



# Watlington Parish Council

Parish Clerk: Kristina Tynan

## MINUTES OF THE MEETING OF THE PLANNING COMMITTEE HELD ON TUESDAY 2 AUGUST 2016 AT 8PM IN THE COMMUNITY OFFICE

**Present:**

**Councillors:** Jeremy Bell - Chairman  
Bob West – Chairman  
Robin Wilson  
Terry Jackson  
Tom Bindoff

**Officer:** Kristina Tynan

**Members of the Public:** 7

1. Apologies for Absence  
Matt Reid, Jon Lorimer, Jo Read.
2. Minutes of the meeting held on 5 July 2016 were accepted by Council on 12 July 2016 to be signed as a correct record  
**Resolved:** That these minutes are a correct record of this meeting and that they be signed by the Chairman.
3. Declarations of Interest  
There were none.
4. Matters Arising  
There were none.
5. To consider the following applications:-  
P16/S2364/HH 34 Cuxham Road, Watlington  
Amendment to permitted scheme P15/S0329/HH (not yet constructed) to alter extensions to house, and include new timber-framed detached double garage. Widened crossover in slightly different location to approved scheme.  
**Vote: 4 against, 1 abstention**  
**OBJECTION**  
The design is not in keeping with the SODC Design Guide bearing in mind the character of the original application which is in the Conservation Area. Recommended Objection by Highways on garage noted.

P16/S2206/FUL Model Farm, Northend

Erection of a 3 bay timber frame and clad barn for the storage of machinery for cutting grass and maintaining the plot

**NO OBJECTION -UNANIMOUS**

P16/S2084/LB 11 High Street, Watlington

Proposed internal alterations. Proposed new guttering and downpipes to front elevation. Proposed new chimney flashing.

**NO OBJECTION -UNANIMOUS**

P16/S2109/LB 37 Brook Street, Watlington.

To have gas connected to the premises for gas central heating.

**NO OBJECTION –UNANIMOUS**

P16/S2491/HH 70 Summerfield, Hill Road, Watlington

Proposed lean to porch to front entrance to replace existing.

**NO OBJECTION –UNANIMOUS**

6. To consider the following amendments

P16/S1112/FUL 40 Ingham House, Brook Street, Watlington

Proposed residential development of 2 x 2 bed semi-detached, 1 x 3 bed detached and 2 x 4 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 13<sup>th</sup> July 2016, showing additional tree retention and flood risk mitigation measures to the southern corner of the site.

**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.

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 Lime Avenue of trees are 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

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

P16/S1897/HH 26 The Goggs, Watlington

Replacement detached garage with room in roof space. (As amended 28 June 2016 to remove facing dormer window and reduce size of SE facing roof light – subsequently amended further 12 July 2016 to increase depth to garage aspect)

**OBJECTION – UNANIMOUS**

**WPC objects to the increase in volume of the building which brings the building closer to the river watercourse which is within the flood zone.**

7. Decisions

| <u>Application</u> | <u>SODC Decision</u> | <u>WPC Recommendation</u> |
|--------------------|----------------------|---------------------------|
| P16/S1194/HH       | Amendment 1 approved | <i>No objection</i>       |

The decision above was noted.

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

The Clerk to circulate this paper with the minutes to all members and this to be discussed in the September meeting.

9. Correspondence

- (1) T Bindoff, Tree Warden, (copy letter to SODC) – potential risk to existing trees re Application P16/S1112/FUL Ingham House – **Noted.**
- (2) SODC application for 11 Gorwell – only Forestry Officer needs to comment on this on – **Noted.**
- (3) Peter Richardson re Application P16/S2508/O - All members have been emailed this. PR has asked that Planning Members have a site visit before the meeting in September. **It was agreed to have a site visit at 7pm prior to the Planning Meeting.**

10. Any Other Business

**THERE BEING NO OTHER BUSINESS THE MEETING CLOSED AT 9.17PM**