



MINUTES OF THE 'REMOTE' MEETING OF THE PLANNING COMMITTEE HELD ON TUESDAY 1 DECEMBER 2020 AT 7PM

Present:

Councillors:

Andrew McAuley (AM) Chair
Terry Jackson (TJ)
Matt Reid (MR)
Ian Hill (IH)
Alex Basden (AB)
Nicky Smallbone (NS)
Rob Smith (RS)

Co-opted Member:

Gill Bindoff and Tony Powell (TP) joined the meeting late

Officer:

Kristina Tynan

Members of the Public:

4

1. Apologies for Absence

None

2. To accept the Minutes of the meeting held on 3rd November which were accepted by Council on the 10th November 2020

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

MR declared an interest in The Howe and 2 Hill Road and did not speak or vote on these applications.

4. Matters Arising

There were none other than agenda items.

5. To consider the following applications:

[P20/S4264/HH](#) 58 Hill Road Watlington

Erection of single garage, workshop and store.

Vote: 5 in favour, 1 abstention

NO OBJECTION

Applicable WNDP Policies:

P1 Protect and Enhance the Character of Watlington and the Historic Setting of the Town

P3 Conserve and Enhance the Natural Environment

WPC has no objection in principle to this proposal. The proposed garage complex is a replacement for the detached garage that was approved under a previous application but not built by the developer. The design and siting of the garage will ensure that it will not have a detrimental impact on Chilterns AONB and will not cause loss of amenity for neighbouring properties. The use of materials is in keeping with the property and surrounding area and will

not impact the character of Watlington.

However, concern was expressed regarding the extant planning approval (P18/S0523/FUL) for a detached garage on the site. Although the garage in this earlier application has not been built the committee wanted clarification on the continuing validity of the application prior to voting on the new application. AM undertook to contact SODC (Tom Wyatt) to seek clarification and to request an extension of the consultation period until January 2021.

[P20/S3974/HH](#) 11 Couching Street Watlington

Construction of a conservatory and partial demolition and rebuilding of a 1.8m boundary wall.

NO OBJECTION - UNANIMOUS

Applicable WNDP Policies:

P1 Protect and Enhance the Character of Watlington and the Historic Setting of the Town

WPC has no objection to this proposal. The property is not listed and is a relatively modern addition to Couching Street. The proposed conservatory will not have a detrimental impact on the Watlington Conservation Area and will not alter the street scene along Couching Street. However, WPC expresses concern regarding the potential for light spill from the extensive glazed areas and therefore, the potential negative impact on dark skies in the centre of Watlington.

[P20/S3944/FUL](#) The Watlington Club, 20 High Street.

Tennis Knock up wall.

OBJECTION- UNANIMOUS

Applicable WNDP Policies:

P1 Protect and Enhance the Character of Watlington and the Historic Setting of the Town

WPC objects to this proposal. The proposed knock up wall will be contained within an existing fenced tennis court and although it would not impact the WCA the noise generated by use of the wall has the very real potential to have a detrimental impact on neighbouring properties. The wall is proposed to be sited approximately 10m to 15m from the back gardens of the properties along Letts Ally therefore, WPC concurs with the views and concerns expressed by local residents and in particular the residents of Orchard Walk, that the noise generated through the use of the wall would be unacceptable. This view accords with the comments raised by SODC's Environmental Protection Team, consequently, WPC recommends that, for the reason of noise nuisance to surrounding properties, this application is refused.

WPC acknowledges that a knock up wall is an important additional facility for the tennis club and therefore, recommends that a full professional noise assessment is carried out in order to ascertain the impact of the noise on the local community. The assessment should also make recommendations regarding siting of the wall and mitigation measures to reduce any noise nuisance.

[P20/S4198/HH](#) 27 St Leonards Close Watlington

Single storey side extension

NO OBJECTION - UNANIMOUS

Applicable WNDP Policies:

P1 Protect and Enhance the Character of Watlington and the Historic Setting of the Town

WPC has no objection to this proposal. This ground floor extension, including the addition glazing, will have no adverse impact on either the immediate neighbours of the local environment.

