting to the application.

Mr. Greg Walters, a local resident of 225A Greys Road, spoke objecting to the application.

Mr. Jon Furneaux, the agent, spoke in support of the application.

In response to a question regarding the probable weight of an inspector's decision relating to the appeal on the previous application, the planning officer reported that the scheme before the committee at this time was markedly different from the August 2020 one and that the present application should be considered on its merits.

The committee expressed concern that the present application was unneighbourly and not appreciably different from the previous scheme, and that there would be an overbearing impact on 251 Greys Road. It considered that the application featured an unacceptably high level of density, was intrusive and was out of keeping with the appearance of this part of Greys Road. In addition, the committee considered that the application was contrary to South Oxfordshire Local Plan policies and the Joint Henley and Harpsden Neighbourhood Plan. It was therefore minded to refuse planning permission.

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

RESOLVED: to refuse planning permission for application P20/S3660/FUL for the following reasons:

1. That owing to the proximity and scale of the dwelling proposed on plot 1, the proposed development would result in an overbearing impact on the neighbouring dwelling, 251 Greys Road, and unduly harm their amenity.
2. The proposed development conflicted with South Oxfordshire Local Plan policies and was contrary to the Joint Henley and Harpsden Neighbourhood Plan.
3. Owing to the density of the proposed development, the width of the individual plots and the relatively small gaps between the proposed dwellings and their respective neighbours, the proposal would result in a cramped form of development, which would be out of keeping with the spacious and verdant character and appearance of this part of Greys Road.

107 P20/S3674/FUL - 2A Wootton Road, Henley-on-Thames

The committee considered application P20/S3674/FUL for the demolition of an existing bungalow and the erection of new 2 storey dwelling with habitable roof space (as per amended plans received 3 December 2020) (as per parking plans received 17 December 2020, updated to reflect amendments submitted 3 December) at 2A Wootton 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.

The planning officer reported that paragraph 6.4 of the report contained an error. The wording stated that, "the proposed footprint is approximately 30% larger than the existing dwelling on site and some 15 % smaller than the immediate neighbour to the north". In fact, the footprint was 15% larger, but this did not affect the acceptability of the proposal. Planning officers considered that the proposed development had a layout which respected the existing settlement pattern, the character of the site and surrounding residential area. It was considered to be of a size and scale which would sit comfortably within the existing street scene. It was intended that the materials to be used in the development would be of good quality, and a suggested condition requiring the submission of a full schedule of materials, to be first approved by the council, would ensure appropriate compliance.

The planning officer also reported that some of the objections related to a possible loss of neighbours' light. In response to this, the planning officer reported that the proposed dwelling would be set forward approximately 9.8 metres of the neighbour at 2 Wootton Road. With reference to a plan at paragraph 6.14 of the report, the planning officer advised the committee that the proposed dwelling would not obstruct the 45 degree sight line when measured from the centre of the windows serving habitable rooms of the neighbour. The proposed dwelling was not considered by officers to result in any significant impact on the light and/or outlook of the side facing windows at 2 Wootton Road.

Councillor Ken Arlett, a representative of Henley-on-Thames Town Council, spoke in support of the application.

Mr. Luke Thompson, a local resident, spoke objecting to the application.

Ms. Stephanie Outlaw, the applicant, spoke in support of the application.

In response to a question in respect of landscaping, the planning officer reported that proposed condition 3 dealt with landscaping (including hard surfacing and boundary treatment), with all such details to be first approved by the council. A quality finish to the development was a key feature to its success and this condition would assist greatly in ensuring this.

A motion moved and seconded, to grant planning permission was declared carried on being put to the vote.

