

Minutes

of a meeting of the

Planning Committee



held on Wednesday, 30 August 2023
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), Ken Arlett, Axel Macdonald, Ed Sadler, Sam James-Lawrie, Katharine Keats-Rohan and Ben Manning

Officers: Paula Fox (Development Manager), Paul Bowers (Planning Officer), Marc Pullen (Planning Officer) and Emily Barry (Democratic Services Officer)

Remote attendance:

Officers: Sharon Crawford (Planning Officer) and Bertram Smith (Broadcasting Officer)

59 Chair's announcements

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

60 Apologies for absence

Apologies for absence were received from Councillors Sam Casey-Rerhaye and Ali Gordon-Creed.

61 Minutes of the previous meeting

RESOLVED: to approve the minutes of the meeting held on 9 August 2023 as a correct record and agree that the Chair sign these as such.

62 Declarations of interest

There were no declarations of interest.

63 Urgent business

The Democratic Services Officer noted that item 7, P21/S1848/FUL, from the agenda had been deferred in order that a site visit could be carried out.

64 Public participation

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

65 P21/S1848/FUL - Blounts Farm, Blounts Court Road, Sonning Common, RG4 9PA

Prior to the meeting, the application was deferred in order that a site visit could be carried out.

66 P23/S1578/FUL - Land to the north of nos 1 & 2 Spinney Cottages, Waterperry Estate, Waterperry, OX33 1JY

The committee considered planning application P23/S1578/FUL for the development of land to the north of nos 1 & 2 Spinney Cottages into two 3-bedroom, semidetached houses. (As amplified by energy statement and supporting information and amended by drawings showing air source heat pumps received 27 June 2023), on land to the north of 1 & 2 Spinney Cottages, Waterperry Estate, Waterperry, OX33 1JY.

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 before committee as the view of Waterperry Parish Council differed to the officer recommendation. The planning officer went on to inform the committee that previous permission has been granted on the site but that this permission had lapsed. He noted that the two previous schemes were almost identical to the application before committee.

The planning officer informed the committee that since the previous permissions had been granted the Local Plan 2035 had been adopted but that this did not change the acceptability of the proposal. The planning officer advised that it did, however, impose more sustainability requirements on the applicant. The officer advised the committee that the application was policy compliant, and it was therefore recommended for approval.

Richard Ibbett (Ibbett Associates), the agent representing the applicant, spoke in support of the application.

The committee had no questions for the planning officer.

The committee noted that the officer's report was well written and that it was happy to accept the recommendation.

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

RESOLVED: to approve planning application P23/S1578/FUL, subject to the following conditions:

Standard Conditions -

- 1: Commencement 3 years - Full Planning Permission
- 2: Approved plans *

Pre-commencement conditions -

- 3: Archaeological Written Scheme of Investigation
- 4: Archaeological evaluation and mitigation
- 5: Surface water drainage works (details required)
- 6: Foul drainage works (details required)
- 7: Schedule of Materials
- 8: Landscaping Scheme (trees and shrubs only)

Prior to occupation conditions -

- 9: Energy Statement Verification
- 10: New vehicular access
- 11: Parking & Manoeuvring Areas Retained

Compliance conditions -

- 12: Vision splay protection
- 13: Obscure glazing
- 14: Air source heat pump – certification

67 P22/S3105/FUL and P22/S3106/LB - 6 Duke Street, Henley-on-Thames, RG9 1UP

The committee considered planning application P22/S3105/FUL and P22/S3106/LB for the proposed works consist of a rear extension at first and second floor in line with the neighbouring properties to the north and south. The extension will redesign the existing flat, while also creating space for an additional residential flat. As part of these works the entrance to the residential properties would be moved to Duke Street. (As amended by plan to demonstrate cycle and bin storage and supported by Heritage Statement submitted 19 December 2022) (As amended by plans and documents submitted 01 March 2023 to better reveal heritage importance of building) (Further amended by plans 2023-04-26 to rearrange internal layout to better retain historic fabric) (As amplified by additional information – noise report received 04 July 2023), on land at 6 Duke Street, Henley-on-Thames, RG9 1UP.

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 for extension and alterations to 6 Duke Street to create one new flat. Listed building consent was also sought in order to allow the necessary works to be carried out. The planning officer confirmed that the existing access to the existing flat is to the rear of the property via Tuns Lane. Under the proposed scheme access to both residential flats would be via a shared access to the front of the property on Duke Street.

The planning officer informed the committee that the applications were before them as Henley-on-Thames Town Council had objected to the applications. The planning officer went on to summarise all of the objections raised to the applications which included concerns about the overdevelopment of the site, the lack of parking provision for the development, the poor living standards of future occupants of the flats and an increase in complaints regarding the nearby Three Tuns Pub. The planning officer confirmed that the principle of the development was acceptable. The development

would not harm the character or appearance of the area and nor would it be harmful to the special character or appearance of the Henley Main Conservation Area.

The planning officer informed the committee that an acoustic report had been produced to assess any noise impact on future occupants of the flat. He confirmed that the report concluded that the installation of glazing as required by the proposed conditions would suitably protect future residents against any negative noise impact. The planning officer advised that the Environmental Health Team had assessed the application and were satisfied that the proposed conditions would prevent any future noise impact caused by the pub garden and any other sources of noise. The planning officer further advised that measures would be in place via planning condition to reassess the noise impact once the flat had been constructed.

