



MINUTES OF THE MEETING OF THE PLANNING COMMITTEE HELD ON TUESDAY 4 JULY 2017 AT 8PM IN THE COMMUNITY OFFICE

Present Jeremy Bell (JB)
Matt Reid (MR)
Tom Bindoff (TB)
Terry Jackson (TJ)
Bob West (BW)
Ian Hill (IH)
Fergus Lapage (FL)

Officer: Denise Allnutt

1. Apologies for Absence Rob Smith
2. Minutes of the meeting held on 6 June 2017 were accepted by Council on 13 June 2017
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
P17/52260/FUL The Stables, Whitehouse Farm, Britwell Road, Watlington – MR declared an interest in this application as he is friends with the applicants. He did not vote on these applications.
4. Matters Arising
There were no matters arising
5. To consider the following applications:-
P17/S1860/HH Candleford Cottage, 35 Chapel Street, Watlington
Install two sun-tube lights within the roof. 2. Remove two garages and replace them with a wooden shed.
NO OBJECTION – 1 ABSTENTION

P17/S2101/HH Hartwood, Northend.
Alterations to existing basement together with the creation of an external courtyard & two single storey ground floor extensions. Part enclosure of existing balconies into the first floor & rendering all facades.
NO OBJECTION – 1 ABSTENTION

P17/S2036/HH Chiltern Cottage, Christmas Common
Oak framed 2 bay open fronted “cart shed” style garage
NO OBJECTION – UNANIMOUS

P17/S2171/FUL Highwood, Greenfield
Demolition of existing dwelling and construction of replacement dwelling along with replacement stables/groom’s accommodation, relocated tennis court and the provision of a new principal driveway to the house.
NO OBJECTION – UNANIMOUS
With the following conditions: ensure conservation of bats and birds and construction of new entranceway prior to commencement of works

P17/S2229/FUL Land at Howe Road, Watlington

Full Planning Application for the erection of 1 residential dwelling, including erection of garage, provision of associated private garden, parking, landscaping and other ancillary works.

Vote 1 In Favour – 6 Against

OBJECTION

The application land is not within the built form of Watlington, not allocated for housing in the SODC Local Plan, and not allocated for housing in the emerging Watlington Neighbourhood Development Plan.

The land is in the Chiltern AONB and as such carries the requirement that permission should only be granted if there are exceptional circumstances and public interest (NPPF para 116) “Great weight should be given to conserving the landscape and scenic beauty of the AONB.” (NPPF para 115)

The SODC’s failure to provide a 5 year housing supply, cited as a reason for this application, neither constitutes exceptional circumstances or the public interest in this case.

If it were, it would set a precedent for carte-blanche development within the AONB, and in Howe Road location would open the way for planning application and approvals on this ground, in a ribbon development outside the built form of Watlington. There are numerous other plots where this argument could be made, and the application plot is not an exception, and therefore, should be refused.

Notwithstanding, the design of the development, the principal of development on this site, within the AONB is objected to.

However, the design itself fails to recognise the form and materials of the local vernacular and the extensive use of glass and roof-lights fails to consider the visual impact of excessive light on those who appreciate the dark skies around the edges of Watlington and in this part of the Chiltern AONB.

P17/S2260/FUL The Stables, Whitehouse Farm, Britwell Road, Watlington

Variation of condition 2 on application ref: P17S0228/FUL to allow for external and internal alterations to facilitate the use of the roof void as additional accommodation.

OBJECTION – UNANIMOUS

The development of this planning application has progressed to the point of overdevelopment of the site in size of accommodation and comings and goings, and possibly bulk, although not specifically defined.

P17/S2302/HH Chiltern Heights, Howe Hill, Watlington

Erection of Detached Two Bay Garage

NO OBJECTION - UNANIMOUS

6. To consider the following Application Amendment

P16/S4287/FUL Land to north of Old Church, Christmas Common

Erection of two-storey 4 bedroom dwelling and detached double garage (design and footprint of dwelling altered and replacement tree planting added as shown on amended plans and arboricultural impact assessment received 30th March 2017 and electricity poles and stays added to amended plans received 30th May 2017)

OBJECTION – UNANIMOUS

1. The size of the building being applied for would have a harmful effect on the landscape setting of Christmas Common and the Chilterns AONB and is in conflict with policy CSEN Strategy 2012.

