



Watlington Parish Council

Parish Clerk: Kristina Tynan

MINUTES OF THE MEETING OF THE PLANNING COMMITTEE HELD ON TUESDAY 1 NOVEMBER 2016 AT 8PM IN THE COMMUNITY OFFICE

Present

Jeremy Bell (JB) - Chairman
Matt Reid (MR)
Terry Jackson (TJ)
Robin Wilson (RW)
Ian Hill (IH)
Tom Bindoff (TB)
Stephanie Van de Pette (SvP)
Bob West (BW)

Officer:

Kristina Tynan

Members of the Public:

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1. Apologies for Absence
Jon Lorimer.
2. Minutes of the meetings held on 4 October 2016 were accepted by Council on 11 October 2016
Resolved: That the minutes of the meeting above be agreed as a correct record and that they be signed by the Chairman.
3. Declarations of Interest
P16/S2638/full and to rear of 14 & 16 High Street, Watlington – Bob West declared an interest in this application as he has done work for the applicant. He signed the ‘Declaration of Interest’ book and did not vote on this item.

Agenda Item 7 - The Rectory, Hill Road – JB said that he had an interest in this item but did not sign the ‘Declaration of Interest’ book and took part in the discussion of this item but did not vote on this item.
4. Matters Arising
There were no matters arising.
5. To consider the following applications:-
P16/S2741/FUL Little Acres Farm, Cuxham
Removal of Condition 3 – mobile home/log cabin to be removed from land on or before 14 August 2016 – on application ref P13/S1064/FUL (Erection of a general purpose agricultural barn, hay and straw barn, alpaca housing, a temporary agricultural worker’s mobile home, and conversion of a

mushroom building for use as turkey housing) to make the mobile home permanent.

Vote: 5 in favour, 2 against, 1 abstention.

NO OBJECTION Subject to the following conditions

1. That the lighting should be as low as possible, to point downwards and should be on sensors.
2. Enforcement of Condition 6 of the original planning application approval.

P16/S3304/LB 37 Brook Street, Watlington

To remove and replace existing front windows and door with exact likeness colour/size and for the windows to be double glazed.

Vote: 5 in favour, 2 against, 1 abstention

NO OBJECTION subject to approval of the joinery detail by the Conservation Officer.

P16/S3288/HH (Householder) Candleford Cottage, 35 Chapel Street, Watlington

Demolition of existing lean-to extension attached to existing house. Construction of single-storey replacement lean-to extension.

Vote: 4 against, 4 abstentions

WPC are not against the principle of a single storey replacement lean-to extension but object to this application because of the unsympathetic nature of the roof design ie large single pitch roof with a large number of roof lights, which is the view that will be seen from the street in a Conservation Area. Loss of brick and clunch.

P16/S3276/HH (Householder) 4 Pauls Way, Watlington

Proposed extension to dwelling and pitched roof to garage.

NO OBJECTION – UNANIMOUS, subject to the Tree Officer being asked to look at the two trees which are close to the proposed extension.

6. To consider the following amendments

P16/S1112/FUL 40 Ingham House, Brook Street

Proposed residential development of 2 x 2 bed semi-detached, 1 x 3 bed detached and 2 x 4 bed detached houses within the grounds of Ingham House, with amended access to Brook Street and new ancillary (garage) building for Ingham House (revised site plan received 13th July 2016, additional ecological survey and plans received 5th September 2016;

Amendment: for Additional flood modelling data received 12 October 2016. Further additional amended site plan received 19th October 2016

4 Residents spoke against this application.

OBJECTION UNANIMOUS

WPC objects to this application because the benefit of the provision of housing on the site is strongly outweighed by material harm to the Conservation Area and to the significant loss of biodiversity which would result from the development.

There are concerns about access, egress and vision splays, loss of mature trees, old orchard and un-neighbourly development in respect especially of No 8 the Lilacs, the 4 houses all numbered 38, 38a, 38b and 42 Brook Street.

Watlington Conservation Area: Ingham House has historical significance because of its role in the past as the Rectory. It is characteristic of several larger historic houses surrounded by spacious grounds which contribute to the character of the CA and 40 Brook Street is listed as one of these in the SODC CA Character Study 2009. This document also emphasises the important contribution of mature and semi-mature trees to the CA and the setting of historic buildings. The grounds of the house are recognised as important in the 1997 SODC SA Character Study and are marked on the map as an important open space. The existing entrance contributes to the setting of the house and together with the Barn, which has been used as the Church Hall, makes an important local group of historic buildings. The

application would fundamentally change this character and would have an adverse impact on the CA. SODC Core Strategy Policy CSEN3. And NPPF Section 12 apply.

