



Watlington Parish Council

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MINUTES OF THE 'REMOTE' MEETING OF THE PLANNING COMMITTEE HELD ON TUESDAY 2nd FEBRUARY 2021 AT 7PM

Present:

Councillors:

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

Co-opted Member:

Gill Bindoff (GB)

Officer:

Kristina Tynan

Members of the Public:

Ingemar Jonsson – Resident (P21/S0047/FUL)
Paul Stebbings – Resident (P21/S0047/FUL)
Craig Dransfield – SOHA (P21/S003/FUL)
Chris Thompson – Beechcroft (P21/S003/FUL)
Terry Daniel – Applicant (P21/S0047/FUL)
Peter Richardson – Observer (P21/S0047/FUL)

1. Apologies for Absence
Alex Basden, Tony Powell.

2. To accept the Minutes of the meeting held on 5th January which were accepted by Council on the 12th January 2021
Two changes were agreed: Item 7, para 1, line 4, 'Blood' to be changed to 'Bloor' and in Item 11 AOB, para 4, line 2, insert Parish after 'Childcare provision in the'.

Resolved: That with the changes agreed above, the minutes of the meeting be agreed as a correct record and that they be signed by the Chairman when it is possible to do so.

3. Declarations of Interest
There were none notified.

4. Matters Arising
There were none other than agenda items.

5. To consider the following applications:
[P21/S0003FUL](#) Steve Orton antiques Shirburn Road
Redevelopment of part of the site into 34 affordable apartments for age 55+

Chris Thompson and Craig Dransfield gave an overview of the application to the committee. CT stated that they had failed to secure an operator for the care home due both to Covid 19 and the lack of demand in this area and so now looked to provide affordable housing for the over 55-year age group in partnership with SOHA. SOHA will own and manage the properties. They will all be for affordable rent for over 55's. There will be 17 one bedroom and 17 two-bedroom apartments (34 units in total). Communal facilities throughout the site will be shared between the affordable housing complex and

the assisted living properties. The committee asked a number of questions which were duly answered. One concern was for wheelchair accessibility and were told that there would be enough room and sufficient turning space in each apartment and if there was a need, apartments could be modified. It was noted that the all apartment doors will be 800mm wide, sufficient for wheelchair access. Concern was also raised that there is no dropping off area and CT said that they would look into this and also the issue that the communal kitchen on the ground has no windows.

Vote: 5 in favour, 1 against

NO OBJECTION

WPC does not object to this application. The Parish Council acknowledges that the provision of care home facilities in the South Oxfordshire area now outstrips demand. It also accepts that there is a local need for affordable accommodation for the over 55-year age group and that this site offers an ideal location for such a provision. However, the Council is concerned that due to the design and layout of the residential flats there has been a loss of green space and that access to the building for deliveries and contractors has not been provided. SODC must ensure that the internal provision of facilities meets national requirements and that all access is suitable for wheelchair users. The enlarged parking area should be suitably landscaped to add to the rural feel and to provide a better outlook from the communal outdoor space to the rear of the building.

Further observations are as follows:

The recommendation in the Ecology Report to minimise light spillage into areas of tree and hedge planting should be followed. Warm, white spectrum, LED lights are recommended.

Other recommendations for bat boxes and bird boxes should be followed as well as some log pile habitats.

There is provision for an access onto the sports field in the lower left corner of the site. This would have to be agreed by the Beechwood Estate.

The application form states that surface water will use the main sewer. This needs to be checked. There should be a sustainable drainage scheme in place.

[P21/S0047/FUL](#) Grove Farm Patemore Lane Pishill

Erection of 5 holiday pods, maintenance building, managers flat, parking and landscaping

The applicant and two residents spoke on this application. After much discussion a vote was taken.

Vote: 2 in favour, 4 against

OBJECTION

WPC objects to this planning application for the erection of 5 holiday pods, maintenance building, managers flat and associated landscaping and parking at Grove Farm, Patemore Lane, Pishill. WPC has considered this application in relation to the policies contained in the NPPF, SODC LP35 and the Watlington Neighbourhood Development Plan (WNDP). The site, currently classed as agricultural land, sits within the Chilterns AONB and as such is afforded specific protection from inappropriate and speculative development. Also, the settlement of Pishill does not feature in the SODC Settlement Hierarchy and is therefore, considered by SODC as an unsustainable location for development.

A full submission outlining the detail of WPC's objection will be sent to SODC.

6. To consider the following amendments:

[P20/S4493/FUL](#) Icknield Community College Love Lane Watlington

Design and footprint changes.

NO OBJECTION - UNANIMOUS

NO COMMENTS MADE

[P20/S4033/FUL](#) Paddock adjacent to Queen Wood Farm, Hollandridge Lane, Christmas Common
Demolition of existing stable building and replacement with new stable building and associated track
(as amended by plans received 8/12/20 resiting the stable building to avoid the route of public
footpath and plans and information received 25/1/2021 re-siting and reducing footprint of building)

NO OBJECTION – UNANIMOUS

WPC welcomes this amendment to planning application P20/S4033/FUL and considers that the new position of the stable block, and its reduction in size, will ensure that it sits better within the site in relation to the adjacent ancient wood and the public right-of-way. WPC has slight concerns about the provision of services to the block, in particular how the shower room will be drained. The run of services must not have a harmful impact on the local environment. WPC also stresses that its previous comments remain extant.

7. Dark Skies – see attached from Emily Hammerton and TJ will lead on this issue – **Deferred to the next meeting.**

8. Decisions

<u>APPLICATION</u>	<u>SODC DECISION</u>	<u>WPC RECOMMENDATION</u>
P20/S3764/LB 34 High Street	<i>Planning Permission is GRANTED</i>	No Objection
P20/S3794/LB 58 Couching Street	<i>Planning Permission is GRANTED</i>	No Objection
P20/S4198/HH 27 St Leonards Close	<i>Planning Permission is GRANTED</i>	No Objection
P20/S4264/HH 58 Hill Road	<i>Planning Permission is GRANTED</i>	No Objection
P20/S3476/FUL Coates Farm	<i>Planning Permission is GRANTED</i>	Objection
P20/S3478/LB Coates Farm	<i>Planning Permission is GRANTED</i>	Objection
P20/S4597/D Certas Energy	<i>Planning Permission is GRANTED</i>	No Objection
P20/S4567/LB 34 High Street	<i>Planning Permission is GRANTED</i>	No Objection
P20/S3764/LB 34 High Street	<i>Planning Permission is GRANTED</i>	No Objection

The decisions above were noted.

9. Consultations
There were none for discussion.

10. Correspondence/Attachments
Letter from Mr Terry Daniel: Re Grove Farm Pishill
Letter from SODC: Certificate of Lawful development 45 High Street Watlington
Email from Ingemar Johnsson: Re Grove Farm Pishill
Email from Andrew McAuley to Emma Bowerman re: OCC Highways submissions
Notification from SODC Planning Committee: P19/S1927 (Land west of Pyrton Lane) & P19/S1928/O (Land off Cuxham Road).

The correspondence was noted.

THERE BEING NO OTHER BUSINESS THE MEETING CLOSED AT 9.05PM