

## BENSON PARISH COUNCIL

Parish Hall, Sunnyside, Benson, Wallingford. OX10 6LZ  
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### **Benson Parish Council Planning Committee meeting held on Thursday 12<sup>th</sup> January 2017 at 7:00PM in the Parish Hall Committee Room**

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

Proper Officer: D Brooks

There were 8 members of the public present.

#### **Minutes**

1. **Apologies.** Cllr P Murray (CPM), Cllr R Workman (CRW).
2. **Declarations of Interest.** – Cllr J Fowler declared an interest in item 4.a. planning application at 1 The Moorlands, Benson, OX10 6RT.
3. **Public Session.**
  - a. Planning Application at 1 The Moorlands, Benson, OX10 6RT. A resident, who was also making representation for other residents, addressed the Chair and explained why they had concerns about the application.
    - i. It was felt that the application would result in alterations to the property converting it from a 2-bedroomed dwelling to potentially 4 bedrooms and the resulting increase in occupancy would put excessive demand on the sewage system. Residents had experienced problems of this nature previously and it was suggested that reports from both Thames Water and Oxfordshire Drains Services highlighted increased usage as an issue.
    - ii. Insufficient parking if there were an increase in the number of cars and a resulting narrowing of access.
    - iii. Increase in noise whilst works were being completed.
  - b. Planning application at Atalanta Garage, Beggarsbush Hill, Benson, OX10 6PL A neighbouring resident, whilst he did not have any objections to development of the site in principle, wished to draw the Chair's attention to several flaws in the application itself together with missing information. The resident outlined the following:
    - i. The Package treatment plant is not shown on any drawing and a foul sewer connection would be the preferred option; there is one at RAF Benson.
    - ii. The site is overlooked by an Area of Outstanding Natural Beauty which had to be taken into consideration previously.
    - iii. The information regarding the area of the plot is false as it does not include the public footpath.
    - iv. The resident had concerns around hazardous substances and contamination, from the previous use of the site as a petrol station and the existence of asbestos. It was felt this was not adequately dealt with in the planning application.
    - v. Other issues raised related to a lack of consideration given to parking and trees and hedgerows plus a lack of detail and scaling on hand-drawn sections of the plans.
    - vi. In summary, the resident felt there was not enough detail in the plan's current format and some of the content was inaccurate and misleading. It was

also felt that the development was aesthetically the 'wrong way round'.

c. Land North of Littleworth Road, Benson: Two representatives from Cala Homes addressed the Chair with responses to concerns raised in a meeting held in December 2016. The concerns related to the positioning, height and size of the apartment blocks and the use of buff coloured brick. Cala Homes reported that one apartment block would be moved to a more central position and that all had been reduced to either a 2 or 2.5 storey building. The distance from the Eastern Boundary has also been adjusted. Red brick will replace the buff coloured brick. Amended drawings are to be submitted to the Case Officer next week.

At this point, Cllr J Fowler chair of the planning committee ended the public session.

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

a. **BPC73/16/P16/S3878/HH.** 1 The Moorlands, Benson, OX10 6RT. Removal of existing flat roof extension. Construction of new side extension with pitched roof to form new kitchen/dining/living area Cllr J Fowler informed the meeting that OCC Highways have raised a holding objection due to the lack of clarity on available parking spaces. (At this point, CJF left the room and CPP took the Chair). The main objection focussed on the loss of parking space which had been agreed by all members of the planning committee who had visited the site. Cllr Olley clarified that any objections would need to be based on the application itself and could not respond to concerns raised about sewage and drains. Cllr Peers proposed the Committee objected to the application

**Members present unanimously resolved to object to the application** on the grounds of:

- i. Loss of parking space.
- ii. Pitch roof out of character with existing bungalows
- iii. Driveway width below National recommended 2.5 metres due to porch  
(CJF returned to the chamber and resumed as chair)

b. **BPC71/16/P16/S3922/FUL.** Atalanta Garage, Beggarsbush Hill, Benson, OX10 6PL Demolition of garages, workshops and offices and replaced with six dwellings with car parking, comprising of three detached houses, a pair of semidetached houses and a detached bungalow  
Cllr Peers expressed a concern with regards to the access at the side of the development which was not described in full and did not take into consideration the footpath.

