

BENSON PARISH COUNCIL

Parish Hall, Sunnyside, Benson, Wallingford. OX10 6LZ
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Benson Parish Council Planning Committee meeting held on Thursday 9th Jun 2016 at 7PM in the Parish Hall Committee Room

Minutes

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

Proper Officer: P Eldridge

There was 1 member of the public present.

The minutes of the previous meetings held on Thursday 12th May 2016 were approved at the council meeting held on Thursday 26th May 2016.

1. **To elect the chairman of planning committee.** Clerk informed members that this item had been left of the agenda. Cllr P Peers moved to suspend standing orders. **Suspend Standing Orders: Members unanimously resolved to suspend standing orders.**

Suspend Standing Orders.

Cllr J Fowler was the only nomination for election to Chairman of the Planning Committee. **Proposed by Cllr D Olley and seconded by Cllr P Peers. The proposal was carried by a majority of 4 with 1 abstention.**

Members unanimously resolved to resume standing orders.

Resume Standing Orders

2. **Apologies.** Cllr R Jordan
3. **Declarations of Interest.** – There were no declarations of interest.
4. **Public Session.** The member of the public briefly addressed the chairman about planning application P16/S1404/FUL located at Hethersett, 8 Mill Lane, Benson, OX10 6SL explaining the plans and noting that she was in contact with SODC about a sliding gate and materials to alleviate flooding.
5. **To consider the following applications:**
 - a. **BPC24/16/P16/S1404/HH.** 74 Preston Crowmarsh OX10 6SL.
New first floor and ground floor additions and alterations.
Members unanimously resolved to return no objections.
 - b. **BPC25/16/P16/S1695/FUL.** Hethersett, 8 Mill Lane, Benson, OX10 6SL.
Demolition of existing attached garage and attached single-storey wing forming redundant doctor's surgery, construction of new replacement two-storey side extension, single-storey rear extension and single-storey front extensions. New vehicular access gate fronting Mill Lane to existing driveway. Additional raised terrace to rear of new rear extension. Change of use from doctors/dentists surgery to residential use.
Members unanimously resolved to return no objections.
 - c. **BPC26/16/P16/S1593/LB.** 10 Castle Square, Benson, OX10 6SD.
Replacement of door and windows, install alarm and re-pointing of external bricks.
Members unanimously resolved to object to the application on the grounds that the planning application provided insufficient information on the work to be

carried out, the materials to be used and a general lack of detail.

d. **BPC27/16/P16/S1705/T28.** Crowmarsh Battle Farm, Off Benson Lane, Preston Crowmarsh.

The application is for: Electronic Communications Development - Upgrading Apparatus.

Members unanimously resolved to return no objections.

6. **To note Planning Decisions.** No planning decisions have been received.

7. **To discuss a Certificate of Lawful Development Ref: P16/1630/LDE:**

Use of domestic annex as primary residential accommodation.

The Paddock Road Running Through Preston Crowmarsh OX10 6SL

To decide if there is any relevant information that should be sent to the planning officer.

Response will need to be submitted Friday 10 June 2016 by 12PM. Members

discussed the change of the annex to primary residential and **Unanimously resolved that the clerk should respond to the planning officer stating:**

a. A concern was expressed about turning what was originally a garden store into an annex and subsequently into primary residential accommodation over a short period of 6 years by the use of different processes including certificates of Lawful Development.

b. It was concerning that no planning applications for the various change of use had been submitted but had been achieved through the use of Certificates of Lawful development.

8. **To note that SODC has received a Screening Opinion P16/S1654/SCR:**

For development work at the following location: Land off St Helen's Avenue Benson.

Cllr J Fowler explained to members that a screening opinion is something that the planning officer is required to complete. It is a formal assessment of whether the

application needs to include a full environmental impact assessment. Cllrs briefly

discussed the requirement and it was **unanimously resolved that Benson Parish**

Council recommend to the planning officer that an environmental impact assessment is required for P16/S1301 due the environmental impact of 130 dwellings on the proposed site.

9. **To note that Planning Application P16/S1795/DIS:** 35 Squire House Observatory Close Benson.

The application is for: Discharge of condition 1 (3 year expiration), 2 (works being in

accordance with the approved drawings), 3 (timber framed glazed doors, timber

shading), 4 (panel samples) on application P15/S1029/HH P15/S1030/LB. Erection of a single storey rear extension.

Members noted the application for discharge.

10. **Any Other Items to Note or for the Next Agenda.** Cllr J Fowler reported that

several council members and parishioners had attended the SODC Planning Meeting

in Didcot for the decision on planning application P16/S1139/O erection of 241

dwellings. SODC Cllr F Bloomfield, Parish Cllr J Fowler Benson Parishioners

Mr D Rushton and Mr F Farquharson all spoke against the development. At the end of

the discussion on the development the chairman moved to defer the decision so that

SODC Cllrs could carry out a site visit. This was carried by 2 votes with 1 against.



P Eldridge
Parish Clerk

10th June 2016