

# Minutes

## OF A MEETING OF THE



Listening Learning Leading

## Planning Committee

HELD ON WEDNESDAY 21 SEPTEMBER 2022 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, Sam Casey-Rerhaye, Victoria Havel, Elizabeth Gillespie, Loraine Hillier, Ian Snowdon and Alan Thompson

Officers: Steve Culliford (Democratic Service Officer), Cathie Scotting (Major Applications Team Leader)

### Remote attendance:

Officers: Patrick Arran (Head of Legal and Democratic), Samantha Allen (Conservation Officer), Paul Bowers (Planning Officers), Kim Gould (Planning Officers), Jeremy Lloyd (Broadcaster), Benjamin Silverthorne (Trainee Democratic and Electoral Service Officer), Nicola Smith (Planning Officer), Tom Wyatt (Planning Officer).

### 57 Apologies for Absence

Councillor Axel Macdonald sent his apologies for absence.

### 58 Chair's announcements

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

### 59 Minutes of the previous meeting

**RESOLVED:** to approve the minutes of the meeting held on 31 August 2022 as a correct record and agree that the Chairman sign these as such.

### 60 Declarations of interest

There were no declarations of interest.

### 61 Urgent business

There was no urgent business.

### 62 Proposals for site visits

There were no proposals for site visits.

## 63 Public participation

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

## 64 11 Thameside, Henley-On-Thames, RG9 1BH

The committee considered planning application P22/S1007/HH and listed building application P22/1054/LB for the existing linear modern rear extension proposed to be widened to provide a direct connection between the drawing room and the rear extension, existing kitchen to be converted into a study, entrance hall to be sub-divided to create new washroom/utility room and new bathroom, (amended plans received 06/05/2022 - change to roofing material of proposed extension), (amended plans received 03/08/2022 - air source heat pump omitted), on land at 11 Thameside 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 recommended approval of the application.

Ken Arlett spoke on behalf of Henley Town Council, objecting to the application.

A motion was moved and seconded to refuse the application. The proposer believed the application was contrary to policy Local Plan ENV7 as it was unneighbourly due to its size and bulk, the glazing on the northern side, and the inclusion of a zinc roof. Also, the proposal was not in keeping with the character of the surrounding area. The committee concurred, believing that the proposal would be intrusive on the neighbour, was too out of keeping with the area, and had unsuitable materials. The benefits of the scheme were private, not public, and therefore did not outweigh the harm to the area.

The motion to refuse the applications was carried on being put to the vote.

**RESOLVED:** to refused planning applications P22/S1007/HH and P22/1054/LB, subject to the following conditions:

P22/S1007/HH:

- 1) The proposed extension by virtue of it's design, particularly the glazed elevation, will result in harm to the amenity of the neighbouring property at 12 Thameside by virtue of intrusive light pollution, contrary to Policy DES6 of the South Oxfordshire Local Plan.
- 2) The proposed size and design of the extension will cause less than substantial harm to the existing listed building, which is not outweighed by public benefits, contrary to Policy ENV7 of the South Oxfordshire Local Plan and paragraph 202 of the NPPF.

P22/S1054/LB:

2. The proposed size and design of the extension will cause less than substantial harm to the existing listed building, which is not outweighed by public benefits, contrary to Policy ENV7 of the South Oxfordshire Local Plan and paragraph 202 of the NPPF.

## 65 Nineveh Farm, Nuneham Courtenay, OX44 9PA

The committee considered planning application P22/S1541/FUL under Section 73 (of the Town and Country Planning Act 1990) for the variation of condition 3 on application P20/S4360/FUL to extend the time limiting restriction of the operational life of the proposed development from 35 to 40 years resolving the discrepancy between condition 3 and condition 19, (installation of renewable led energy generating station comprising ground-mounted photovoltaic solar arrays and battery-based electricity storage containers together with substation, inverter/transformer stations, site accesses, internal access tracks, security measures, access gates, other ancillary infrastructure, landscaping and biodiversity enhancements), on land at Nineveh Farm, Nuneham Courtenay.

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 read out the objection of the CPRE in full.

The planning officer recommended approval of the application. The officer considered that the granting an additional five years would not result in any significant additional adverse impacts on the openness of the Green Belt, nor the wider landscape. There would be a further five years where the land could not be utilised for arable agriculture, however when balanced against the need for renewable energy this was not considered significant. Additionally, there were no technical reasons raising concerns.

Stephen Dance spoke on behalf of The Baldons Parish Council, objecting to the application.

Michael Tyce, from CPRE, spoke objecting to the application.

Simon Chamberlayne, the applicant's agent, spoke in support of the application.

Councillor Sam Casey-Rerhaye, a local ward councillor, spoke objecting to the application.

