

CHOLSEY PARISH COUNCIL- PLANNING COMMITTEE

MINUTES

Meeting	Wednesday 18th November at 6:30pm in the Pavilion, Station Road, Cholsey.
Chair	Mr P Jenkins
Attendees	Mrs Dyer-Lynch, Mr P Ramsay, Mrs M Kaposy, Mrs L Ivereigh, Mrs V Bolt
Apologies	Mark Gray

1	<p>To hear questions or comments from members of the public about planning issues (max 15 mins).</p> <p>Mr Curtis spoke about his concerns regarding the Celsea Place application, in particular around the access to the new development relating to safety and the ability of the existing roads to cope with the additional traffic. He also raised concerns about the accuracy of the developer's plans and the misrepresentation of what are existing bungalows as houses.</p> <p>Mr Venners the agent for Linden Homes the Celsea Place developer updated council on the status of Linden Homes original application and that a decision had been made by Linden to lodge an appeal on the basis of non-determination of that application, which was likely to be heard in April/May. In the meantime the second application – due to be considered by Council at this meeting had been made. Should the second application be approved then Linden would withdraw the appeal on the first application. Mr Venners said that the reason Linden had taken this approach was to try and establish some certainty around the timescales for the project.</p> <p>The decision on the original application had been delayed while SODC awaited the results of other appeals around the County, these had now been settled in favour of the developers. Linden feels they have a very strong chance of getting planning permission due to the strategic housing situation in South Oxfordshire as they believe SODC have no planning policy for the larger villages.</p> <p>He noted that the application is still an outline scheme only. The detailed plans will be submitted at a later date. Mr Venners advised that Linden will be discussing S106 requirements with SODC and are happy to consider representations from Council.</p>
----------	---

2	<p>To receive Declarations of Interest for any planning applications</p> <p>There were no declarations of interest.</p>
----------	--

3	Planning
(a)	To consider Planning Applications as at 29th August 2015:
P15/S3437/O	<p>Celsea Place – Erection of up to 60 dwellings – amended application.</p> <p>The application was discussed at length by Council particularly issues raised by Thames Water regarding the ability of the existing infrastructure to cope with the addition housing, which Thames Water believe could result in a serious flood risk if the existing sewage system is not upgraded, and Council's concerns about the ability of the existing pumping station to cope.</p> <p>After much discussion Mr Jenkins recommended that Council refuse the application on the same basis as the first application. i.e. That the application is contrary to the local plan, pre-emptive and outside the Housing Allocations plan and that site access is inadequate and incompatible with a sensible, safe traffic strategy. Councils additional concerns around, waste infrastructure, water pressure, access though to the site behind the development, opposition of local residents, the necessity of digging up several roads to upgrade sewage infrastructure and it's impact on the wider population of Cholsey, residents concerns about the accuracy of the plans, and the relocation of the public open space so that it borders a road to be noted in the response to SODC's planning department.</p>
Proposed	Mr Jenkins Seconded Mrs Bolt Carried unanimously
P15/S3627/LB	<p>5 The Forty – Replacement of existing door and door frame.</p> <p>Mr Jenkins advised that because the property is listed the replacement of the door requires planning permission. The proposed new door will match that of the neighbours.</p> <p>Mr Jenkins recommended Council approve the application.</p>
Proposed	Mr Jenkins Seconded Mrs Ivereigh Carried unanimously
P15/S3633/FUL	<p>Land at Caps Lane – Variation of condition 10 on planning permission P14/S3887/FUL</p> <p>Mr Jenkins advised Council that the applicant was seeking a change to condition 10 (the</p>

THE PRESS AND PUBLIC ARE CORDIALLY INVITED TO ATTEND

CHOLSEY PARISH COUNCIL- PLANNING COMMITTEE

	erection of a no left turn sign) as it cannot be supported by the Highway Authority and would require a Traffic Regulation Order to be passed. The application proposed that the no left turn sign be replaced by a sign directing all traffic right towards the A329. After discussion Mr Jenkins recommended Council approve the application.				
Proposed	Mr Jenkins	Seconded	Mrs Dyer-Lynch	Carried	unanimously
P15/S3387/FUL	<p>CABI Nosworthy Lane, Mongewell – Demolition and redevelopment of existing CABI headquarters and erection of 91 dwellings.</p> <p>Mr Jenkins advised that although the development did not fall in the boundaries of Cholsey parish Council were being consulted as a neighbouring parish. The development which is designed to fund the rebuilding of the CABI offices is in Crowmarsh Parish.</p> <p>Mr Jenkins reported that he had spoken to the planning representative of Crowmarsh Parish Council who oppose the development which is on land outside of the local housing plan and SHMA. They strongly feel the development is unsustainable and believe that in any other circumstances the site would not be considered suitable for development.</p> <p>The location of the site means a large amount of additional traffic will be generated onto the already busy bypass.</p> <p>After much discussion Mr Jenkins recommended Council refuse the application on the basis that it is unsustainable and only being considered because of a desire to keep CABI in the area coupled with safety concerns regarding access to the bypass from the site.</p>				
Proposed	Mr Jenkins	Seconded	Mr Ramsay	Carried	unanimously

(b)	To note planning decisions received.
	P15/S2801/HH Bramblings, 4 Ilges Lane – Granted
	P15/S2875/FUL The Chase, 27 West End - Granted