RESOLVED: to grant planning permission for application P20/S3674/FUL subject to the following conditions:

1. Commencement within three years
2. Development in accordance with the approved plans
3. Landscaping (including hard surfacing and boundary treatment) details to be agreed
4. Surface water drainage works details to be agreed
5. Foul drainage works to be agreed
6. Sample materials to be agreed
7. Sustainable design and construction details to be agreed
8. Ridge Heights and levels as shown on the plans
9. Rooflights to be flush fitting
10. Rooflights on south elevation to have obscure glass or be at least 1.7m above floor level
11. Existing vehicular access to be improved
12. Vision splays to be provided
13. Parking & Manoeuvring Areas Retained in accordance with the approved plans
14. No Garage conversion into accommodation
15. Development in accordance with the ecological appraisal
16. Withdrawal of Permitted Development rights for outbuildings
17. Withdrawal of Permitted Development rights for walls, fences etc
18. Withdrawal of Permitted Development rights for extensions and alterations to the dwelling

The committee considered application P20/S4111/HH for a two storey side/rear extension and two new front dormer windows. (Amended Plans received 18 December 2020, showing removal of new entrance gates, detached garage and carport, the front dormers windows have been reduced in size, and the side extension changed from gable end to a hipped roof). at Pantiles, Elizabeth 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.

The planning officer reported that the proposal had been reduced in scale; amended plans had been received on 18 December 2020 depicting the removal of the front porch extension, the new entrance gates, the detached garage and carport. The front dormers windows had also been reduced in size, and the side extension roof had been changed from a gable end to a hipped roof.

The planning officer referred to some objections which had been received regarding the possible future use of the proposed bedsit on the ground floor. It was confirmed that the bedsit would have access internally to the main house and would require separate planning permission if there was an intention to use it as a separate dwelling.

Ms. Debbie Mason, a local resident, spoke objecting to the proposal.

Ms. Catherine Notaras, the applicant, spoke in support of the application.

Councillor Ken Arlett, a local ward councillor, spoke to the application.

A motion moved and seconded, to grant planning permission was declared carried on being put to the vote.

RESOLVED: to grant planning permission for application P20/S4111/HH subject to the following conditions:

1. The development shall commence within three years of the planning permission being granted
2. The development shall be constructed in accordance with the approved plans
3. Prior to the commencement of the development a plan of car parking provision shall be submitted to provide 4 off-street car parking spaces
4. Prior to the commencement of any site works, tree protection details shall be submitted
5. Prior to the commencement of any site works, details of proposed subterranean drainage and services shall be submitted
6. The development should be carried out in matching materials (walls and roof)

109 P20/S4561/HH - 1-6 The Shambles and 4 & 5 St. Peter's Street, Wallingford

The committee considered application P20/S4561/FUL to replace all white single glazed timber windows with white double-glazed timber windows. The timber patio doors will be replaced like for like and the timber private entrance doors are also to be changed to a composite material at 1-6 the Shambles and 4 & 5 St. Peter's Street, Wallingford.

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.

With the assistance of a slide presentation featuring illustrations and photographs, the planning officer reported that it was intended that all windows and doors on the southern and eastern elevations of the development site would be replaced, along with the windows and doors facing the courtyard between 1-6 The Shambles and 4 & 5 St Peter's Street, Wallingford. The replacement windows would all be double glazed and timber framed. The existing timber patio doors would be replaced on a 'like for like' basis, whilst the doors to the flats would be replaced with composite equivalents. The windows in the northern elevation facing St Peter's Street had been similarly replaced in 2015. The replacement windows would match the pre-existing ones in terms of their size, shape, colour and type. A condition was recommended that required that the windows would match the colour and finish of the pre-existing ones, to ensure that they were in keeping with local character. In conclusion, the planning officer considered that the development would preserve the buildings as a non-designated heritage asset, the setting of nearby listed buildings, and the character and appearance of the conservation area.

Councillor George Levy, a local ward councillor, spoke in support of the application.

A motion moved and seconded, to grant planning permission was declared carried on being put to the vote.

RESOLVED: to grant planning permission for application P20/S4561/HH subject to the following conditions:

1. Commencement three years - Full Planning Permission
2. Approved plans
3. Materials as on plan
4. Windows - to match existing
5. Doors - to match existing
6. INFORMATIVE - Emerging neighbourhood plan policies

The meeting closed at 7.55 pm

Chairman

Date