



MINUTES OF THE MEETING OF THE PLANNING COMMITTEE HELD ON TUESDAY 4 DECEMBER 2018 AT 8PM IN THE COMMUNITY OFFICE

Councillors: Andrew McAuley (AM)
Rob Smith (RS)
Ian Hill (IH)
Tom Bindoff (TB)
Terry Jackson (TJ)
Rob Smith (RS)
Matt Reid (MR)

Co-opted Members: Peter Richardson
Tony Powell

Officer: Kristina Tynan

Members of the Public: 4

- Apologies for Absence
Jeremy Bell, Matt Reid.
- Minutes of the meetings held on the 6 November were accepted by Council on 13/11/2018
Resolved: That the minutes of the meetings above be agreed as a correct record and that they be signed by the Chairman
- Declarations of Interest
P18/S3820/HH 21 Ash Close, Watlington – Rob Smith said that as he is a resident of Ash Close, he does not have a pecuniary interest and would remain in the room for discussion but would not vote.
P18/S1822/FUL amendment (no. 1), 40 Brook Street – Terry Jackson said that she was directly affected by this application as a close neighbour; she does not have a pecuniary interest and would remain in the room for discussion but would not vote.
- Matters Arising
47 Britwell Road – It was noted that no site visit had taken place. AM, FL had a site visit for the original application. IH and TB had looked at the house from the front.
- To consider the following applications: -
P18/S3464/HH 47 Britwell Road, Watlington
Erection of part two storey, part single rear extension and single storey front extension as an amendment to planning permission P18/S1476/HH
NO OBJECTION – UNANIMOUS
The original application was approved by the council on 7 Jun 18 and planning consent was granted 28 Jun 18. The amended plan, the addition of a single storey extension to the rear of the new extension, will not cause any detriment to the neighbouring properties. The only, minor,

comment concerns the accuracy of the drawing of the proposed LH elevation. It does not show the window of the third bedroom that overlooks the neighbour's garden. However, the positioning of this window does not impact on the neighbour's privacy and is included in the drawings of the original application.

P18/S3820/HH 21 Ash Close, Watlington

Partial re-build of existing ground floor garage conversion south west and north east walls. First floor side extension over re-build

The resident of 23 and a representative for 19 Ash Close spoke against this application.

Vote: 2 in favour, 3 against

OBJECTION

WPC concurs with the pre application advice given by the SODC planning officer that the proposed extension could lead to the creation of a terrace should an application for a similar style of extension at 19 Ash Close be submitted in the future. This must be avoided at all costs. It was noted that a previous application on this property (P00/S0785) was refused on these grounds. It was also noted that the plans have not been amended to reduce the width of the first floor extension by 2 metres to provide adequate separation between 19 and 21 Ash, as proposed by SODC. This required separation would also ensure that the properties are not cramped and thus retain the original design scheme of link attached and semi detached houses, ensuring a more open feel to the area. Number 19 Ash Close will lose light to their property therefore; the added 2 metre separation would help alleviate this. It was also felt that nature of the extension would be overbearing on the site it occupies.

It is the understanding of WPC that all the properties in this estate are subject to covenants that require permission for building work to take place. WPC that no decision is made by SODC until the conditions within the covenant have been checked.

It was noted that as this property only has a front access there was concern about works affecting other properties

P18/S3373/HH The Mill, Cuxham

1. 2 x New garden sheds
2. 5 bar gate at rear entrance retrospective approval
3. Replacement casement for window on West Elevation
4. 3 replacement doors
5. Remove existing porch arrangement at front door and replace with traditional oak/tile porch canopy
6. Approval of paint colours for remainder of property in line with approval application number P16/S1768/FUL

Vote: Unanimous in Favour

WPC considered the proposed works within the application were entirely appropriate for this listed building and concurred with the conservations officer's assessment.

WPC would like to make the following comment: We are aware that there is some commercial activity on this site, but we have not taken account of this in our response.

6. To consider the following amendments

P18/S1822/FUL amendment (no. 1), 40 Brook Street WATLINGTON Oxon

Revised plans and supporting documents received 26th November 2018, with revisions to the site layout, proposed driveway and tree protection detail.

Mr McCarthy spoke against this application on behalf of a number of residents.

OBJECTION - UNANIMOUS

The main objections are:

The original application was first considered in July 18 and WPC raised major objections to the plan at that time. This amended application does not address those objections. In addition to WPC's comments, dated 13 July 2018, which are still extant.

