

Present: Vice Chairman, Councillor A J Follett
Councillor Miss L M Hillier
Councillor D Nimmo-Smith
Councillor S Smith

In attendance: Mr M Kennedy – Town Clerk
Mrs B Walker – Minute Taker

Also Present: Councillor Mrs P Buckett
7 Members of the Public
1 Member of the Press

86. TO RECEIVE APOLOGIES FOR ABSENCE

Apologies for absence were received from the Chairman - Councillor C W Gibson and the Mayor - Councillor Mrs J Wood.

In the absence of the Chairman, the Vice Chairman, Councillor A J Follett took the Chair.

87. DECLARATIONS OF INTEREST

The following declarations of interest were received:-

Councillor S Smith – P10/E1206/RET – Badgemore CP School, Hop Gardens - a prejudicial interest as a Governor

Councillor D R Nimmo-Smith – P10/E1206/RET – Badgemore CP School, Hop Gardens - a personal interest as a County Councillor

Councillor D R Nimmo-Smith – P10/E1389 – Delphi House, 9 – 11 Deanfield Avenue – a personal interest as a Governor of the Henley College

88. PUBLIC PARTICIPATION

Mr J and Mrs S Blundell of 1 Blandy Road, Mr N Gunnell of 3 Blandy Road, Mrs E Rosenmeier of 6 Manor Road and Mrs J Blogg of 69 St Andrews Road spoke against the planning application P10/E1281 Grovelands, St Andrews Road and made the following comments:-

- this development would adversely effect ten properties that are located in the immediate vicinity including overshadowing the bungalow at no 1 Blandy Road
- the new dwelling would overlook nearby properties and would also be overlooked
- the new dwelling is out of keeping being far larger than any of the surrounding dwellings
- the building is too large for the site
- local residents feel this is a case of garden grabbing and once this green space has gone it will be lost forever
- the development will add to the complexity of the Green Lane/St Andrews road junction
- trees that have Tree Preservation Orders on them are at risk

In light of the interest shown by members of the public the Chairman proposed that planning application P10/E1281 should be considered next.

P10/E1281 **Grovelands, St Andrews Road** (Minor – South Ward – EH, RM)
(Registered 20.09.10 – 28 Days 29.09.10)
Proposed new dwelling to land at rear of Grovelands.
For: Mr M Redrup

OBSERVATION: **Recommend refusal as the development is over-intensive, is backland development, and would adversely effect the privacy of neighbours. Concern was also expressed that trees with Tree Preservation Orders would be at risk and the effect the development would have on traffic at an already busy junction.**

6 members of the public left the meeting.

89. MINUTES

The Minutes of the meeting held on 7 September 2010 were approved and signed by the Chairman as a true record.

90. PLANS (Amended)

P10/E1076/RET **Land at Lambridge Lane by 4 meters** (North Ward – JB, LMH)
AMENDED Widening turning area at Lambridge Lane by 4 meters. (As amended by email, photos and amended site plan received 7 September 2010).

HTC Observation: 24.08.10

OBSERVATION: No strong views.

OBSERVATION: **No strong views.**

91. PLANS (New)

P10/E1099 **Land at rear of 19 Fairmile** (Minor – North Ward – JB, LMH)
(Registered 05.07.10 – 28 Days 29.07.10)
Erection of two bedroom bungalow on rear garden plot. (re-submission of application P09/E0518)
For: Mr A Easton

HTC Observation: 14.07.09

OBSERVATION: Recommend approval. Good use of existing land

OBSERVATION: **Recommend refusal as the development is over-intensive and is a back-land development.**

The Chairman highlighted that there was an error in the description of the proposal on the pro forma from South Oxfordshire District Council and the above planning application is in fact for a two bedroom bungalow and not a four bedroom house.

He also high lighted that due to the large size of the file (10 mb) it was difficult and time consuming to view this application on the South Oxfordshire District Council website and suggested an edited version should also be provided.

Note: Committee Administrator to email South Oxfordshire District Council Planning Department to request edited versions of large applications be made available on line containing the basic, essential information with an option to view additional information.

