

Minutes

of a meeting of the

Planning Committee



held on Wednesday 3 April 2024 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, Sam Casey-Rerhaye, Ali Gordon-Creed, Georgina Heritage, Sam James-Lawrie, Katharine Keats-Rohan, Axel Macdonald, and Ed Sadler

Officers: Paula Fox (Development Manager), Andy Heron (Planning Officer), Tom Wyatt (Planning Team Leader), and Darius Zarazel (Democratic Services Officer)

Remote attendance:

Officers: Paul Lucas (Planning Officer), Marc Pullen (Planning Officer), and Susie Royce (Broadcasting Officer)

179 Chair's announcements

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

180 Apologies for absence

Apologies for absence were received from Councillors Ben Manning, who was substituted for Councillor Georgina Heritage, and Tim Bearder.

181 Minutes of the previous meeting

RESOLVED: to approve the minutes of the meeting held on 13 March 2024 as a correct record and agree that the Chair sign these as such.

182 Declarations of interest

There were no declarations of interest.

183 Urgent business

There was no urgent business.

184 Public participation

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

185 P23/S2135/FUL - Horse & Harrow, Main Street, West Hagbourne, OX11 0NB

The committee considered planning application P23/S2135/FUL for the change of use of existing public house (Sui Generis) to provide a three-bed dwelling and a four-bed dwelling (Use C3), erection of two four-bed dwellings and a five-bed dwelling (Use C3) on land adjacent to the public house accessed from Main Street, with associated parking and landscaping, along with the demolition of existing outbuilding (amended site plan and highways technical note received 15 September 2023 to amend car parking and access and amended red line plan received 10 November 2023 and as amended by plans received 20 November 2023), on land at Horse & Harrow, Main Street, West 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 development manager informed the committee as to why the application was in front of the committee again, noting in particular that the appeal decision for a prior application on the site was received the morning after the committee determined the current application at a previous meeting, and that this decision to allow the appeal was a significant material planning consideration in determining the current application.

The planning officer introduced the report and highlighted that appeal decision should be given significant weight. He brought the committee's attention to specific sections of the inspectorate's decision, mentioning that the pub had operated consistently at a loss and that significant investment would be necessary from any purchaser. The planning inspector also indicated that they had received a lack of offers, that there were limited objections from residents in the village, and a lack of community support for the retention of pub and that these factors played a part in their decisions.

The planning officer also confirmed with the applicant that the current application was their preferred scheme, and indicated to the committee that the only differences between the scheme approved at appeal and the current scheme was that the proposed dwellings on plots four and five had been given an additional bedroom, and so slightly increased their floor space.

Due to the planning inspector's decision, the planning officer considered there to be no material planning reasons to refuse the application and so recommended that the application be approved.

The committee noted the appeal decision on the previous application and the extensive conditions the planning inspector had attached to the approval. They also were satisfied that the planning inspector had found the decisions made by the council were not unreasonable and based on material planning considerations.

Although members were saddened by the loss of the only community facility in the village, as the planning inspector's decision was a key material planning consideration, the committee agreed that that the application should be approved, subject to conditions.

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

RESOLVED: to approve planning application P23/S2135/FUL, subject to the following conditions:

1. Commencement 3 years - Full Planning Permission
2. Approved plans
3. Sample materials required
4. Boundary details
5. Biodiversity management plan
6. Ecological pre works check
7. Tree protection
8. Surface water drainage
9. Surface water
10. Landscaping Scheme (trees and shrubs only)
11. External lighting
12. Glazing
13. Sustainable drainage systems (SUDs) compliance
14. Access
15. Biodiversity enhancements
16. Cycle parking
17. Parking and manoeuvring areas
18. Energy statement verification
19. Vision splays
20. Trees and hedges

Informatives:

21. community infrastructure levy (CIL) - informative
22. Assessment of Professional Competence (APC) - informative
23. S137 of the Highways Act - informative
24. S151 of the Highways Act - informative

186 P23/S3949/FUL - Glendale Barn, Glendale Farm, Northend

The committee considered planning application P23/S3949/FUL for the conversion of part of building adjoining existing dwelling to provide additional living space, and related works, including change of metal cladding to timber, altered fenestration and re-arrangement of external parking, on land at Glendale Barn, Glendale Farm, Northend.

