

MINUTES OF THE MEETING OF THE PLANNING COMMITTEE  
HELD ON TUESDAY 4 FEBRUARY 2014 AT 7.30 PM  
IN THE COMMUNITY OFFICE

**Present:**

**Councillors:**

Rhian Woods – Chairman  
Robert Barber – Vice-Chairman  
David Tindale  
Nick Greaves  
Alex Woodeson

**Officer:**

Kristina Tynan

**Members of the Public:**

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1. Apologies for Absence  
Bob West, Neil Boddington
  
2. Minutes of the Meetings held on 10/12/2013 and 07/01/2014 were accepted by Council on 14/01/2014  
**Resolved:** That these minutes were a correct record of these meetings and that they be signed by the Chairman.
  
3. Declarations of Interest  
**P13/S3972/HH Dumble Dore, Howe Road** – Alex Woodeson declared an interest in this application as the applicant works for him. He signed the ‘Declaration of Interest’ book and left the room for vote on this item.  
  
**P14/S0099/HH 14 Beech Close, Watlington** – David Tindale declared an interest in this application as the applicants are good friends of his. He signed the ‘Declaration of Interest’ book and left the room for this item.
  
4. Matters Arising  
There were no matters arising other than agenda items.

5. To consider the following applications:-  
P13/S3972/HH Dumble Dore, Howe Road, Watlington  
Proposed two storey side extension  
**NO OBJECTION - UNANIMOUS**

P14/S0017/HH Lavender Cottage, Greenfield, OX49 5HF  
Erection of two storey side and single storey side extensions. Construction of front porch.

**Vote: 3 against, 1 abstention**

**OBJECTION**

This is a relatively new dwelling that replaced a very modest cottage. Since then it has been subject to a number of substantial extensions which cumulatively is substantially larger than would have been approved as a replacement dwelling.

The current proposal constitutes a major change in the character of building forms and materials in this part of the local AONB.

Inappropriate design and materials. The previously approved single storey extension with a roofline subservient to the main roof represented an acceptable development. This new proposal is visually incongruous to the existing house in style, form and materials.

P14/S0099/HH 14 Beech Close, Watlington

Ground floor single storey extension to provide level access bedroom, bathroom and utility room with external access ramp.

**NO OBJECTION - UNANIMOUS**

P14/S0056/HH 14 Watcombe Road, Watlington.

Conversion of existing outbuilding to annexe accommodation including a ground floor extension and incorporation of existing stores.

**OBJECTION – UNANIMOUS**

**WPC have no objection other than the loss of privacy to Number 12 Watcombe Road which could be overcome by all first floor windows being obscure glass or by the replacement of all FF windows with high-level velux windows (as already proposed to the rear).**

P14/S0112/HH The Cottage, Greenfield, OX49 5HF

Relocate driveway and replace garage

**Vote: 1 in favour, 3 against**

**OBJECTION**

**WPC have no objection to the garage and changing of vehicular access in principle. However, the substantial brick piers, the curved screen wall with high gates and close boarded boundary fence on the highway frontage is inappropriate in design and incongruous with the nature of the AONB and conflicts with the Chiltern Design Guide.**

**No lighting is indicated in the application but WPC would object to any light that spills beyond the boundary of the property**

**Furthermore we understand that the brick piers and substantial gates were deemed inappropriate at the nearby Ploughmans property where SODC approved a driveway application recently, and this should be considered as a precedent.**

6. To consider the following amendments:-  
 P13/S3491/HH Park House, Christmas Common  
 Proposed extension with balcony over and alterations (as amended by drawings accompanying emails from agent dated 19.12.13 & 10.01.14). (*Deadline to report 29 January*)  
**This application was agreed by email, due to the SODC deadline. The committee sent a comment of No Objection which was the WPC response to the original application.**

7. Decisions

<u>Application</u>	<u>SODC Decision</u>	<u>WPC Recommendation</u>
P13/S3680/FUL The Stables, Chestnut Farm., Cuxham	Planning Permission is GRANTED	<i>No Objections</i>
P13/S3665/HH Dorchester Cottage	Planning Permission is GRANTED	<i>No Objection</i>

All decisions were noted.

9. Correspondence

There was no correspondence for discussion.

10. Any Other Business

**Lys Mill** – RW stated that she has spoken to Paul Lucas and gave the committee a brief update. It is unlikely now that the applications will go to SODC committee before April.

**THERE BEING NO OTHER BUSINESS THE MEETING CLOSED AT 9PM AND THEN IT WAS AGREED THAT WE GO INTO CONFIDENTIAL SESSION TO DISCUSS THE PLANNING AWARD**

**Planning Award**

There was no confidential note as the following was agreed.

**Resolved:** That the Planning Award be discussed at the March meeting in Confidential Session and that we put a note in the Watlington Times again asking for residents to nominate properties.

The meeting then closed at 9.10pm