

Minutes

of a meeting of the

Planning Committee



held on Wednesday, 14 December
2022 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), Stefan Gawrysiak, Victoria Haval, Elizabeth Gillespie, Lorraine Hillier, Axel Macdonald, and Ian Snowdon
Officers: Paula Fox (Planning Manager) and Darius Zarazel (Democratic Services Officer)

Remote attendance:

Councillors: Ken Arlett
Officers: Jeremy Lloyd (Broadcasting Officer), Caitlin Phillpotts (Planning Officer), Paul Lucas (Planning Officer), and Sharon Crawford (Planning Officer)

102 Chair's announcements

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

103 Apologies for absence

Apologies for absence were received from Councillor Ken Arlett, who was substituted with Councillor Stefan Gawrysiak, and Councillor Sam Casey-Rerhaye.

104 Minutes of the previous meeting

RESOLVED: to approve the minutes of the meeting held on 23 November 2022 as a correct record and agree that the Chair sign these as such.

105 Declarations of interest

There were no declarations of interest.

106 Urgent business

There was no urgent business.

107 Proposals for site visits

Members proposed a site visit for application P19/S4319/FUL at Gillotts School as they believed going to the site would provide a clearer understanding of the visual impacts of the application on the surrounding area.

A motion, moved and seconded, to defer consideration of application P19/S4319/FUL until a site visit was held was carried on being put to the vote.

RESOLVED: to defer consideration of planning application P19/S4319/FUL until a site visit had occurred.

108 Public participation

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

109 P19/S4319/FUL - Gillotts School, Gillotts Lane, Henley-on-Thames, RG9 1PS

The committee deferred consideration of planning application P19/S4319/FUL as a site visit was requested.

110 P22/S2870/FUL - 2A Wilson Avenue, Henley on Thames, RG9 1ET

The committee considered planning application P22/S2870/FUL for the construction of a one-bedroom self-build dwelling, on land at 2A Wilson Avenue, 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 the meeting.

The planning officer introduced the report and highlighted that the application was called into the committee by a local ward member, Councillor Ken Arlett. The planning officer informed the committee that the principle of development was acceptable when assessed against local plan and neighbourhood plan due to its location within the built-up area of Henley.

Although the planning officer believed the building was of an innovative design, the officer felt that it would be at odds with the established pattern of surrounding developments, likely to harm the adjacent tree, not provide space for new planting, and that the increased built form near the boundary would result in neighbouring amenity harm.

In addition, Oxfordshire County Council highways objected to the application due to the lack of achievable visibility splays and that the development's location would not be appropriate for a car free development. For these reasons, the planning officer recommended planning permission be refused.

Councillor Ken Arlett spoke on behalf of Henley-on-Thames Parish Council, supporting the application.

Dr Michael Tristem and Mandy Huggins spoke objecting to the application.

Vivienne Wheeler, the applicant, and Ian Giuliani, the agent, spoke in support of the application.

Councillor Ken Arlett and Stefan Gawrysiak, a local ward councillor, spoke in support of the application.

The committee then asked the planning officer about the lamppost near the wall and whether this would prohibit the onsite parking space and the officer confirmed that the lamppost would need to be re-sited in order to allow for the onsite parking shown in the plans. However, it was also noted that this was not one of the reasons highways had registered an objection. In addition, when asked about the size of the onsite parking and if this would be sufficient to open the doors of a large vehicle, the planning officer informed the committee that the space did meet the size requirements and that this was also not a factor in highways' objection.

Members then asked about the need for a parking space on site at all as the proposal was for a one-bedroom property with good public transport links on the nearby Reading Road. In response, the planning officer presented the highways reasons for their requirement as they believed that the development was not in a central enough development to be a car free development, and due to the existing parking issues on Wilson Avenue (such as parking on the pavement and on the double yellow lines leading to Reading Road). However, members believed that the proposals location and public transport links would mean that it could have been considered car free and that on street parking would not be an issue. It was also noted that traffic offenses such as double yellow line parking were a road safety matter that should be addressed by traffic wardens, and not a planning matter. Overall, on parking, as members believed that the neighbours had no issue with parking on their property, and that the site was a former garage, parking on the site was not considered a reason for refusal.

Members did not feel that the proposed building would be prominent and that it was of a good contemporary design that would enhance the street scene and that the tree would survive the development. On residential amenity impact, Members did not feel that the proposed building would be overbearing and that the proposed design would have an acceptable impact on the neighbours' amenity. A desired condition was also agreed to be added to the permission, if it was granted, for the removal of permitted development rights which would mean the building would likely remain a small one-bedroom dwelling, something members believed was needed in the area.

On balance, members felt that the development had an acceptable impact on character and appearance of the area, that the infill development was acceptable to neighbouring properties, and that it was the site of a former garage and therefore that the parking arrangement was acceptable.

A motion, moved and seconded, to approve the application was carried on being put to the vote with the agreed condition being for a standard 3 year commencement time, development in accordance with the approved plans, schedule of materials, levels as on plan, boundary treatments, removal of permitted development rights, retain

parking, an electric vehicle charging point, a surface water drainage condition, energy efficiency compliance, an air source heat pump, , and an informative about moving the lamppost.