Access: This application is at a narrow point on Brook Street and used by vehicles including heavy vehicles which frequently mount the kerb and drive along the pavement just at the point of entrance to Ingham Lane. The Highways Liaison Officer may not have seen this during his visit and, therefore, would not have seen how dangerous it is. The 15m available vision splay eastwards is far short of the 43m required by Highways for streets. The applicant's traffic report even described this as "wholly inadequate." This is covered by SODC Local Plan Policy 8.35. Brook Street is not a 'lightly trafficked' route as described in the Traffic Consultant's report. Their figures show that, at the morning peak there is 1 vehicle every six seconds passing the entrance.

The arboriculture issues are also a significant reason for objection. The loss of mature trees with much life left as explained by the Tree Officer would be very harmful. In addition the construction of a highway in the root protection zone would have an extensive negative impact on the iconic avenue of lime trees which are a very key factor in the character of the Conservation Area. This would be contrary to SODC Local Plan Policy CON7 and Core Strategy CSEN3.

The access road will be unsuitable for bin lorries and all traffic will cause damage to the trees especially the heavy construction vehicles. The Avenue of Lime Trees is also visible from the AONB at Watlington Hill.

The trees have a significant biodiversity value and provide habitat for many birds including Red Kites and buzzards. The Parish Council is also very concerned about the construction of the proposed access road because there is conflicting evidence about damage to the root systems. The kerbing, in particular, appears to be much too close to the trees to avoid significant damage. There is also insufficient information about the provision of underground services and this could also have a very damaging impact. These lime trees are much too important to be put at risk.

The loss of the old orchard would also mean the loss of an important habitat. Traditional orchards are recognised as priority habitats in Oxfordshire (Biodiversity and Planning in Oxfordshire March 2014 OCC).

This importance has been recognised by the Forestry Officer in his report and the Parish Council supports his recommendation that the ecological significance and value of the orchard trees should be assessed. This should be done by an independent expert before the planning application is determined. SODC Policy CSB1 and NPPF Section 11 apply.

The proximity to the adjacent house, No 8 Lilacs Place, is another reason for objection as it would be un-neighbourly affecting their light and privacy contrary to SODC Local Plan Policy D4, Section 4.20.

FLOOD RISK: There is not an acceptable Flood Risk Assessment in place as stated by the Environment Agency in their objection to this application.

AIR QUALITY: This application would exacerbate the air quality problem in Watlington and there are other sites available which would do less harm to the environment and which would have better access.

It was agreed that we ask AB to speak on our behalf against this application if the SODC Officer recommends granting permission, when it comes to the SODC Committee.

P16/S2638/full and to rear of 14 & 16 High Street, Watlington
Construction of a single dwelling following the demolition of existing brick walls and timber fencing within the site. For discussion and decision

OBJECTION - UNANIMOUS

This revised plan does not change the previous view of the Parish Council which is that this proposal would intensify the use of an existing substandard access. This is a busy pedestrian thoroughfare in the town where increased vehicle movements from a substandard access can only increase the risk to highway safety and in particular to pedestrians.

This application has not demonstrated adequate parking and turning provision for the neighbouring establishments, as set out by the OCC Local Highway Authority.

7. Other Planning Issues

1. **The Rectory, Hill Road** – Should we ask Historic England to inspect it to check whether it should be listed?

TB had asked for this to be discussed as he feels that it is a fine example of an Arts and Craft building. After discussion a vote was taken on this issue.

Vote: 1 in favour, 5 against, 1 abstention.

Resolved: That the Parish Council should not ask Historic England to inspect it for a number of reasons; The church hall site, although having been refused, still has the option of an appeal and therefore it could be perceived that if the WPC asked for this inspection it could be viewed as obstructing the planning process and could also have an adverse impact on the financial aspects of the rectory component of the hall site application.

8. Decisions

<u>Application</u>	<u>SODC Decision</u>	<u>WPC Recommendation</u>
P16/S2611/HH 1 Watcombe Road	Planning Permission is GRANTED	No Objection
P16/S1994/O 5 Brook Street	Planning Permission is REFUSED	Objection
P/16S2604/HH Christmas Common Farm	Planning Permission is GRANTED	No Objection
P16/S2508/O Marigold Cottage	Planning Permission is REFUSED	No Objection
P16/S2934/HH 9 Stonor Green	Planning Permission is GRANTED	No Objection

All decisions were noted.

9. Protocol for planning applications by having a set of rules in which applications are dealt with through the whole process

Deferred to the next meeting. KT will send out the draft protocol which TJ has written, with the agenda for the next meeting.

10. Correspondence

- (1) Tim Horton re Land at St Leonards Church – **Noted.**
- (2) SODC Re: Certificate of Lawful Development for the Plough, Howe Hill, P16/S3150/LDE – **Peter Richardson had submitted some information on this. After discussion it was resolved that we ask him to send this in under his own right.**
- (3) SODC Marc Pullen re Newlands, Platts Lane, and Northend - **This was dealt with by email due to SODC deadlines.**

11. Any Other Business

THERE BEING NO OTHER BUSINESS THE MEETING CLOSED AT 9.43PM