



Minutes

of a meeting of the

Planning Committee

held on Wednesday, 2 February 2022
at 6.00 pm in First Floor Meeting
Space, 135 Eastern Avenue, Milton
Park, OX14 4SB

Open to the public, including the press

Present in the meeting room:

Councillors: David Bretherton (Chair), Peter Dragonetti (Vice-Chair), Ken Arlett, Tim Bearder, Victoria Haval, Elizabeth Gillespie, Lorraine Hillier, Axel Macdonald, Jo Robb, Ian Snowdon and Alan Thompson

Officers: Paul Bowers, Michael Flowers and Paula Fox

Remote attendance:

Councillors: Anna Badcock and Alexandrine Kantor

Officers: Emma Bowerman, Paul Lucas, Susie Royce, Cathie Scotting, and Tom Wyatt

60 Chair's announcements

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

61 Minutes of the previous meetings

RESOLVED: to approve the minutes of the meetings held on Wednesday 24 November 2021 and Wednesday 15 December 2021 as a correct record and agree that the chair signs them as such.

62 Declarations of interest

There were no declarations of interest.

63 Urgent business

There was no urgent business.

64 Proposals for site visits

There were no proposals for site visits.

65 Public participation

The list showing members of the public who had registered to speak, as well as statements made by the public, had been circulated to the committee some days prior to the meeting.

66 P21/S0047/FUL - Grove Farm, Patemore Lane, Pishill

Councillor Elizabeth Gillespie arrived whilst this application was in progress.

The committee considered application P21/S0047/FUL for the erection of 5 holiday pods, maintenance building, manager's flat and associated landscaping and parking (as amended to realign maintenance building) at Grove Farm, Patemore Lane, Pishill.

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 explained that several buildings on the site were currently in a state of disrepair. The proposal would remove all the existing buildings that were on the site, and replace them with five holiday pods, a maintenance building, and manager's flat. The new buildings would extend further westwards than the existing farm buildings. Additional hedge rows, trees, and wildflowers would be added to the site. The planning officer concluded that there were no technical objections to the application, but that many objections had been received due to this being proposed development on the Chilterns AONB. Officers considered the impact acceptable and which they viewed would weigh positively to the overall planning balance.

Finally, the planning officer provided an update to the committee that a new application had been submitted to convert the main agricultural buildings to storage use under permitted development rights. The planning officer however told the committee that this application should have no bearing on the application currently before the committee.

Councillor Andrew McAuley, a representative of Watlington Parish Council, spoke objecting to the application.

Councillor Stephen Haq, a representative of Pishill with Stonor Parish Council, spoke objecting to the application.

Ms. Gill Bindoff, a local resident, spoke objecting to the application.

Mr. Simon Firkins, the agent, spoke in support of the application.

The committee asked what environmental benefits the speaker thought the application would bring. The response to this question was that he considered there to be an enhancement of the AONB, which would be generated from the reduction of the built form across the site and the increased planting that would be provided. A further question was asked by committee members asking if the manager's accommodation was for a permanent employment role, to which the speaker confirmed that they would be hiring someone to specifically maintain the site. The committee also questioned the proportions of the car ports and what they considered to be an excess in its size. The

speaker responded to this by explaining that due to the nature of the accommodation, they felt it important to provide a safe location which would not be impacted by weather, but accepted that if this was an issue for the committee; he felt that the applicant would be willing to adjust this aspect of the application.

Councillor Anna Badcock, the ward councillor, spoke objecting to the application.

The committee asked the planning officer whether it was possible for any existing building, with specific reference to the main building, to be brought back into use. The planning officer explained that the application the committee was referring to had only come in on the previous day, and the conversion of the farm buildings could be flexible. The officer reminded the committee that the new application was not relevant to the current application and could not have any contribution to the committee's consideration for the application before them. A second question was then raised on whether the evergreen hedges were under a protected condition to ensure they were kept permanently. The planning officer responded that there were conditions on landscaping and tree protection, which would be sufficient to keep the hedging.

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 P21/S0047/FUL due to:

- a. The harm to the character of the site and area
- b. The failure to conserve or enhance the particular area of the Chilterns AONB

67 P16/S2576/O - Land off Pyrton Lane, Watlington

The committee considered application P16/S2576/O for an outline application for the erection of up to 100 residential dwellings including vehicular access, public open space, car parking, landscaping and drainage. As amended by drawings and additional information received 20 September 2016, 27 October 2016, 24 August 2017, 13 June 2018, 22 July 2021, 17 November 2021, 7 December 2021 and 18 January 2022, on land off Pyrton Lane, Watlington.