RESOLVED: to grant planning application P22/S2870/FUL, subject to the following conditions:

1. The development 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 development hereby approved shall be carried out in accordance with the details shown on the following approved plans, WA-VW-002, WA-VW-013B, WA-VW-011B, WA-VW-012B, WA-VW-001, WA-VW-014B, WA-VW-003, WA-VW-010B, WA-VW-016B and WA-VW-015B, 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. Except in the case of any building work hereby permitted, no change in the levels of the land shall take place unless in accordance with a detailed scheme which shall have been submitted to and approved in writing by the Local Planning Authority before any development commences on site. The scheme shall include details of existing and proposed ground levels.

Reason: In the interests of the visual appearance of the development in accordance with Policies DES1 and DES2 of the South Oxfordshire Local Plan 2035.

4. Details of all boundary walls, fences and any other means of enclosure shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of any development above slab level. All such approved means of enclosure shall be erected prior to the first occupation of the development and thereafter retained as approved.

Reason: In the interests of the visual appearance of the development in accordance with Policies DES1 and DES2 of the South Oxfordshire Local Plan 2035.

5. No development above slab level shall take place until a photographic schedule of all materials to be used in the external construction and finishes of the development hereby permitted has been submitted to and approved in writing by the Local Planning Authority.

Reason: In the interests of the visual appearance of the development in accordance with Policies DES1 and DES2 of the South Oxfordshire Local Plan 2035.

6. Notwithstanding the provisions of the Town and Country (General Permitted Development Order) 2015 (or any Order revoking or re-enacting that Order), no development as specified in Schedule 2, Part 1, Class A, Class C, Class D and Class E shall be undertaken without obtaining planning permission from the Local Planning Authority.

Reason: The specific circumstances of this site warrant the Local Planning Authority having control over any further development as specified in the condition to safeguard the amenities of the occupiers of the adjoining properties and the character of the area in accordance with Policies DES1, DES2 and DES6 of the South Oxfordshire Local Plan 2035.

7. Prior to first occupation, all carbon reduction energy efficiency measures shall be implemented in accordance with the Energy Statement hereby approved and a Verification Report shall be submitted to the Local Planning Authority and approved in writing. The Verification Report shall demonstrate (with photographic evidence) that the energy efficiency measures have been implemented. These measures shall be retained and maintained as such thereafter in accordance with the Energy Statement and Verification Report.

Reason: To ensure high standards of sustainable design and construction in accordance with Policy DES10 of the South Oxfordshire Local Plan 2035.

8. Details of any external heating or energy generation system to be used in the development hereby permitted shall be submitted to and approved in writing by the Local Planning Authority prior to installation.

Reason: To ensure high standards of sustainable design and construction and an acceptable visual and amenity impact in accordance with Policies DES1, DES2, DES6, DES16, ENV1 and ENV12 of the South Oxfordshire Local Plan 2035.

9. Prior to the first occupation of the development hereby approved, the parking and turning areas shall be provided in accordance with the approved plan WAVW-010B and shall be constructed, laid out, surfaced, drained and completed to be compliant with sustainable drainage (SuDS) principles, and shall be retained unobstructed except for the parking of vehicles associated with the development at all times.

Reason: In the interests of highway safety and in accordance with Policy TRANS5 of the South Oxfordshire Local Plan 2035.

10. Prior to the commencement of development, with the exception of any demolition, a full surface water drainage scheme in accordance with the surface water drainage hierarchy as set out in Part H of the Building Regulations, including details of the size, position and construction of drainage works, shall be submitted to, and approved in writing by, the Local Planning Authority. The drainage scheme shall be designed to accommodate a 1 in 100 year storm + 40% CC and shall be implemented in accordance with the approved details prior to the occupation of the development hereby approved.

Reason: To ensure the proper provision of surface water drainage and to ensure flooding is not exacerbated in the locality in accordance with Policy EP4 of the South Oxfordshire Local Plan 2035.

11. Prior to the first occupation of the development hereby approved, an Electric Vehicle Charging Point shall be installed for the approved dwelling and thereafter retained as such.

Reason: To ensure sustainable forms of transport in accordance with Policy TRANS5 of the South Oxfordshire Local Plan 2035.

111 P22/S3942/HH - 49 Bishops Orchard, East Hagbourne, OX11 9JS

The committee considered planning application P22/S3942/HH for the conversion of an existing garage to home office and store, on land at 49 Bishops Orchard, East Hagbourne.

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 was brought to the committee as the applicants worked for the planning service. The planning officer informed the committee that the application was for converting the integral garage into an office and that parking for two cars would be available on the frontage of the site. As there were no neighbour or technical objections, the planning officer recommend the application be approved.

The committee was satisfied with the officer's report and saw no material planning reasons for refusal.

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

RESOLVED: to approve planning application P22/S3942/HH, subject to the following conditions:

1. Commencement 3 years - Full Planning Permission
2. Approved plans
3. Materials as on plan

Informative - East Hagbourne Neighbourhood Plan policies

The meeting closed at 7.30 pm
