

## BENSON PARISH COUNCIL

Parish Hall, Sunnyside, Benson, Wallingford. OX10 6LZ  
Tel: 01491 825038 e-mail: [bensonparish.council@virgin.net](mailto:bensonparish.council@virgin.net)

### **Benson Parish Council Planning Committee meeting held on Thursday 10<sup>th</sup> November 2016 at 7:00PM in the Parish Hall Committee Room**

Present: Cllr J Fowler (CJF) Cllrs R Jordan (CRJ)  
Cllr D Olley (CDO) Cllr P Peers (CPP)  
Cllr P Baylis (CPB)

Proper Officer: P Eldridge

There was 3 members of the public present.

The minutes of the previous meetings held on Monday 10<sup>th</sup> October 2016 were approved at the council meeting held on Thursday 27<sup>th</sup> October 2016.

#### **Minutes**

1. **Apologies.** Cllr P Murray (CPM), Cllr R Workman (CRW).
2. **Declarations of Interest.** – Cllr P Peers declared an interest in item 4.c. planning application for 22-24 Blacklands Road and land to the rear Blacklands Road Benson OX10 6NW.
3. **Public Session.** Two residents of Churchfield Lane addressed the chairman on the application for a 60-bed care home on Churchfield Lane (P16/S3424/FUL):
  - a. The 1<sup>st</sup> resident explained she was against the application because:
    - i. When the petrol station planning application had been granted it was stipulated that the structure should not be higher than the surrounding trees. The proposed care home development was much higher than the treeline so that residents could see over to the river and according to the developers become a local landmark.
    - ii. There is already an issue with foul water drainage and this will be greatly exacerbated in the local area by the development.
    - iii. The care home will cater for 60 residents but there are only 21 car parking spaces for visitors and staff.
    - iv. There is no allowance by the developers for part of the development to be in the flood plain.
    - v. Light pollution in the area once the development is complete will be colossal.
  - b. The 2<sup>nd</sup> resident explained that he although he had family connections with the ownership of the land he personally had no financial interest. The resident continued:
    - i. That he understood from the developer that the height of the development was an essential part of the development to provide palliative care.
    - ii. That he had been informed that the issues around foul water drainage had been comprehensively dealt with.
    - iii. That issues with the access off Churchfield Lane may be resolved by closing off the junction of the lane at the A4074.
  - c. The 1<sup>st</sup> resident responded to the 2<sup>nd</sup> resident noting that the resolution of issues with foul water drainage had not been confirmed. At this point Cllr J Fowler chair of the planning committee ended the public session.

4. **To consider the following applications:**

a. **BPC62/16/P16/S3424/FUL.** Churchfield Lane, Benson, OX10 6LX.  
Development of a 60 bed C2 Use Class elderly care home. Members discussed the application and Cllr D Olley asked if a sequential test had been performed on the flood risk area. Cllr J Fowler confirmed that a sequential test had been done and that the Environmental Agency had submitted no objections to the application. Cllr Fowler continued that SODC would be verifying if the test was sound and if found to be unsound then SODC would need to resolve issues with the developer. Cllr Olley then continued that he was concerned about road issues and Cllr Fowler responded that OCC Highways had no objections to the development. Cllr Olley finished by stating that he considered the development to large a build for such a small site and neither did he like the proposed height of the development, also he had concerns on parking on Churchfield Lane. Cllr Fowler noted the objection and commented that a condition could be made not to permit parking in Churchfield Lane.

