

MINUTES OF THE MEETING OF THE PLANNING COMMITTEE
HELD ON TUESDAY 1st NOVEMBER 2011 AT 8PM
IN THE COMMUNITY OFFICE

Present:

Councillors:

Rhian Woods - Chairman
Charlie Rowton-Lee-Vice-Chairman
Robert Barber
Nick Greaves
Harvey Batten

In Attendance for Presentation:

Stephen Swinscoe - Linden Homes
Nick Laister - RPS (planning consultants)
David McFarlane - SP Broadway (public consultation specialists)

Members of the Public:

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In the absence of the Clerk, Rhian Woods took the minutes.

1. Apologies for Absence
Dave Tindale, Di Tolan
2. Minutes of the Meetings held on 13/09/2011 and 4/10/2011 were accepted by Council on 11/10/2011
Resolved: That these minutes were a correct record of these meetings and that they be signed by the Chairman.
3. Declarations of Interest
P11/E1731- 1 St Leonard's Close - Rhian Woods declared a prejudicial interest in this application as she is a friend of the applicant. She signed the 'Declaration of Interest' book and left the room for the vote on this item.
4. Matters Arising
The email dated 26.10.11 from Tim Small, SODC Enforcement, re Marigold Cottage and The Barn House was noted.

5. **PRESENTATION BY Stephen Swinscoe, Nick Laister and David Mcfarlane on the potential housing opportunity (Antique Warehouse Site),**

Stephen Swinscoe introduced the site: Linden Homes owns an option to buy the site should they obtain planning permission for housing development on the site.

The site is that previously used as an antiques warehouse, now CP Steel. The present tenant has a lease remaining of approx. 18 months. The existing building is in need of substantial work, possibly replacement. Linden Homes thinks it is an ideal site for housing. The company has already spoken with a representative of Pyrton Parish Council by telephone and SS said he was advised to speak with Watlington PC as this is a site more closely related to Watlington than Pyrton, even though it is within the Pyrton parish boundary. The committee expressed surprise at this apparent response from Pyrton Parish Council as it understood that the Pyrton Parish Council to be opposed to any re-development of this site.

Nick Laister advised this site is closer to the centre of Watlington than some of the housing located on the other side of Watlington due to the "off-centered" development of Watlington. In addition, the site is connected via a footpath to Watlington centre. In his opinion, the site is not rural as the land between it and the built envelope of Watlington is a sports field and is not agricultural.

He advised also that he considers this site is suitable for redevelopment to a housing use as it is brownfield land and would not therefore require loss of so much green-field land to achieve the housing allocation for Watlington.

The Committee commented that WPC has previously discussed a desire to see this site preserved as an employment site, and that a more suitable outcome for Watlington would be for the in-town industrial site to become a housing site instead, with the companies based here transferring to the Antiques Warehouse site. This could result in a substantial reduction in legitimate heavy traffic through Watlington, and for new housing to be better located within the Watlington built-envelope. The committee advised that it could not comment on any proposal without a specific scheme being proposed and did not give any indication of support or the principle of residential development on this site.

SS advised that the mix of housing which Linden Homes will propose will not be high density, and will include a mix of unit sizes. It will also include some small B1 office units.

In response to questions, SS advised that affordable housing units will be included to comply with SODC percentages, and will be "peppercotted" throughout the scheme. These units are proposed to be built-out by Linden Homes to the same standard as the housing for sale (externally) and would be un-identifiable from the outside. In addition, SS advised that Linden Homes would probably be able to stipulate that allocation be prioritised to local families in a cascade system, rather than on a need basis for the whole region, thus local families with a registered housing need would have first priority. The strategy Linden Homes described for the provision of affordable housing units was greatly welcomed by the Planning Committee.

The Committee advised that since this would be a gateway development, the parish council would be looking for a very well designed scheme, constructed in quality materials and probably reflecting local vernacular traditions. SS confirmed that any scheme proposed by Linden Homes would embody these characteristics.

In response to the question if any provision for a future Watlington Relief Road is to be included in a scheme, SS advised he will investigate further into previously proposed routes for a relief road. However, NL advised that the cost of the new Harwell bypass has only been covered by Section 106 moneys from some 7,500 new homes, and that unless entirely government funded, the numbers of

housing units being considered for Watlington currently will not create enough Section 106 money to fund a relief road.

SS and NL advised that once proposals have been drawn up, Linden Homes proposes to hold a public consultation in Watlington, and this was welcomed by members of the Planning Committee.

The Committee thanked Stephen Swinscoe, Nick Laister and David McFarlane for coming to present their ideas for the site, and for giving WPC the opportunity to have some involvement at this very early stage in the scheme design.

6. To consider the following applications:-
P11/E1731 1 St Leonards Close, Watlington
Single storey rear/side extension
NO OBJECTION - UNANIMOUS

7. Decisions

| <u>Application</u> | <u>SODC Decision</u> | <u>Watlington PC Recommendation</u> |
|---|--------------------------------|-------------------------------------|
| P11/E1091 20 Love Lane Two and single storey extension | Planning permission is GRANTED | <i>No Objection</i> |
| P11/E1459/RET Hunters Moon Variation of Condition 4 | Planning permission is REFUSED | <i>Objection</i> |
| P11/E1211 Watlington Bowls Club Erection single storey extension | Planning permission is GRANTED | <i>No Objection</i> |
| P11/E1390 Lavender Cottage Single storey side extension | Planning permission is GRANTED | <i>No Objection</i> |
| P11/E1391 Lavender Cottage Erection of Stabling and Store | Planning permission is GRANTED | <i>No Objection</i> |
| P11/E1145 Land to rear of Post Office – Erection 4 houses | Planning permission is REFUSED | <i>Objection</i> |
| P11/E1274 Lys Mill Farm Brit Rd Erection Pig Building | Planning permission is GRANTED | <i>No Objection</i> |
| P11/E1324 The End House Shi Rd Erection new brick&flint wall and wooden gates | Planning permission is GRANTED | <i>Objection</i> |
| P11/E1288/LB The End House Shi Rd Erection new brick&flint wall and wooden gates | Planning permission is GRANTED | <i>Objection</i> |
| P11/E1346 East End House 46 Shirburn Road – various | Planning permission is GRANTED | <i>No Objection</i> |
| P11/E1347/LB East End House 46 Shirburn Road – various | Building consent is GRANTED | <i>No Objection</i> |
| P11/E1339 East End House 46 Shirburn Road – New detached double garage and games room | Planning permission is GRANTED | <i>No Objection</i> |

All decisions were noted.

8. Correspondence

1. **SODC – re Bowls Club** – copy of Aboroculturists Report for information only – **Noted.**

9. Any Other Business

Letter 972 John Howell MP - Members unanimously agreed JH to be invited to attend a planning meeting at WPC offices to go through the points discussed in his letter.

Marigold Cottage –Rober Barber advised he has been in correspondence with the owners of Marigold Cottage (copied to WPC), and the owners have advised they will be submitting a retrospective planning application shortly.

THERE BEING NO OTHER BUSINESS THE MEETING CLOSED 9.00PM