



THERE WILL BE A MEETING OF THE PLANNING COMMITTEE ON TUESDAY 7 NOVEMBER 2017 AT 8PM IN THE WEST ROOM

Present

Jeremy Bell (JB) -Chairman
Bob West (BW) – Vice-Chairman
Ian Hill (IH)
Tom Bindoff (TB)
Terry Jackson (TJ)
Rob Smith (RS)
Matt Reid (MR)
Fergus Lapage (FL)

Officer:

Kristina Tynan

Members of the Public:

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1. Apologies for Absence
There were none.
2. Minutes of the meetings held on 19th September and 3 October were accepted by Council on 10 October.
Resolved: That the minutes of the meetings above be agreed as a correct record and that they be signed by the Chairman
3. Declarations of Interest
There were no declarations of interest notified.
4. Matters Arising
There were none other than agenda items.
5. Presentation on P17/S3321/O Land at Britwell Road by Barton Willmore
A presentation was given on all aspects of the application.
6. To consider the following applications:-
P17/S3231/O Land at Britwell Road, Watlington
Hybrid application comprising (1) Full planning permission for the demolition of the existing pig farm and its associated buildings; the erection of 183 dwellings (Use C3); the realignment of Britwell Road and the creation of a new vehicular access; the creation of a vehicular access from the industrial estate road south of Cuxham Road; public open space, substantial urban drainage system; landscaping and other ancillary works, including off-site highway works; and the relocation of a telecommunications mast and equipment; and (2) Outline permission for up to 650sqm of Use Class B1a floor space with access and all other matters reserved.

There were 3 people who spoke against the application, Mr Coltman (For the residents of Pyrton Lane), Mr Horton and Mrs Harris.

Gill Bindoff spoke for this application on behalf of the NP Forum who have been working with the developers,

SODC, HCA and OCC on various issues including the traffic issue and the re-alignment of the B4009.

Vote: 3 in favour, 5 against

OBJECTION

There is no objection in principal to the construction of houses on this site. It is allocated for housing in the Watlington Neighbourhood Plan, albeit at a smaller number. The proposed development for Land at Britwell Road, by Archstone/Bloor Homes, and submitted by Planning Consultants Barton Willmore, is a very comprehensive application, well supported by thorough documentation and analysis.

To commend it, the choice of materials for the proposed houses, is in line with Chiltern Fringe Materials in the SODC Design Guide 2016, page 21, which calls for brick/flint and white render. Use of these materials is strongly endorsed in the draft Watlington Neighbourhood Development Plan (W NDP) and the Watlington Design Guide 2017.

However the committee had the following reasons for objecting:

1. This application has been submitted without the benefit of the certainty of the re-aligned B4009 and therefore presents itself as an application which has traffic consequences which may be permanent or long lasting.
2. In the absence of the re-aligned B4009, there is the risk that the Britwell direction will divert around the Industrial Estate and filter through Pyrton lane, along with the increased traffic from the development itself and from further afield such as Benson.
3. Peak hour traffic is intense and blockages may occur along Pyrton Lane which is too narrow to take any more traffic or any heavier vehicles.
4. The proposed re-aligned B4009 is too close to 22 properties which front directly onto it and will be dangerous for residents with smaller children when HGV's are going past. The affected homes include many of the affordable houses on site. This does not accord with draft W NDP policies P29 (b) and P8 (h).
5. The alignment of the road is such that it places the public open space on the South side across the re-aligned B4009 (HGV route), which is dangerous. This open space should be re-distributed further into the development to create a chain of linked open spaces as required by the SODC Design Guide.
6. The long block of affordable houses from No 13 to 24 has a 77m blank wall of fronting onto the Industrial Site with no windows in the bathroom and kitchens of these properties.
7. The landscaping is underdeveloped and should be the subject of later conditioning.
8. There was no consideration of sustainability and of renewable energy proposals. Draft W NDP policy P5 (g).