The planning officer concluded that the council had no objections on the basis of waste management or parking grounds and that it did not consider the lack of amenity space to be objectionable. In addition to this he confirmed that the Conservation Officer did not object to the application subject to conditions requiring the submission of details on joinery, replacement windows and new materials to be used. The application was therefore recommended for approval.

Tom Buckley, spoke on behalf of Henley-on-Thames Town Council, objecting to the application.

The committee asked for clarification on what steps would be taken if the noise assessment which will be carried out once the flat had been constructed finds that noise levels are too high. The planning officer confirmed that the relevant condition allowed for further mitigation measures to be taken should the noise levels be found to be in excess of the relevant British Standard. Measures could include mechanical ventilation.

The committee noted that there was no mention of the Henley and Harpsden Joint Neighbourhood Plan in the report under the section concerning parking. They went on to confirm that this plan requires cycle and vehicle parking in line with the most up to date Oxfordshire County Council parking standards. The planning officer confirmed that the highways authority had been consulted on the application and had raised no requirement for parking provision for this application.

The committee went on to raise concerns about the waste provisions as set out in the application namely that waste is presented onto Duke Street on collection days. The planning officer confirmed that the waste officer had raised no objections to the application, that the proposed arrangement was similar to that of other properties in the area and that the waste officers were fully aware of the issues in relation to waste collection on Tuns Lane.

The committee queried how many square metres (sqm) of floor space the new property created. The planning officer confirmed the flat as proposed measured approximately 52sqm.

A motion, moved and seconded, to defer the applications in order that a site visit may be carried out was carried on being put to the vote.

RESOLVED: to defer applications P22/S3105/FUL and P22/S3106/LB in order for a site visit to take place.

68 P23/S1036/FUL - Orchard Cottage, Common Lane, Binfield Heath, RG9 4JZ

The committee considered planning application P23/S1036/FUL for the proposed 3 bedroom two storey dwelling on the site to the east of Orchard Cottage, on land at Orchard Cottage, Common Lane, Binfield Heath, RG9 4JZ.

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 for the erection of a detached two storey house along Common Lane in Binfield Heath. The new dwelling would be built in the garden area of Orchard Cottage which was fenced off and contained a disused swimming pool. The application was before committee due to the objection of Binfield Heath Parish Council. They had raised concerns around the impact on the character of the area and the possibility that Orchard Cottage was a non-designated heritage asset although this was not yet confirmed.

The planning officer informed the committee that the proposed development met the requirements of infill development and the proposed new dwelling was situated on a sizeable, spacious plot whilst still retaining a sizeable plot for Orchard Cottage. The officer confirmed there was no adverse harm to the landscape quality of the Chilterns Area of Outstanding Natural Beauty (AONB), that adequate access and parking provision had been made and that tree officers were satisfied there were sufficient tree protection measures. The Senior Countryside Officer had highlighted that as the site was located in area where the presence of Great Crested Newts was likely there was a need to demonstrate there would be no adverse impact to them. This could be done by joining the District level licensing scheme and this obligation was secured by condition. The planning officer went on to advise that the designation of Orchard Cottage as a non-designated heritage asset had not yet been considered but officers had concluded that there would be no adverse impact even if it were to be designated as such.

Chris Allan (Fineline Architects), the agent representing the applicant, spoke in support of the application.

The committee were of the view that the plot lent itself to what the applicant was obviously trying to achieve and noted that there are a number of other new build properties in the area so this did not take anything away from the area. Committee were pleased to see the level of detail that had gone into the application and felt it was a well thought out proposal.

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

RESOLVED: to approve planning application P23/S1036/FUL, subject to the following conditions:

- 1: Commencement development within 3 years of the date of permission
- 2: Implemented development in accordance with approved plans

- 3: Schedule of external materials to be submitted and approved in writing by the local planning authority
- 4: Parking & Manoeuvring Areas as shown on plan to be retained
- 5: Tree Protection (Detailed) details to be submitted and approved in writing by the local planning authority
- 6: Landscaping Scheme (trees and shrubs only) details to be submitted and approved in writing by the local planning authority
- 7: Surface water drainage works (details required) details to be submitted and approved in writing by the local planning authority
- 8: Foul drainage works (details required) details to be submitted and approved in writing by the local planning authority
- 9: Energy Statement Verification – details demonstrating compliance with Energy Statement to be submitted and approved in writing by the local planning authority
- 10: Electric Vehicles Charging Point
- 11: Withdrawal of permitted development rights for extensions and outbuildings
- 12: District Level Licence condition to be specified by NatureSpace [tbd]
- 13: District Level Licence condition to be specified by NatureSpace [tbd]
- 14: District Level Licence condition to be specified by NatureSpace [tbd]

69 P23/S2368/HH - 8, The Croft, Aston Tirrold, OX11 9DL

The committee considered planning application P23/S2368/HH for the proposed erection of a pergola, on land at 8 The Croft, Aston Tirrold, OX11 9DL.

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 applicant for the proposal was a member of the planning service and the application was therefore before the committee due to the requirements of the constitution. The application sought permission for the erection of a lightweight pergola which would be attached to the rear of the property and made from aluminium with open sides and footprint of 3.5m x 3m in size. The planning officer informed the committee that no comments had been received from the parish council or neighbours and that the proposal accorded with the design guide advice and the development plan.

The planning officer concluded that the application was recommended for approval.

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

RESOLVED: to approve planning application P23/S2368/HH, subject to the following conditions:

- 1: Commencement 3 years - Full Planning Permission
- 2: Approved plans

The meeting closed at 6.55 pm
