

Minutes



Listening Learning Leading

OF A MEETING OF THE

Planning Committee

HELD AT 6.00PM ON 17 OCTOBER 2012

AT COUNCIL OFFICES, CROWMARSH GIFFORD

Councillors present:

Mrs P Slatter (Chairman)

Mr R Bell¹, Ms J Bland, Mr F Bloomfield² (as substitute for Ms R Wallis), Mr J Cotton, Mr P Cross, Mrs E Gillespie, Mrs A Midwinter, Mr A Rooke, Mr R Simister, Mrs M Turner, Mr M Welply³, Mrs J Wood

Apologies:

Ms R Wallis

Officers present:

Mr P Brampton, Ms S Crawford, Mr T Dean, Mr A Duffield, Mrs K Fiander, Mrs K Gould, Mr J Preston, Mr T Wyatt

Dr Yoward, Oxfordshire County Council Highways

Other councillors present:

Mrs K Crabbe, Mrs E A Ducker, Mr M Hiles

38. Minutes 12 September 2012

RESOLVED: to approve the minutes of the meeting held on 12 September 2012 as a correct record and to agree that the Chairman sign these as such.

39. P12/S0436: CABI, Nosworthy Way, Wallingford

The committee considered outline application P12/S0436 to redevelop the site at CABI, Nosworthy Way, Wallingford. Redevelopment would involve demolition of the existing offices and creation of new offices for use by CABI and creation of an extra care retirement development with key worker accommodation, a community/leisure use building and open space, footpaths and landscaping.

¹ Mr R Bell left the meeting before item 45.

² Mr F Bloomfield left the meeting before item 44.

³ Mr Welply arrived during item 39 but did not take part in the discussion or vote on the item.

The Planning Officer reported that the recommendation at paragraph 8.1 of the report should be amended so that recommendation number ii should be renumbered as iii and a new recommendation inserted at number ii stating "*subject to the Secretary of State not wishing to call the application in*". She included one additional condition in her recommendations as follows:

20 : "The development shall be limited to floor areas and details specified in the consultant's email dated 16 October 2012".

Mr N Hannigan, and Mr J Griffin, representatives of Crowmarsh Gifford Parish Council, spoke objecting to the application.

Mr B Stone, a representative of Wallingford Town Council, spoke in support of the application.

Mr T Streatfield, a local resident, and Mr A Grayson, a representative of the Campaign to Protect Rural England, spoke objecting to the application.

Mr I Barry and Mr N Moor, applicant and agent, spoke in support of the application.

Ms K Crabbe, local ward councillor, spoke on the application.

In response to speakers' comments concerning the enabling case for development of the site and the supporting financial statements, some members of the public expressed concern at the public availability of the statements and suggested financial anomalies within them. The Planning Officer clarified that two documents were publicly available on the council's website but a third, the BNP Paribas document, was not publicly available because it contained commercially sensitive information to which the council had to have regard. However, councillors had received all three documents in advance of the committee meeting.

Concern was expressed that CABI could vacate the site after its development, leaving the site vacant and of little value to the community. As such a request was made that a more punitive element was negotiated within the S106 agreement to ensure that CABI stayed within the locality. In addition a request was made that the quality of the design was preserved within the reserved matters and that reserved matters were not considered under delegated authority but were submitted to the Planning Committee for determination. It was concluded that this would be best achieved through the addition of a further condition as follows - "The design of the office building shall be modelled on the illustrative details set out in the design and access statement".

On being put to the vote, a motion, moved and seconded, was declared carried to approve the officer's recommendations as amended in accordance with the Planning Officer's verbal report to the committee, and including two additional conditions (20 and 21 below) and a punitive element within the S106 agreement to ensure CABI stayed within the locality for a minimum of 10 years.

RESOLVED: to grant outline planning permission for application P12/S0436, CABI, Nosworthy Way, Wallingford, subject to:

- i. the completion of agreements with the County Council and the District Council requiring provision for the terms listed in Appendix 3 of the report of the Planning Officer to Planning Committee on 17 October 2012 and a punitive element relating to minimum 10 year period for occupation; and
- ii. subject to the Secretary of State not wishing to call the application in; and
- iii. detailed conditions in accordance with the summary of conditions set out below:
 1. approval of Reserved Matters prior to commencement;
 2. commencement - outline planning permission;
 3. planning condition listing the approved drawings;
 4. archaeology - watching brief required;
 5. archaeology - written scheme of investigation;
 6. wildlife protection - mitigation strategy;
 7. contamination;
 8. surface water drainage works (details required);
 9. foul drainage works (details required);
 10. flooding - mitigation measures as set out in flood risk assessment;
 11. flooding - surface water drainage details (flood specific);
 12. offices to be designed to be BREEAM (Industrial) 'excellent' rating;
 13. retirement dwellings to be designed to level 4 of the Code for Sustainable Homes;
 14. sustainable design – provision for bin and recycling storage;
 15. broadband/technology provision to be incorporated in design of dwellings;
 16. turning area and car parking;
 17. no occupation of dwelling until car parking provided;
 18. landscaping;
 19. lighting;
 20. development limited to floor areas and details specified in consultant's email dated 16 October 2012;
 21. design of office building modelled on illustrative details set out in design and access statement.

