

BENSON PARISH COUNCIL

Parish Hall, Sunnyside, Benson, Wallingford. OX10 6LZ
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Benson Parish Council Planning Committee meeting held on Thursday 6th August 2015 at 7PM in the Parish Hall Committee Room

Minutes

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

Proper Officer: P Eldridge

There were 9 members of the public present.

1. **Apologies.** Cllr P Peers
2. **Declarations of Interest.** – There were no declarations of interest.
3. **Public Session.** To allow members of the public to ask questions and address the Chairman:
 - a. Mr J Carroll, the owner's agent for the development, addressed the chairman giving a short history of the development to date. Mr Carroll continued that the current industrial units were not suitable for an expensive upgrade and the best way to upgrade facilities is to replace them with modern units for light industrial use. Mr Carroll provided details on the 2 houses incorporated into the application as part of a response to the Strategic Housing Management assessment (SHMA) and that noise levels and the overlooking of the houses by the industrial units had been considered during the planning process.
 - b. A resident on the site addressed the chairman noting that some of the current industrial units are not used and that the new units could be utilised for a number of uses such as car repairs and storage. The resident continued that he was concerned with access to the site through the various entrances due to the width of the carriageway. Resident completed his address by noting the new development was a 34% increase on the current buildings.
 - c. The site owner noted that the new plans provided a decrease in current industrial use as some of the space would be taken up by housing.
 - d. Mr Carroll explained that they had responded to the objection on access to the site by an amendment to widen carriageway which had received verbal approval from highways department. At this point Cllr Fowler ended the session but invites members of the Public to continue their discussions outside of the meeting.
4. **To consider the following applications:**
 - a. **BPC31/15/P15/S2322/FUL.** Atlanta House, Beggarsbush Hill, OX106PL, Wallingford, OX10 6LX.
Demolition of garages, workshops and replacement with 2 detached houses and business units.
Members voted unanimously to return no objections with the comments that:
 - i. Plans for access to the site will be amended to provide a greater

width of road.

ii. The new industrial units must conform to the SODC change of use conditions.

b. **BPC32/15/P15/S2349/LB.** Crossways, 1 Brook Street, Benson OX10 6LQ.

Proposed stabilising of bowing front wall of house, fit tie rods and plates from front wall to beam in sitting room, and fitting and fixing new roof rafter and strut.

Members voted unanimously to return no objections subject to the comments of the listed building officer.

c. **BPC33/15/P15/S2502/HH.** 38 Westfield Road, Benson, OX10 6NJ. Conversion of existing garage and utility and single storey rear extension.

Members voted unanimously to return no objections.

d. **BPC34/15/P15/S2417/LB.** Holly's, 18 High Street Benson, OX10 6RP. Relocate the emergence point of an existing insulated flue pipe on a roof slope.

Members voted unanimously to return no objections.

e. **BPC35/15/P15/S2543/HH.** Castania, Churchfield Lane, Benson, OX10 6SH.

Demolition of existing garage and the erection of a side and rear extension.

Members voted unanimously to return no objections.

5. **To note Planning Decisions as follows:**

a. **BPC21/15/ P15/S1519/HH:** 7 Sands Way, Benson, Wallingford, OX10 6NG.

Construction of side first floor and part ground floor extension.

Permission Granted.

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

a. Cllr J Fowler noted that during the recent meeting with SODC planning officers they stated that SODC had not met with West Waddy since the successful appeal for the development at Littleworth Road. Cllr Fowler continued that he felt the Benson Parish Council should arrange their own meeting with West Waddy to discuss the provision of additional community facilities ASAP. Cllr P Murray asked if SODC would be invited to the meeting. Cllr Fowler replied that SODC would be informed of any meeting with West Waddy and invited to send representatives. It was generally agreed that the clerk should arrange an additional planning meeting during August and invite West Waddy to attend.



P Eldridge
Parish Clerk
7th Aug 2015