



# Watlington Parish Council

Parish Clerk: Kristina Tynan

## MINUTES OF THE MEETING OF THE PLANNING COMMITTEE HELD ON TUESDAY 7 JUNE 2016 AT 8PM IN THE COMMUNITY OFFICE

**Present:**

**Councillors:** Bob West, Robin Wilson, Jo Read, Tom Bindoff, Terry Jackson, Jeremy Bell, Matt Reid

**Officer:** Kristina Tynan

**Members of the Public:**

*The meeting opened with Jeremy Bell presiding.*

1. Election of Chairman  
Bob West proposed Jeremy Bell and this was seconded by Terry Jackson. There were no other nominations.  
**Resolved:** That Jeremy Bell is unanimously elected as Chairman.
  
2. Election of Vice-Chairman  
Jeremy Bell proposed Bob West and this was seconded by Jo Read. There were no other nominations.  
**Resolved:** That Bob West is unanimously elected as Vice-Chairman.
  
3. Apologies for Absence  
Jon Lorimer.
  
4. Minutes of the meetings held on 3 May 2016 were accepted by Council on 10 May 2016.  
**Resolved:** That these minutes were a correct record of these meetings and that they be signed by the Chairman.
  
5. Declarations of Interest  
There were none.
  
6. Matters Arising  
There were none.

7. To consider the following applications:-

***There was a site visit for Planning Members for this application at 7.15pm prior to the meeting.***

**P16/S1112/FUL 40 Ingham House, Brook Street Watlington**

Proposed residential development of 2 x 2 bed semi-detached, 1 x 3 bed detached and 2 x 4 bed detached houses within the grounds of Ingham House, with amended access to Brook Street and new ancillary (garage) building for Ingham House.

**OBJECTION – UNANIMOUS**

WPC objects to this application because the benefit of the provision of housing on the site is strongly outweighed by material harm to the Conservation Area and to the significant loss of biodiversity which would result from the development.

There are concerns about access, egress and vision splays, loss of mature trees, old orchard and un-neighbourly development in respect especially of No 8 the Lilacs.

Watlington Conservation Area: Ingham House has historical significance because of its role in the past as the Rectory. It is characteristic of several larger historic houses surrounded by spacious grounds which contribute to the character of the CA and 40 Brook Street is listed as one of these in the SODC CA Character Study 2009. This document also emphasises the important contribution of mature and semi- mature trees to the CA and the setting of historic buildings. The grounds of the house are recognised as important in the 1997 SODC SA Character Study and are marked on the map as an important open space. The existing entrance contributes to the setting of the house and together with the Barn, which has been used as the Church Hall, makes an important local group of historic buildings. The application would fundamentally change this character and would have an adverse impact on the CA. SODC Core Strategy Policy CSEN3. And NPPF Section 12 apply.

Access: This application is at a narrow point on Brook Street and used by vehicles including heavy vehicles which frequently mount the kerb and drive along the pavement just at the point of entrance to Ingham Lane. The Highways Liaison Officer may not have seen this during his visit and, therefore, would not have seen how dangerous it is. The 15m available vision splay eastwards is far short of the 43m required by Highways for streets. The applicant's traffic report even described this as "wholly inadequate." This is covered by SODC Local Plan Policy 8.35. Brook Street is not a 'lightly trafficked' route as described in the Traffic Consultant's report. Their figures show that, at the morning peak there is 1 vehicle every six seconds passing the entrance.

The arboriculture issues are also a significant reason for objection. The loss of mature trees with much life left as explained by the Tree Officer would be very harmful. In addition the construction of a highway in the root protection zone would have an extensive negative impact on the iconic avenue of lime trees which are a very key factor in the character of the Conservation Area. This would be contrary to SODC Local Plan Policy CON7 and Core Strategy CSEN3.

The access road will be unsuitable for bin lorries and all traffic will cause damage to the trees especially the heavy construction vehicles. The Lime avenue of trees are also visible from the AONB at Watlington Hill.

The trees have a significant biodiversity value and provide habitat for many birds including Red Kites and buzzards. The Parish Council is also very concerned about the construction of the proposed access road because there is conflicting evidence about damage to the root systems. The kerbing, in particular, appears to be much too close to the trees to avoid significant damage. There is also insufficient information about the provision of underground services and this could also have a very damaging impact. These lime trees are much too important to be put at risk.

The loss of the old orchard would also mean the loss of an important habitat. Traditional orchards are recognised as priority habitats in Oxfordshire (Biodiversity and Planning in Oxfordshire March 2014 OCC).

This importance has been recognised by the Forestry Officer in his report and the Parish Council supports his recommendation that the ecological significance and value of the orchard trees should be assessed. This should be done by an independent expert before the planning application is determined. SODC Policy CSB1 and NPPF Section 11 apply.

The proximity to the adjacent house, No 8 Lilacs Place, is another reason for objection as it would be un-neighbourly affecting their light and privacy contrary to SODC Local Plan Policy D4, Section 4.20

It was agreed that we ask AB to speak on the on our behalf against this application if the SODC Officer recommends granting permission, when it is comes to the SODC Committee.

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**P16/S1406/HH Christmas Common Farm**

New painted timber conservatory

**NO OBJECTION - UNANIMOUS**

8. Decisions

| <b><u>Application</u></b>  | <b><u>SODC Decision</u></b>   | <b><u>WPC Recommendation</u></b> |
|--|---|----------------------------------|
| P16/S0427/HH<br>Pemberley Howe Hill                                  | Planning Permission is GRANTED  | <i>No Objection</i>              |
| P16/S0560/FUL<br>Model Farm Road<br>between Hartwood and<br>Northend | Planning Permission is GRANTED  | <i>No Objection</i>              |
| P16/S0962/HH<br>84 Hill Road   | Planning Permission is GRANTED  | <i>No Objection</i>              |
| P16/S0960/HH Lavender<br>Cottage Greenfield                          | Planning Permission is GRANTED  | <i>No Objection</i>              |
| P16/S1109/HH The<br>Cottage Greenfield                               | Planning Permission is GRANTED  | <i>No Objection</i>              |
| P16/S1722/T28 OPP<br>Icknield House, Howe<br>Road, Watlington        | Planning Permission is GRANTED The<br>proposal incorporates the installation of 1x DSLAM<br>equipment cabinet olive green, the dimensions of<br>which are: Height 1300mm x Length 1430mm x<br>Depth 450mm | <i>Not Consulted</i>             |

All decisions above were noted.

9. 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.

10. Correspondence

**40 Ingham House, Brook Street – Letter of Objections** – These were emailed to members prior to the meeting.

11. Any Other Business

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