THE PRESS AND PUBLIC ARE CORDIALLY INVITED TO ATTEND

CHOLSEY PARISH COUNCIL- PLANNING COMMITTEE

MINUTES

Meeting	Wednesday 18th November at 6:30pm in the Pavilion, Station Road, Cholsey.
Chair	Mr P Jenkins
Attendees	Mrs Dyer-Lynch, Mr P Ramsay, Mrs M Kaposy, Mrs L Ivereigh, Mrs V Bolt
Apologies	Mark Gray

1	<p>To hear questions or comments from members of the public about planning issues (max 15 mins).</p> <p>Mr Curtis spoke about his concerns regarding the Celsea Place application, in particular around the access to the new development relating to safety and the ability of the existing roads to cope with the additional traffic. He also raised concerns about the accuracy of the developer's plans and the misrepresentation of what are existing bungalows as houses.</p> <p>Mr Venners the agent for Linden Homes the Celsea Place developer updated council on the status of Linden Homes original application and that a decision had been made by Linden to lodge an appeal on the basis of non-determination of that application, which was likely to be heard in April/May. In the meantime the second application – due to be considered by Council at this meeting had been made. Should the second application be approved then Linden would withdraw the appeal on the first application. Mr Venners said that the reason Linden had taken this approach was to try and establish some certainty around the timescales for the project.</p> <p>The decision on the original application had been delayed while SODC awaited the results of other appeals around the County, these had now been settled in favour of the developers. Linden feels they have a very strong chance of getting planning permission due to the strategic housing situation in South Oxfordshire as they believe SODC have no planning policy for the larger villages.</p> <p>He noted that the application is still an outline scheme only. The detailed plans will be submitted at a later date. Mr Venners advised that Linden will be discussing S106 requirements with SODC and are happy to consider representations from Council.</p>
----------	---

2	<p>To receive Declarations of Interest for any planning applications</p> <p>There were no declarations of interest.</p>
----------	--

3	Planning
(a)	To consider Planning Applications as at 29th August 2015:
P15/S3437/O	<p>Celsea Place – Erection of up to 60 dwellings – amended application.</p> <p>The application was discussed at length by Council particularly issues raised by Thames Water regarding the ability of the existing infrastructure to cope with the addition housing, which Thames Water believe could result in a serious flood risk if the existing sewage system is not upgraded, and Council's concerns about the ability of the existing pumping station to cope.</p> <p>After much discussion Mr Jenkins recommended that Council refuse the application on the same basis as the first application. i.e. That the application is contrary to the local plan, pre-emptive and outside the Housing Allocations plan and that site access is inadequate and incompatible with a sensible, safe traffic strategy. Council's additional concerns around, waste infrastructure, water pressure, access though to the site behind the development, opposition of local residents, the necessity of digging up several roads to upgrade sewage infrastructure and its impact on the wider population of Cholsey, residents concerns about the accuracy of the plans, and the relocation of the public open space so that it borders a road to be noted in the response to SODC's planning department.</p>
Proposed	Mr Jenkins Seconded Mrs Bolt Carried unanimously
P15/S3627/LB	<p>5 The Forty – Replacement of existing door and door frame.</p> <p>Mr Jenkins advised that because the property is listed the replacement of the door requires planning permission. The proposed new door will match that of the neighbours.</p> <p>Mr Jenkins recommended Council approve the application.</p>
Proposed	Mr Jenkins Seconded Mrs Ivereigh Carried unanimously
P15/S3633/FUL	<p>Land at Caps Lane – Variation of condition 10 on planning permission P14/S3887/FUL</p> <p>Mr Jenkins advised Council that the applicant was seeking a change to condition 10 (the</p>

THE PRESS AND PUBLIC ARE CORDIALLY INVITED TO ATTEND

CHOLSEY PARISH COUNCIL- PLANNING COMMITTEE

	erection of a no left turn sign) as it cannot be supported by the Highway Authority and would require a Traffic Regulation Order to be passed. The application proposed that the no left turn sign be replaced by a sign directing all traffic right towards the A329. After discussion Mr Jenkins recommended Council approve the application.				
Proposed	Mr Jenkins	Seconded	Mrs Dyer-Lynch	Carried	unanimously
P15/S3387/FUL	<p>CABI Nosworthy Lane, Mongewell – Demolition and redevelopment of existing CABI headquarters and erection of 91 dwellings.</p> <p>Mr Jenkins advised that although the development did not fall in the boundaries of Cholsey parish Council were being consulted as a neighbouring parish. The development which is designed to fund the rebuilding of the CABI offices is in Crowmarsh Parish.</p> <p>Mr Jenkins reported that he had spoken to the planning representative of Crowmarsh Parish Council who oppose the development which is on land outside of the local housing plan and SHMA. They strongly feel the development is unsustainable and believe that in any other circumstances the site would not be considered suitable for development.</p> <p>The location of the site means a large amount of additional traffic will be generated onto the already busy bypass.</p> <p>After much discussion Mr Jenkins recommended Council refuse the application on the basis that it is unsustainable and only being considered because of a desire to keep CABI in the area coupled with safety concerns regarding access to the bypass from the site.</p>				
Proposed	Mr Jenkins	Seconded	Mr Ramsay	Carried	unanimously

(b)	To note planning decisions received.
	P15/S2801/HH Bramblings, 4 Ilges Lane – Granted
	P15/S2875/FUL The Chase, 27 West End - Granted

