



## MINUTES OF THE MEETING OF THE PLANNING COMMITTEE HELD ON TUESDAY 4TH OCTOBER 2016 AT 8PM IN THE WEST ROOM

**Present:**

**Councillors:**

Jeremy Bell - Chairman  
Bob West – Vice -Chairman  
Robin Wilson  
Terry Jackson  
Tom Bindoff  
Ian Hill  
Matt Reid

**Officer:**

Kristina Tynan

**Members of the Public:**

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1. Apologies for Absence  
Jon Lorimer, Stephanie Van de Pette.
  
2. Minutes of the meetings held on 2 August and 6 September 2016 were accepted by Council on 13 September 2016  
The following addition to the minute on Planning Application P15/SO941- Land adjacent to St Leonards Church was agreed:  
*'The following points were noted:*  
(a). *The key figures in the financial information document prepared by Impact Planning Services Ltd had been redacted so it was not possible for the Planning Committee to discuss them.*  
(b). *No new information was available to show how the proceeds of the development could significantly reduce the high running costs of maintaining the Church.*  
(c). *It is very difficult to raise revenue from day to day lettings on community building in any context. No evidence has been put forward to show that a viable programme of lettings has been forecast.*  
(d). *The committee has seen no evidence to demonstrate that the financial benefit to the Church would be so significant that it would offset the considerable harm to the Conservation Area already identified by the Committee.'*  
  
**Resolved:** That with the amendment shown above to the minutes of the 6/9/2016 these minutes are a correct record of these meetings, and that they be signed by the Chairman.
  
3. Declarations of Interest  
**P16/S2206/FUL Model Farm, Northend** – Matt Reid declared an interest in this application as he is a friend of the applicant. He signed the 'Declaration of Interest' book and did not vote on this item.  
  
**P16/S2186/FUL 1-11 Parslow House, Springfield Close** – Matt Reid declared an interest in this application as his property overlooks the site. He signed the 'Declaration of Interest' book and did not vote on this item.
  
4. Matters Arising  
There were no matters arising other than agenda items.

5. To consider the following applications:-  
P16/S2576/O Land off Pyrton Lane, Watlington  
Outline application for the erection of up to 100 residential dwellings including vehicular access, public open space, car parking, landscaping and drainage.  
**OBJECTION – UNANIMOUS**  
**SEE ATTACHED FULL RESPONSE**
- P16/S2949/DIS The Old Church Hall, Christmas Common  
Discharge of conditions 3 – materials, 5 – landscaping scheme and 6 – programme of archaeological works on P14/S4113/FUL (Erection of a detached two-storey 3-bedroom dwelling)  
**Vote: 5 in favour, 2 abstentions**  
**NO OBJECTION**
- P16/S3003/HH Orchard House, Pishill, RG9 6HH  
Erection of Single Storey Pool House Extension  
**Vote: 5 in favour, 3 abstentions.**  
**NO OBJECTION**
- P16/S2934/HH Ridgeway 9 Stonor Green, Watlington  
Garage conversion & insertion of window and bi-fold doors.  
**NO OBJECTION – UNANIMOUS**
- 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**
- Agricultural Notification - **Application Withdrawn see Correspondence No.4**  
P16/S2953/AG Glendale Northend, RG9 6LQ  
Erection of barn building  
**Response sent by email due to time restraints -WPC Recommendation: NO OBJECTION**
6. To consider the following amendments  
P13/S1992/FUL Land adjacent to Building 7 Lys Mill Howe Road, near Watlington  
Erection of building for mixed B1, B2 and agricultural purposes as a reinstatement of part of Building 7 following fire damage (application updated by plans and documents received 24 August 2016)  
**Resolved: That this item be deferred for a site visit. KT will contact SODC to obtain an extended deadline and will organise a site visit with Mr Copas.**
- P13/S0561/FUL Buildings 1, 2, 4, 5, 6 and 7 Lys Mill Howe Road near Watlington  
Use of Buildings 1, 2, 4, 5, 6 and part of 7 of former Feed Mill as a mix of B1 (light industrial), B2 (general industrial) and B8 (storage only) uses and use of outside area for ancillary external storage (retrospective) (application updated by plans and documents received 24 August 2016).  
**Resolved: That this item be deferred for a site visit. KT will contact SODC to obtain an extended deadline and will organise a site visit with Mr Copas.**
- P16/S2186/FUL 1-11 Parslow House, Springfield Close  
Demolition of 11 sheltered units (5 one bed flats and 6 bedsits) and erection of 10 flats (6 two bed and 4 one bed) with associated parking and landscaping (bin storage relocated and obscure glazing to first floor windows in south-west elevation)  
**NO OBJECTION – UNANIMOUS Subject to adequate changes in the drainage having been addressed.**
- P16/S1897/HH 26 The Goggs, Watlington  
Replacement detached garage with room in roof space. (As amended 28 June 2016 to remove SE facing dormer window and reduce size of SE facing roof light – subsequently amended further 12 July 2016 to increase depth to garage aspect (Further amended by plans received 2016-0-19 to reduce length of proposed garage and to relocate it further into site and supported by Flood Risk Assessment.  
**Vote: 3 in favour of the following response, 4 abstentions.**

