



MINUTES OF THE MEETING OF THE PLANNING COMMITTEE ON TUESDAY 3 JULY 2018 AT 8PM IN THE COMMUNITY OFFICE

Present

Councillors:

Andrew McAuley (AM) - Chairman
Rob Smith (RS) – Vice-Chairman
Bob West (BW)
Matt Reid (MR)
Ian Hill (IH)
Fergus Lapage (FL)
Jeremy Bell (JB)

Co-opted Members:

Peter Richardson (PR), Tony Powell (TP)

Officer:

Kristina Tynan

Members of the Public:

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1. Apologies for Absence
Tom Bindoff, Terry Jackson
2. Minutes of the meeting held on 5 June, was accepted by Council on 12 June 2018 to be approved
Resolved: That minutes be agreed as a correct record and that they be signed by the Chairman.
3. Declarations of Interest
There were no declarations of interest notified.
4. Matters Arising
There were no matters arising other than agenda items.
5. To consider the following applications: -
P/18S1822/FUL 40 Brook Street, Watlington
Erection of 2 x 2 bed cottages and 2 x 4/5 bed detached houses
Vote: 6 against, 1 abstention

OBJECTION

Although OCC Highways Authority has not objected to the access plan for this development, WPC has severe reservations concerning the safety of the access to and from this site. In the applicant's Highways Access and Transport Statement (HATS) it is acknowledged that the visibility splays are below the standard suggested in Manual for Streets for a 30mph speed limit ie. 2.4 x 43 metres when measured to the nearside kerb-line. It is our contention that the use of these figures in relation to Brook Street, Watlington is incorrect. Brook Street (B4009/B480) cannot be designated as a residential street. It is a 'Local Distributor' road as defined in the Residential Road Design Guide (2003) – Second Edition (2015) paragraph 5 – 5.2 Road Types the definition of which is a 'multipurpose road, generally forming part of local County network'. Therefore, the Splay Line requirements must be in accordance with the Residential Road Design Guide

(2003) – Second Edition (2015) paragraph 6.4 to 6.7, Visibility at Junctions, where the required Y distance at 30mph is 70m at an X distance of 2.4m. The proposed access plan cannot meet these criteria. In the HATS it is stated that ‘an “x” distance of 2.0m (rather than 2.4m) can also be considered acceptable in lightly trafficked situations’. Indeed the HATS uses the X distance of both 2.4m and 2.0m to calculate the submitted splay distances of 2.4m x 31m and 2.0m x 36m in a south-easterly direction and 2.4m x 25m and 2.0m x 71m in a north-westerly direction. However, The Manual for Streets, Section 7 Street Geometry, paragraph 7.7 Visibility Splays at Junctions, paragraph 7.7.7 states that for X distance ‘a minimum figure of 2 m may be considered in some **very** lightly-trafficked and slow-speed situations’. Brook Street cannot be considered to be a very lightly-trafficked road. The results of the traffic survey carried out at the request of the County Council over the period 12 – 19 November 2015, and included in the HATS as Appendix 1, show a 5 day average of 7090 movements per day and a 7 day average of 6596 movements per day. Thus, the only X distance that can be used to calculate the splays is 2.4m. Therefore, the submitted splays within the access plan do not meet the required criteria.

In the HATS it is claimed that ‘it is not unusual for access roads in established residential areas and particularly in conservation areas not to meet modern road layout design standards.’ This may be true but does not justify repeating the same error. The fact that the established junction diagonally opposite the proposed access road at Davenport Place is below standard is irrelevant. It would be irresponsible to allow a second sub-standard junction onto Brook Street.

WPC is also concerned that an OCC traffic officer confirmed in October 2015, as stated in the HATS, that ‘there are parking restrictions in place on both sides of Brook Street in the vicinity of the site access and that it is due to a lack of maintenance that they are not conspicuous at this point in time’. This is incorrect. On the northeast side of Brook Street between Nos 31 and 37 there is permitted parking for three vehicles and on the south west side there is a single permitted parking space 10m to the east of the proposed access to the site. These parking spaces are clearly visible and vehicles regularly use the permitted parking spaces on the northeast side. Any vehicles parked in these spaces reduce the width of the available carriageway forcing larger vehicles to mount the kerb on the southwest side of the road whilst travelling in a north-westerly direction.

In light of these observations WPC cannot support this planning application on the grounds that the access proposal is unsafe and based on erroneous information.

There was further discussion on the OCC Highway comment and it was:

Resolved: That we ask that OCC Highways Authority reviews its decision in light of the above comments. AM/KT to send this letter.

P18/S1681/FUL The Recreation Ground Shirburn Road, Watlington

Installation of multi-use games area with lighting.

This was withdrawn subject to more information being needed by SODC.

P18/S1902/O The Bungalow, Shirburn Road, Watlington

Demolition of existing house and erection of up to five starter units plus associated infrastructure. All matters reserved.

Vote: 1 in favour, 5 against, 1 abstention

WPC have concerns that the proposed access to this site does not have right of access or right of way along the driveway to The warehouse and therefore, the access should have been shown as direct on to the B4009 and proposed accordingly. WPC endorses the objections raised by OCC Highways. There is insufficient detail on impact on local area and there is no Ecological or Aboricultural report.

WPC approve of the idea of starter homes.

P18/S1815/HH 7 Lilacs Place, Watlington

Single storey timber outbuilding for use as a garden room.

NO OBJECTION - UNANIMOUS

P18/S2079/HH Red Kite House, 46 Love Lane, Watlington

Demolition of existing detached store area, rear store extension to remaining detached garage and new roof over existing and proposed.

NO OBJECTION – UNANIMOUS

6. To consider the following Amendments

P16/S2576/O Land off Pyrton Lane, Watlington

Amendment No 4 – dated 13 June 2018. Outline application for the erection of up to 100 residential dwellings including vehicular access, public open space, car parking, landscaping and drainage.

NO OBJECTION – UNANIMOUS

7. Decisions

<u>Application</u>	<u>SODC Decision</u>	<u>WPC Recommendation</u>
P18/S1370/HH Christmas Cottage, Greenfield	Planning Permission is GRANTED	<i>No Objection</i>
P18/S1018/HH May Cottage, 8 Britwell Road	Planning permission REFUSED	<i>No Objection</i>

All decisions were noted.

8. Correspondence

- 1) David Parker re 40 Brook Street application
- 2) David Parker email re 40 Brook Street application
- 3) County Council's Response to consultation on Application P18/S0002/O Shirburn Road

All correspondence was noted.

9. Any Other Business

Notification of Applications by SODC – The Clerk will forward these as they are received to all members of the Planning Committee.

Neighbourhood Plan – Following the Referendum on 28th June 2018, the Yes vote was 81% with a turn out of 47.5% which means that our NP now has weight. It will have full weight once SODC Full Council have agreed and adopted it on the 19th July 2018. Once adopted it becomes part of the Local Development Plan. After further discussion it was agreed that PR and TP draft a check list of NP issues that should be taken into consideration when applications are discussed.

National Planning Policy Framework – TP stated that the new NPPF should be published before the next Planning meeting and this will have considerable impact for SODC and it will also be something we will need to take into account when looking at planning applications.

THERE BEING NO OTHER BUSINESS THE MEETING CLOSED AT 9.45PM