THE PRESS AND PUBLIC ARE CORDIALLY INVITED TO ATTEND

CHOLSEY PARISH COUNCIL- PLANNING COMMITTEE

MINUTES

Meeting	Wednesday 18th November at 6:30pm in the Pavilion, Station Road, Cholsey.
Chair	Mr P Jenkins
Attendees	Mrs Dyer-Lynch, Mr P Ramsay, Mrs M Kaposy, Mrs L Ivereigh, Mrs V Bolt
Apologies	Mark Gray

1	<p>To hear questions or comments from members of the public about planning issues (max 15 mins).</p> <p>Mr Curtis spoke about his concerns regarding the Celsea Place application, in particular around the access to the new development relating to safety and the ability of the existing roads to cope with the additional traffic. He also raised concerns about the accuracy of the developer's plans and the misrepresentation of what are existing bungalows as houses.</p> <p>Mr Venners the agent for Linden Homes the Celsea Place developer updated council on the status of Linden Homes original application and that a decision had been made by Linden to lodge an appeal on the basis of non-determination of that application, which was likely to be heard in April/May. In the meantime the second application – due to be considered by Council at this meeting had been made. Should the second application be approved then Linden would withdraw the appeal on the first application. Mr Venners said that the reason Linden had taken this approach was to try and establish some certainty around the timescales for the project.</p> <p>The decision on the original application had been delayed while SODC awaited the results of other appeals around the County, these had now been settled in favour of the developers. Linden feels they have a very strong chance of getting planning permission due to the strategic housing situation in South Oxfordshire as they believe SODC have no planning policy for the larger villages.</p> <p>He noted that the application is still an outline scheme only. The detailed plans will be submitted at a later date. Mr Venners advised that Linden will be discussing S106 requirements with SODC and are happy to consider representations from Council.</p>
----------	---

2	<p>To receive Declarations of Interest for any planning applications</p> <p>There were no declarations of interest.</p>
----------	--

3	Planning
(a)	To consider Planning Applications as at 29th August 2015:
P15/S3437/O	<p>Celsea Place – Erection of up to 60 dwellings – amended application.</p> <p>The application was discussed at length by Council particularly issues raised by Thames Water regarding the ability of the existing infrastructure to cope with the addition housing, which Thames Water believe could result in a serious flood risk if the existing sewage system is not upgraded, and Council's concerns about the ability of the existing pumping station to cope.</p> <p>After much discussion Mr Jenkins recommended that Council refuse the application on the same basis as the first application. i.e. That the application is contrary to the local plan, pre-emptive and outside the Housing Allocations plan and that site access is inadequate and incompatible with a sensible, safe traffic strategy. Councils additional concerns around, waste infrastructure, water pressure, access though to the site behind the development, opposition of local residents, the necessity of digging up several roads to upgrade sewage infrastructure and it's impact on the wider population of Cholsey, residents concerns about the accuracy of the plans, and the relocation of the public open space so that it borders a road to be noted in the response to SODC's planning department.</p>
Proposed	Mr Jenkins Seconded Mrs Bolt Carried unanimously
P15/S3627/LB	<p>5 The Forty – Replacement of existing door and door frame.</p> <p>Mr Jenkins advised that because the property is listed the replacement of the door requires planning permission. The proposed new door will match that of the neighbours.</p> <p>Mr Jenkins recommended Council approve the application.</p>
Proposed	Mr Jenkins Seconded Mrs Ivereigh Carried unanimously
P15/S3633/FUL	<p>Land at Caps Lane – Variation of condition 10 on planning permission P14/S3887/FUL</p> <p>Mr Jenkins advised Council that the applicant was seeking a change to condition 10 (the</p>

THE PRESS AND PUBLIC ARE CORDIALLY INVITED TO ATTEND

CHOLSEY PARISH COUNCIL- PLANNING COMMITTEE

	erection of a no left turn sign) as it cannot be supported by the Highway Authority and would require a Traffic Regulation Order to be passed. The application proposed that the no left turn sign be replaced by a sign directing all traffic right towards the A329. After discussion Mr Jenkins recommended Council approve the application.				
Proposed	Mr Jenkins	Seconded	Mrs Dyer-Lynch	Carried	unanimously
P15/S3387/FUL	<p>CABI Nosworthy Lane, Mongewell – Demolition and redevelopment of existing CABI headquarters and erection of 91 dwellings.</p> <p>Mr Jenkins advised that although the development did not fall in the boundaries of Cholsey parish Council were being consulted as a neighbouring parish. The development which is designed to fund the rebuilding of the CABI offices is in Crowmarsh Parish.</p> <p>Mr Jenkins reported that he had spoken to the planning representative of Crowmarsh Parish Council who oppose the development which is on land outside of the local housing plan and SHMA. They strongly feel the development is unsustainable and believe that in any other circumstances the site would not be considered suitable for development.</p> <p>The location of the site means a large amount of additional traffic will be generated onto the already busy bypass.</p> <p>After much discussion Mr Jenkins recommended Council refuse the application on the basis that it is unsustainable and only being considered because of a desire to keep CABI in the area coupled with safety concerns regarding access to the bypass from the site.</p>				
Proposed	Mr Jenkins	Seconded	Mr Ramsay	Carried	unanimously

(b)	To note planning decisions received.
	P15/S2801/HH Bramblings, 4 Ilges Lane – Granted
	P15/S2875/FUL The Chase, 27 West End - Granted