P17/S3275/HH 38 Hill Road, Watlington

Renewal and replacement of tarmac driveway with paving replacement of turfed areas. Erection of timber fencing and posts see attached drawing.

Vote: 3 against, 5 in favour

NO OBJECTION

P17/S3667/LB D C Homecare 24 High Street

Repairs to Grade II listed shop unit and house following fire damage. Provision of pitched roof to existing flat roofed area to rear of no 24, provision of lean to extension to rear of no 22 and associated works.

NO OBJECTION - UNANIMOUS

P17/S3666/FUL D C Homecare 24 High Street

Repairs to Grade II listed shop unit and house following fire damage. Provision of pitched roof to existing flat roofed area to rear of no 24, provision of lean to extension to rear of no 22 and associated works.

NO OBJECTION - UNANIMOUS

P17/S3153/LB Shirburn Lodge Road between the Mast and Portobello Farm, Christmas Common

Creation of a new Gardener's Cottage and Gardener's sheds within the curtilage of the property, to facilitate the maintenance of the grounds and preserve the setting of the listed buildings. The proposal also seeks permission to reinstate the Gardener's yard and for the demolition of an existing shed.

NO OBJECTION - UNANIMOUS

P17/S3152/FUL Shirburn Lodge Road between the Mast and Portobello Farm, Christmas Common

Creation of a new Gardener's Cottage and Gardener's sheds within the curtilage of the property, to facilitate

the maintenance of the grounds and preserve the setting of the listed buildings. The proposal also seeks permission to reinstate the Gardener’s yard and for the demolition of an existing shed.

NO OBJECTION - UNANIMOUS

P17/S3075/LB 1 Chiltern Gate, Hill Road, Watlington

Replacement of existing cast iron rainwater goods with Brett Martin “cascade” cast iron style rainwater good or similar approved.

NO OBJECTION - UNANIMOUS

P17/S3799/FUL Highwood House, Greenfield

Variation of Condition 2 Approved plans (increase the size of the basement) of Planning Permission P/17S2171/FUL. Demolition of existing dwelling and construction of a 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

7. To consider the following amendments

P17/S2588/LB 3 Shirburn Street

Glazed link to infill cart access between main building and annex (as amended by plans received 12.10.17)

Vote: 6 in favour, 1 against, 1 abstention

NO OBJECTION

P17/S2587/FUL 3 Shirburn Street

Glazed link to infill cart access between main building and annex (as amended by plans received 12.10.17)

Vote: 6 in favour, 1 against, 1 abstention

NO OBJECTION

P17/S3188/FUL Couching House, 41 Couching Street, Watlington

External alterations including second floor extension, following Permitted Development approval for B1 to C3 use (As amended by revised plans accompanying agent’s letter dated 17th October 2017, amending fenestration detail, roof design and location of bin store)

Vote: 7 in favour, 1 abstention

NO OBJECTION

8. Decisions

<u>Application</u>	<u>SODC Decision</u>	<u>WPC Recommendation</u>
P17S2201/FUL 52A Couching Street	Planning Permission is GRANTED	<i>No Objection</i>
P17/S2202/LB 52A Couching Street	Listed Building Consent is GRANTED	<i>No Objection</i>
P17/S2912/LB Barley Mow Cottage 13 High Street	Planning permission is GRANTED	<i>No Objection</i>
P17/S3166/FUL Land North of B4009	Planning Permission is GRANTED	<i>OBJECTION</i>
P17/S3167/FUL	Planning Permission is GRANTED	<i>OBJECTION</i>

All decisions were noted.

9. Correspondence

(1) Lloyd Jones SODC re our response to application P17/S3167/FUL – Land north of B4009

(2) Addition of Property Name: to 52B Brook Street

All correspondence was noted.

10. Any Other Business

THERE BEING NO OTHER BUSINESS THE MEETING CLOSED AT 9.50 PM