



MINUTES OF THE MEETING OF THE PLANNING COMMITTEE HELD ON TUESDAY 7 FEBRUARY 2017 AT 8PM IN THE COMMUNITY OFFICE

1. Apologies for Absence
There were none.
2. Minutes of the meeting held on 3 January 2017 were accepted by Council on 10 January 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
P16/S4287/FUL Land to north of Old Church, Christmas Common – MR declared an interest in this application and said he would remain in the room for the discussion but would not vote on this issue as he has been involved in this issue with local residents. MR signed the 'Declaration of Interest' book.
P17/S0228/FUL Whitehouse Farm, Britwell Road- MR declared an interest in this application as he is friends with the applicant. MR signed the 'Declaration of Interest' book and left the room for this item.
P17/S0138/HH The Old Bull, 12 Cuxham Road, Watlington - TJ declared an interest in this application as she used to work with the applicant. TJ signed the 'Declaration of Interest' book and did not vote on this item.
4. Matters Arising
There were no matters arising.
5. To consider the following applications:-
P16/S4287/FUL Land to north of Old Church, Christmas Common
Revised scheme for one new detached house and detached garage
Vote: 1 in favour, 6 against
OBJECTION
 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 CSEN1 of the SODC Core Strategy 2012.
 2. Overdevelopment of existing plot with obstruction of views from the Oxfordshire Way.
 3. A larger building would impact on the root 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.
 5. The Tree Report has not been updated since June 2015.

P16/S3971/LB 37 Brook Street, Watlington
To replace existing front windows up and down single glazed like for like and front door like for like

NO OBJECTION – UNANIMOUS

P17/S0079/HH 26 Britwell Road, Watlington
Erection of single storey front extension and proposed roof extension at the rear.
Vote: 7 in favour, 1 abstention
NO OBJECTION

P17/S0186/HH 30 Hill Road, Watlington
Alterations & Extensions to existing dwelling
Vote: 7 in favour, 1 abstention
NO OBJECTION

P17/S0137/LB 2A High Street, Watlington
Removal of the corner part of the fascia
NO OBJECTION – UNANIMOUS
Subject to the guidance of the Conservation Officer being followed.

P17/S0138/HH The Old Bull, 12 Cuxham Road, Watlington
Removal of existing dilapidated conservatory. Erection of timber and double glazed garden room.
Vote: 7 in favour, 1 abstention
NO OBJECTION

P17/S0139/LB The Old Bull, 12 Cuxham Road, Watlington
Removal of existing dilapidated conservatory. Erection of timber and double glazed garden room.
Vote: 7 in favour, 1 abstention
NO OBJECTION

P17/S0228/FUL Whitehouse Farm, Britwell Road, Watlington
Proposed demolition of existing offices and garage building and erection of detached 3-bed single storey dwelling house with associated parking and amenity space provision.
Vote: 6 in favour, 1 abstention
NO OBJECTION

P17/S0302/DIS 39 Brook Street, Watlington
Discharge of condition 5 (roof lights) on application ref. P15/S1226/LB Erection of two and single storey rear extension, internal alterations and detached garage.
No Strong Views

P17/S0304/DIS 39 Brook Street, Watlington
Erection of two and single storey rear extension, internal alterations and detached garage
P15/S1225/HH Conditions(s) 4 (roof lights)
No Strong Views

6. To consider the following Application Amendments
There were no amendments for discussion.

7. Decisions

<u>Application</u>	<u>SODC Decision</u>	<u>WPC Recommendation</u>
P16/S3818/HH Dumble Dore, Howe Road	Planning Permission is GRANTED	<i>No Objection</i>
P16/S3880/FUL Unit 4a to 5a Watlington Industrial Estate	Planning Permission is GRANTED	<i>No Objection</i>

P16/S3926/LB The Cross, High Street	Listed Building Consent is REFUSED	<i>No Objection</i>
P16/S3968/LB Barleymow Cottage High Street	Listed Building Consent is GRANTED	<i>No Objection</i>
P16/S3775/HH 34 Cuxham Road	Planning Permission is GRANTED	<i>No Objection</i>
P16/S3888/HH Littlefield, Christmas Common	Planning Permission is GRANTED	<i>No Objection</i>
P16/S3871/HH End Lodge Christmas Common	Planning Permission is GRANTED	<i>Objection</i>
P16/S4016/HH 15 Chapel Street	Planning Permission is GRANTED	<i>No Objection</i>

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

Deferred to the next meeting. SvP has been through this and made some changes. IH will review and this will be sent to Members before the next meeting.

9. Statement of Community Involvement

TW has been through this and has given his comments on this. After discussion it was:

Resolved: To send the following statement on this consultation:

Watlington Parish Council agrees with the paragraph on Page 17 "encourages applicants and developers to discuss their proposals with neighbours, and to consult with the wider community on their proposals that are likely to have an impact on their local area. " and also the paragraph stating "Neighbour Notification that a notification (letter or email) will normally be sent to those properties adjacent to the boundary of the application site. If the neighbouring property cannot be identified we will display a site notice on or near the application property. The case officer may also notify any properties they consider to be directly affected by the proposal." as we had heard that this practice had been stopped.

Watlington Parish Council also welcomed the statement on page 19 "Email alerts In addition to our statutory procedures for consulting on applications, the council offers a service for those interested in planning applications to sign up for regular email alerts. Once registered the consultee will receive an automatic email notification informing them of any new planning application or planning decision made in their area (within 100m radius of your postcode area, larger area available on request) with a link to the proposal via our website. www.southoxon.gov.uk/email-and-text-alerts "

10. Correspondence

- (1) SODC re: 40 Ingham House – Application P16/S1112/FUL – Application Withdrawn - **Noted**
- (2) Planning Engagement Officer, Louise Rawlins re Consultation on Statement of Community Involvement - **Noted**
- (3) SODC Davina Sarac re End Lodge Application P16/S3871/HH – concerns re the creation of a new vehicular access - **Noted**
- (4) Mavesyn Ridware Parish Council – Protocol on pre application meetings for major Developments – **KT will resend this to Members.**
- (5) Top Tips for Parish Councils engaging in early discussions on development projects - **Noted**
- (6) Jonathan Barton re new bus stops in Brook Street - **Noted**
- (7) Change of property name from Old Bishops House to Glengarth Cottage - **Note**
- (8) G Hall – Objection to Development off Britwell Road – **This letter was noted but there has not yet been a formal planning application on this site.**

11. Any Other Business

THERE BEING NO OTHER BUSINESS THE MEETING CLOSED AT 9.35PM