



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

Present:

Councillors:

Rob Smith (RS) Vice Chair
Terry Jackson (TJ)
Matt Reid (MR)
Ian Hill (IH)
Nicky Smallbone (NS)

Co-opted Member:

Gill Bindoff

Officer:

Kristina Tynan

Members of the Public:

Peter Richardson, Beth Crosk (26 Britwell Road application)

- Apologies for Absence
Andrew McAuley, Alex Basden.
- Minutes of the meetings of held on 28 July, 4 and 18 August have not yet been accepted by Council.
Resolved: That the minutes of the meeting above be agreed as a correct record and that they be signed by the Chairman.
- Declarations of Interest
P20/S2668/HH 60 Hill Road, Watlington – MR declared an interest in this application as he is friends with the applicants. He will not take part in discussion and will not vote on this application.
- Matters Arising
Local Plan Hearing – GB said she represented the Parish Council on the 4th August. The Inspector has published his preliminary report which states that the Edge Road is sound and should remain in the Local Plan.
- To consider the following applications:
P20/S2599/HH Hideaway, 59 Britwell Road, Watlington
Erection of single storey rear infill extension
NO OBJECTION – UNANIMOUS
WPC would like to see the windows having curtains/blinds to prevent lightspill

P20/S2462/HH9 Watcombe Road Watlington
Single storey rear extensions to the dining room and utility areas. Reinstatement of garage following previous conversion
NO OBJECTION – UNANIMOUS

P20/S2427/HH 34 Love Lane, Watlington
Adding a first-floor extension over an existing ground floor extension. Blocking up a ground floor side elevation door.
NO OBJECTION – UNANIMOUS

P20/S2268/FUL Heathfield Cottage, 26 Britwell Road, Watlington
Change of use to create off road parking in the rear garden, with access via a dropped kerb on to

Hurdlers Green. Move front entrance door to rear with alterations to doors and windows.

It was agreed to send in a holding objection prior to a site visit taking place this week. It was noted that there have been a lot of objections from neighbours. OCC had put in safety objections, but the applicant stated that these have been revised. Loss of amenity space was also a concern, but it was noted that no parking would take place on the green space it would just be used for access. The green area is owned by the WPC who would need to have an application for a right of easement. There is some doubt about the ownership of a small part of the land shown on their plan which was not transferred to them with the rest of the rear garden. It was noted that the house has had an extension and the garden is not very large so there was concern about the loss of garden space for parking.

The Clerk will contact OCC regarding the comments from Highways.

P20/S2750/HH The Springs, Howe Road, Watlington

Single storey side/rear extension

NO OBJECTION – UNANIMOUS

P20/S2068/HH 10 Davenport Place, Watlington

Partial construction of the scheme approved (and commenced) under P17/S2383/HH, amended plans received 18th August 2020, removing garage building initially proposed.

NO OBJECTION – UNANIMOUS

P20/S2668/HH 60 Hill Road, Watlington

Two storey rear extension

NO OBJECTION – UNANIMOUS

P20/S2821/AG Greenfield Farm, Greenfield

Prior notification for a proposed new road for agricultural or forestry use.

Noted

P20/S2856/LB Flat 1-3 6 High Street WATLINGTON Oxon OX49 5PR

Remove existing brown plastic gutter & down pipe on front elevation. Replace with cast metal black gutter & down pipe.

NO OBJECTION – UNANIMOUS

P20/S3076/LB 14 High Street Watlington OX49 5PY

Change of use class from A1 (shops) to Sui Generis (beauty salon) and replacement of signage

NO OBJECTION – UNANIMOUS

Subject to a condition being placed that if the beauty salon ceases operations it should revert to retail use.

P20/S2844/A 14 High Street Watlington OX49 5PY

Replacement of signage

NO OBJECTION – UNANIMOUS

P20/S2843/FUL 14 High Street Watlington OX49 5PY

Change of use class from A1 (shops) to Sui Generis (beauty salon) and replacement of signage

NO OBJECTION – UNANIMOUS

Subject to a condition being placed that if the beauty salon ceases operations it should revert to retail use.

P20/S3022/DIS Britwell Road Watlington

Discharge of condition 6 - construction environmental management plan for biodiversity on application ref. P17/S3231/O - PINS Appeal Reference: APP/Q3115/W/19/3222822 Hybrid application comprising (1) Full planning permission for the demolition of the existing pig farm and its associated buildings; the erection of 183 dwellings (Use Class C3); the realignment of Britwell Road and the creation of a new vehicular access; the creation of a vehicular access from the industrial estate road south of Cuxham Road; public open space; sustainable urban drainage system; landscaping; and other ancillary works, including off-site highway works; and the relocation of a telecommunications mast and equipment; and (2) Outline permission for up to 650sqm of Use Class B1a floorspace with access and all other matters reserved.

WPC have the following comments on this Discharge of Condition 6:

1. Construction Environmental Management Plan for Biodiversity:

Paragraph 2.6: features which require consideration during the construction phase: The Parish Council has the following concerns:

- Important to note that the stream along Cuxham Road is a chalk stream and is designated as a ‘main river’ by the Environment Agency and proposals need to take this fully into account. The proposed 10m buffer is supported by the Parish Council.
- The ditch adjacent to the site along the north west boundary with Webbs Yard is actually also classified as ‘main river’ by the EA and is the ‘official’ route of the Chalgrove Brook. This needs similar consideration/protection – a 10m buffer is probably needed here as well.
- Hedgerows within or adjacent to the construction footprint require consideration – the section of hedgerow within the undeveloped part of the site has ecological value and should not be removed.

Lighting strategy paragraphs 3.34 to 3.37:

- The proposals should be fully implemented to ensure that lighting on this site during the construction period does not have a harmful impact on wildlife.

It is essential that the supervising ecologist ensures that the provisions in the CEMP are fully implemented.

2. Comments to be flagged up regarding the Biodiversity Enhancement Management Plan – Condition 7:

- The Parish Council would like to see the use of ‘swift bricks’ in some buildings to encourage the swifts which migrate to Watlington to increase their nest options and to populate a wider area within the town.
- The Parish Council would also like to see opportunities for the gardens in the development to provide well linked habitats – for example ‘hedgehog highways’ to encourage hedgehogs (a species in significant decline) to thrive and the population to grow.

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

7. Decisions

<u>APPLICATION</u>	<u>SODC DECISION</u>	<u>WPC RECOMMENDATION</u>
P20/S1803/HH 3 Saunders Close	<i>Planning Permission is GRANTED</i>	<i>No Objection</i>
P20/S1722/HH 1 Ingham Lane	<i>Planning Permission is GRANTED</i>	<i>No Objection</i>
P20/S1694/LB 1 Shirburn Street	<i>Listed Building Consent is GRANTED</i>	<i>No Objection</i>
P20/S1530/LB The Well House	<i>Listed Building Consent is GRANTED</i>	<i>No Objection</i>
P20/S1930/LB 3 Chiltern Gate	<i>Listed Building Consent is GRANTED</i>	<i>No Objection</i>

All decisions above were noted.

8. Correspondence

1. SODC Agricultural Notification: Greenfield Farm re proposed new road for agricultural or forestry – **Noted.**
2. Tim Horton Email re Little Orchard – SODC Planning Enforcement said that there is no breach of Planning Control – **Noted.**

9. Any Other Business

THERE BEING NO OTHER BUSINESS THE MEETING CLOSED AT 8.44PM