## OBJECTION

Watlington Parish Council do not have sufficient up to date information given to them in the paper copy sent by SODC Plans were dated May 2016 although on the Internet the plans were dated August 2016. However no internet access was available at our meeting. Therefore the WPC stands with their previous objection. 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/S2364/HH 34 Cuxham Road	Planning Permission is GRANTED	<i>Objection</i>
P16/S2590/LB Christmas Common Farm	Listed Building Consent is GRANTED	<i>No Objection</i>
P16/S2125/LB Christmas Common Farm	Listed Building Consent if GRANTED	<i>No Objection</i>
P16/S2124/HH Dorchester Cottage	Planning Permission is GRANTED	<i>SODC already approved</i>
P16/S2589/HH Christmas Common Farm	Planning Permission is GRANTED	<i>No Objection</i>

**All the above decisions were noted.**

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

**This will be discussed at an appropriate meeting.**

### 9. Correspondence

- (1) Carter Jonas – Letter of Objection on behalf of Beechwood Estates – Land off Pyrton Lane
- (2) SODC Withdrawn Application – Christmas Common Farm Application P16/S2588/LB
- (3) SODC Withdrawn Application – Christmas Common Farm Application P16/S2587/HH
- (4) SODC Withdrawn Application – Glendale North Application No P16/S2053/AG

**All correspondence was noted.**

### 10. Any Other Business

**THERE BEING NO OTHER BUSINESS THE MEETING CLOSED AT 10PM**

## **Watlington Parish Council Planning Committee response to the consultation on Planning Application P16/S2576/O: Land at Pyrton Lane.**

Our committee object to this application on the following grounds:

1. The application is premature in relation to the Watlington and Pyrton Neighbourhood Plans and would prejudice the Neighbourhood Plan Process.
2. The application can only be assessed in isolation on its own merits and not in relation to a possible long term solution to traffic problems in the centre of Watlington. The proposal does not provide a credible section of a possible alternative route around Watlington. There is no benefit to be gained from this outline plan.
3. We strongly believe that the junction between the access road and Pyrton Lane at the north of the site would serve to exacerbate traffic issues in Pyrton Lane and should not be constructed.
4. Construction of this junction would require incursion into the former MoD site at the junction in order to avoid damaging the root systems of the TPO protected trees along the north side of the road.
5. Cutting off the more than 90 degree bend in Pyrton would remove a natural restriction on heavy traffic, and so lead to increased traffic through the very narrow part of the road past the housing near St Leonard's.
6. This development would make the boundary between Pyrton and Watlington less well defined.
7. The key aim that has been established by the WNDP is to protect the rural nature and scale and character of the town and this development would not achieve this aim to any degree.
8. This development would obstruct and adversely impact views to and from the Chilterns AONB (NPF para 115 Great weight should be given to conserving landscape and scenic beauty.... AONBs conservation of wildlife and cultural heritage are important and para 109 – protect and enhance valued landscapes)
9. Also it would obstruct and adversely affect views to and from the Shirburn Registered park and garden (also NPF Para 115 and 109 as above)
10. The SODC Landscape capacity Study, 2015 of additional sites on the edge of larger villages, independently stated there was a potential for harm in developing this site.
11. The development works against the general alignment of the town in the landscape.
12. The residents of the new proposed development could be adversely affected by potential un-neighbourly activity at the adjoining site known as Wat 7, the old MOD site and warehouse and to a lesser extent smoke from the allotments.
13. The development of this site would mean the loss of the best and most versatile agricultural land.

In addition to reiterating concerns raised by SODC Forestry, Conservation, Health & Housing – Contamination and Health and Housing Environmental Protection teams, we had concerns regarding the density of the proposed development and would hope that it would reflect more closely the character and density of other areas of Watlington which in relation to the size of this plot have much higher densities in comparison. In its current iteration the density of this site would be untenable.

Should this application be approved despite our recommendations to the contrary we would like to stress some conditions to be placed on any such approval as follows:

1. The area which has been suggested by Providence Land as a green buffer zone between Watlington and Pyrton should be clearly defined, agreed and transferred to the Pyrton Parish charity at the time of approval of the application.
2. An area of land should be safeguarded for strategic decisions such as potentially extending the school site or playing fields.
3. The road should reflect the character of neighbouring roads (i.e. the B4009) and should not join to Pyrton Lane but rather be structured such that it could with relative ease link up should further developments create the opportunity to complete the relief road skirting the Western reaches of the town.
4. We consider it important for our air quality issues that there should be sufficient access and parking to the rear of the School for buses and other vehicles serving and using the school.