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 the committee with further context to the application, detailing that the site was an agricultural field of just under fourteen hectares and was located between Watlington and Pyrton. The site was also located near Pyrton Manor, which was a Grade II listed building and was also near a Grade II registered park and garden, which was associated with the Grade I listed building, Shirburn Castle. The officer then provided additional background information by explaining that the application was located on site PYR2 with sites A, B, and C, being allocated for housing under the Watlington Neighbourhood Plan. The committee were also told that planning permission was needed for the link sections of the road that fell outside of the developments, and that Oxfordshire County Council's current timetable was to submit their application in late summer 2022. The planning officer concluded that subject to the conditions and a restriction of permitted development rights, that the application would have an acceptable impact for the AONB and was therefore recommended for approval.

Councillor Colin Ludlow, a representative of Pyrton Parish Council, spoke in support of the application.

Councillor Matt Reid, a representative of Watlington Parish Council, spoke in support of the application.

The committee asked the speaker whether ownership of the land on the opposite side of the edge road would be transferred once development had commenced. The speaker confirmed that the transfer of ownership would take place once development had started.

Ms. Gill Bindoff, a local resident, spoke in support of the application.

Dr. Robert Wickham, the agent, spoke in support of the application.

Councillor Anna Badcock, the local ward councillor, spoke in support of the application.

The committee asked the planning officer a question on whether the reserved matters would require roof-tiles to be handmade clay. The planning officer responded that the minutes could note the expectations of high quality materials being used in the application, with this being something that could be considered at the reserved matters stage of development.

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

Before the vote took place, Councillor Tim Bearder withdrew from the vote due to being the cabinet member for highways management for Oxfordshire County Council.

RESOLVED: to grant outline planning permission for application P16/S2576/FUL subject to the following conditions:

Standard

1. Reserved matters of appearance, landscaping, layout, scale and access to be submitted
2. Timeframe for submission of reserved matters – within three years
3. Commencement – not later than two years following approval of last reserved matters
4. Development to be in accordance with approved plans

To be submitted with reserved matters

5. Plans showing no more than 100 dwellings within the 3.25 ha built form area of the parameter plan
6. Market mix designed to meet housing needs
7. The following details:
 - a. An energy statement (including SAP calculations demonstrating how the development will achieve at least a 40% carbon reduction in carbon emissions compared with code 2013 Building Regulations and details of how this will be monitored
 - b. A schedule of external materials
 - c. A lighting plan

- d. Boundary treatments
 - e. Details of all street furniture
 - f. Existing and proposed ground levels
 - g. Maintenance schedule and long-term management plan for soft landscaping
 - h. A plan showing drainage, service routes, highways layouts, vision splays and lighting alongside the landscaping
 - i. Waste and recycling facilities
 - j. Details of roads, accesses, footpaths and services
 - k. Vehicle and cycle parking facilities
8. Biodiversity Enhancement Plan to be approved concurrent with reserved matters

Pre-commencement

- 9. Phasing plan detailing phasing of Edge Road and housing to be submitted for approval
- 10. Details of off-site highways works to be submitted for approval
- 11. Construction Traffic Management Plan for Biodiversity to be submitted for approval
- 12. Green Travel Plan to be submitted for approval
- 13. Environmental Management Plan for Biodiversity to be submitted for approval
- 14. Tree and hedge protection to be submitted for approval
- 15. Archaeological written scheme of investigation to be submitted for approval
- 16. Staged programme of archaeological evaluation and mitigation to be carried out
- 17. Surface water drainage scheme to be submitted for approval
- 18. Foul water drainage scheme to be submitted for approval (including both on-site and off-site works)
- 19. Phased contaminated land risk assessment to be submitted for approval
- 20. Noise assessment for Edge Road and any necessary mitigation to be submitted for approval

Prior to first occupation

- 21. Access to be formed in accordance with specifications
- 22. Contaminated land remediation strategy and validation report to be submitted for approval
- 23. Implementation of energy efficiency measures and Verification Report to be submitted for approval
- 24. Air quality mitigation measures (including electric vehicle charging) to be submitted for approval
- 25. Measures to provide superfast broadband connectivity to be submitted for approval
- 26. Details of play areas and timetable for implementation to be submitted for approval

Compliance

- 27. No development shall commence until the OCC planning application for the remaining section of the Edge Road is permitted
- 28. Restriction of permitted development rights for any roof alterations
- 29. Hours of construction
- 30. Accessibility and space standards
 - a. At least 15% of market housing to meet Part M (4) Category 2
 - b. At least 5% of affordable housing to meet Part M (4) Category 3

- c. All affordable housing and 1 and 2 bed market housing to meet Nationally Described Space Standards

68 P21/S3834/FUL - 14 Elm Close, Wheatley

The committee considered application P21/S3834/FUL for the erection of a detached, 2 bedroom bungalow (as amended by energy statement received 26 October and parking plans received 01 November 2021 and amplified by email received 8 December 2021) at 14 Elm Close, Wheatley.