40. P12/S1145/EX: Land to the rear of 190 Fane Drive, Berinsfield

Mr P Cross, a local ward member, stepped down from the committee and took no part in the debate or voting on this item.

The committee considered application P12/S1145/EX to extend the time to implement planning permission for application P09/W0247 (proposal for four one-bedroom flats) on land to the rear of 190 Fane Drive, Berinsfield.

Mr K Hall, a representative of Berinsfield Parish Council, spoke objecting to the application.

Mr M Hiles, a local ward councillor, spoke objecting to the application.

Mr P Cross, a local ward councillor, spoke in support of the application.

RESOLVED: to grant planning permission for application P12/S1145/EX, land to the rear of 190 Fane Drive, Berinsfield, subject to the following conditions:

1. commencement three years - full planning permission;
2. planning condition listing the approved drawings;
3. specified layout and form;
4. sustainable design features - as approved;
5. turning areas and car parking;
6. archaeological watching brief;
7. noise;
8. contamination (investigation);
9. contamination (remediation and validation);
10. foul drainage.

41. P12/S0974/FUL: Lakeside View, Burcot Lane, Berinsfield

Mr P Cross, a local ward member, stepped down from the committee and took no part in the debate or voting on this item.

The committee considered application P12/S0974/FUL to demolish the existing dwelling and to erect a replacement single storey dwelling at Lakeside View, Burcot Lane, Berinsfield.

Mr Scott-Ely, applicant, spoke in support of the application.

Mr P Cross, a local ward councillor, spoke in support of the application.

Mr M Hiles, a local ward councillor, spoke in support of the application.

In response to a question concerning sustainable design and construction, the Planning Officer advised that the applicant intended developing the site to code level 6. Whilst there was no specific condition included within her recommendations an additional

condition could be added to tie the permission to the Design and Access Statement in relation to sustainable design features.

A motion moved and seconded was declared carried to approve the officer's recommendations with an additional condition to tie the permission to the Design and Access Statement in relation to sustainable design features.

RESOLVED: to grant planning permission for application P12/S0974/FUL, Lakeside View, Burcot Lane, Berinsfield, subject to the following conditions:

1. commencement three years - full planning permission;
2. planning condition listing the approved drawings;
3. withdrawal of PD (Part 1 Class A) - no extension/alteration;
4. withdrawal of PD (Part 1 Class E) - no buildings/enclosures;
5. refuse and recycling storage (details required);
6. landscaping (including access road and hard standings);
7. contamination (investigation);
8. permission to be tied to the Design and Access Statement.

42. P12/S1464/FUL: 38 Market Place, Henley on Thames

Ms J Bland, a local ward member, stepped down from the committee and took no part in the debate or voting on this item.

Mrs E Gillespie and Mrs A Midwinter stepped down from the committee and took no part in the debate or voting on this item in accordance with Article 2 of the council's Constitution. The Constitution requires a councillor to consider an application relating to a particular site as a member of either the planning committee *or* a panel member of the Licensing Acts Committee during a period of 12 months. Mrs Gillespie and Mrs Midwinter had taken part in a panel meeting on 13 June 2012 relating to this site under the name of the former Police Station, Market Place, Henley on Thames.

The committee considered application P12/S1464/FUL to change the ground floor of the building at 38 Market Place, Henley on Thames, to pub use rather than the permitted restaurant use.

Mr M Akehurst, a representative of Henley Town Council, spoke objecting to the application.

Ms E Temple, a representative of local residents, spoke objecting to the application.

Mr M Thackeray, agent for the applicant, and Mr A Derrick, applicant, spoke in support of the application.

Ms J Bland, a local ward councillor, spoke on the application.

Noting the inconsistencies between condition 8 in the officer's recommendations and the decision of the licensing panel on 13 June 2012, an amendment (moved and seconded) was declared carried to ensure that the hours of operation were consistent with those of the license.

RESOLVED: to grant planning permission for application P12/S1464/FUL, 38 Market Place, Henley on Thames, subject to the following conditions:

1. commencement three years;
2. compliance with approved plans;
3. noise and odour control techniques from kitchen extraction unit and other mechanical services to be implemented as approved and so retained and maintained;
4. details of noise breakout from the building to be implemented as approved and so retained and maintained;
5. provision and retention of re-cycling facilities;
6. no waste or recycled materials to be deposited in outside receptacles after 18:00 or before 08:00 on any day;
7. no deliveries or collections by trade vehicles to take place after 18:00 or before 08:00 on any day;
8. hours of use not to exceed 11:00 to 23:30 on Mondays to Thursdays and 11:00 to 00:30 the following day on Fridays and Saturdays and 11:00 to 23:00 for Sundays;
9. control of external lighting.