THE PRESS AND PUBLIC ARE CORDIALLY INVITED TO ATTEND

CHOLSEY PARISH COUNCIL- PLANNING COMMITTEE

MINUTES

Meeting	Wednesday 18th November at 6:30pm in the Pavilion, Station Road, Cholsey.
Chair	Mr P Jenkins
Attendees	Mrs Dyer-Lynch, Mr P Ramsay, Mrs M Kaposy, Mrs L Ivereigh, Mrs V Bolt
Apologies	Mark Gray

1	<p>To hear questions or comments from members of the public about planning issues (max 15 mins).</p> <p>Mr Curtis spoke about his concerns regarding the Celsea Place application, in particular around the access to the new development relating to safety and the ability of the existing roads to cope with the additional traffic. He also raised concerns about the accuracy of the developer's plans and the misrepresentation of what are existing bungalows as houses.</p> <p>Mr Venners the agent for Linden Homes the Celsea Place developer updated council on the status of Linden Homes original application and that a decision had been made by Linden to lodge an appeal on the basis of non-determination of that application, which was likely to be heard in April/May. In the meantime the second application – due to be considered by Council at this meeting had been made. Should the second application be approved then Linden would withdraw the appeal on the first application. Mr Venners said that the reason Linden had taken this approach was to try and establish some certainty around the timescales for the project.</p> <p>The decision on the original application had been delayed while SODC awaited the results of other appeals around the County, these had now been settled in favour of the developers. Linden feels they have a very strong chance of getting planning permission due to the strategic housing situation in South Oxfordshire as they believe SODC have no planning policy for the larger villages.</p> <p>He noted that the application is still an outline scheme only. The detailed plans will be submitted at a later date. Mr Venners advised that Linden will be discussing S106 requirements with SODC and are happy to consider representations from Council.</p>
----------	---

2	<p>To receive Declarations of Interest for any planning applications</p> <p>There were no declarations of interest.</p>
----------	--

3	Planning
(a)	To consider Planning Applications as at 29th August 2015:
P15/S3437/O	<p>Celsea Place – Erection of up to 60 dwellings – amended application.</p> <p>The application was discussed at length by Council particularly issues raised by Thames Water regarding the ability of the existing infrastructure to cope with the addition housing, which Thames Water believe could result in a serious flood risk if the existing sewage system is not upgraded, and Council's concerns about the ability of the existing pumping station to cope.</p> <p>After much discussion Mr Jenkins recommended that Council refuse the application on the same basis as the first application. i.e. That the application is contrary to the local plan, pre-emptive and outside the Housing Allocations plan and that site access is inadequate and incompatible with a sensible, safe traffic strategy. Councils additional concerns around, waste infrastructure, water pressure, access though to the site behind the development, opposition of local residents, the necessity of digging up several roads to upgrade sewage infrastructure and it's impact on the wider population of Cholsey, residents concerns about the accuracy of the plans, and the relocation of the public open space so that it borders a road to be noted in the response to SODC's planning department.</p>
Proposed	Mr Jenkins Seconded Mrs Bolt Carried unanimously
P15/S3627/LB	<p>5 The Forty – Replacement of existing door and door frame.</p> <p>Mr Jenkins advised that because the property is listed the replacement of the door requires planning permission. The proposed new door will match that of the neighbours.</p> <p>Mr Jenkins recommended Council approve the application.</p>
Proposed	Mr Jenkins Seconded Mrs Ivereigh Carried unanimously
P15/S3633/FUL	<p>Land at Caps Lane – Variation of condition 10 on planning permission P14/S3887/FUL</p> <p>Mr Jenkins advised Council that the applicant was seeking a change to condition 10 (the</p>

THE PRESS AND PUBLIC ARE CORDIALLY INVITED TO ATTEND

CHOLSEY PARISH COUNCIL- PLANNING COMMITTEE

	erection of a no left turn sign) as it cannot be supported by the Highway Authority and would require a Traffic Regulation Order to be passed. The application proposed that the no left turn sign be replaced by a sign directing all traffic right towards the A329. After discussion Mr Jenkins recommended Council approve the application.				
Proposed	Mr Jenkins	Seconded	Mrs Dyer-Lynch	Carried	unanimously
P15/S3387/FUL	<p>CABI Nosworthy Lane, Mongewell – Demolition and redevelopment of existing CABI headquarters and erection of 91 dwellings.</p> <p>Mr Jenkins advised that although the development did not fall in the boundaries of Cholsey parish Council were being consulted as a neighbouring parish. The development which is designed to fund the rebuilding of the CABI offices is in Crowmarsh Parish.</p> <p>Mr Jenkins reported that he had spoken to the planning representative of Crowmarsh Parish Council who oppose the development which is on land outside of the local housing plan and SHMA. They strongly feel the development is unsustainable and believe that in any other circumstances the site would not be considered suitable for development.</p> <p>The location of the site means a large amount of additional traffic will be generated onto the already busy bypass.</p> <p>After much discussion Mr Jenkins recommended Council refuse the application on the basis that it is unsustainable and only being considered because of a desire to keep CABI in the area coupled with safety concerns regarding access to the bypass from the site.</p>				
Proposed	Mr Jenkins	Seconded	Mr Ramsay	Carried	unanimously

(b)	To note planning decisions received.
	P15/S2801/HH Bramblings, 4 Ilges Lane – Granted
	P15/S2875/FUL The Chase, 27 West End - Granted

