

**BENSON PARISH COUNCIL**

Parish Hall, Sunnyside, Benson, Wallingford. OX10 6LZ  
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**Benson Parish Council Planning Committee meeting held  
on Thursday 1<sup>st</sup> June 7.00pm in the Parish Hall Lounge**

Present: Cllr J Fowler (CJF) Chair  
Cllr P Peers (CPP)  
Cllr R Jordan (CRJ)  
Cllr R Workman (CRW)  
Proper Officer: Dianne Brooks

There were 3 members of the public present.

**MINUTES**

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

A member of the public addressed the chair concerning P17/S1263/FUL SCAMPS, 10 Lowfield Road. They wished to confirm that Council had received the amended application and the additional information requested by Council. This was confirmed and it was decided that any questions from the committee could be answered when the application was discussed (item 4(c)).

A resident of Rumbolds Close also addressed the meeting concerning the Planning Officer's decision to grant planning at no 11 Rumbolds Close, without a referral to SODC Planning Committee and despite the Parish Council's objections to the application. He was under the impression that the decision would be escalated to the Planning Committee and stated that it was the first application for planning in the Close and he was aware that 8 out of 14 residents were opposed to an extension to the front of the property. The member of the public asked if anything could be done at this stage?

The committee supported the view of the resident and believed that the Planning Officer had strictly followed due process without alerting the Parish Council of the likely decision to grant permission. It was felt that there was a moral and professional obligation, on behalf of the Planning Officer, to inform the Parish Council of the likely decision and that as the application was not called in by a local ward member, it therefore would be dealt with under delegated powers.

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

- a. **BPC35/17/P17/S1689/HH** (Householder) Application Type: Other Proposal:  
Proposed ground and first floor extension. Address: 1 Hale Farm Cottages Hale Road Benson Wallingford, Oxon OX10 6NE  
**Members present resolved to offer no objections; this was unanimous.**

Cllr Peers expressed her surprise at the local Highway Authority's comments concerning conditions attached about parking, namely: Prior to the commencement of development a detailed plan showing provision for three car parking spaces to be accommodated within the site, shall be submitted..... Thereafter the car parking spaces shall be retained unobstructed except for the parking of vehicles associated with the development at all times. Reason: In the interests of highway safety. Cllr Peers had not encountered this situation before and suggested it would be worth monitoring as a point of interest.

- b. **BPC36/17/P17/S1765/HH** (Householder) Application Type: Other Proposal: Single storey extension for playroom. Address: Thatchover 49 Littleworth Road Benson OX10 6LY  
**Members present resolved to offer no objections; this was unanimous.**
- c. **BPC30/17/P17/S1263/FUL** (Full Application) Application Type: Other Amendment: No. 1 - dated 19th May 2017 Proposal: 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). Address: 10 Lowfield House Churchfield Lane Benson OX10 6SH  
**Members present resolved to offer no objections; this was unanimous.**

The member of the public representing SCAMPS, further explained the reasons behind the changes applied for; explaining they are heavily regulated by OFSTED and OCC. The Centre offers Emergency care for some of their children and there are a number of older children registered, hence the need for a higher age range, up to 12 or 13. Concerns were expressed about traffic movement and the Centre would be happy to support the Council with any lobbying for an Edge Road. The children would also like to get involved in activities for the elderly.

- d. **BPC28/17/P17/S0720/FUL** (Full Application) Application Type: Minor Amendment : No. 3 - dated 19th May 2017 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. . (As amended by drawings 6918-AEW\_1032\_0002 Rev B, 0004 Rev F and 0004 Tracking Plan received 19 May 2017 and Tree Survey, Arboricultural Impact Assessment Dated 8 May 2017 accompanying e-mail from agent received 8 May 2017) Address : McDonalds Restaurants Ltd Oxford Road Benson OX10 6LX  
**Members present resolved to offer no objections; this was unanimous.**
- e. **BPC37/17/P17/S1854/HH** (Householder) Application Type: Other Proposal: Single storey rear extension Address: 67 Westfield Road Benson OX10 6NJ  
**Members present resolved to offer no objections; this was unanimous.**
- f. **BPC38/17/P17/S1827/HH** (Householder) Application Type: Other Proposal: Demolition of existing conservatory and erection of single-storey extension at rear of property. Address: 17 Watlington Road Benson OX10 6LT  
**Members present resolved to offer no objections; this was unanimous.**

5. **To note Planning Decisions:**

**BPC26/17/P17/S1098/FUL** Application proposal, including any amendments: Replacement pig buildings Application B. Site Location: Potters Farm Old London Road Ewelme OX10

**GRANTED (Noted)**

**BPC22/17/P17/S0901/HH** Application proposal, including any amendments: Single storey extension to the rear and side of the property (as amended by drawings received 2nd May 2017, to reduce the extension to 4 metres in depth)

Site Location: 18 Offas Close Benson OX10 6NR

**GRANTED (Noted)**

**BPC25/17/P17/S1096/FUL** Application proposal, including any amendments:  
Replacement Pig Rearing Buildings - Application A Site Location: Potters Farm Old  
London Road Ewelme OX10 6PX

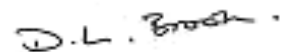
**GRANTED (Noted)**

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

Discussions concerning 11 Rumbolds Close continued. It was decided to contact the Planning Department to clarify any other new changes in the Planning Process. The Parish Council were unaware that any applications classed as 'others' are not now automatically referred to Committee. Likewise, they were unaware that if a Parish Council objects, for the application to be referred, it has to be specifically called in by a local ward member who has to contact SODC planning directly and within 28 days of the application received date.

It was stated by SCAMPS that they had been told their application would be referred to SODC Planning Committee if the PC objected. There is therefore inconsistency from members of the Planning department.

**Action:** Clerk to write to Ward members, Adrian Duffield (Head of Planning) and the Chair of the SODC Planning Committee. The resident of Rumbolds Close will do the same.



DL Brooks

Parish Clerk 02.06.17