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 team leader introduced the report and highlighted that the barn was within the Chilterns National Landscape and that a certificate of lawful use had been

issued to one bay of the barn in 2023, as the dwelling had been present for more than four years. The application would extend the dwelling into two adjacent bays.

One of the main issues raised on the application was its impact on the views from the public right of way running near the site, and this was noted as a reason for the committee conducting their site visit.

As the planning team leader believed that the application was in keeping with the surrounding area, he considered that it was acceptable in the National Landscape. He also indicated that there was scope for the inclusion of an additional condition for new planting to even further obscure the dwelling from the public right of way if the committee felt that more screening would be necessary.

As the planning team leader believed the application to be policy compliant and conserving the National Landscape, he recommended that the application be approved.

Gill Bindoff spoke on behalf of Watlington Parish Council, objecting to the application.

Henry Venners, the agent representing the applicant, spoke in support of the application.

The committee had conducted a site visit prior to the discussion of the application. Members enquired into the area between the barn and the road and if it would become domestic curtilage, and the planning team leader indicated that it would be, but that as there was a dwelling there currently it was already used as a garden area. The planning team leader also mentioned that any buildings between the barn and road would need a separate planning permission.

On a question about extensions needing to be subservient to the main dwelling, the planning team leader indicated that the application was a unique case due to it being a barn conversion and not one where the design guide would necessarily apply. He emphasised to the committee however that the envelope and dimensions of the barn were not being changed via the application.

Members asked about the inclusion of additional planting for the site to reduce the extension's viewable form from the nearby rights of way and for light mitigation measures in order for it to reduce the potential light pollution the extension would cause. In response, the planning team leader indicated that these could be conditions applied to the application's approval.

Based on their site visit, members asked about the possibility of the applicant installing roof windows and planning team leader clarified that conditioning blinds on the windows would be difficult to enforce and that a more practical option would be to require a film be put on the glass to limit escaping light. He also noted that the external fins on the building and restriction of Permitted Development rights would help limit light pollution.

The committee noted that there were no objections to the lawful development certificate. Some members believed that the development did not conserve or enhance the Chilterns National Landscape. However, the committee agreed that, as

there was an existing dwelling on the site that was being extended, and as the application was sympathetic to the surrounding area, it should be approved with the suggested conditions and the additional conditions around additional planting and internal lighting control.

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

RESOLVED: to approve planning application P23/S3949/FUL, subject to the following conditions:

1. Commencement 3 years - Full Planning Permission
2. Approved plans
3. Materials as on plans
4. Removal of Permitted Development rights – Class A
5. External lighting details to be submitted
6. Specification for glazing to be agreed
7. Landscaping scheme to be agreed

187 P23/S2980/FUL - Land at Newtown Road, Henley on Thames, RG9 1HG

The committee considered planning application P23/S2980/FUL for the erection of terrace of 4 dwellings (amended tree planting plan, contaminated risk assessment and drainage design received 1st February 2024), on land at Newtown 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.

The planning officer introduced the report and highlighted that he considered the principle of development to be acceptable as it was considered an infill development which was supported by the Local Plan and the Neighbourhood Plan policies. He also noted that the fallback position of two dwellings, which had been approved on appeal, was a material planning consideration for this application.

The planning officer also noted that the scale, form, and detailing of the proposed dwellings related well to their surroundings and that the planning inspector found that a similar design was acceptable. In addition, he considered that the relationship between the proposed plots and the neighbours to be acceptable and covered the points raised by the planning inspector.

The planning officer informed the committee that there were no objections from the highway's authority and that the dwelling mix was also acceptable. Therefore, as the planning officer believed the application complied with Local Plan and Neighbourhood Plan Policies, and that there were no objections from technical consultees, he considered it acceptable.

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

Neil Davis, the agent representing the applicant, spoke in support of the application.

The committee asked about the proposed three-bedroom dwellings and that the gardens were below the 100 square metre recommended standard. In response, the planning officer indicated that the site was a sustainable location and so would struggle to justify this as a reason for refusal. In addition, on the size of the properties, the planning officer confirmed to members that the dwellings met the Nationally Described Space Standard.

The planning officer also confirmed that the housing land supply did not factor into the application as he considered that the application was policy compliant.

Members discussed the appeal and the application for three houses which were refused. Some members believed the application for four houses would be contrary to the Local Plan relating to the privacy of neighbours and on the Joint Henley and Harspden Neighbourhood Plan regarding their visual impact, and also that four units was an overdevelopment of the site.