[P20/S4033/FUL](#) Paddock adjacent to Queen Wood Hollandridge Lane

Demolition of existing stable building and replacement with new stable building and associated track.

NO OBJECTION - UNANIMOUS

Applicable WNDP Policies:

P3 Conserve and Enhance the Natural Environment

WPC has no objection to this proposal. The site is located within Chilterns AONB and is thus afforded significant protection from inappropriate development. However, WPC considers that the replacement of the old stable block with a new, larger building will not have an adverse impact on the local area. The comprehensive Ecology and Protected Species Appraisal has identified both bat and bird activity associated with the old stable. It has also made recommendations for the mitigation of loss of habitat through the provision of artificial roosts and nests. These recommendations must be enacted in order to mitigate the potential harm to the local biodiversity. If planning permission is granted, all work must be carried out in accordance with the recommended practises outlined in the Ecology and Protected Species Appraisal.

[P20/S4200/HH](#) The Howe, Howe Road

Internal and external alterations, including demolition of small flat roofed extension and removal of 4 dormer windows.

NO OBJECTION - UNANIMOUS

Applicable WNDP Policies:

P1 Protect and Enhance the Character of Watlington and the historic Setting of the Town

P3 Conserve and Enhance the Natural Environment

WPC has no objections to this application. WPC concurs with the Conservation Officer's assessment that the proposed alterations to The Howe, if carried out sympathetically and in accordance with the plans, will help preserve the historic and heritage elements of the building whilst removing/replacing later C20 additions. Therefore, the proposal complies in full with policy P1 (a, b, d & e) of the WNDP. It respects the local and historic character of the property and its setting at the foot of the Chilterns. WPC fully supports the recommendations contained in the Bat Survey Report (Section 5) and believes that all recommendations must be implemented in order to protect the local bat population and the wider biodiversity of the area. If necessary, the recommendations should be enforced by the imposition of a planning condition.

[P20/S4202/LB](#) The Howe, Howe Road

Internal and external alterations, including demolition of small flat roofed extension and removal of 4 dormer windows.

NO OBJECTION - UNANIMOUS

Applicable WNDP Policies:

P1 Protect and Enhance the Character of Watlington and the historic Setting of the Town

P3 Conserve and Enhance the Natural Environment

WPC has no objections to this application. WPC concurs with the Conservation Officer's assessment that the proposed alterations to The Howe, if carried out sympathetically and in accordance with the plans, will help preserve the historic and heritage elements of the building whilst removing/replacing later C20 additions. Therefore, the proposal complies in full with policy P1 (a, b, d & e) of the WNDP. It respects the local and historic character of the property and its setting at the foot of the Chilterns. WPC fully supports the recommendations contained in the Bat Survey Report (Section 5) and believes that all recommendations must be implemented in order to protect the local bat population and the wider biodiversity of the area. If necessary, the recommendations should be enforced by the imposition of a planning condition.

[P20/S4210/FUL](#) 20 High Street Watlington

Conversion of a scout hut to community bakery.

NO OBJECTION - UNANIMOUS

Applicable WNDP Policies:

- P1 Protect and Enhance the Character of Watlington and the historic Setting of the Town
- P6 Enhance Watlington as a Service Centre
- P7 Employment

WPC has no objection to this application. WPC fully supports the restoration and conversion of the former Scout Hut into a community bakery subject to the applicant meeting the requirements outlined in the Environmental Officer's comments and all appropriate H&S legislation. WPC feels that the proposed alterations will not detract from the nature of this heritage asset nor its setting in the heart of Watlington. Its proposed use as a bakery will provide much needed local employment and will enable the very popular Orange Bakery retail outlet to better meet the growing requirements/demands of the local population.

[P20/S4214/LB](#) 20 High Street Watlington
Conversion of a scout hut to community bakery.