THE PRESS AND PUBLIC ARE CORDIALLY INVITED TO ATTEND

CHOLSEY PARISH COUNCIL- PLANNING COMMITTEE

MINUTES

Meeting	Wednesday 18th November at 6:30pm in the Pavilion, Station Road, Cholsey.
Chair	Mr P Jenkins
Attendees	Mrs Dyer-Lynch, Mr P Ramsay, Mrs M Kaposy, Mrs L Ivereigh, Mrs V Bolt
Apologies	Mark Gray

1	<p>To hear questions or comments from members of the public about planning issues (max 15 mins).</p> <p>Mr Curtis spoke about his concerns regarding the Celsea Place application, in particular around the access to the new development relating to safety and the ability of the existing roads to cope with the additional traffic. He also raised concerns about the accuracy of the developer's plans and the misrepresentation of what are existing bungalows as houses.</p> <p>Mr Venners the agent for Linden Homes the Celsea Place developer updated council on the status of Linden Homes original application and that a decision had been made by Linden to lodge an appeal on the basis of non-determination of that application, which was likely to be heard in April/May. In the meantime the second application – due to be considered by Council at this meeting had been made. Should the second application be approved then Linden would withdraw the appeal on the first application. Mr Venners said that the reason Linden had taken this approach was to try and establish some certainty around the timescales for the project.</p> <p>The decision on the original application had been delayed while SODC awaited the results of other appeals around the County, these had now been settled in favour of the developers. Linden feels they have a very strong chance of getting planning permission due to the strategic housing situation in South Oxfordshire as they believe SODC have no planning policy for the larger villages.</p> <p>He noted that the application is still an outline scheme only. The detailed plans will be submitted at a later date. Mr Venners advised that Linden will be discussing S106 requirements with SODC and are happy to consider representations from Council.</p>
----------	---

2	<p>To receive Declarations of Interest for any planning applications</p> <p>There were no declarations of interest.</p>
----------	--

3	Planning
(a)	To consider Planning Applications as at 29th August 2015:
P15/S3437/O	<p>Celsea Place – Erection of up to 60 dwellings – amended application.</p> <p>The application was discussed at length by Council particularly issues raised by Thames Water regarding the ability of the existing infrastructure to cope with the addition housing, which Thames Water believe could result in a serious flood risk if the existing sewage system is not upgraded, and Council's concerns about the ability of the existing pumping station to cope.</p> <p>After much discussion Mr Jenkins recommended that Council refuse the application on the same basis as the first application. i.e. That the application is contrary to the local plan, pre-emptive and outside the Housing Allocations plan and that site access is inadequate and incompatible with a sensible, safe traffic strategy. Councils additional concerns around, waste infrastructure, water pressure, access though to the site behind the development, opposition of local residents, the necessity of digging up several roads to upgrade sewage infrastructure and it's impact on the wider population of Cholsey, residents concerns about the accuracy of the plans, and the relocation of the public open space so that it borders a road to be noted in the response to SODC's planning department.</p>
Proposed	Mr Jenkins Seconded Mrs Bolt Carried unanimously
P15/S3627/LB	<p>5 The Forty – Replacement of existing door and door frame.</p> <p>Mr Jenkins advised that because the property is listed the replacement of the door requires planning permission. The proposed new door will match that of the neighbours.</p> <p>Mr Jenkins recommended Council approve the application.</p>
Proposed	Mr Jenkins Seconded Mrs Ivereigh Carried unanimously
P15/S3633/FUL	<p>Land at Caps Lane – Variation of condition 10 on planning permission P14/S3887/FUL</p> <p>Mr Jenkins advised Council that the applicant was seeking a change to condition 10 (the</p>

THE PRESS AND PUBLIC ARE CORDIALLY INVITED TO ATTEND

CHOLSEY PARISH COUNCIL- PLANNING COMMITTEE

	erection of a no left turn sign) as it cannot be supported by the Highway Authority and would require a Traffic Regulation Order to be passed. The application proposed that the no left turn sign be replaced by a sign directing all traffic right towards the A329. After discussion Mr Jenkins recommended Council approve the application.				
Proposed	Mr Jenkins	Seconded	Mrs Dyer-Lynch	Carried	unanimously
P15/S3387/FUL	<p>CABI Nosworthy Lane, Mongewell – Demolition and redevelopment of existing CABI headquarters and erection of 91 dwellings.</p> <p>Mr Jenkins advised that although the development did not fall in the boundaries of Cholsey parish Council were being consulted as a neighbouring parish. The development which is designed to fund the rebuilding of the CABI offices is in Crowmarsh Parish.</p> <p>Mr Jenkins reported that he had spoken to the planning representative of Crowmarsh Parish Council who oppose the development which is on land outside of the local housing plan and SHMA. They strongly feel the development is unsustainable and believe that in any other circumstances the site would not be considered suitable for development.</p> <p>The location of the site means a large amount of additional traffic will be generated onto the already busy bypass.</p> <p>After much discussion Mr Jenkins recommended Council refuse the application on the basis that it is unsustainable and only being considered because of a desire to keep CABI in the area coupled with safety concerns regarding access to the bypass from the site.</p>				
Proposed	Mr Jenkins	Seconded	Mr Ramsay	Carried	unanimously

(b)	To note planning decisions received.
	P15/S2801/HH Bramblings, 4 Ilges Lane – Granted
	P15/S2875/FUL The Chase, 27 West End - Granted

