



MINUTES OF THE MEETING OF THE PLANNING COMMITTEE HELD ON TUESDAY 2 MAY 2017 AT 8PM IN THE COMMUNITY OFFICE

Present Matt Reid (MR)
Ian Hill (IH)
Stephanie Van de Pette (SvP)
Tom Bindoff (TB)
Terry Jackson (TJ)

Officer: Kristina Tynan

Members of the Public: 3

It was agreed that Matt Reid chair the meeting in the absence of the Chair and Vice-Chair.

- Apologies for Absence
Jeremy Bell, Bob West, Fergus Lapage, Rob Smith.
- Minutes of the meeting held on 4 April 2017 were accepted by Council on 11 April 2017
Resolved: That the minutes of the meeting above be agreed as a correct record and that they be signed by the Chairman
- Declarations of Interest
P17/S1328/LB 18 High Street- MR said that he would not vote on this application as his au-pair works at The Granary.

P16/S4287/FUL Land to north of Old Church, Christmas Common – MR said that he would not vote on this application as he has been involved with the residents on this application.
- Matters Arising
There were no matters arising other than agenda items.
- To consider the following applications:-
P17/S1270/HH 2 Forestry Cottages, Christmas Common
Single-storey rear extension and loft conversion with rear roof lights
NO OBJECTION – UNANIMOUS. Subject to mitigation of any light pollution from the roof lights.

P17/S1227/HH Bentleys, Pishill
Change of use of detached garage to ancillary accommodation
Vote: 4 against, 1 abstention
OBJECTION
Overdevelopment inappropriate in the AONB. May lead to a separate dwelling.

P17/S1039/HH 9 Church Street, Watlington
Single storey rear kitchen extension to cottage
NO OBJECTION - UNANIMOUS

P17/S1040/LB 9 Church Street, Watlington
Single storey rear kitchen extension to cottage

NO OBJECTION – UNANIMOUS. Subject to the area of chalk wall, that will become an inside wall, not being rendered, as this would lead to a loss of the character of the original building.

P17/S1221/HH The Old Stables, Greenfield
Erection of single storey extension to detached annex to form garaging

Vote: 4 against, 1 abstention

OBJECTION

This application does not enhance the character of the AONB. The building is incongruous with the existing building. It appears that that it would be necessary to remove a substantial tree, possibly a Birch, to put the garaging in.

P17/S1328/LB 18 High Street, Watlington

Creation of new internal opening to connect number 18 High Street (listed) to number 16 High Street (not listed)

Vote: 4 in favour, 1 against

NO OBJECTION - UNANIMOUS

P17/S1320/FUL 16 High Street, Watlington

Change of use of existing disused two-storey bank accommodation Use Class A2 to mixed use building: Use Class A1 (retail) on the ground floor and Use Class B1 (business offices) on the first floor.

Not discussed. Notification had been given to the WPC but no plans had been received to date. It was noted that there is not any information on the SODC website on this application.

P17/S1271/HH 16 Stonor Green, Watlington

Erect a 2.5 metre high fence at the end boundary of garden which is adjacent to the B480. To replace the existing damaged fence.

Vote: 4 in favour, 1 against

NO OBJECTION- UNANIMOUS

6. To consider the following Application Amendments

P17/S0964/FUL Christmas Common Farm

Access from Agricultural land onto the road (additional plans and information received 28 March 2017)

OBJECTION- UNANIMOUS

WPC agree with the OCC Traffic Officers comments which state: ‘The Highway Authority does not support the creation of a new access which is likely to increase the risk to Highway Safety and to users of the Highway. Given the parcel of land that would be accessed from the proposed new access is within the ownership of the applicant, the traffic associated with the site is the applicants own traffic.

The existing access served a working agricultural site and was clearly adequate for this, however it appears the movement of residential and agricultural vehicles is now considered problematic, and then the Highway Authority recommends investigating improvement options to the existing access rather than the creation of a new access’.

P16/S4287/FUL Land to north of Old Church, Christmas Common

Erection of two-storey 4-bedroom dwelling and detached double garage (design and footprint of dwelling altered and replacement tree planting added as shown on amended plans and arboriculture impact assessment received 30th March 2017)

OBJECTION- UNANIMOUS

1. The size of the building being applied for would have a harmful effect on the landscape setting of Christmas Common and the Chilterns AONB and is in conflict with policy CSEN1 of the SODC Core Strategy 2012.

2. Overdevelopment of existing plot with obstruction of views from the Oxfordshire Way.

3. A larger building would impact on the root protection zone of the protected trees

4. An open trench has been excavated on the site since November 2016 which is in contravention of Extant Planning Approval and Condition 4 of the Approved Appeal Decision and it was left open for many months. It still remains partially open.

P13/S0561/FUL Buildings 1, 2, 3, 4, 5, 6 and 7 Lys Mill, Howe Road

Use of Buildings 1, 2, 3, 4, 5, 6 and part of 7 of former Feed Mill as a mix of B1 (light industrial) B2 (general industrial) and B8 (storage only) uses and use of outside area for ancillary storage (retrospective) (application updated by plans and documents received 24 August 2016 and corrections to scale of access and parking plans and revisions to list of suggested conditions received 3 April 2017)

Discussion took place on the fact that this application should be deferred in the light of the proposed safeguarded route in the 2nd Preferred Option SODC Local Plan. **Vote: 3 in favour, 2 abstentions**
It was agreed that this comment be put in our response.

A vote was then taken on the application:

NO OBJECTION – UNANIMOUS. Subject to the addition of the following conditions:

- 1. Existing access via Howe Road and the Ridgeway path should remain until such time that a relief road should come to Watlington, the requirement that sole access be onto the Britwell Road opposite White House Farm using the current farm track as the main industrial estate access. This would provide a more convenient access.**
- 2. The outside storage area should be defined and delineated and should be designated as part of the planning application. Farm use is outside the scope of this application.**

WPC would like to ask the Planning Officer to review this application in the light of the SODC 2nd Preferred Option Consultation, which proposes to safeguard a route for re-alignment of the B4009 which is pertinent to Item 1 above, on the Local Plan.

7. Decisions

There were no decisions to note.

8. Correspondence

- 1) SODC Addition of the alias property name: Treetops to the existing numbered property 20 Stonor Green
- 2) SODC re new Planning Applications re The Old Bull, 12 Cuxham Road. For information only – no response needed
- 3) SODC – Local Plan Briefing – Emailed documents has been sent to All Councillors

All correspondence was noted.

9. Any Other Business

The Church Hall Application – TB said that he would like to flag up the fact that the Church Hall is going to Appeal. It was agreed that Tom Bindoff draft a letter for the Inspector and he will send this out by email. It is hoped that timing would allow us to discuss the draft at the next planning meeting.

THERE BEING NO OTHER BUSINESS THE MEETING CLOSED AT 9.35PM