The application is not supportable within the policies of the WNDP. This small back land development does not contribute to the affordable housing stock, will have a detrimental affect on the WCA, environment and biodiversity. It is assessed that the planned engineering works to provide an access road and services will cause irreparable damage to the tree scape and has the potential to damage the flint wall of the adjoining properties. Detailed objections will be drawn up and submitted to SODC.

It was agreed that as this is the first real challenge we have had as regards the WNDP we must ensure our response is very robust. It was therefore agreed that AM, TB and TP meet to formulate a more detailed response to be sent to SODC. This will be sent to Members for agreement prior to being sent to SODC. Photographs will also need to be included to add weight to the objection.

It was also agreed that if the SODC Officers view is to approve then we must have someone willing to speak at the SODC Planning Committee meeting.

7. Decisions

<u>Application</u>	<u>SODC Decision</u>	<u>WPC Recommendation</u>
P18/S3180/HH Eastfield Farm, Shirburn Rd	Planning Permission is GRANTED	<i>No Objection</i>
P18/S3123/HH Abbots Farm, Greenfield	Planning Permission is GRANTED	<i>No Objection</i>
P18/S2922/LB 37 Brook Street	Listed Building Consent is GRANTED	<i>No Objection</i>
P17/S3153/LB and FUL Shirburn Lodge	Listed Building Consent is GRANTED	<i>Objection</i>

Decisions were noted.

8. Technical consultation on updates to national planning policy and guidance – This was attached to the agenda.

PR said that there is nothing for WPC to do at this stage other than to monitor any proposed amendments to the NPPF. TP stated that the Government are now using the 2014 not the 2016 housing target figure (which was lower) of 300,000 needed by 2033. There are a number of District Councils whose land supply and housing targets are below the level needed and their housing numbers will be adjusted. These figures are still waiting to be released and if SODC have not delivered at least 85%, their figures will be adjusted. It was noted that the increase of housing numbers is an attempt to supress/reduce prices in the housing market. It was noted we will need to monitor the amendments to the National Policy Planning Framework document very closely.

The NPAB have arranged a meeting with Holly Jones the Planning Policy Officer at SODC on the 13/12/2018, this issue will be raised.

9. Planning Application Check list

This has been drafted by Tony Powell and uses the criteria of the NPPF and Policy Guidance Notes. At a recent meeting at SODC, Officers said that this could be very useful to them as an internal document for them to understand why the Parish Council has made specific recommendations. It was agreed that we test this form next month if there is an appropriate application it can be used for. It was noted that this will need some refinement once we have seen how it works.

10. Consultations

1. Berrick Salome – Consultation on NP. The NPAB suggests that they should be thanked for including Watlington in their Consultation but that there are no comments to make and we should wish them well. **This was agreed.**

2. Pyrton Neighbourhood Plan - Examination Report. There was an informal workshop yesterday evening to go through the report in detail. – **Gill Bindoff has written up the notes on the meeting. These will be emailed to Members.**

3. Approach from residents at Garsington regarding the Growth Board plans for housing in the county - The NPAB noted that WPC has not taken a position on the level of growth being proposed. **It was agreed that WPC would not comment however, individuals can respond giving their personal views if they wish to do so.**

11. Items for Next Meeting

Planning Committee Training Meeting – Rachel Gill has prepared a note and slides on the training she attended which was given out at the Meeting. AM will lead on this.

12. Correspondence

- 1) Special Cases Notes – **for information**
- 2) Eileen Varley comments on P18/S1476/HH 47 Britwell Road- **Noted**
- 3) Peter Richardson – “Government unveils major reform to NPPF” – **Noted.**
- 4) Triptych – They have requested a screening opinion request to SODC in relation to 130 dwellings for the land to the North East of Cuxham Road and West of Pyrton Lane – **Noted**

13. Any Other Business

Local Plan Draft – PR said this will be on the SODC website from 5.30pm tomorrow. It was noted this has precedence over any Neighbourhood Plan.

Neighbourhood Plan Forums - PR stated that SODC, on our suggestion, will be having a Forum for made NP’s and Emerging NP’ in the new year. This will be brought up at the next NPAB meeting. AM said that we should certainly be involved with it.

Meeting with Providence Land on WAT B and C – TB stated that there will be notes available and a plan shortly.

Pyrton 1 – PR said that a problem has emerged with Beechcroft as SODC have tried to impose on them an affordable housing contribution. Beechcroft are disputing both the requirement and amount. If they cannot resolve it PR said that they may go straight to Appeal. The NPAB will hold a meeting with Beechcroft in order to better understand the situation. It was noted that the WPC cannot be lobbied by them, this is a SODC/Beechcroft problem to solve.

THERE BEING NO OTHER BUSINESS THE MEETING CLOSED AT 10PM