3 members of the public joined the meeting.

Councillor S Smith and Councillor D Nimmo-Smith having previously declared an interest took no part in the discussion of the following application.

P10/E1206/RET **Badgemore CP School, Hop Gardens** (Minor – North Ward – JB, LMH)
(Registered 02/09/10 – 28 Days 29/09/10)
Building housing the pre-school group at Badgemore Community Primary School.
For: Mr N Monaghan (Oxfordshire County Council)

OBSERVATION: **The Committee noted only, as the meeting was inquorate, no strong views.**

P10/E1243 **96 Reading Road** (Other – South Ward – EH, RM)
(Registered 10.09.10 – 28 Days 07.10.10)
Single storey rear extension.
For: Mrs R Watson

OBSERVATION: **No strong views.**

P10/E1259 **8 Hop Gardens** (Other – North Ward – JB, LMH)
(Registered 03.09.10 – 28 Days 30.09.10)
New timber frame and clad garage in area currently used for parking.
For: Dr & Mrs Tang

OBSERVATION: **Recommend approval as a good use of land. The Committee welcomed any potential reduction in cars parking on Hop Gardens.**

P10/E1270 **Rose Cottage 23 Fairmile** (Other – North Ward – JB, LMH)
(Registered 19.08.10 - 28 Days 15.09.10)
Proposed 2 storey rear extension with modern glazed link to existing annexe together with new double garage and new brick wall to road facing boundary.
For: Mr N McGregor

OBSERVATION: **No strong views**

P10/E1340/LB **Rose Cottage 23 Fairmile** (Other – North Ward – JB, LMH)
(Registered 19.08.10 - 28 Days 15.09.10)
Proposed 2 storey rear extension with modern glazed link to existing annexe together with new double garage and new brick wall to road facing boundary.
For: Mr N McGregor

OBSERVATION: **No strong views**

P10/E1274/LB **50 Greys Hill** (Other – North Ward – JB, LMH)
(Registered 15.09.10 – 28 Days – 12.10.10)
Replacement of crittall metal window with wooden double glazed unit.

For: Mr G Robinson

OBSERVATION: **Recommend approval and welcomed the use of traditional materials in the Conservation Area.**

2 members of the public left the meeting.

P10/E1282 **17 St Marks Road** (Other – South Ward – EH, RM)
(Registered 07.09.10 – 28 Days 04.10.10)
First floor and single storey rear extensions and the insertion of an additional roof light to the front elevation.

For: Mr R Wyatt

OBSERVATION: **No strong views**

P10/E1286/RET **46 Bell Street** (Minor – North Ward – JB, LMH)
(Registered 07.09.10 – 28 Days 04.10.10)
Retention of three air conditioning condensers mounted on side boundary wall with trellis surround.

For: Dr P Niland

OBSERVATION: **No strong views subject to Environmental Health consent to ensure there is no adverse noise pollution to near-by residents.**

P10/E1287/RLB **46 Bell Street** (Minor – North Ward – JB, LMH)
(Registered 07.09.10 – 28 Days 04.10.10)
Retention of three air conditioning condensers mounted on side boundary wall with trellis surround.

For: Dr P Niland

OBSERVATION: **No strong views subject to Environmental Health consent to ensure there is no adverse noise pollution to near-by residents.**

P10/E1298 **10 St Marks Road** (Other – South Ward – EH, RM)
(Registered 06.09.10 - 28 Days 03.10.10)
Single storey rear extension, loft conversion with new front and rear gables and associated alterations including new stained glass panel to front door, installation of chimney and provision of new car parking space to front.

For: Mr M Smith

OBSERVATION: **No strong views.**

P10/E1300 **2 Valley Road** (Other – North Ward – JB, LMH)
(Registered 07.09.10 – 28 Days 04.10.10)
Addition to a first floor and alterations to the existing house.