As the committee noted the material fallback position of the two houses on the site, they agreed that the application was policy compliant and not harmful to neighbouring amenity. For these reasons, they could see no material planning reasons to refuse the application.

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

RESOLVED: to approve planning application P23/S2980/FUL, subject to the following conditions:

1. Commencement 3 years - Full Planning Permission
2. Approved plans
3. No change in levels
4. Schedule of Materials
5. Obscure glazing
6. Withdrawal of Permitted Development rights (numerous)
7. Energy Statement Verification
8. Air source heat pump(s) – MCS Certification
9. Vision splay dimensions
10. Access and vision splays
11. Parking and Manoeuvring areas retained
12. Cycle parking facilities
13. Landscaping scheme (trees and shrubs only)
14. Tree protection (implementation as approved)
15. Integrated Biodiversity Enhancements (prior to slab level)
16. External Lighting
17. Surface Water Drainage prior to commencement
18. Surface Water Management scheme prior to commencement
19. Sustainable drainage systems (SUDs) compliance report prior to occupation

20. Foul Water Drainage prior to commencement
21. Foul Water Drainage compliance report prior to occupation
22. Electric Vehicles Charging Point (implementation)
23. OPTIONAL STANDARD INFORMATIVE (Neighbourhood Plan Policies)
24. Community Infrastructure Levy (CIL) -Planning permission or reserved matters approval (South)
25. Mud and vehicle obstructions on the Highway
26. Drainage Informative

188 P23/S3502/FUL - The Old Vicarage, Church Lane, Shiplake, RG9 4BS

The committee considered planning application P23/S3502/FUL for the proposed demolition of The Old Vicarage, Robin Hill Cottage and part of an existing storage building. Erection of a detached main dwellinghouse of identical size, siting, form, layout and materials to the extensions and alteration scheme for The Old Vicarage approved by application P23/S1665/HH. Erection of two new outbuildings and a new parking courtyard and the re-opening of the historic entrance to the site from Church Lane (all as also previously approved by application P23/S1665/HH), on land at The Old Vicarage, Church Lane, Shiplake.

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 planning permission was granted in 2023 for alterations to the property but that the current proposal was for a total like for like replacement. Specifically, he highlighted that the exact same form of the building was proposed in the application as was previously approved and that the reasons for the demolition was due to the energy efficiency that could be achieved with the new dwelling.

The planning officer informed the committee that objections were raised by the parish council about the loss of the non-designated heritage asset. However, he noted that prior approval had been gained to demolish the building as the property was not listed. He also highlighted that the demolition must be given weight as the applicant's fallback position.

After the publication of the agenda, Shiplake Parish Council had removed its objection, but the planning officer confirmed that the application must still be determined by the committee.

Overall, with an additional proposed condition about tree protection measures prior to development commencing, the planning officer recommended that the application be approved.

Councillor Chris Penrose spoke on behalf of Shiplake Parish Council on the application.

Adrian Gould, the agent representing the applicant, spoke in support of the application.

The committee asked about access onto the site for construction traffic and the planning officer confirmed that a condition to the approval could be applied for these vehicles to use the access to the north of the site, near the Reading Road.

In response to a question about the timeline around the demolition being permitted, the planning officer highlighted that permission was granted after the conservation officer had returned their comments. The planning team leader also mentioned that demolition was possible through Permitted Development rights and that the council could only control the method of demolition.

As members noted that demolition permission was already granted, there was no significant scope for refusing the application. However, the committee agreed that, in order to completely ensure the protection of the trees on the site, an additional condition on trees and for construction traffic needed to be applied.

Overall, the committee agreed that application was acceptable, and any issues could be mitigated with conditions.

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

RESOLVED: to approve planning application P23/S3502/FUL, subject to the following conditions:

1. Commencement 3 years - Full Planning Permission
2. Approved plans
3. Joinery Details (details required)
4. Schedule of Materials (details required)
5. Building Record (details required)
6. Surface water drainage works (details required)
7. Foul drainage works (details required)
8. Landscaping implementation
9. Ecology - Construction Environmental Management Plan
10. Integrated Biodiversity Enhancements
11. Tree protection measures
12. Construction traffic management

The meeting closed at 8.02 pm
