

## BENSON PARISH COUNCIL

Parish Hall, Sunnyside, Benson, Wallingford. OX10 6LZ  
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### Benson Parish Council Planning Committee meeting to be held on Thursday 9<sup>th</sup> March 2017 at 7:00PM in the Parish Hall Committee Room

Present: Cllr J Fowler (CJF) Chair  
Cllr P Murray (PM)  
Cllr D Olley (CDO)  
Cllr R Jordan (CRJ)  
Cllr P Peers (CPP)  
Cllr R workman (CRW)

Proper Officer: D Brooks

#### MINUTES

1. **Apologies.** There were no apologies
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. **BPC11/17/P17/S0518/LB (Listed Building Consent)** Other Proposal: Replace existing front door Address: 74 Brook Street Benson Oxfordshire OX10 6LH  
**There were no objections from the members present at the meeting; this was unanimous.**
  - b. **BPC12/17/P17/S0472/HH (Householder)** Application Type: Other Proposal: Demolition of existing conservatory and bathroom extension. Erection of orangery extension. Address: 36 Crown Lane Benson OX10 6LP  
**There were no objections from the members present at the meeting; this was unanimous.**
  - c. **BPC13/17/P17/S0570/HH (Householder)** Application Type: Other Proposal: Take down existing conservatory and extension to rear and side Reconstruct new single storey rear/side extension Address: 5 Newton Way Benson OX10 6NS  
**There were no objections from the members present at the meeting; this was unanimous. However, it should be noted that the plans were very difficult to decipher.**
  - d. **BPC14/17/ P17/S0719/HH (Householder)** Application Type: Other Proposal: Construction of an attached timber framed garage and a porch. Address: 1 Littleworth Road Benson OX10 6LY  
**There were no objections from the members present at the meeting; this was unanimous. However, there was concern that visibility from Sunnyside to the Watlington Road could be impeded by the development and it was recommended that Oxfordshire County Council Highways should investigate this.**
  - e. **BPC15/17/P17/S0507/HH (Householder)** Application Type: Other Proposal: Single storey front extension Address: 1 St Helens Way Benson OX10 6SP  
The Council were in receipt of a comment form from a member of the public who expressed concern over the size and height of the proposed extension. However, the plans indicated that the extension would be no higher than the current roofline. Therefore,  
**There were no objections from the members present at the meeting; this was unanimous.**

- f. **BPC16/17/P17/S0597/HH (Householder)** Application Type: Other Proposal: Replacement and alteration of front boundary wall. Installation of new pedestrian gate & vehicular gate. Address: 74 Brook Street Benson OX10 6LH

**There were no objections from the members present at the meeting; this was unanimous.**

- g. **BPC17/17/P17/S0598/LB (Listed Building Consent)** Application Type: Other Proposal: Replacement and alteration of front boundary wall. Installation of new pedestrian gate & vehicular gate (as per enclosed details) at front boundary of property. Address: 74 Brook Street Benson OX10 6LH

**There were no objections from the members present at the meeting; this was unanimous.**

- h. **BPC18/17/P17/S0720/FUL (Full Application)** Application Type: Minor Proposal: Installation of new "Folded Roof" concept, comprising of new aluminium cladding to the roof, with new style booths and reconfiguration of the car park. New remote bin store sited to the west. Installation of new fascia signage. Address: McDonalds Restaurants Ltd Oxford Road Benson OX10 6LX

**Members unanimously resolved to object to the proposal for the following reasons:**

- i. The proposed site for the remote bin store would result in the removal of a substantial tree and loss of biodiversity.
  - ii. The reduction of disabled parking spaces from 3 to 2
- i. **BPC19/17/P17/S0721/A (Advertisement Consent)** Application Type: Other Proposal: Installation of new "Folded Roof" concept, comprising of new aluminium cladding to the roof, with new style booths and reconfiguration of the car park. New remote bin store sited to the west. Installation of new fascia signage. Address: McDonalds Restaurants Ltd Oxford Road Benson OX10 6LX

**There were no objections from the members present at the meeting; this was unanimous.**

5. **To note Planning Decisions:**

- a. **BPC64/16/P16/S3501/FUL Application proposal, including any amendments:** Demolition of nos 22 and 24 Blacklands Road and erection of 11 no dwellings along with amenity space, parking, access and bin and bicycle storage on land to the rear of Blacklands Road, Benson. (as clarified by contaminated land survey accompanying Agent's email dated 20 December 2016 and additional noise report received on 30 January 2017). Site Location: 22-24 Blacklands Road and land to the rear Blacklands Road Benson OX10 6NW

**Permission Granted (Noted)**

- b. **BPC62/16/P16/S3424/FUL Application proposal, including any amendments:** Development of a 60 bed C2 Use Class elderly care home (as amplified by drainage testing information received 2 November 2016, section plan showing site levels received 22 November 2016, Sustainable Drainage and Landscape Management Plan and additional information received 14 December 2016, TRICS daily trip rate survey received 15 December 2016 and footpath plan received 15 December 2016). Site Location: Churchfield Lane Benson OX10 6SH

**Permission Granted (Noted)**

- c. **BPC68/16/P16/S3558/HH Application proposal, including any amendments:** Demolition of existing single storey timber frame utility room. Erection of ground floor brick construction bedroom and utility room (as amplified and amended by

plans and flood risk statement received on 15 February 2017). Site Location: 20 St Helens Way Benson OX10 6SW

**Permission Granted (Noted)**

**6. To note for information only**

- a. **BPC68/16/P16/S3558/HH (Householder) Application Type: Other Amendment:** No. 1 - dated 15th February 2017 Proposal: Demolition of existing single storey timber frame utility room. Erection of ground floor brick construction bedroom and utility room. (as amplified and amended by plans and flood risk statement received on 15 February 2017). Address: 20 St Helens Way Benson OX10 6SW

**Noted**

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

a. **Atalanta House - P16/S3922/FUL**

The Planning Officer for the development forwarded the Site Contamination Assessment which was received by members of the Parish Council on the morning of the meeting (09.03.17). The Planning Officer requested a decision from members by the following day, prior to the application going to the Planning Committee. The Parish Council acknowledged the thoroughness of the report but stated that they had not had sufficient time to examine the report.

**Members unainmously resolved to maintain their objection to the original proposal, at this time.**

- b. **There were no other items to note.**

**8. Date of next meeting**

Thursday 23<sup>rd</sup> March 2017



D L Brooks  
Parish Clerk  
10.03.17