

MINUTES OF THE MEETING OF THE PLANNING COMMITTEE
HELD ON TUESDAY 5 APRIL 2011 AT 8PM
IN THE COMMUNITY OFFICE

Present: David Tindale – Chairman
Rhian Woods – Vice-Chairman
Di Tolan
Ian Hill
Robert Barber
Charles Rowton-Lee
Nick Greaves
Barry Adby
Neil Boddington

Officer: Kristina Tynan

Members of the Public: 8

1. Apologies for Absence
Ted Backhouse, Roger Beattie.
2. Minutes of the Meeting held on 1/03/2011 were accepted by Council on the 08/03/2011
Resolved: That these minutes are a correct record of this meeting and that they be signed by the Chairman.
3. Declarations of Interest
P11/E0281 Watcombe Manor Industrial Estate, Watlington- Neil Boddington declared a prejudicial interest in this application as he is the Agent for this application. He signed the 'Declaration of Interest' book and left the room for the vote.

P11/E0164 54 Love Lane, Watlington – Barry Adby declared a prejudicial interest in this application as he lives at the top end of Love Lane. He signed the 'Declaration of Interest' book and left the room for the vote.

P11/E0385 6 Ingham Lane, Watlington – Rhian Woods declared a prejudicial interest in this application as she is the Agent and a personal friend of the applicant. She signed the 'Declaration of Interest' book and left the room for the vote.
4. Matters Arising
There were no matters arising.
5. To consider the following applications:-
P11/E0238 16 Orchard Walk, Watlington
Loft conversion and new conservatory
NO OBJECTION – UNANIMOUS

P11/E0294 Chestnut Farm Cottage, 1 Cuxham Road, Watlington

Side and rear two storey extension

NO OBJECTION - UNANIMOUS

P11/E0385 6 Ingham Lane, Watlington

Single storey infill extension to rear.

NO OBJECTION - UNANIMOUS

P11/E0425 15 Chiltern Gardens, Watlington

Demolish single storey rear structure. Two storey rear/side extension.

Vote: 7 against, 1 abstention

OBJECTION

That the design of the extension is slightly contrived and this creates an awkward relationship between the main dwelling and the new extension. Main concern relates to the set back incorporated into the design of the extension between, at ground floor, the family room and the attached utility room. From the front elevation this creates two distinct sections to the extension that WPC consider over-complicate the design and roof form and this creates an awkward junction in contrast to the simple building lines of the original house.

P11/E0457 13 Springfield Close, Watlington

Proposed conservatory

NO OBJECTION - UNANIMOUS

P11/E0370 The Old Stables, Greenfield, Christmas Common

Proposed extension to provide a porch and entrance hall and replacement of lean to with new extension. Internal alterations.

OBJECTION - UNANIMOUS

Insufficient information given on application. Proposing works that are not mentioned in the application. The extension would upset the symmetry of the building. Plans show formalised fenestration which is too radical a change to an existing listed building. Insufficient justification to change a listed building. Side extension not on planning application but shown on the plans.

P11/E0368/LB The Old Stables, Greenfield, Christmas Common

Proposed extension to provide a porch and entrance hall and replacement of lean to with new extension. Internal alterations

OBJECTION - UNANIMOUS

Insufficient information given on application. Proposing works that are not mentioned in the application. The extension would upset the symmetry of the building. Plans show formalised fenestration which is too radical a change to an existing listed building. Insufficient justification to change a listed building. Side extension not on planning application but shown on the plans.

P11/E0281 Watcombe Manor Industrial Estate, Watlington

Change of use of part of yard from B1 to 5 residential units. Demolition of and rebuild of B1 Unit E, demolition of modern barn and replacement with 3 social units, erection of new B1 Unit P and provision of segregated access to both parts of yard.

Vote: 6 in favour, 2 objections

NO OBJECTION

WPC would ask SODC to consider the following:

- 1. That a special request is added to a 106 agreement that the road safety is improved on the corner of the road**
- 2. That a pedestrian access be explored**
- 3. That lighting is controlled and only low level lighting is used.**
- 4. Due consideration is given to the bats in residence.**

6. To consider the following amendments:-

P11/E0164 54 Love Lane, Watlington

Demolish existing house and garage and erect 4 2-bed cottages and one 3-bed house with 3-bay garage
(As amended by plans received 7 March 2011)

OBJECTION – UNANIMOUS

OBJECTION

Five new dwellings and additional vehicle access resulting in extra traffic movements in this already dangerous vicinity, creating additional hazard adjacent to the intersection of the Primary and Secondary School main exits, an entrance and exit of the Nursery School and the entrance and exit to the Allotments.

Overdevelopment of the site.

Major loss of green space and mature fruit trees with landscape value.

Loss of existing building of historical interest which is the last remaining 18th Century building in this location.

NB That we ask our District Councillor to take this to SODC Committee if the Officer recommendation is to approve the application.

7. To note the following decisions which needed to be determined prior to this meeting:-

P11/E0006/RET Ploughmans, Howe Hill, Watlington

Retrospective application for new access and drive to serve agricultural land and private dwelling, including the blocking up of the existing access with a 1.9 metre high closeboard fence and associated landscaping (As amended by photos and accompanying agent's e-mail dated 1 March 2011)

OBJECTION – UNANIMOUS

That this would result in an extension of domestic land use into open countryside, resulting in an inappropriate form of development that would be detrimental to the natural beauty and special landscape quality of the Chilterns Area of Outstanding Natural Beauty.

Loss of historic native hedgerow.

Contrary to Policy A1 of the SODC Local Plan

Previously granted application (permission now lapsed) was in a more sensitive material, a less obtrusive position and narrower in width.

The amendment does not affect the part of the application which we have already vigorously objected to.

The tall close-boarded fencing which has been used is entirely suburban in effect. To the left of the blocked entrance is the original attractive paling fence with appropriate thick hedging behind. The new fencing is incongruous and detrimental to the rural character of this hamlet within the Chilterns AONB.

Local distress has been expressed that the house - once the local pub - which has long been part of the community of Seymour Green is now cut off from its neighbours and the new line of tall leylandii type hedging poking up from behind the fence compounds the negative effect.

Resolved: That we ask our District Councillor to take this to SODC Planning Committee if the Officer recommendation is to approve.

P11/E0295/AG Windmill Farm, Britwell Road

Erection of dutch barn

NO OBJECTION – UNANIMOUS

8. Decisions

<u>Application</u>	<u>SODC Decision</u>	<u>Watlington PC Recommendation</u>
P11/E0295/AG Windmill Farm, Britwell Road	A formal application for planning permission is not required	<i>Response was 'no comments'</i>

9. Correspondence

1. OCC – Residential Parking Provision Policy for New Developments – Invitation to Consultation.- **Neil Boddington to draft a response on this .**
2. Mrs. J Measures objection to Planning Application P11/E0238 16 Orchard Walk- **Noted above.**
3. Julia Gentle, resident of Tilehurst, re IKEA application- **Noted.**
4. SODC – Submission of S.Oxon Submission Core Strategy- **Noted.**

10. Any Other Business

THERE BEING NO OTHER BUSINESS THE MEETING CLOSED AT 10.00PM