

**Benson Parish Council Planning Committee meeting held
on Tuesday 18th July 7.00pm in the Parish Hall Committee Room**

Present: Cllr J Fowler (CJF) Chair Cllr R Jordan (CRJ)
Cllr P Murray (CPM) Cllr R Workman (CRW)
Cllr M Winton (CMW) Proper Officer: Dianne Brooks

There were 3 members of the public present.

MINUTES

1. **Apologies**, Cllr D Olley, Cllr P Peers
2. **Declarations of Interest** – none declared
3. **Public Session.**

Representatives from Turley Design and David Wilson Homes: Sian Keeling, David Murray-Cox and James Bancroft attended, not to give a formal presentation but to allow members of the committee and others to ask any questions regarding **the planning application for BEN3/4 (P17/S1964/O)**. (A residential development comprising up to 240 dwellings including associated internal accesses, parking, internal road and footpath network, open space, children's play areas, community garden with associated parking, drainage attenuation works, landscaping, vehicular access from the B4009, emergency access from Hale Road and land to be safeguarded for future infrastructure to form part of the Edge Road around Benson. Address: Land to the north east of Benson to the north of Watlington Road/The Sands (B4009) and east of Hale Road Benson).

Cllr Fowler asked a question concerning discrepancies in the width of the Spine Road (or Edge Road). The recent Transport Assessment stated 6m, OCC require a minimum of 6.7m and in previous discussions 6.5m or 7m have been mentioned? Sian confirmed that David Wilson Homes would have to adhere to minimum requirements from OCC and this would be discussed at the next meeting with them. It was also confirmed that the layout was an outline and could change; including the detailed site access drawings.

Feedback has been received from SODC's Countryside Officer, Housing Officer, and Forestry Officer plus Thames Water and CPRE. Currently, a small number of residents have objected. DWH will be meeting with the Planning Officer to discuss any issues raised.

Sian confirmed they would be happy to share data from the Transport Assessment and arrange meetings with appropriate representatives from the Parish Council and Neighbourhood Plan team.

There was some discussion around the junctions and number of breaks shown in the Edge Road plans. It was agreed that the function of the Edge Road must be clear; it could not be less attractive to use than the B4009 but had a dual function of providing a route from East to West and access into the development.

The connections into the main roads were also discussed and it was stated that the simplest way would be to transfer land and use Section 106 funds specifically dedicated to this purpose.

Concerns over adequate foul water drainage of the site were raised. It was confirmed that Thames Water had been commissioned to investigate this and would also complete any upgrading works identified.

The representatives from Turley/DWH will attend the next Full Council meeting on 27th July.

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

- a. **BPC45/17/P17/S2162/A (Advertisement Consent):** Other Proposal: Non-illuminated A board signage x 2 Address: Junction of Hale Road and B4009 and Hale Road and Sunnyside Benson
Members present resolved to offer no objections; this was unanimous.

5. **The following Planning Decisions were noted:**

- a) **BPC30/17/P17/S1263/FUL** Application proposal, including any amendments: Variation of conditions 3, 4, & 5 of Planning Permission P03/W0270 to increase limit on number of children on site and opening times. (Original permission - Change of use to dual private day nursery and residence, reinstatement of in/out driveway). Site Location: 10 Lowfield House Churchfield Lane Benson OX10 6SH

PERMISSION GRANTED

- b) **BPC14/17/P17/S0719/HH** Application proposal, including any amendments: Construction of an attached timber framed garage and a porch.

Site Location: 1 Littleworth Road Benson OX10 6LY

PERMISSION GRANTED

- c) **BPC35/17/P17/S1689/HH** Application proposal, including any amendments: Proposed ground and first floor extension. Site Location: 1 Hale Farm Cottages Hale Road Benson Wallingford, Oxon OX10 6NE

PERMISSION GRANTED

- d) **BPC38/17/P17/S1827/HH** Application proposal, including any amendments: Demolition of existing conservatory and erection of single-storey extension at rear of property. Site Location: 17 Watlington Road Benson OX10 6LT

PERMISSION GRANTED

- e) **BPC36/17/P17/S1765/HH** Application proposal, including any amendments: Single storey extension for playroom. Site Location: Thatchover 49 Littleworth Road Benson OX10 6LY

PERMISSION GRANTED

- f) **BPC04/17/P16/S3611/FUL Application** proposal, including any amendments: Erection of 187 dwellings plus formation of vehicular access and car parking. Provision of landscaping and open space and other associated work. (As clarified by revised tracking details shown on drawing no8160737-6201A and PL.02C (BCP details) accompanying Agent's email dated 7 December 2016 and as amended by drawing no PL02 rev E, PL48 rev A, PL49 rev A, PL68 rev A, PL76 rev A, PL78 rev A, PL82 and 83 rev A, PL97 rev A, PL100C, PL101 rev A, PL102 rev A, PL103 rev A, PL104 rev A, PL105 rev A, PL06 rev A and engineering drawings accompanying Agents email dated 3 February 2017. As further revised by updated schedule of materials received 21 February 2016). Site Location: Land North of Littleworth Road Benson

PERMISSION GRANTED

- g) **BPC37/17/P17/S1854/HH** Application proposal, including any amendments: Single storey rear extension Site Location: 67 Westfield Road Benson OX10 6NJ

PERMISSION GRANTED

- h) **P43/17/P17/S1525/HH** Application proposal, including any amendments: Extension of garden to path involving enclosing part of driveway with a 1.8 metre wooden fence. Site Location: 2 St Helens Way Benson OX10 6SW

PERMISSION GRANTED

6. **Any other items to note or for the next agenda**

- i. **Consultation Response: Crown Inn, Benson applications BPC47/17/P17/S1108/LB and BPC41/17/P17/S1389/FUL** (see Annex A)

Members of the Committee were satisfied with the response from the Planning Officer which was felt to be reasonable and appropriate.

- ii. **TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED) NOTIFICATION OF APPEAL PUBLIC INQUIRY DATE**

P16/S1301/O 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: 3rd May 2017

This inquiry will be heard at a public inquiry on **1 August 2017**. The inquiry will be held at **Fountain Conference Centre, Howbery Park, Crowmarsh Gifford, OX10 8BA** at 10.00 am for 2 days.

Cllr Fowler will be attending on 1st August when the Council's submission to the Inquiry will be read out. Other representatives from the Council and Neighbourhood Plan Team will attend on 2nd August. Information will be posted on the Website and on Facebook. A mailshot is also to be sent out to residents encouraging attendance.

- iii. Planning Application P17/S1175/HH - query (PE/S0324/17): 11 Rumbolds Close, response from Planning Development Manager to residents.

Action: Cllr Fowler will respond to residents' request for feedback from the Parish Council

- iv. **BPC46/17/P17/S2212/DIS**, for development work at the following location: 74 Brook Street Benson. The application is for: Discharge of condition 3 (materials) & 4 (gate detail) on P17/S0598 LB (Replacement and alteration of front boundary wall. Installation of new pedestrian gate & vehicular gate at front boundary of property).

Noted

AOB: A letter has been received from John Howell MP offering to meet with the Parish Council "to keep in touch with the work they do and discuss key issues within the community". Members were keen to take up this offer.

Action: Clerk to arrange a meeting date in September.

D.L. Brooks

DL Brooks

Parish Clerk 21.07.17