2. Overdevelopment of existing plot with obstruction of views from the Oxfordshire Way.

3. A larger building would impact on the road protection zone of the protected trees.

4. An open trench has been excavated on the site since November 2016 which is in contravention of Extant Planning Approval and Condition 4 of the Approved Appeal Decision, open for many months. It still remains partially open.

7. Decisions

<u>Application</u>	<u>SODC Decision</u>	<u>WPC Recommendation</u>
P17/S1506/LB One Tree Cottage	Listed Building Consent is GRANTED	No Objection
P17/S1271/HH 16 Stonor Green	Planning Permission is GRANTED	No Objection

All decisions were noted.

8. Correspondence
- 1) Sylvia Mountford letter of Objection to application P16/S4287/FUL, development of land by Search and Management Services Ltd.
 - 2) Richard Glover – Objection to application P16/S4287/FUL
 - 3) SODC re Appeal made under Section 78 in connection with Land adjacent to St Leonards Church (2 copies dated 15 and 17 June)
 - 4) Karen Attwood, South & Vale Council - attaching South Oxfordshire's Five Year Housing Land Supply Statement.
 - 5) The Environment Agency regarding building near watercourses
 - 6) Copy of letter to the Chief Planning Officer from Mr and Mrs Hall re development at Britwell Road

9. **Proposal to exclude the public from Item 10**

That in view of the confidential nature of the business about to be transacted on this Appeal, it is advisable in the public interest that the public be temporarily excluded and they are instructed to withdraw. In accordance with Public Bodies (Admission to Meetings) Act 1960 s. 1, and Local Government Act 1972 s.100.

NO OBJECTION – INANIMOUS

JB and the public left the meeting.

10. Appeal on Land adjacent to St Leonards Church – Agreement of draft response to the Planning Inspector.

RECOMMENDATION TO COUNCIL:

- i) that the draft response circulated be agreed,
Vote: In Favour 4 – Against 2
Resolved
- ii) that the Clerk be delegated to forward this to the Planning Inspectorate by the 19 July 2017 to meet the deadline for submissions and,
Resolved
- iii) that the Council's response to the Planning Inspectorate be made public after 19 July 2017
Resolved

11. Proposal to extend the meeting beyond 10.00 PM as item 10 was still under discussion.

Resolved - Unanimous

12. Any Other Business

THERE BEING NO OTHER BUSINESS THE MEETING CLOSED AT 10.10 PM

Notes on Declaration of Interest

(i) Any Member arriving after the start of the meeting is asked to declare personal interests as necessary as soon as practicable after their arrival even if the item in question has been considered. (ii) with the exception of the circumstances listed in paragraph 9(2) of the Local Code of Conduct for Members, a Member with a personal interest also has a prejudicial if it is one which a Member of the public with knowledge of the relevant facts would reasonably regard as so significant that it is likely to prejudice the Member's judgement of the public interest. In such circumstances, the Member must withdraw from the meeting room, and should inform the Chairman accordingly.

(iii) It is not practical to offer detailed advice during the meeting on whether or not a personal interest should be declared, or whether a personal interest should also be regarded as prejudicial. Confidential Session: EXCLUSION OF THE PUBLIC

RESOLVED: THAT under Section 100(A) (4) of the Local Government Act 1972, the public be excluded from the meeting for items of business of the grounds that they involve the likely disclosure of exempt information as defined in Paragraphs 7,8 and 9 of Part I of Schedule 12A to the Act.

Distribution: To be emailed to all Councillors: **Noticeboard/Website Planning Members:** Jeremy Bell, Terry Jackson, Matt Reid, Bob West, Ian Hill, Stephanie Van de Pette

Kristina Tynan, Parish Clerk



Dated: 4th July 2017