43. Duration of meeting

The committee considered whether to proceed with the meeting beyond three hours if necessary.

RESOLVED: to continue the meeting beyond the three hour period to complete the remaining business on the agenda.

44. P11/S0194 and P11/S0430/LB: Red Lion Hotel, Hart Street, Henley on Thames

Ms J Bland, a local ward member, stepped down from the committee and took no part in the debate or voting on this item.

The committee considered application P11/ S0194 and application P11/S0430/LB for listed building consent to convert the roof of the Red Lion Stables building to allow the creation of four additional hotel rooms with the addition of dormer windows and rooflights at the Red Lion Hotel, Hart Street, Henley on Thames.

The Planning Officer drew attention to condition 4 in application P11/S0194 and condition 5 in application P11/S0430/LB, both of which should include reference to dormer windows and should read "*Details of rooflights and dormer windows to be agreed*".

Ms L Hillier, a representative of Henley Town Council, spoke objecting to the application.

Ms J Bland, a local ward councillor, spoke in support of the application.

RESOLVED: to grant planning permission for application P11/S0194, Red Lion Hotel, Hart Street, Henley on Thames, subject to the following conditions:

1. commencement three years;
2. approved drawings;
3. sample materials for dormer windows to be agreed;
4. details of rooflights to be agreed.

RESOLVED: to grant listed building consent for application P11/S0430/LB, Red Lion Hotel, Hart Street, Henley on Thames, subject to the following conditions:

1. commencement three years;
2. approved drawings;
3. all new works to match existing;
4. sample materials for dormer windows to be agreed;
5. details of rooflights to be agreed;
6. details of staircase to be agreed;
7. schedule of works for repair to roof to be agreed;
8. details of preservation of timbers within pigeon loft to be agreed;
9. details of insulation and internal finishes to be agreed;
10. details of vents to be agreed.

45. P12/S1156/FUL and P12/S1157/LB: The Old Laundry House, Main Street, Mapledurham

Mr R Simister, a local ward member, stepped down from the committee and took no part in the debate or voting on this item.

The committee considered application P12/S1156/FUL and P12/S1157/LB for listed building consent to form a new pedestrian access through the existing boundary wall fronting the highway at The Old Laundry House, Main Street, Mapledurham.

Mr K Knee-Robinson, a representative of Mapledurham Parish Council, spoke objecting to the application.

Mr Eyston and Mr Whittaker, local residents, spoke objecting to the application.

Mr S Lilly, agent for the applicant, spoke in support of the application.

Mr R Simister, a local ward councillor, spoke in support of the application.

RESOLVED: to grant planning permission for application P12/S1156/FUL, The Old Laundry House, Main Street, Mapledurham, subject to the following conditions:

1. commencement – three years;
2. development in accordance with approved plans.

RESOLVED: to grant listed building consent for application P12/S1157/LB, The Old Laundry House, Main Street, Mapledurham, subject to the following conditions:

1. commencement – three years;
2. works in accordance with approved plans;
3. brick samples and lime specification to be agreed;
4. works of making good to the existing wall.

46. P12/S1274/FUL: 228 Greys Road, Henley on Thames

Ms J Bland, a local ward member, stepped down from the committee and took no part in the debate or voting on this item.

The committee considered application P12/S1274/FUL for a replacement detached six-bedroom dwelling and garage at 228 Greys Road, Henley on Thames.

Ms S Evans, a representative of Henley Town Council, spoke objecting to the application.

Mr N Dennis, a local resident, spoke objecting to the application.

Ms E Temple, a representative of the applicant, spoke in support of the application.

Ms J Bland, a local ward councillor, spoke on the application.

RESOLVED: to grant planning permission for application P12/S1274/FUL, 228 Greys Road, Henley on Thames, subject to the following conditions:

1. commencement – three years;
2. development to be in accordance with approved plans;
3. samples of materials to be agreed prior to commencement of development;
4. landscaping scheme, including fencing and hardsurfacing to be agreed prior to commencement of development;
5. tree protection measures to be agreed prior to commencement of development;
6. levels to be agreed prior to commencement of development;
7. contaminated land assessment ;

8. archaeological watching brief to be agreed;
9. finds of watching brief to be submitted;
10. withdrawal of permitted development rights for extensions, including roof extensions;
11. sustainable design and construction to meet Code Level 3 of the Code for Sustainable Homes;
12. parking and turning areas to be provided and retained;
13. closure of existing access.

The meeting closed at 10.00pm.

Chairman

Date