

MINUTES OF THE MEETING OF THE PLANNING COMMITTEE
HELD ON TUESDAY 2nd NOVEMBER 2010 AT 8PM
IN THE COMMUNITY OFFICE

Present:

Councillors:

David Tindale – Chairman
Rhian Woods – Vice-Chairman
Di Tolan
Barry Adby
Ted Backhouse
Robert Barber
Ian Hill
Neil Boddington
Nick Greaves

Officer:

Kristina Tynan

1. Apologies for Absence
David Shannon
2. Minutes of the Meetings held on 5/10/2010 were accepted by Council on 12/10/10
Resolved: That these minutes are a correct record of these meetings and that they be signed by the Chairman.
3. Declarations of Interest
There were none
4. Matters Arising
Delegated Application Determined by SODC - An email has been sent on this to SODC but we have not yet received a response. The Clerk to contact SODC regarding this.
5. To consider the following applications:-
P10/E1543 7 Lilacs Place , Watlington
Addition of single storey conservatory to the rear elevation.
NO OBJECTION – Unanimous

P10/W1479/DAD Roundabout sponsorship advertisements (23 sites)
Various sites within district , South Oxfordshire
Vote: 3 in favour, 6 against
OBJECTION
The advertisements are distracting to motorists, contravening RoSPA guidelines and they add to roadside clutter. They certainly have no place in the rural environment which in the South Oxfordshire area is generally free from roadside advertisements. These advertisements are contrary to Local Government Policy.

P10/E1505/RET Oak Tree Farm, Christmas Common

Retention of building to be used as lambing shed and retention of part of gravel driveway.

OBJECTION – UNANIMOUS

Watlington Parish Council objects to this application as unacceptable development in a prominent position in open countryside far from existing buildings within the Chilterns AONB. The design of the building is residential in character bearing no resemblance to an agricultural lambing shed. The field is considered too small to support the sheep breeding business proposed.

We consider that the proposals are contrary to the following SODC planning policies for the reasons given:

G1 – Detrimental impact on the environment.

G2 – Adverse effect on countryside.

G6 – Proposed building is not of high quality or inclusive design – fails to reinforce local distinctiveness.

C1 – Proposals would have adverse affect on distinctive features of the landscape character. Would not be integrated into the landscape character of the area, protect important local features, or contribute distinctiveness.

C2 – Development would harm the beauty and distinctiveness of the Chilterns Area of Outstanding Natural Beauty. Would not be sympathetic in terms of its siting, design or materials used.

C9 – Development would be detrimental to landscape which makes an important contribution to the local scene.

EP3 – Although no lighting is specified in the proposals, any exterior lighting would have a particularly adverse effect in a presently completely dark area.

D1 (vi) Does not respect the character of the existing landscape. (viii) Does not provide good quality site and building design or appropriate materials. (ix) Does not provide well-designed external areas.

D5 (ii) The design of the scheme is inappropriate to the site and its surroundings.

A1 (i) the siting of the building or structure would be prominent in the landscape and would damage the environment and amenities of the occupants of nearby properties. (iii) The development is not located close to existing buildings and is in open countryside. The hardstanding would be intrusive in the landscape and harm the amenities of the area.

A3 (i) There are overriding amenity and environmental objections which should prevent this development. (ii) The appearance and character of the landscape would be damaged and would not be enhanced. (iii) The use would result in a loss of amenity and spoil the enjoyment of users of the countryside.

No new building should be allowed because there are overriding amenity, environmental, landscape and highway objections.

P10/E1504 Christmas Common Farm, Christmas Common

Demolition of barn, removal of swimming pool. Erection of single storey outbuilding, construction of swimming pool

NO OBJECTION - UNANIMOUS

7. Decisions

<u>Application</u>	<u>SODC Decision</u>	<u>Watlington PC Recommendation</u>
P10/E1297 Lilacs Place, 6 Britwell Road	Planning permission GRANTED	<i>No Objection</i>
P10/E1316 The Barn House, 39 Watcombe Road	Planning permission GRANTED	<i>Objection</i>
P10/E1229 The Granary, 27 High Street	Planning permission is GRANTED	<i>No Objection</i>
P10/E1174/LB The Granary, 27 High Street	Planning permission is GRANTED	<i>No Objection</i>

8. Correspondence

1. J Greenland – re Oak Tree Farm - **Noted**
2. CPRE – re the Advertising on Roundabouts application - **Noted**

9. Any Other Business

Planning Award for 2011 – David Tindale asked members to start looking into properties so that we can start a shortlist for this award.

Ploughmans, Greenfield – Robert Barber reported that he understands that a retrospective application for the driveway is being submitted.

Hunters Moon, Greenfield – old building still not demolished

Lavender Cottage, Greenfield – old building still not demolished.

THERE BEING NO OTHER BUSINESS THE MEETING CLOSED AT 8.45pm