**Members resolved to object to the application by 3 votes and one abstention** on the grounds of:

- i. Loss of bin storage
- ii. Loss of amenity space for plots 3, 4 & 5
- iii. Loss of garaging
- iv. There are no details of the Package Treatment (Septic Tank) provision
- v. The existing footpath (Footpath 16) needs to be retained as a footpath. It is not clear from the plans whether this will be retained nor the treatment of the Footpath.
- vi. The access road is too narrow for 2 cars to pass and at nearly 60 metres in length there are no passing places

- vii. Further detail is required in terms of how the Asbestos present in the structure will be dealt with and the possible ground contamination from previous use as a petrol station.

c. **BPC72/16/P16/S3922/FUL.** Atalanta Garage, Beggarsbush Hill, Benson, OX10 6PL

Amendment No. 1 - dated 15th December 2016 Demolition of garages, workshops and offices and replaced with six dwellings with car parking, comprising of three detached houses, a pair of semidetached houses and a detached bungalow. As amended by plan ref BS315 099 P3 which shows turning opportunity for emergency vehicles and parking spaces to current dimensional standards. It was felt that the amendment did not address the previous grounds for objection

**Members unanimously resolved to object** on the grounds of:

- i. Loss of bin storage
- ii. Loss of amenity space for plots 3, 4 & 5
- iii. Loss of garaging
- iv. There are no details of the Package Treatment (Septic Tank) provision
- v. The existing footpath (Footpath 16) needs to be retained as a footpath. It is not clear from the plans whether this will be retained nor the treatment of the Footpath.
- vi. The access road is too narrow for 2 cars to pass and at nearly 60 metres in length there are no passing places
- vii. Further detail is required in terms of how the Asbestos present in the structure will be dealt with and the possible ground contamination from previous use as a petrol station.

d. **P16/S4202/FUL** Land at B4009 Oxford Road Benson OX10 6LX.

Formation of vehicular access (on a temporary basis) onto the B4009 for the duration of construction works on adjacent land (at Littleworth Road)

**The Committee returned no objections on the clear understanding that the area should be returned to its original state as soon as other access was available. with a new hedge with planting of mature trees and shrubs. BPC also require information on the proposed vehicle wheel washing method to be instigated.**

e. **BPC70/16/P16/S3611/FUL.** Land North of Littleworth Road, Benson.

Erection of 187 dwellings plus formation of vehicular access and car parking. Provision of landscaping and open space and other associated work Address: Land North of Littleworth Road Benson

It was understood by the Committee that an amended application and set of plans was due. However,

**Members unanimously resolved to object to the current application** on the grounds of:

- i. Retirement bungalows should not be removed
- ii. 3 storey flats overlook current residents and 2.5 storey dwellings overlook Littleworth Road
- iii. E.I.A should be required
- iv. Plots 100, 106, 112 have an overbearing impact on properties in Sunnyside

- v. Open space is on the outside of the development with none centrally
- vi. Lack of car parking space

f. **OCC ref MW.0143/16** Planning application by Grundon Waste Management Ltd Estate Offices, Grange Lane, Beenham, Reading, Berkshire, RG7 5PY for planning permission for the Planning Application under Section 73A of the Town and Country Planning Act 1990 (as amended) for the following changes to the existing Hazardous Waste Transfer Station (HWTS): Ewelme Hazardous Waste Transfer Station, Goulds Grove, Ewelme, Wallingford, OX10 6PJ

**To note: the above Planning Application was passed by District on 4<sup>th</sup> January 2017; there was no need for public consultation and documents could not be downloaded**

5. **To note Planning Decisions:**

- a. **BPC69/16/P16/S3667/HH.** 14 Westfield Road, Benson OX10 6NJ.

Single storey front/side extension.

**Permission Granted.**

- b. **P16/S3565/FUL** Mains Motors Scrapyard Old Henley Road Ewelme OX10 6PZ

Change of use of part of scrapyard to use by Manor Mix to include storage of aggregates (stored within 2.4m high bund walls), cement and water; provision of washdown area and parking for staff vehicles and lorries; and use of existing office, store and w.c. by Manor Mix employees (office to be used as staff restroom) - retrospective

**Permission Granted**

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

None raised

7. **Date of next meeting**

Thursday 9<sup>th</sup> February 2017 7pm Committee Room

D. Brooks  
Parish Clerk  
12<sup>th</sup> January 2017