THE PRESS AND PUBLIC ARE CORDIALLY INVITED TO ATTEND

CHOLSEY PARISH COUNCIL- PLANNING COMMITTEE

MINUTES

Meeting	Wednesday 18th November at 6:30pm in the Pavilion, Station Road, Cholsey.
Chair	Mr P Jenkins
Attendees	Mrs Dyer-Lynch, Mr P Ramsay, Mrs M Kaposy, Mrs L Ivereigh, Mrs V Bolt
Apologies	Mark Gray

1	<p>To hear questions or comments from members of the public about planning issues (max 15 mins).</p> <p>Mr Curtis spoke about his concerns regarding the Celsea Place application, in particular around the access to the new development relating to safety and the ability of the existing roads to cope with the additional traffic. He also raised concerns about the accuracy of the developer's plans and the misrepresentation of what are existing bungalows as houses.</p> <p>Mr Venners the agent for Linden Homes the Celsea Place developer updated council on the status of Linden Homes original application and that a decision had been made by Linden to lodge an appeal on the basis of non-determination of that application, which was likely to be heard in April/May. In the meantime the second application – due to be considered by Council at this meeting had been made. Should the second application be approved then Linden would withdraw the appeal on the first application. Mr Venners said that the reason Linden had taken this approach was to try and establish some certainty around the timescales for the project.</p> <p>The decision on the original application had been delayed while SODC awaited the results of other appeals around the County, these had now been settled in favour of the developers. Linden feels they have a very strong chance of getting planning permission due to the strategic housing situation in South Oxfordshire as they believe SODC have no planning policy for the larger villages.</p> <p>He noted that the application is still an outline scheme only. The detailed plans will be submitted at a later date. Mr Venners advised that Linden will be discussing S106 requirements with SODC and are happy to consider representations from Council.</p>
----------	---

2	<p>To receive Declarations of Interest for any planning applications</p> <p>There were no declarations of interest.</p>
----------	--

3	Planning
(a)	To consider Planning Applications as at 29th August 2015:
P15/S3437/O	<p>Celsea Place – Erection of up to 60 dwellings – amended application.</p> <p>The application was discussed at length by Council particularly issues raised by Thames Water regarding the ability of the existing infrastructure to cope with the addition housing, which Thames Water believe could result in a serious flood risk if the existing sewage system is not upgraded, and Council's concerns about the ability of the existing pumping station to cope.</p> <p>After much discussion Mr Jenkins recommended that Council refuse the application on the same basis as the first application. i.e. That the application is contrary to the local plan, pre-emptive and outside the Housing Allocations plan and that site access is inadequate and incompatible with a sensible, safe traffic strategy. Councils additional concerns around, waste infrastructure, water pressure, access though to the site behind the development, opposition of local residents, the necessity of digging up several roads to upgrade sewage infrastructure and it's impact on the wider population of Cholsey, residents concerns about the accuracy of the plans, and the relocation of the public open space so that it borders a road to be noted in the response to SODC's planning department.</p>
Proposed	Mr Jenkins Seconded Mrs Bolt Carried unanimously
P15/S3627/LB	<p>5 The Forty – Replacement of existing door and door frame.</p> <p>Mr Jenkins advised that because the property is listed the replacement of the door requires planning permission. The proposed new door will match that of the neighbours.</p> <p>Mr Jenkins recommended Council approve the application.</p>
Proposed	Mr Jenkins Seconded Mrs Ivereigh Carried unanimously
P15/S3633/FUL	<p>Land at Caps Lane – Variation of condition 10 on planning permission P14/S3887/FUL</p> <p>Mr Jenkins advised Council that the applicant was seeking a change to condition 10 (the</p>

THE PRESS AND PUBLIC ARE CORDIALLY INVITED TO ATTEND

CHOLSEY PARISH COUNCIL- PLANNING COMMITTEE

	erection of a no left turn sign) as it cannot be supported by the Highway Authority and would require a Traffic Regulation Order to be passed. The application proposed that the no left turn sign be replaced by a sign directing all traffic right towards the A329. After discussion Mr Jenkins recommended Council approve the application.				
Proposed	Mr Jenkins	Seconded	Mrs Dyer-Lynch	Carried	unanimously
P15/S3387/FUL	<p>CABI Nosworthy Lane, Mongewell – Demolition and redevelopment of existing CABI headquarters and erection of 91 dwellings.</p> <p>Mr Jenkins advised that although the development did not fall in the boundaries of Cholsey parish Council were being consulted as a neighbouring parish. The development which is designed to fund the rebuilding of the CABI offices is in Crowmarsh Parish.</p> <p>Mr Jenkins reported that he had spoken to the planning representative of Crowmarsh Parish Council who oppose the development which is on land outside of the local housing plan and SHMA. They strongly feel the development is unsustainable and believe that in any other circumstances the site would not be considered suitable for development.</p> <p>The location of the site means a large amount of additional traffic will be generated onto the already busy bypass.</p> <p>After much discussion Mr Jenkins recommended Council refuse the application on the basis that it is unsustainable and only being considered because of a desire to keep CABI in the area coupled with safety concerns regarding access to the bypass from the site.</p>				
Proposed	Mr Jenkins	Seconded	Mr Ramsay	Carried	unanimously

(b)	To note planning decisions received.
	P15/S2801/HH Bramblings, 4 Ilges Lane – Granted
	P15/S2875/FUL The Chase, 27 West End - Granted

