

BENSON PARISH COUNCIL

Parish Hall, Sunnyside, Benson, Wallingford. OX10 6LZ
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Benson Parish Council Planning Committee meeting held on Thursday 14th January 2016 at 7PM in the Parish Hall Lounge

Minutes

Present: Cllr J Fowler (CJF) Cllr R Jordan (CRJ)
Cllr D Olley (CDO) Cllr P Peers (CPP)
Cllr R Workman (CRW)

Proper Officer: P Eldridge

There was 2 member of the public present.

The minutes of the previous meeting held on Tuesday 15th December 2015 will be approved at the council meeting to be held on Thursday 28th January 2016

1. **Apologies.** Cllr P Murray.
2. **Declarations of Interest.** – There were no declarations of interest.
3. **Public Session.**
 - a. A resident of Clacks Farm addressed the chairman saying that he had come to the meeting to be available to answer any questions on application P15/S4118/FUL. Cllr D Olley asked:
 - i. Is the forced air system used to dry grain seasonal? Mr Chamberlain responded yes normally end of August and September.
 - ii. Did the forced air system have noise attenuation installed? Mr Chamberlain noted that the new system would be quieter than the current system.
 - iii. Would new lighting use LED lights. Mr Chamberlain confirmed new lighting would be LED and that as current lighting units failed they would be replaced with LED lights.
 - b. A parishioner addressed the chairman saying that the Blacklands Road development is a good example of the reason Benson needed a Neighbourhood Plan as it is the type of development parishioners would like to see around the village. Mr Spence continued that the possibility the development encroaching into a neighbouring field also emphasised the importance of a Neighbourhood Plan.
4. **To consider the following applications:**
 - a. **BPC52/15/P15/S4118/FUL.** Clack Farm, Clack Lane, Crowmarsh Gifford, OX10 8PN.
The erection of a 26.5m wide x 57.8m long steel portal framed building for the purpose of storing Grain and Farm machinery. The proposal also includes a concrete apron weighbridge and the relocation of existing silos.
Members unanimously resolved to return no objections.
 - b. **BPC03/16/P15/S4231/FUL.** 9 Gravel Close, Benson, OX10 6SR.
Proposed partial garage conversion.
Members unanimously resolved to return no objections.
 - c. **BPC04/16/P15/S4227/O.** Rear of 22 and 24 Blacklands Road Blacklands Road Benson OX10 6NW.
Outline application for the demolition of no's 22 and 24 Blacklands Road and the erection of 19no. dwellings, including 16 starter homes (all matters except access

reserved) on site of no's 22/24 and land to the rear.

Members unanimously resolved to object to the application on the grounds of:

- i. Overdevelopment of the site.
- ii. Restrictions of access.
- iii. No provision of 40% of affordable houses.
- iv. The impact on wildlife including Red Kites and Bats.

5. To note Planning Decisions as follows:

a. **BPC41/15/P15/S3333/FUL.** 20 Church Road, Benson, Wallingford, OX10 6SF.

Proposed new dwelling to land at rear of 20 Church Road to include alteration to existing access.

Permission Refused.

b. **BPC44/15/P15/S3374/FUL.** Millstream Surgery, Millstream, Benson, OX10 6RL

Construct ground floor infill extension under existing roof canopy, replace existing glazed door & sidelight in north elevation with new upvc framed unit, replace existing window in east elevation with new, smaller upvc framed window, replace existing roof window in north elevation with deeper matching unit and associated internal alterations

Permission Granted.

6. Any Other Items to Note or for the Next Agenda.



P Eldridge
Parish Clerk
15th January 2016