



MINUTES OF THE MEETING OF THE PLANNING COMMITTEE HELD ON TUESDAY 6 JUNE 2017 AT 8PM IN THE WEST ROOM

Present

Jeremy Bell
Matt Reid (MR)
Stephanie Van de Pette (SvP)
Tom Bindoff (TB)
Terry Jackson (TJ)
Bob West
Rob Smith

Officer:

Kristina Tynan

Members of the Public:

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1. Election of Chairman

Bob West proposed Jeremy Bell and this was seconded by Matt Reid. There were no other nominations.

Resolved: That Jeremy Bell is unanimously elected as Chairman.

2. Election of Vice-Chairman

Matt Reid proposed Bob West and this was seconded by Jeremy Bell. There were no other nominations.

Resolved: That Bob West is unanimously elected as Vice-Chairman.

3. Apologies for Absence

Ian Hill, Fergus Lapage.

4. Minutes of the meeting held on 2 May 2017 were accepted by Council on 9 May 2017

Resolved: That the minutes of the meeting above be agreed as a correct record and that they be signed by the Chairman

5. Declarations of Interest

P17/S1328/LB 18 High Street, Watlington and P17/S1329/FUL 16 High Street, Watlington – MR declared an interest in these applications as his au pair works for the applicant of both these applications. He did not vote on these applications.

6. Matters Arising

There were no matters arising.

7. To consider the following applications:-
P17/S1737/FUL Land South of Britwell Road, Watlington
Application for the erection of 28 residential dwellings (C3) plus associated car parking, landscaping and new access to be created off Britwell Road.

The WPC Planning Committee objects to this application for the following reasons:

1. The surface water, and ground water Flood Risks have not been properly considered in respect of the risk to the houses themselves and the neighbouring properties. There is a substantial risk as evidenced by the need to provide a flood alleviation pond on the site, with all its risks of overflowing, smell, weeds, maintenance etc. Ref. SODC Flood Map for Surface water 5.1. which shows the Surface Water course immediately adjacent to the application site. In addition the increases of hardstanding, even with SUDS drainage, will exacerbate the surface water flooding risk.
2. The proximity to the AONB which is immediately adjacent has not been considered.
3. A small portion of the site is within the Conservation Area which has not been stated.
4. There is no proportionate provision for Social Housing, ie no 3 bedroomed social housing of which the Housing Survey commissioned by WPC has shown a need for.
5. The traffic impact will be substantial, not only in the additional traffic volumes, but in the torturous engineering that will be required to insert a potentially dangerous junction into an already difficult road entry into Watlington. The vision splays are sub-standard, and should be 43m.
6. The unsympathetic design of the houses, the height and the impact on neighbours amenity, with considerable overlooking, are further reasons. The design of the houses is not sympathetic to the local vernacular.
7. There is no play area and there are no play areas nearby, with the pond being consider a danger to children.
8. There is the loss of a grass bank, which defines the entry point into Watlington.
9. The site has been carefully considered as one less appropriate for housing in the current Neighbourhood Plan process. It has not been selected, as there are other sites which will more than adequately deliver the required housing expansion numbers required by the SODC emerging Local Plan. Development of this site, in conjunction with the chosen sites (which will also deliver a route by a re-routed B4009) will overload Watlington with too higher a proportion of new dwellings in relation to the existing, and so contravenes a the first Policy agreed in Watlington Neighbourhood Plan process, which is desire to “**preserve the scale and character of this historic town.**”

P17/S1628/HH 8 Ingham Lane, Watlington

Proposed single storey rear extension to dining infill front entrance porch and extend open porch/canopy.

Proposed single storey bay window extension to lounge.

Replace windows.

NO OBJECTION - UNANIMOUS

P17/S1714/HH 10 Spring Lane, Watlington

Single storey front porch extension

NO OBJECTION – UNANIMOUS

P17/S1702/FUL Whitemark Farm, 82 Hill Road, Watlington

Erection of dwelling and garage. Provision of garden. Demolition of existing buildings.

Vote: 2 in favour, 4 against

OBJECTION

Beyond built form in Watlington. New dwelling in the AONB, Change of use from storage to dwelling. It is unclear how the use pattern of this dwelling will fit in with the camping use of the site. Building as designed would cause light pollution. Site plans seem dislocated. WPC support Whitemark Farm.

P17/S1329/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 Bi (business offices) on the first floor.

NO OBJECTION – UNANIMOUS

However WPC would like clarity on the car park situation bearing in mind the planning permission just given for a new house at the back of this site.

P17/S1506/LB One Tree Cottage, 16 Cuxham Road, Watlington

To replace the Front Door and Door Furniture and to paint in a similar colour with the window frames also

being painted in a matching colour.

NO OBJECTION – UNANIMOUS

P17/S1896/DIS The Old Bull, Cuxham Road

Application for Discharge of condition 3 (Materials) on Planning Application P17/S0139/LB Removal of existing dilapidated conservatory. Erection of timber and double glazed garden room.

This was noted

P17/S1493/DIS 1-11 Parslow House, Springfield Close

Application is for: P16/S2186/FUL – Demolition of 11 sheltered units (5 one bed flats and 6 bedsits) and erection of 10 flats (6 two bed and 4 one bed) with associated parking and landscaping (bin store relocated and

obscure glazing to first floor windows in south-west elevation) – Discharge of condition 11 (Travel Plan) on P16/S2186/FUL.

This was noted

P17/S1680/AG Green Hill Farm, Russells Water

Proposed tractor shed and hay barn with hard standing apron and access track required for storing and keeping forage and land maintenance

This was noted.

8. To consider the following Application Amendments

P13/S1992/FUL Land adjacent to Building 7 Lys Mill, Howe Road

Erection of building for mixed B1 (light industrial), B2 (general industrial) and agricultural purposes as a reinstatement of part of Building 7 following fire damage (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 3rd April 2017. **This was agreed by email due to SODC time restrictions**

No objection 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.

It was noted that following the email on the conditions for this applications from Anna Badcock (7/5/2017) we have responded to this saying that the 2 additional comments we asked to be included should be.

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). (revised certificate B received 25 May 2017).

NO OBJECTION – UNANIMOUS

9. Decisions

<u>Application</u>	<u>SODC Decision</u>	<u>WPC Recommendation</u>
P17/S0861/HH 26 Ash Close	Planning Permission is GRANTED	<i>No Objection</i>
P17/S0588/FUL Greenacres Farm, Howe Rd	Planning Permission is GRANTED	<i>Objection</i>
P17/S1040/LB 9 Church Street	Listed Building Consent is GRANTED	<i>No Objection</i>
P17/S1039/HH 9 Church Street	Planning Permission is GRANTED	<i>No Objection</i>
P17/S1227/HH Bentleys, Pishill	Planning Permission is GRANTED	<i>Objection</i>
P17/S1270/HH 2 Forestry Cottages	Planning Permission is GRANTED	<i>No Objection</i>

All decisions were noted.

10. Correspondence

- 1) Homes & Counties Agency re proposed new community at Chalgrove Airfield
- 2) SODC Planning – Paul Lucas re Land adjacent to the Old Church, Christmas Common
- 3) The Planning Inspectorate – Appeal Decision re Marigold Cottage, Howe Hill, (Appeal dismissed)
- 4) Planning Policy South re Local Planning Briefing 28 March 2017 (Email has been sent to all Councillors)
(Document held in STRATEGY)

All correspondence was noted.

11. Any Other Business

THERE BEING NO OTHER BUSINESS THE MEETING CLOSED AT 9.10PM