THE PRESS AND PUBLIC ARE CORDIALLY INVITED TO ATTEND

CHOLSEY PARISH COUNCIL- PLANNING COMMITTEE

MINUTES

Meeting	Wednesday 18th November at 6:30pm in the Pavilion, Station Road, Cholsey.
Chair	Mr P Jenkins
Attendees	Mrs Dyer-Lynch, Mr P Ramsay, Mrs M Kaposy, Mrs L Ivereigh, Mrs V Bolt
Apologies	Mark Gray

1	<p>To hear questions or comments from members of the public about planning issues (max 15 mins).</p> <p>Mr Curtis spoke about his concerns regarding the Celsea Place application, in particular around the access to the new development relating to safety and the ability of the existing roads to cope with the additional traffic. He also raised concerns about the accuracy of the developer's plans and the misrepresentation of what are existing bungalows as houses.</p> <p>Mr Venners the agent for Linden Homes the Celsea Place developer updated council on the status of Linden Homes original application and that a decision had been made by Linden to lodge an appeal on the basis of non-determination of that application, which was likely to be heard in April/May. In the meantime the second application – due to be considered by Council at this meeting had been made. Should the second application be approved then Linden would withdraw the appeal on the first application. Mr Venners said that the reason Linden had taken this approach was to try and establish some certainty around the timescales for the project.</p> <p>The decision on the original application had been delayed while SODC awaited the results of other appeals around the County, these had now been settled in favour of the developers. Linden feels they have a very strong chance of getting planning permission due to the strategic housing situation in South Oxfordshire as they believe SODC have no planning policy for the larger villages.</p> <p>He noted that the application is still an outline scheme only. The detailed plans will be submitted at a later date. Mr Venners advised that Linden will be discussing S106 requirements with SODC and are happy to consider representations from Council.</p>
----------	---

2	<p>To receive Declarations of Interest for any planning applications</p> <p>There were no declarations of interest.</p>
----------	--

3	Planning
(a)	To consider Planning Applications as at 29th August 2015:
P15/S3437/O	<p>Celsea Place – Erection of up to 60 dwellings – amended application.</p> <p>The application was discussed at length by Council particularly issues raised by Thames Water regarding the ability of the existing infrastructure to cope with the addition housing, which Thames Water believe could result in a serious flood risk if the existing sewage system is not upgraded, and Council's concerns about the ability of the existing pumping station to cope.</p> <p>After much discussion Mr Jenkins recommended that Council refuse the application on the same basis as the first application. i.e. That the application is contrary to the local plan, pre-emptive and outside the Housing Allocations plan and that site access is inadequate and incompatible with a sensible, safe traffic strategy. Councils additional concerns around, waste infrastructure, water pressure, access though to the site behind the development, opposition of local residents, the necessity of digging up several roads to upgrade sewage infrastructure and it's impact on the wider population of Cholsey, residents concerns about the accuracy of the plans, and the relocation of the public open space so that it borders a road to be noted in the response to SODC's planning department.</p>
Proposed	Mr Jenkins Seconded Mrs Bolt Carried unanimously
P15/S3627/LB	<p>5 The Forty – Replacement of existing door and door frame.</p> <p>Mr Jenkins advised that because the property is listed the replacement of the door requires planning permission. The proposed new door will match that of the neighbours.</p> <p>Mr Jenkins recommended Council approve the application.</p>
Proposed	Mr Jenkins Seconded Mrs Ivereigh Carried unanimously
P15/S3633/FUL	<p>Land at Caps Lane – Variation of condition 10 on planning permission P14/S3887/FUL</p> <p>Mr Jenkins advised Council that the applicant was seeking a change to condition 10 (the</p>

THE PRESS AND PUBLIC ARE CORDIALLY INVITED TO ATTEND

CHOLSEY PARISH COUNCIL- PLANNING COMMITTEE

	erection of a no left turn sign) as it cannot be supported by the Highway Authority and would require a Traffic Regulation Order to be passed. The application proposed that the no left turn sign be replaced by a sign directing all traffic right towards the A329. After discussion Mr Jenkins recommended Council approve the application.				
Proposed	Mr Jenkins	Seconded	Mrs Dyer-Lynch	Carried	unanimously
P15/S3387/FUL	<p>CABI Nosworthy Lane, Mongewell – Demolition and redevelopment of existing CABI headquarters and erection of 91 dwellings.</p> <p>Mr Jenkins advised that although the development did not fall in the boundaries of Cholsey parish Council were being consulted as a neighbouring parish. The development which is designed to fund the rebuilding of the CABI offices is in Crowmarsh Parish.</p> <p>Mr Jenkins reported that he had spoken to the planning representative of Crowmarsh Parish Council who oppose the development which is on land outside of the local housing plan and SHMA. They strongly feel the development is unsustainable and believe that in any other circumstances the site would not be considered suitable for development.</p> <p>The location of the site means a large amount of additional traffic will be generated onto the already busy bypass.</p> <p>After much discussion Mr Jenkins recommended Council refuse the application on the basis that it is unsustainable and only being considered because of a desire to keep CABI in the area coupled with safety concerns regarding access to the bypass from the site.</p>				
Proposed	Mr Jenkins	Seconded	Mr Ramsay	Carried	unanimously

(b)	To note planning decisions received.
	P15/S2801/HH Bramblings, 4 Ilges Lane – Granted
	P15/S2875/FUL The Chase, 27 West End - Granted