For: Mr & Mrs Heverin

OBSERVATION: **Recommend refusal as the proposed development is out of character with the area, is over-intensive and is un-neighbourly.**

- P10/E1307** **Land at Haywards Close** (Minor –North Ward – JB,LMH)
(Registered 13.09.10 – 28 Days 10.10.10)
Construction of one detached house, garage and access.
For: Montague Estates Ltd
- OBSERVATION:** **No strong views subject to Environmental Health being consulted with regard to the development’s proximity to a capped land fill site and to the presence of Japanese Knotweed in the vicinity.**
It was also noted that an application had been submitted to Oxfordshire County Council to officially register the ad hoc footpath that traverses this plot from Haywards Close to Makins Recreation Ground as a definitive public right of way.
- P10/E01314/T56** **44 Northfield End** (Other – North Ward – JB, LMH)
(Registered 25.08.09 – 28 Days 21.09.10)
BT Openreach DSLAM cabinet.
For: Ms J Cranfield (BT Openreach)
- OBSERVATION:** **No strong views.**
- P10/E1330** **16 Cromwell Road** (Minor – South Ward – EH, RM)
(Registered 08.09.10 – 28 Days 05.10.10)
Demolition of existing bungalow and construction of a new four bedroom dwelling.
For: Mr & Mrs S Sheppard
- OBSERVATION:** **No strong views.**
- P10/E1347** **109 St Mark’s Road** (Other – South Ward – EH, RM)
(Registered 15.09.10 – 28 Days 12.10.10)
Alterations and extensions. First floor rear extension, two storey side extension and a porch.
For: Mr P Stimpson
- OBSERVATION:** **No strong views.**
- P10/E1353** **24 Kings Road** (Other – North Ward – JB, LMH)
(Registered 03.09.10 – 28 Days 30.09.10)
Single storey rear conservatory.
For: Mr R Taylor
- OBSERVATION:** **Recommend refusal as the use of upvc is not an appropriate material in a conservation area.**
- P10/E1375** **12 Elizabeth Close** (Other – North Ward – JB, LMH)
(Registered 14.09.10 – 28 Days 11.10.10)
Amendment to previous planning permission P10/E0076.
Replace existing flat roofed porch with pitched roof and extend this new roof sideways over existing garage flat roof. Extend garage wall forward 0.47m.
For: Mr J Millard
- OBSERVATION:** **No strong views.**

P10/E1389 **Delphi house, 9-11 Deanfield Avenue** (Other –North Ward – JB,LMH)
(Registered 13.09.10 – 28 Days 10.10.10)
Change of use of building from class B1 to D1, to provide a facility for the training of learners on work-based learning programmes.
For: Mr T Espley

OBSERVATION: **No strong views.**

P10/E1412 **Telephone Exchange, Greys Road** (Minor – North Ward – JB, LMH)
(Registered 16.09.10 – 28 Days 13.10.10)
Removal of glazed panels. Installation of pressed metal louvres.
For: Mr D Koh (British Telecom)

OBSERVATION: **No strong views.**

92. FOR INFORMATION ONLY

Plans for information only relate to minor alterations to planning applications that have already been considered by this Committee and which in the opinion of the Planning Officer will make no significant difference to the outcome of the decision.

P10/E1114/LB & P10/E1184/A 4 Hart Street

The Committee noted the information.

93. DECISION NOTICES

The Committee noted the Decision Notices received from South Oxfordshire District Council.

94. OBJECTIONS

The Chairman asked that clarification be sought as to whether planning applications P10/E1127/EX and P10/E1128/LEX (Market Place Mews) would be considered by Committee at South Oxfordshire District Council and if so that Councillor I Reissmann be asked to speak at the meeting on the Town Council's behalf.

Note: Committee Administrator to confirm with South Oxfordshire District Council Planning Department whether planning applications P10/E1127/EX and P10/E1128/LEX (Market Place Mews) is to be considered by Committee and if so Councillor I Reissmann to be asked to speak at the meeting on the Town Clerk's behalf.

95. PLANNING APPEAL ENFORCEMENT

The Committee noted the Inspector's decision on the following appeal:-

P09/E1081/RET 9 Bell Street.

The Meeting closed at 7.45pm

bw

Chairman