



Minutes

OF A MEETING OF THE

Planning Committee

HELD ON WEDNESDAY 1 SEPTEMBER 2021 AT 6.00 PM

FIRST FLOOR MEETING SPACE, 135 EASTERN AVENUE, MILTON PARK,
OX14 4SB

Present in the meeting room:

Councillors: David Bretherton (Chair) Peter Dragonetti (Vice-Chair), Ken Arlett, Tim Bearder, Elizabeth Gillespie, Lorraine Hillier, Axel Macdonald, Jo Robb, and Alan Thompson
Officers: Michael Flowers and Paula Fox

Remote attendance:

Officers: Victoria Clarke, Kim Gould, and Bertie Smith.

Apologies:

George Levy and Ian Snowdon tendered apologies.

181 Chair's announcements

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

182 Minutes of the previous meeting

RESOLVED: to approve the minutes of the meeting held on Wednesday 30 June 2021 as a correct record and agree that the chair sign them as such.

183 Declarations of interest

There were no declarations of interest.

184 Urgent business

There was one matter for urgent business.

The Development Manager explained that item eight, P21/S2624/FUL – 114 Broadway, Didcot, would need to be deferred due to a relevant appeal decision that was received on the same day as the committee meeting. The appeal related to the conversion of a commercial unit to two residential flats, in which the planning inspector had refused the appeal scheme due to a failure to meet national space standards.

As application P21/S2624/FUL had four of its six units being below the national space standards, the Development Manager therefore recommended the application be deferred in light of this new information.

The committee agreed to defer application P21/S2624/FUL.

185 Proposals for site visits

A proposal was made for a site visit for application P20/S1991/FUL (Land next to Oak House Cottage, track Leading to Box Cottage Common Lane, Binfield Heath). The motion was carried.

186 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.

187 P21/S2624/FUL - 114 Broadway, Didcot

The application was deferred as agreed during urgent business.

188 P20/S1991/FUL - Land next to Oak House Cottage, track Leading to Box Cottage Common Lane, Binfield Heath

The application was deferred as agreed during proposals for site visits.

189 P21/S1647/FUL - 2 Stonehouse Cottages, Highmoor Cross

The committee considered application P21/S1647/FUL for a two storey side extension, demolition of existing garage and erection of a new two storey house and associated parking (as amended by plans received 17 & 18 May 2021 omitting the hedge and window on north elevation, altering the internal layout of existing and proposed dwellings and altering site / parking layout to accommodate replacement hedge and tree planting, by plans received 24 May 2021 amending vehicle vision splays and arboricultural impact assessment received 18 June 2021 and additional energy statement received 20 July 2021).

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 Highmoor was classified as an 'other village' which meant that infill housing was permitted within policy H1 of the district local plan. The planning officer further stated that the proposed dwelling would be traditional in design and would be in keeping with the character of surrounding properties and the neighbouring area. The proposed development would have sufficient gaps between neighbouring buildings and was not considered overbearing. In addition, the development would sit comfortably in the street which had a linear form of development within the village. The planning officer also reiterated that there would not be an unacceptable loss of light or loss of privacy to neighbouring occupiers.

The planning officer also confirmed that the forestry officer had given no objections to the proposal, subject to tree protection and landscaping conditions which included the securement of replacement planting along the front of the site. There was adequate space to accommodate the indicative planting of the proposal. Officers therefore viewed that subject to conditions, the application would be sympathetic to the site and surrounding area, and it complied with development plan policies. They therefore recommended the application for approval subject to conditions.

Richard Stacpoole, a representative of Highmoor Parish Council, spoke objecting to the application.

Selina Craig, the applicant, and Christopher Tapp, the agent, spoke in support of the application.

Councillor Jo Robb, local ward member, spoke to the application.

Councillor Lorraine Hillier, local ward member, spoke in support of the application.

A question was raised on why one property had been allowed two car parking spaces whilst the other property had three parking spaces. It was explained to the committee that the Oxfordshire County Council standard required two car parking spaces for properties that were of similar size to the application. It was clarified to the committee that in response to concerns from neighbours around visitor parking, that an additional space had been added to the application which would serve both dwellings.

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/S1647/FUL, subject to the following conditions;

- 1 : Commencement of the development within 3 years
- 2 : Development in accordance with the approved plans
- 3 : Materials for proposed extension as specified on plan / supporting documents
- 4 : Sample materials required for the new dwelling (walls and roof)
- 5 : Energy Statement verification report required prior to occupation
- 6 : Vehicular access to be formed, laid out and constructed
- 7 : Vision splay protection
- 8 : Parking & manoeuvring areas shown on plan to be provided and retained
- 9 : Landscaping scheme (including boundary treatment) to be submitted for approval
- 10 : Tree protection scheme to be submitted and approved
- 11 : Ecology / biodiversity (Two bird boxes and bat box shall be erected and retained)
- 12 : Surface water drainage works (details required)
- 13 : Foul drainage works (details required)
- 14 : Electric charging point to be provided for new dwelling

The meeting closed at 6.42 pm

Chairman

Date

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