THE PRESS AND PUBLIC ARE CORDIALLY INVITED TO ATTEND

CHOLSEY PARISH COUNCIL- PLANNING COMMITTEE

MINUTES

Meeting	Wednesday 18th November at 6:30pm in the Pavilion, Station Road, Cholsey.
Chair	Mr P Jenkins
Attendees	Mrs Dyer-Lynch, Mr P Ramsay, Mrs M Kaposy, Mrs L Ivereigh, Mrs V Bolt
Apologies	Mark Gray

1	<p>To hear questions or comments from members of the public about planning issues (max 15 mins).</p> <p>Mr Curtis spoke about his concerns regarding the Celsea Place application, in particular around the access to the new development relating to safety and the ability of the existing roads to cope with the additional traffic. He also raised concerns about the accuracy of the developer's plans and the misrepresentation of what are existing bungalows as houses.</p> <p>Mr Venners the agent for Linden Homes the Celsea Place developer updated council on the status of Linden Homes original application and that a decision had been made by Linden to lodge an appeal on the basis of non-determination of that application, which was likely to be heard in April/May. In the meantime the second application – due to be considered by Council at this meeting had been made. Should the second application be approved then Linden would withdraw the appeal on the first application. Mr Venners said that the reason Linden had taken this approach was to try and establish some certainty around the timescales for the project.</p> <p>The decision on the original application had been delayed while SODC awaited the results of other appeals around the County, these had now been settled in favour of the developers. Linden feels they have a very strong chance of getting planning permission due to the strategic housing situation in South Oxfordshire as they believe SODC have no planning policy for the larger villages.</p> <p>He noted that the application is still an outline scheme only. The detailed plans will be submitted at a later date. Mr Venners advised that Linden will be discussing S106 requirements with SODC and are happy to consider representations from Council.</p>
----------	---

2	<p>To receive Declarations of Interest for any planning applications</p> <p>There were no declarations of interest.</p>
----------	--

3	Planning
(a)	To consider Planning Applications as at 29th August 2015:
P15/S3437/O	<p>Celsea Place – Erection of up to 60 dwellings – amended application.</p> <p>The application was discussed at length by Council particularly issues raised by Thames Water regarding the ability of the existing infrastructure to cope with the addition housing, which Thames Water believe could result in a serious flood risk if the existing sewage system is not upgraded, and Council's concerns about the ability of the existing pumping station to cope.</p> <p>After much discussion Mr Jenkins recommended that Council refuse the application on the same basis as the first application. i.e. That the application is contrary to the local plan, pre-emptive and outside the Housing Allocations plan and that site access is inadequate and incompatible with a sensible, safe traffic strategy. Councils additional concerns around, waste infrastructure, water pressure, access though to the site behind the development, opposition of local residents, the necessity of digging up several roads to upgrade sewage infrastructure and it's impact on the wider population of Cholsey, residents concerns about the accuracy of the plans, and the relocation of the public open space so that it borders a road to be noted in the response to SODC's planning department.</p>
Proposed	Mr Jenkins Seconded Mrs Bolt Carried unanimously
P15/S3627/LB	<p>5 The Forty – Replacement of existing door and door frame.</p> <p>Mr Jenkins advised that because the property is listed the replacement of the door requires planning permission. The proposed new door will match that of the neighbours.</p> <p>Mr Jenkins recommended Council approve the application.</p>
Proposed	Mr Jenkins Seconded Mrs Ivereigh Carried unanimously
P15/S3633/FUL	<p>Land at Caps Lane – Variation of condition 10 on planning permission P14/S3887/FUL</p> <p>Mr Jenkins advised Council that the applicant was seeking a change to condition 10 (the</p>

THE PRESS AND PUBLIC ARE CORDIALLY INVITED TO ATTEND

CHOLSEY PARISH COUNCIL- PLANNING COMMITTEE

	erection of a no left turn sign) as it cannot be supported by the Highway Authority and would require a Traffic Regulation Order to be passed. The application proposed that the no left turn sign be replaced by a sign directing all traffic right towards the A329. After discussion Mr Jenkins recommended Council approve the application.				
Proposed	Mr Jenkins	Seconded	Mrs Dyer-Lynch	Carried	unanimously
P15/S3387/FUL	<p>CABI Nosworthy Lane, Mongewell – Demolition and redevelopment of existing CABI headquarters and erection of 91 dwellings.</p> <p>Mr Jenkins advised that although the development did not fall in the boundaries of Cholsey parish Council were being consulted as a neighbouring parish. The development which is designed to fund the rebuilding of the CABI offices is in Crowmarsh Parish.</p> <p>Mr Jenkins reported that he had spoken to the planning representative of Crowmarsh Parish Council who oppose the development which is on land outside of the local housing plan and SHMA. They strongly feel the development is unsustainable and believe that in any other circumstances the site would not be considered suitable for development.</p> <p>The location of the site means a large amount of additional traffic will be generated onto the already busy bypass.</p> <p>After much discussion Mr Jenkins recommended Council refuse the application on the basis that it is unsustainable and only being considered because of a desire to keep CABI in the area coupled with safety concerns regarding access to the bypass from the site.</p>				
Proposed	Mr Jenkins	Seconded	Mr Ramsay	Carried	unanimously

(b)	To note planning decisions received.
	P15/S2801/HH Bramblings, 4 Ilges Lane – Granted
	P15/S2875/FUL The Chase, 27 West End - Granted

THE PRESS AND PUBLIC ARE CORDIALLY INVITED TO ATTEND