



MINUTES OF THE PLANNING COMMITTEE HELD ON TUESDAY 1st OCTOBER 2024 AT 7PM IN THE PARISH OFFICE

Present:

Committee Members: Gill Bindoff (GB) –Chair - Co-opted
Ian Hill (IH)
Karyn Buck (KB)
Sylvia Glover (SG)

Officer: Kristina Tynan (KT)

90/24 Apologies for Absence

Tony Powell, Denise Mallan, Leo Pesci.

91/24 To approve the Minutes of the meeting held on 3rd September 2024.

These minutes will be on the agenda for approval at the Full Council meeting to be held on 08.10.24.

Resolved: That the minutes of the meeting above were agreed as a correct record and that they be signed by the Chair.

92/24 Declarations of Interest

40 Brook Street – Karyn Buck declared an interest in this application as she is a neighbour. She took no part in discussion and did not vote on this application.

93/24 Matters Arising

NPPF – We did not have anything further to add to the responses that were submitted by Oxfordshire Neighbourhood Plans Alliance and Community First Oxfordshire and therefore did not submit a separate WPC response.

Co-option onto the Committee – As agreed, there is an item in the Watlington Times (October 2024) inviting people with an interest in joining the Committee as co-opted members to contact Kristina. If anyone comes forward, GB will meet them to have a chat about their interest and what the Committee does.

94/24 To consider the following applications:

[P24/S2941/HH](#) Magpie Cottage Christmas Common

Single and two storey side extensions

NO OBJECTION – Unanimous

The relevant NP policies are P1(e) relating to high standards of design and P3e) relating to the impact of light pollution from artificial light on the area surrounding the development.

The following comments were made:

Although the proposed extension is large in comparison with the existing building it can be accommodated within the site without having any harmful visual impact on the Chilterns NL or on neighbouring rights of way.

However, there are concerns about the impact of light spill from the large amount of glazing to the single storey extension. The development is in an area of dark skies, in a relatively isolated location in the countryside where light spill will have a damaging impact on bats, moths and other night-flying insects. There should be some mitigating measures to limit light spill in line with NP Policy P3.

There should also be some mitigating measures to limit overheating from the large area of glazing

facing south.

[P24/S2682/HH](#) 4 Chiltern Gardens

Demolish existing front porch and rear outhouse. Construct single storey front porch extension and single storey rear extension including replacement windows.

NO OBJECTION – Unanimous

The relevant NP policies are P1 e) and P3 e)

The following comments were made:

The proposal includes a large % of glazing including a roof lantern. Light spill is harmful to bats, moths and other night-flying insects, especially upward light spill from roof lights. There should be mitigation measures to reduce the harmful impact of light spill in line with NP policy P3.

95/24 To consider or note the following amendments/Discharge of Conditions/Withdrawals/Lawful Development

[P24/S2232/DIS](#) 82 Shirburn Road

This application is for the discharge of Condition 3, surface water, Condition 4, foul drainage and Condition 5, materials.

WPC had no comments on the provision for the treatment of surface water or foul drainage. The proposals for materials are appropriate to the character of the street scene in line with NP Policy P1 c).

[P24/S1240/S73](#) 40 Brook Street

An Arboricultural Method Statement has been submitted.

Although the meeting was not quorate for this item, it was agreed that the detail of the Statement should be fully complied with in order to ensure that protected trees on the site are not adversely affected by the development. The provision of additional protection of the lime trees from low level barriers specified in the ABS has not been made. The continuing concern of the Council is that detailed information about the provision of underground services is still not available. The Statement does include a revised plan but no detail of proposed trenching etc. The application states that a revised drawing showing all the underground services will be produced. A Treescape Restoration and Enhancement Plan will also be produced. The planning case officer has indicated that there will be a further period of consultation when all the required information is submitted.

[P24/S1509/LDE](#) [P24/S1529/LDE](#) Woods Farm Britwell Hill

These applications for Lawful Development Certificates apply to the hours of use of the workshops at Woods Farm. Further information in support of the applications has been provided by the applicant including a legal opinion. WPC has previously made comments on the applications and has no further comments to make. However, WPC has serious concerns about the possible adverse impact on the Chilterns NL and the amenities of the neighbouring dwelling and of users of the bridleway if SODC concludes that, on the balance of probabilities, the evidence supports the granting of the LDEs. WPC has referred concerns about the use of some of the units on the site to the SODC Enforcement Team but has had no information about the outcome of any investigation.

[P24/S2782/DIS](#) – Land Between Pyrton Lane and Cuxham Road – Site B

This application is for the discharge of Condition 2 regarding the provision of information on ground levels on the site, including levels of the attenuation pond and the play area. WPC noted the application but had no comments to make.

P24/S1814/LB - Whites Cottage, Chapel Street - the SODC Heritage Officer had asked for additional information on the replacement windows which has now been provided. This was noted

[P24/S1354/S73](#) Redrow Site B

It was noted that variations of conditions had been approved on 27.09.24. and that work is ongoing on the site.

96/24 Other Issues for Discussion

1. **Biodiversity Enhancement Management Plan at Red Kite View.** This is an update of the

amended BEMP issued in March 2024. WPC was critical of the amended Plan as it considered that not enough had been done, at the right time, to meet the provision for biodiversity at the site. There had been an on-site meeting with representatives of Bloor Homes, GB and Fiona Danks (a member of the NPAB) in May 2024 to go through the provision to see what had been delivered and what still needed to be done. It was clear that not all the measures contained in the revised BEMP could be delivered given the advanced state of the build. In addition, some of the landscaping works on the site had been of poor quality. The current update responds to this situation and offers some alternative provision to mitigate the loss. Bloor Homes is asking for feedback from WPC in advance of submitting the Plan to SODC. It was agreed that, if the Plan is fully complied with, there will be good provision for biodiversity on the site. GB and FD will check the current provision and assess work that is still outstanding.

2. [Joint Local Plan SODC/Vale of White Horse](#) – This has been published today and includes all the supporting documents. The content has already been consulted on and this consultation relates to whether the Plan is ‘sound’ and complies with statutory requirements. It was agreed that comments will be made at the next meeting of the Committee and that there could be some sub-division of the text to enable all members to read and comments on different sections.

97/24 Decisions

Planning Application Reference/Location	SODC Decision	WPC Response
P24/S0072/FUL Watlington Yard	Approved	No objection
P24/S2086/S73 Watlington Club Tennis Floodlights	Approved	No objection
P24/S2312/HH 20 Hill Road	Approved	No objection
P24/S2112/HH Main House Watlington Park	Approved	No objection

The decisions above were noted

98/24 Correspondence

1. Roderick Orr – P22/S3607/FUL – Equestrian and glamping application – Noted

THERE BEING NO OTHER BUSINESS THE MEETING CLOSED AT 8.05PM