

BENSON PARISH COUNCIL

Parish Hall, Sunnyside, Benson, Wallingford. OX10 6LZ
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Benson Parish Council Planning Committee meeting held on Tuesday 12th Jul 2016 at 7PM in the Parish Hall Committee Room Minutes

Present: Cllr J Fowler (CJF) Cllr P Peers (CPP)
Cllr R Workman (CRW)

Proper Officer: P Eldridge

The minutes of the previous meetings held on Thursday 9th June 2016 were approved at the council meeting held on Thursday 23rd Jun 2016.

1. **Apologies.** Cllrs R Jordan, P Murray, Cllr D Olley.
2. **Declarations of Interest.** – There were no declarations of interest.
3. **Public Session.** There were no members of the public present.
4. **To consider the following applications:**
 - a. **BPC31/16/P16/S1907/HH:** 2 Port Hill Road, Benson, OX10 6NF.
Erection of a 2 storey extension on the west side of the house.
Members unanimously resolved to return no objections.
 - b. **BPC32/16/P16/S1908/FUL:** Land between 51 Preston Crowmarsh and Lower Farmhouse, Preston Crowmarsh, OX10 6SL.
Construction of one house with garage on land adjoining Lower Farmhouse.
Members unanimously resolved to object to the application on the grounds of:
 - i. Impact on the conservation area and neighbouring listed buildings.
 - ii. Out of character for the area.
 - iii. Concerns for vehicle access.Members also commented:
 - iv. That the trees fronting the property must be protected.
 - v. That there should be a restriction to prevent any future conversion of the garage into living accommodation.
 - vi. That there should be no alterations to the elevation facing 51 Preston Crowmarsh to include windows that would overlook 51 Preston Crowmarsh.
 - c. **BPC33/16/P16/S2002/FUL:** Royal Air Force Benson, Nursery Clay Lane, Benson, OX10 6AA.
Extension to the existing nursery at RAF Benson, for a breakfast and after school club, which will be single storey with a flat roof.
Members unanimously resolved to return no objections with the comment that water from the roof of the extension should be harvested for use on the garden.
 - d. **BPC34/16/P16/S1913/HH:** 30 Church Road Benson Oxon OX10 6SF.
Demolition of existing garage and erection of two storey extension.
Members unanimously resolved to return no objections.
 - e. **BPC35/16/P16/S2037/LB:** Fifield Manor Benson Wallingford OXON OX10 6HA.
Removal of partially demolished lean-to from existing dovecote and erection of an ancillary building comprising a double carport, double garage, workshop, office and studio/storage.
Members unanimously resolved to return no objections.

f. **BPC36/16/P16/S2038/HH:** Fifield Manor Benson Wallingford OXON OX10 6HA.

Removal of partially demolished lean-to from existing dovecote and erection of an ancillary building comprising a double carport, double garage, workshop, office and studio/storage.

Members unanimously resolved to return no objections with the comment that a condition should be made that the new building cannot be used as any form of living accommodation.

g. **BPC37/16/P16/S2177/HH:** 5 Littleworth Road, Benson, OX10 6LY.

Demolition of existing single storey conservatory/garden room and erection of a two storey extension.

Members unanimously resolved to return no objections.

h. **BPC38/16/P16/S2243/MPO:** Atalanta House, Beggarsbush Hill, Benson, OX10 6PL.

The application is for: Removal of affordable housing provision under the S106 agreement relating to P15/S4369/FUL.

Members unanimously resolved to object to the application on the grounds that the agreement on affordable housing was in place when the application was approved before the High Court Ruling and should be maintained as Benson desperately needs more affordable housing.

5. **To note application for discharge of planning conditions**

a. **BPC39/16/P16/S1795/DIS:** 35 Squire House, Observatory Close, Benson OX10 6NU

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.

6. **To note Planning Decisions:**

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

The South Oxfordshire District Council hereby certify that on 13th May 2016 the undertaking of the above existing use was lawful within the meaning of Section 191 of the Town and Country Planning Act 1990.

Permission Granted.

7. **Local Plan 2032 Preferred Options Consultation June 2016.** To discuss and formulate the Benson Parish Council response. There was a short discussion and it was noted that key points are:

- a. Number of houses to be allocated.
- b. Characterisation of medium villages.
- c. The requirement for a Benson relief road.
- d. Infrastructure.
- e. That some recently approved applications for large developments are not admitted as a contribution to the allocation.

It was agreed that Cllr J Fowler would prepare a list of considerations to present to full council and that the clerk would add an item to the next full council agenda under planning to discuss the response to SODC.

Action: Cllr J Fowler to produce a list of considerations for the response to the local plan.

CLK

Action: Clerk to place item on next Benson Parish Council Agenda to discuss.

8. Any Other Items to Note or for the Next Agenda:

- a. Cllr P Peers noted that the developers of the new houses built on Oxford Road have left the site without completing the footpath to the front of the row of terraced houses.



P Eldridge
Parish Clerk
13th July 2016

Annex A
Actions from Parish Council Planning Meeting
as at 12th July 2016

1. Cllr J Fowler to produce a list of considerations for the response to the local plan planning meeting minutes 12th Jul 2016 (7.).

CJF

In progress.

2. Clerk to place item on next Benson Parish Council Agenda to discuss local plan planning meeting minutes 12th Jul 2016 (7.).

CLK

Item added. Action closed.