



MINUTES OF THE MEETING OF THE PLANNING COMMITTEE HELD ON TUESDAY 3 APRIL 2018 AT 8PM IN THE COMMUNITY OFFICE

Present Bob West (BW) – Vice-Chairman
Ian Hill (IH)
Tom Bindoff (TB)
Rob Smith (RS)
Fergus Lapage (FL)

In Attendance: Andrew McCauley

Officer: Kristina Tynan

Members of the Public: 3

1. Apologies for Absence
Jeremy Bell, Matt Reid, Terry Jackson.
2. Minutes of the meeting held on 6 March, was accepted by Council on 13 March 2018 to be approved
Resolved: That minutes 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 no matters arising.
5. Public Questions
Mr Brian Steer – Question on P13/S1992/FUL & P13/SO561/FUL and the Planning conditions on these applications with regard to the Ridgeway.

Mr Steer stated that WPC approval of Lys Mill P13/S1992 application on 17/6/2017 recommended a change of access once the relief road is in place and why has SODC not put this in their conditions?

He said that the Ridgeway is

- *A restricted by-way and was never intended to provide access to a busy commercial park.*
- *The surface is not suitable for HGV's (Some as large as 60 feet), has many potholes and the surface is now breaking down.*
- *In the past 4 months there have been 3 accidents and the 'access only' sign is no longer there.*
- *HGV's and other vehicles frequently use the byway passing places as laybys to park and stay overnight leaving rubbish which local residents pick up.*
- *The byway is constantly and regularly used by walkers, runners, horseriders and cyclists.*
- *Over 90% of vehicles using this stretch of the Ridgeway is to and from Lys Mill.*

He further stated that until a new access onto Britwell Road is opened to carry commercial traffic then this section of the Ridgeway in the AONB will continue to put lives at risk on a daily basis, the Ridgeway will suffer further deterioration and degradation. He asked what the Parish Council could do to support righting this

matter by whatever means there are available.

TB said that he and Terry Jackson had been to see the SODC Planning Officer for advice on this application and the Planning Officer stated that the WPC condition on the change of access for when the relief road is put in could not be an SODC condition as it was in the future and there is no certainty that it would be built. However in a number of Planning Committee meetings when Mr Copas was present he verbally said that he would change the access when the road was built. TB also stated that the traffic movements must be less now that H&H are no longer there.

There is also currently a Consultation for 32 applications to amend the legal record of public rights of ways of which the Ridgeway is one of the applications and TB said that he has put in a personal interest statement.

After discussion it was:

Resolved: To write to Mr Copas asking if he will put in the new access road when a relief road is put in and also his plans for maintenance of the road. It was also agreed to write to OCC with regard to the road.

6. To consider the following applications:-

P17/S3797/FUL 1 Orchard Walk, WATLINGTON OX49 5RD

Erection of 3 no 2 bed retirement dwellings and associated external works.

NO OBJECTION – UNANIMOUS

Subject to the CwT Tree Report being adopted in full.

P18/S0925/HH Popes Close Greenfield, WATLINGTON.

Single storey side-extension to replace existing side entrance.

NO OBJECTION – UNANIMOUS

P18/SO873/LDE Kingswood House Greenfield WATLINGTON

Development work. Accommodation to be built into the roofspace, 2 further bedrooms and shower room. Inserting windows in the gable ends and a flat roof balcony.

NO OBJECTION – UNANIMOUS

7. Decisions made by Email due to SODC time restrictions

P17/S2229/FUL Land at Howe Road WATLINGTON

Erection of a detached two-storey 5-bedroom dwelling and detached double garage and construction of vehicular access (dwelling, garage and access repositioned, tree protection and landscaping updated and visualisation included as shown on amended and additional documents received 31st January 2018).

OBJECTION

The application land is not within the built form of Watlington, not allocated for housing in the SODC Local Plan, and not allocated for housing in the emerging Watlington Neighbourhood Development Plan.

The land is in the Chiltern AONB and as such carries the requirement that permission should only be granted if there are exceptional circumstances and public interest (NPPF para 116) "Great weight should be given to conserving the landscape and scenic beauty of the AONB." (NPPF para 115)

The SODC's failure to provide a 5 year housing supply, cited as a reason for this application, neither constitutes exceptional circumstances or the public interest in this case.

If it were, it would set a precedent for carte-blanche development within the AONB, and in Howe Road location would open the way for planning application and approvals on this ground, in a ribbon development outside the built form of Watlington. There are numerous other plots where this argument could be made, and the application plot is not an exception, and therefore, should be refused.

Notwithstanding, the design of the development, the principal of development on this site, within the AONB is objected to.

However, the design itself fails to recognise the form and materials of the local vernacular and the extensive use of glass and roof-lights fails to consider the visual impact of excessive light on those who appreciate the dark skies around the edges of Watlington and in this part of the Chiltern AONB.

TB said that NP116 is not correct.

8. To consider the following Amendments

There were no amendments to consider.

9. Decisions

<u>Application</u>	<u>SODC Decision</u>	<u>WPC Recommendation</u>
P17/S4391/HH 13 St Leonards Close, Watlington OX49 5PQ	Planning Permission is GRANTED	<i>No objections</i>
P13/S0561/FUL Lys Mill, Howe Road, Watlington Ox49 5EP	Planning Permission is GRANTED	<i>No objections subject to conditions</i>
P17/S2674/FUL Little Stoney Farm, Britwell Hill OX49 5HD	Planning Permission is GRANTED	<i>No objections</i>
P18/S0252/HH 3 Quarrington Place, Watlington Ox49 5JQ	Planning Permission is GRANTED	<i>No objections</i>
P17/S3933/FUL Agricultural Land nr Cuxham	Planning Permission is REFUSED	<i>No objections</i>

The decisions above were noted.

10. Correspondence

- 1) P18/S0294/DIS – St Leonards Close. For information only – **Noted.**
- 2) Membership of HTVF – Historic Towns and Villages Forum. **To be considered at the next meeting. AM will have a look at this to see if it is useful for us to be members.**

11. Any Other Business

CIL – KT reported that Peter Richardson has just given her information on the CIL money from Whitemark Farm of which we will receive 15%. The Office will be keeping a list of all permission granted to keep an eye on this. TB asked if the office can check if we will be getting CIL for the Hill Road houses.

THERE BEING NO OTHER BUSINESS THE MEETING CLOSED AT 8.55PM