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 explained that the application had come before the committee as the officer's recommendation differed from the views of Wheatley Parish Council and Councillor Kantor, the local ward member. In response to the parish council's concerns, the planning officer stated that the specialist officers had considered the factors and had made no objection. The planning officer considered the application to sit comfortably between the existing property and its neighbours, with a modest height and scale. The development would provide a bungalow with adequate levels of parking and amenity, and the application was therefore recommended for approval.

Councillor Toby Newman, a representative of Wheatley Parish Council spoke in objection to the application.

Councillor Alexandrine Kantor, the local ward member, spoke in objection to the application.

The planning officer received a question from the committee, asking for clarification on the number of parking spaces at each property. The response to this was that three spaces were provided on the existing property and a further two for the proposed new bungalow. In addition, the committee asked the planning officer whether a tree preservation order would provide protection for the tree behind the bungalow. The planning officer stated that the council's tree officer was happy with the development, subject to a planning condition which would protect it, and in addition, the planning officer noted that the current application showed a retention of the tree.

Additionally, the committee sought confirmation on what was classed as amenity space, and whether this included the parking area. The response to this was that only the genuine garden area could be considered for amenity space.

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 P21/S3834/FUL subject to the following conditions:

Standard Conditions

1. Commencement within three years – Full Planning Permission
2. Approved plans

Pre-commencement conditions

3. Schedule of Materials
4. Tree Protection (General)
5. Surface Water Drainage
6. Contaminated Land – Linked Conditions (1)
7. Contaminated Land – Linked Conditions (2)

Prior to occupation conditions

8. Parking and Manoeuvring Areas Retained
9. Electric Vehicles Charing Point (implementation)
10. Unsuspected Contaminated Land Condition
11. Energy Statement Verification
12. Ecology – Bird Box
13. Tree protection – retaining structure

69 P21/S2332/FUL - The Reformation, Horsepond Road, Gallowstree Common

The committee considered application P21/S2332/FUL for the change of use and extension of former public house to provide veterinary surgery. Demolition of outbuilding and erection of 1 x 3-bed and 1 x 4-bed detached houses (proposed dwellings reduced from three to two and layout and designs adjusted accordingly as shown on amended plans received 27th September 2021 and energy statement received 5th October 2021 and first floor side window from Plot 2 removed and external areas around Plot 2 corrected and patio reduced as shown on amended plans received 2nd November 2021) at the Reformation, Horsepond Road, Gallowstree 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 the meeting.

The planning officer stated that the use of The Reformation as a public house was no longer considered viable by the council's economic development team, in accordance with criteria three of local plan policy CF1. The economic development team also viewed that the use of a veterinary practise would be complimentary service, appropriate to the rural location of the area in accordance with local plan policy EMP3. An additional planning condition was also recommended by the planning officer to require the completion of the veterinary practise before the residential dwellings would be built. The planning officer, for the reasons listed in the report and explained in their statement, therefore viewed the application as acceptable, and recommended the application for approval.

Due to technical difficulties, the representative of Kidmore End Parish Council was unable to attend the meeting. Councillor Peter Dragonetti, Kidmore End ward councillor, read out his submitted statement for the committee's consideration.

Ms. Deirdre Wells, the agent, spoke in support of the application.

The committee asked the speaker questions on how long they had owned the pub and whether a crematorium would be added to the veterinary surgery. The speaker responded, firstly by confirming they had owned the pub for eighteen years, and then

provided a response for the second question by confirming there were no plans for a crematorium, and that the business would be by appointment only.

Councillor Peter Dragonetti, local ward member, spoke objecting to the application.

The planning officer was asked by the committee at what point the veterinary surgery was considered as having been completed. The planning officer's response was that due to applicant's plans, it would be unlikely they would stop construction and leave the building as a partially completed site. The officer explained that they would rely on 'common sense' in determining the status of the development before any residential dwellings could be built.

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 P21/S2332/FUL subject to the following conditions:

1. Commencement of development within three years
2. Development in accordance with the approved plans
3. No change in levels
4. Schedule of Materials to be agreed
5. Obscure glazing to upper floor bathroom windows
6. Withdrawal of Permitted Development rights for extensions, outbuildings, and hardsurfacing
7. Energy Statement Verification
8. Parking and Manoeuvring Areas Retained
9. Trees Protection details to be agreed
10. Landscaping (including hardsurfacing and boundary treatment) to be agreed
11. Wildlife Protection (mitigation as approved)
12. Surface Water Drainage details to be agreed
13. External Lighting details to be agreed
14. Electric charging points to be provided
15. Veterinary use occupied before dwellings above slab level

The meeting closed at 8.20 pm