

BENSON PARISH COUNCIL

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

Benson Parish Council Planning Committee meeting to be held on Monday 10th April 2017 at 7:30pm in the Parish Hall Committee Room

Present: Cllr J Fowler (CJF) Chair
Cllr P Murray (PM) *Arrived at 7.35pm* Cllr P Peers (CPP)
Cllr D Olley (CDO) Cllr R Workman (CRW)

Proper Officer: Anna Field

MINUTES

1. **Apologies.** Cllr R Jordan (CRJ)
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. **BPC22/17/P17/S0901/HH** (Householder) Application Type: Other Proposal: Single storey extension to the rear and side of the property. Address: 18 Offas Close Benson OX10 6NR
The view was that this constituted over-development of the site and would have a negative impact on neighbours. Therefore, members present objected to the application; this was unanimous.
Action: Council requested that the Clerk contact SODC Planning to ensure the application is referred to the Planning Committee. CLK
 - b. **BPC23/17/P17/S0352/HH** (Householder) Application Type: Other Amendment: No. 1 - dated 20th March 2017 Proposal: Proposed garage conversion, single storey link extension and side extension to create new garage with accommodation in the roofspace. Proposed new gravel driveway surface to existing front garden (as amended by drwgns 20E, 21G and 23D received on 20 March 2017) Address: 24 Horseshoes Lane Benson OX10 6LB
The application has already been approved; no extension was available for consultation.
 - c. **BPC25/17/ P17/S1096/FUL** (Full Application) Application Type (see definition over): Minor Proposal: Replacement Pig Rearing Buildings - Application A Address: Potters Farm Old London Road Ewelme OX10 6PX
There were no objections from the members present at the meeting; this was unanimous.
 - d. **BPC26/17/P17/S1098/FUL** (Full Application) Application Type (see definition over): Minor Proposal: Replacement pig buildings Application B Address: Potters Farm Old London Road Ewelme OX10 6PX
There were no objections from the members present at the meeting; this was unanimous.
 - e. **CONSULTATION** – Littleworth Road (Benson) - Proposed Revocation of One-Way Restriction. On behalf of the Parish Council, Cllr Fowler is to attend a meeting on 18th April, to discuss options and negotiate a compromise agreement if necessary. Cllr Murray will inform Cala Homes that this meeting is taking place. CJF/
CPM

Cllr Fowler will respond to the consultation on behalf of the Council following the meeting.

5. To note Planning Decisions:

a. BPC76/16/P16/S4223/O

Application proposal, including any amendments: Outline planning application for up to 130 dwellings (including up to 40% affordable housing), structural planting and landscaping, informal public open space, vehicular access from St Helen's Avenue and associated ancillary works. All matters reserved with the exception of the main vehicular access.

Site Location: Land at St Helen's Avenue Benson

Outline planning permission is REFUSED (Noted)

b. BPC02/17/ P17/S0130/A

Application proposal, including any amendments: Various signage as clarified by agent's email of 21 March 2017. Site Location: The Crown Inn 52 High Street Benson OX10 6RP

GRANTED (Noted)

c. BPC01/17/P17/S0131/LB

Application proposal, including any amendments: Application for new and existing signage as clarified by agent's email of 21 March 2017.

Site Location: The Crown Inn 52 High Street Benson OX10 6RP

LISTED BUILDING CONSENT GRANTED (Noted)

d. BPC13/17/P17/S0570/HH

Application proposal, including any amendments: Erection of single storey rear/side extension replacing existing conservatory and extension to rear and side. Site Location: 5 Newton Way Benson OX10 6NS

GRANTED (Noted)

6. To note for information only

a. NOTIFICATION OF APPEAL HEARING DATE

Location: Land off St Helen's Avenue Benson Proposed development: Outline planning permission for up to 130 dwellings (including up to 40% affordable housing) introduction of structural planting and landscaping, informal public open space, surface water flood mitigation and attenuation, two vehicular accesses from St Helen's Avenue and associated ancillary works. As clarified by play provision improvement plan received 25 May 2016, additional ecology information received 5 September and additional archaeological information submitted 12 September 2016. Appellants name: Gladman Developments Ltd Appeal reference number: APP/Q3115/W/16/3163844 Appeal start date: 10th February 2017

The hearing will be held on 2nd May 2017 at Benson Village Hall, Sunnyside, Benson, Wallingford, Oxon, OX10 6LZ at 10.00 am.

Cllr Murray to confirm attendance.

CPM

b. BPC24/17/P17/S0955/PRC Proposal: Change of use from A1 (shops) to A3 (restaurants and cafes). Location: Barhams Chapel Lane Benson OX10 6LU

Noted

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

- a. **P16/S2686/LDP** The Free Church 37 High Street Benson OX10 6RP: Addition of one east facing window and enlargement of west facing window to second floor.

Cllr Peers expressed her concerns that work on the above property did not conform to the planning application consent. Namely, the circular window at the front (west facing aspect) of the property was being replaced by a larger arched window.

Clerk to inform SODC Conservation and Enforcement officers

CLK

- b. It was also noted that timescales for consultation on planning applications seemed to be reducing; with documents arriving later than previously.

Clerk to send letter to SODC expressing concern.

CLK

There were no other items to note

Anna Field

Proper Officer

(Minutes produced by D Brooks – Clerk)

13.04.17