A motion was moved and seconded to refuse the application. The committee noted that officers had accepted the damage the proposal would cause to the Green Belt on this prominent site, and it was in breach of policy DES9. The committee did not consider there were 'exceptional circumstances' to approve the application for a five-year extension of the use. In 35 years' time, technology would have moved on and better solutions might be needed at that time. The committee also noted the wide amount of viable farming land that would continue not to be used should the extension be passed. Also, the application was contrary to paragraph 2 of the National Planning Policy Framework (NPPF), which required applications to be decided against the policies in the development plan.

The committee also point out the small number of houses the solar farm would support, due to the current reliance on gas-fuelled energy as opposed to electricity, which could change in the coming years. The committee believed that the use must remain temporary to protect the Green Belt from future development. However, the

committee recognised that the original existing permission, to use the site as a solar energy farm for 35 years, was extant.

The motion to refuse the application was carried on being put to the vote.

**RESOLVED:** to refuse planning application P22/S1541/FUL, as the development represents inappropriate development that would be harmful to the openness of the Green Belt. There is insufficient justification for an additional 5 years operation of the development and the application does not satisfy the requirements for very special circumstances as set out by the NPPF.

As such the application is contrary to policy STRAT6 and DES9 of the South Oxfordshire Local Plan 2035 and to paragraphs 147 and 148 of the National Planning Policy Framework.

## **66 Sandy Acre, Woodperry Road, Beckley, OX3 9UY**

The committee considered planning application P22/S2193/FUL for retention of existing bungalow and alterations to layout and driveway to provide parking and garden areas with associated works, on land at Sandy Acre, Woodperry Road, Beckley.

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 recommended approval of the application.

Ginette Camps Walsh spoke on behalf of Beckley and Stowood Parish Council, objecting to the application.

Sian Jeffrey, a neighbour, spoke objecting to the application.

David Burson, the agent, spoke in support of the application.

Councillor Tim Bearder, a local ward councillor, spoke support to the application.

The committee noted that the permission to build two new homes on the site had included a condition to remove the existing bungalow. The officer reported that with the two new homes and existing development around the site, the site could now be considered an infill plot. The committee questioned whether this site should be considered an infill plot as it was not surrounded by development on all sides.

A motion, moved and seconded, to defer consideration of the application pending a site visit was carried on being put to the vote.

**RESOLVED:** to defer consideration of application P22/S2193/FUL pending a site visit.

## **67 67 Church Road, Wheatley, OX33 1LU**

Councillor Alan Thompson left the meeting at this point in the proceedings. The committee considered planning application P22/S2405/FUL for the variation of conditions 2 (approved plans) and 9 (restriction on use of roof as balcony) on planning application P20/S2234/FUL, to allow for new window and new roof terrace on second floor, the conversion of the existing dwelling into two, two bedroom flats through the demolition of the existing single storey extension, and the addition of a part single storey, part two storey extension and associated landscaping, on the land at 67 Church Road, 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 introduced the report and recommended approval of the application. The officer reported that the parish council's objection to this application had been withdrawn.

In the absence of any opposition to the application, a motion was moved and seconded to approve the application, which was carried on being put to the vote.

**RESOLVED:** to approve planning application P22/S2405/FUL, subject to the following conditions:

- 1: Approved plans
- 2: New vehicular access
- 3: Vision splay dimensions
- 4: Parking and manoeuvring areas retained
- 5: No surface water drainage to highway
- 6: Restriction on use of roof as balcony
- 7: Prevention of overlooking

## **68 Kites Rest, 2A, Cooper Road, Henley-On-Thames, RG9 2ES**

The committee considered planning application P22/S1879/FUL for a proposed new dwelling with associated amenity and parking on land adjacent no 2a Coopers Road, allowing for 2 car parking spaces to the existing dwelling retained.(as amplified by Energy Statement received on 20 June 2022 and amended by plans received 23 June 2022 to amend the design and reduce the scale and as amended by energy statement received 08 July 2022 and amended by plan received on 12 July 2022 to amend the materials.), on the land at Kites Rest 2A, Cooper 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 the meeting.

Ken Arlett spoke on behalf of Henley Town Council, objecting to the application.

A motion, moved and seconded, to approve the application subject to condition 6 (on landscaping an including boundary treatment) being amended so that no hedges are removed and any trees taken down should be replaced. This was considered acceptable by the officers.

The motion to approve the application, subject to the amendment to condition 6, was carried on being put to the vote.

**RESOLVED:** to approve planning application P22/S1879/FUL, subject to the following conditions:

- 1: Commencement of development within 3 years
- 2: Development in accordance with the approved plans
- 3: Surface water drainage works to be agreed
- 4: Foul drainage works to be agreed
- 5: Schedule of materials to be agreed
- 6: Landscaping (including boundary treatment) to be agreed, including that no hedges are to be removed and any trees that are taken down must be replaced.
- 7: Energy Statement verification to be provided
- 8: New vehicular access to be constructed to highway standards
- 9: Vision splays to be provided
- 10: Parking and Manoeuvring areas retained in accordance with the approved plans

The meeting closed at 8.27pm

Chair

Date

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