



Watlington Parish Council

Parish Clerk: Kristina Tynan

MINUTES OF THE MEETING OF THE PLANNING COMMITTEE HELD ON TUESDAY 6 DECEMBER 2016 AT 8PM IN THE COMMUNITY OFFICE

Present Jeremy Bell (JB) - Chairman
Bob West (BW) – Vice-Chairman
Matt Reid (MR)
Terry Jackson (TJ)
Ian Hill (IH)
Stephanie Van de Pette (SvP)

Officer: Kristina Tynan

1. Apologies for Absence
Tom Bindoff, Jon Lorimer.
2. Minutes of the meeting held on 1 November 2016 were accepted by Council on 8 November 2016
The following amendment was agreed, Agenda Item 5, page 2, that the word 'Objection' be added to application P16/S3288/HH.
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/S3818/HH Dumble Dore, Howe Road, Watlington – Matt Reid declared a personal interest in this application as knows the applicants. He signed the 'Declaration of Interest' book, remained in the room for this item but did not vote.

P16/S3775/HH 34 Cuxham Road, Watlington – Bob West declared an potential prejudicial interest in this application as he has been asked to give a quote for some building works. He signed the 'Declaration of Interest' book, and left the room for this item.

P16/S3871/HH End Lodge, Christmas Common, Watlington- Jeremy Bell declared an interest in this application as he is a friend of the Agent. He signed the 'Declaration of Interest' book, and left the room for this item.
4. Matters Arising
There were no matters arising other than agenda items.
5. To consider the following applications:-
P16/S3712/LB 7 High Street, Watlington
Creation of hole in wall to take external boiler flue
Vote: 4 against, 2 abstentions
OBJECTION

**Unneighbourly - This would have an adverse impact on the adjacent property.
There is a clear alternative shown in the documentation.
The position of the hole on the site plan is not correct.**

P16/S3775/HH 34 Cuxham Road, Watlington
Amendment to permitted scheme P16/S2364/HH (not yet constructed) for new double garage and new replacement vehicular crossover

**Vote: 4 in favour, 1 abstention
NO OBJECTION**

P16/S3818/HH Dumble Dore, Howe Road, Watlington
Proposed single storey garage extension

NO OBJECTION - UNANIMOUS

P16/S3871/HH End Lodge, Christmas Common, Watlington
Proposed new vehicular access with new gate and hard standing for parking.

**Vote: 4 against, 1 abstention
OBJECTION**

Inadequate sight lines would lead to reversing into the road and the access arrangements do not improve the position or address our previous concerns Aug 14, and also increase the visibility of the extension from the public highway.

P16/S3880/FUL Units 4a to 5a Watlington Industrial Estate Cuxham Road, Watlington
Replace existing asbestos cement roof sheets to an existing shallow pitched warehouse unit with new insulated panels including replacing existing roof lights (No additional roof lights to be added). Re-decorate existing wall cladding in a colour to closely match the existing.

NO OBJECTION - UNANIMOUS

P16/S3888/HH Littlefield, Christmas Common
Demolish existing single storey porch and cloakroom. Replace with new single storey porch and clock/shower room

NO OBJECTION – UNANIMOUS

However we note that Drawing No 215/104 the garden elevation should be corrected. The garden plan shows a hipped roof and the plan shows a flat roof.

P16/S3794/SCR Land off Pyrton Lane, Watlington
Screening opinion request for the erection of up to 100 residential dwellings including vehicular access, public open space, car parking, landscaping and drainage.

The Committee agreed the following statement be sent to SODC

WPC considers that the application P16/S3794/SCR triggers the threshold for urban development projects in Schedule 2 Table 10(b)(iii) of the Town & Country Planning (Environmental Impact Assessment) Regulations 2011, as amended, namely that "the overall area of the development exceeds 5 hectares" and that the development proposed is located adjacent to an environmentally sensitive area (as defined by Schedule 3 of the above named regulations), namely the Chilterns AONB.

6. To consider the following amendments

P16 /S3288/HH Candleford Cottage 35 Chapple Street, Watlington

Demolition of existing lean-to extension attached to the existing house. Construction of single-storey replacement lean-to extension. (As amended by plans and additional information received 07/11/2016 – reduced number of roof lights and highlighting extant 1978 permission). **Done by email due to SODC deadlines –WPC Recommendation –Objection**

7. Decisions

<u>Application</u>	<u>SODC Decision</u>	<u>WPC Recommendation</u>
P16/S2638/FUL Land at rear of 14 and 16 High Street	Planning Permission is GRANTED	<i>Objection</i>
P16/S2186/FUL 1-11 Parslow House	Planning Permission is GRANTED	<i>No Objection</i>
P16/S2491/HH 70 Summerfield Hill Road	Planning Permission is GRANTED	<i>No Objection</i>
P16/S3003/HH Orchard House, Pishill	Planning Permission is GRANTED	<i>No Objection</i>
P16/S2650/FUL Newlands Platts Lane	Planning Permission is GRANTED	<i>Objection</i>
P16/S1897/HH 26 The Goggs	Planning Permission is GRANTED	<i>Objection</i>
P16/S2934/HH Ridgeway 9 Stonor Green	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

Discussion took place on this document. It was agreed that this should be in 2 sections: guidelines and process.

Resolved: That TJ, SvP and IH go through this document and bring back a second draft to the next Committee Meeting.

9. Correspondence

- (1) Paul Lucas SODC Planning to Tom Bindoff re P16/S2638/FUL Construction Phase- **Noted**
- (2) SODC – Registration of existing address known as Flint Stables - **Noted.**

10. Any Other Business

THERE BEING NO OTHER BUSINESS THE MEETING CLOSED AT 9.35PM