**Members resolved by 4 votes with 1 against to return no objections to the application** with the conditions that:

- i. Parking should be prohibited on Churchfield Lane.
- ii. Advice should be sought from Thames Water on local issues with foul water drainage and waste disposal before the final decision is made.

b. **BPC63/16/P16/S3477/HH.** Blenheim House, 24 Oxford Road, Benson, OX10 6LX.  
Replacement of existing freestanding glasshouse with Victorian style glasshouse.  
**Members unanimously resolved to return no objections.**

c. **BPC64/16/P16/S3501/FUL.** 22-24 Blacklands Road and land to the rear Blacklands Road Benson OX10 6NW.  
Demolition of nos 22 and 24 Blacklands Road and erection of 11no dwellings along with amenity space, parking, access and bin and bicycle storage on land to the rear of Blacklands Road, Benson. Before discussion on the application commenced Cllr P Peers left the chamber. Cllr J Fowler stated that the members who had reviewed the plans had all returned no objections although one of the members had done this reluctantly.  
**Members unanimously resolved to return no objections.**  
Cllr Peers re-entered the chamber.

d. **BPC53/16/P16/S2852/LB.** Fifield Farmhouse Road, Between Cottesmore Lane and Fifield Manor, Benson, WALLINGFORD, OX10 6HA.  
Amendment No 1. Conversion of existing utility space and above to be part of main dwelling. Remove existing external door, replace with wooden casement window. Internal work.  
As amended by drawing no A1 1100B dated 1 November 2016 removing rooflights and adding window into carport.  
**Members resolved by 4 votes with 1 against to return no objections to the application.**

e. **BPC54/16/P16/S2853HH.** Fifield Farmhouse Road, Between Cottesmore Lane and Fifield Manor, Benson, WALLINGFORD, OX10 6HA.  
Amendment No 1. Conversion of existing utility space and above to be part of main dwelling. Remove existing external door, replace with wooden casement window. Internal work  
As amended by drawing no A1 1100B dated 1 November 2016 removing rooflights and adding window into carport.  
**Members resolved by 4 votes with 1 against to return no objections to the**

**application**

**5. To note Planning Decisions:**

a. **BPC47/16/P16/S2592/FUL:** Atlanta House, Beggarsbush Hill, Benson OX10 6PL.

Demolition of garages, workshops and offices and replacement with two detached houses and a terrace of three houses.

**Permission Granted.**

b. **BPC57/16/P16/S3015/HH.** 35 Blacklands Road, Benson, Oxfordshire, OX10 6NW.

Single storey rear extension.

**Permission Granted.**

c. **BPC45/16/P16/S2699/FUL:** Fifield Barn, Brook Street, Benson, OX10 6EZ.

The conversion of Fifield Barns, Benson to provide one residential dwelling including the provision of amenity space, car parking and access.

**Permission Granted.**

d. **BPC46/16/P16/S2700/LB:** Fifield Barn, Brook Street, Benson, OX10 6EZ.

The conversion of Fifield Barns, Benson to provide one residential dwelling including the provision of amenity space, car parking and access.

**Permission Granted.**

f. **BPC49/16/MW.0108/16:** Planning application by Grondon Waste Management Ltd Estate Offices, Grange Lane, Beenham, Reading, Berkshire, RG7 5PY for planning permission for the Section 73 application to remove the ability to use the site for 12 nominated Saturday afternoons, and to allow the use of the site for five bank holidays per year for the deposit of waste at Ewelme no 2, Ewelme, Wallingford, Oxon, OX10 6PJ.

**Permission Granted.**

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

a. Cllr J Fowler noted that JPPC had submitted a screening application, P16/S3736/SCR for a development off Hale Road on BEN 2 for 84 houses. Cllr Fowler continued that he was concerned that the current design of the development would invalidate the likely provision of a Benson edge (relief) road. Cllr Fowler proposed that he contact JPPC to discuss the provision of a Benson edge road and this was generally agreed.

**Action:** Clerk to contact JPPC to arrange a meeting.



P Eldridge  
Parish Clerk  
11<sup>th</sup> November 2016

**Annex A**

**Actions for Planning Mtg as at 10<sup>th</sup> November 2016**

1. Clerk to contact JPPC to arrange a meeting with Cllr Fowler.  
*In progress.*

**CLK**