NO OBJECTION - UNANIMOUS

Applicable WNDP Policies:

- P1 Protect and Enhance the Character of Watlington and the historic Setting of the Town
- P6 Enhance Watlington as a Service Centre
- P7 Employment

WPC has no objection to this application. WPC fully supports the restoration and conversion of the former Scout Hut into a community bakery subject to the applicant meeting the requirements outlined in the Environmental Officer's comments and all appropriate H&S legislation. WPC feels that the proposed alterations will not detract from the nature of this heritage asset nor its setting in the heart of Watlington. Its proposed use as a bakery will provide much needed local employment and will enable the very popular Orange Bakery retail outlet to better meet the growing requirements/demands of the local population.

[P20/S4280/FUL](#) Land to the rear 56-58 Hill Road
Erection of 2 detached dwellings with parking and amenity space.

Vote: 6 against, 1 abstention

OBJECTION – UNANIMOUS

Applicable WNDP Policies:

- P1 Protect and Enhance the Character of Watlington and the Historic Setting of the Town.
- P3 Conserve and Enhance the Natural Environment

WPC Objects to this application. The proposed site for the two houses sits within the Chilterns AONB and as such is offered protection from inappropriate development. WPC considers that the proposal to construct two three-bedroom properties on a site that was designated as a paddock in the original application site (P17/S2410/FUL), and as either paddock or garden in the two subsequent applications (P18/S0523/FUL & S19/S4337/FUL), constitutes backland development. WPC acknowledges that the planning approval for S19/S4337/FUL permitted the building of two large detached garages in a similar location to that proposed for the two houses however, the garages were smaller in scale and were only permitted on the basis that they should 'not be occupied at any time other than for purposes ancillary to the residential use of the associated dwellings.' The reasoning was that 'As separate occupation of the accommodation would represent an undesirable sub-division of the property and result in inadequate standards of amenity and privacy in accordance with Policy H13 of the South Oxfordshire Local Plan 2011.' There can be no doubt that the building of two additional new houses on the plot would be overdevelopment of this semi-rural location on the edge of Watlington and goes against the pre-application advice given by SODC (P16/S3586/PEM) that 'development fronting Hill

Road would be preferred on the basis that it would better align with the established pattern of development' and that 'any application should be for two dwellings only'. All previous planning approvals have emphasised the nature of the ribbon development along Hill Road. Approval of this application would alter the streetscape, creating a second tier of housing that would have a detrimental impact on the character and appearance of this sensitive area. It would also set a precedent that would enable further backland development in the AONB.

6. To consider the following amendments:
There were none to consider.

7. Decisions

<u>APPLICATION</u>	<u>SODC DECISION</u>	<u>WPC RECOMMENDATION</u>
P20/S3130/HH Hartwood Northend	<i>Planning Permission is GRANTED</i>	<i>No Objection</i>
P20/S3364/HH Wylde House Hill Rd	<i>Planning Permission is GRANTED</i>	<i>No Objection</i>
P20/S3138/FUL Whitehouse Farm	<i>Planning Permission is GRANTED</i>	<i>No Objection</i>
P20/S3299/HH 6 Pyrton Lane	<i>Planning Permission is GRANTED</i>	<i>No Objection</i>
P20/S3344/HH 11 Chestnut Place	<i>Planning Permission is GRANTED</i>	<i>No Objection</i>

The above decisions were noted.

8. Consultations
None

9. Updates/Correspondence
None

10. Any Other Business

Local Plan– the Inspectors Report is now available and SODC will be considering this next week. GB said that the report is very important. One good thing is that it has full support for our edge road which is a very important stage for WPC. SODC will be making their decision on the 10th December at Full Council following meetings of the Scrutiny and Cabinet committees. MR said we could send any questions we may have to Anna Badcock.

THERE BEING NO OTHER BUSINESS THE MEETING CLOSED AT 8.58PM