



# Watlington Parish Council

Parish Clerk: Kristina Tynan  
Watlington Parish Council  
1 Old School Place  
Watlington

OXON OX49 5QH Tel: 01491 613867

Email: [wpc@watlington-oxon-pc.gov.uk](mailto:wpc@watlington-oxon-pc.gov.uk) Website: [www.watlington.org](http://www.watlington.org)

## THERE WILL BE A 'REMOTE' MEETING OF THE PLANNING COMMITTEE ON TUESDAY 2nd MARCH 2021 AT 7PM HELD ON ZOOM

**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/S0393)  
Peter Richardson – Observer

- Apologies for Absence  
There were none notified.
- To accept the Minutes of the meeting held on 2<sup>nd</sup> February which were accepted by Council on the 9<sup>th</sup> February 2021  
There was one amendment; [P21/S0003FUL](#) – that in the last paragraph that 'floor' be inserted after 'ground'  
**Resolved:** That with the addition of the word 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.
- Declarations of Interest  
[P21/S0577/HH](#) 16 Hill Road Watlington – Matt Reid declared an interest as he is a friend of the applicant and will not comment or vote on this application. Tony Powell also declared an interest as he is the next door neighbour, as a co-opted member of the committee does not have a vote.
- Matters Arising  
**PYR 2** (Minute 5 on February Minutes)– WPC received an email from Emma Bowerman (SODC Planning Officer) which states that she intends to recommend that planning permission is refused. She has concerns that the design of the care home was based on its function and it was of a scale and appearance that was appropriate for a 60-bed care home but not for a block of flats. She also is of the opinion that the proposal would create two distinctly different areas in the development between the market and the affordable units, and they would not be at all integrated.

**Dark Skies** (Minute 7 on February minutes refers)- TJ will prepare a paper on this issue for the next meeting.

**P21/S0878/N4C** Grove Farm, Pishill - AM reported that WPC had received notification of an application for change of use of the existing agricultural barns and any land within the curtilage to a hotel (Class use C1). SODC have stated that the Government have recently introduces extensive measures to increase the scope of development that can be undertaken with the benefit of permitted development rights. SODC are unable to take into accounts any comments from WPC. It was noted that they have

not withdrawn P21/S0047/FUL Grove Farm, for the holiday pods application. TP said that it is very unusual to use Class C1. AM will seek more clarification from Tom Wyatt.

5. To consider the following applications:

[P21/S0393/HH](#) Elbow Cottage 1 Davenport Place  
Timber cladding board garden room with metal roof

**Vote:** 6 in favour, 1 objection

**NO OBJECTION**

**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 proposed position for the garden room and the materials used in its construction will not impact on the surrounding properties nor does it impact on the Watlington Conservation Area (WCA). However, WPC is very concerned about the proposal to remove a Bay tree without any stated justification. The Bay tree is within the WCA and, as such, is afforded protection. Therefore, a tree survey should be carried out and the views of the Forestry Officer sought prior to any decision being taken. All developments should ensure a biodiversity gain (not loss) and therefore, should the removal of the Bay tree be required it is recommended that the requirement for a biodiversity offset be placed, by condition, for the planting of a replacement Bay tree or other native species within the curtilage of the property.

[P20/S4369/HH](#) Grove Farm Pishill

Conversion of existing barn into habitable ancillary accommodation.

**NO OBJECTION – UNANIMOUS**

**Applicable WNDP Policies:**

P3 Conserve and Enhance the Natural Environment

P7 Employment

WPC has no objection to this proposal. The site of this development sits within the Chilterns AONB however, WPC judges that the alterations to the existing barn and the single storey ground floor extension will not have a detrimental impact on the local environment or the AONB. All developments should ensure a biodiversity gain (not loss) and therefore, in accordance with Policy P3 (d) & (e), consideration should be given to how a biodiversity gain is achieved and how any light spill from the large, glazed doors in the new extension is minimised in order to protect wildlife.

WPC welcomes the addition of an office and studio that will provide home employment space however, the development must remain ancillary to the main house.

[P21/S0577/HH](#) 16 Hill Road Watlington

New porch, garage roof, rear 1<sup>st</sup> floor extension and additional driveway access

**Vote:** 5 in favour, 1 abstention (MR did not vote)

**NO OBJECTION**

**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 modification and extension to the property will sit within the existing footprint and therefore does not impact neighbouring properties. The property does not sit within either the Watlington Conservation Area or the Chilterns AONB however, WPC is concerned that the proposal includes the removal of a tree to enable the formation of a second access. All developments should ensure a biodiversity gain (not loss) and therefore, to ensure that the removal of the tree is necessary it is recommended that the Forestry Officer's views are sought. Also, OCC Highways should be consulted to assess highways safety and whether a second access is required. Should the requirement to remove the tree be confirmed by both the Forestry Officer and the Highways Officer, it is recommended that a requirement for a biodiversity offset be placed, by

condition, for the planting of a replacement tree within the curtilage of the property.

[P21/S0497/LB](#) The Old Brewery Tap 3 Shirburn Rd Watlington

Glazed link to infill cart access between main building and annexe.

It was noted that the only change to the previous application was a metal gate instead of a wooden one.

**Vote:** 6 in favour, 1 abstention

**NO OBJECTION**

**Applicable WNDP Policies:**

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

WPC has no objection to this application. It is noted that an identical application was granted in 2017. The proposed minor alterations to the building and the addition of the glazed link will neither impact the Watlington Conservation Area (WCA) nor alter the street scene along the Shirburn Road. The addition of the modern glazed link will add needed space and will not detract from the heritage nature of the building. However, WPC is concerned that a metal rear gate has been installed rather than the wooden gate indicated in the application plans. It is felt that a wooden gate, in accordance with the application, would be more appropriate for the setting.

6. To consider the following amendments:

[P20/S2371/DIS](#) Land at Britwell Road – It was noted that this has been sent to us for information only. The committee noted this discharge of condition which relates to site surface drainage. The developer now has to calculate for a 40% increase in drainage to provide for the worst-case scenario.

TJ stated that the third application is still live. AM said that Bloor Homes had stated [to SODC] that they were willing to withdraw the application. Once the OCC/AECOM report has been issued and clarification of the proposed route of the edge road confirmed the application might be withdrawn at that point.

7. Decisions

<b><u>APPLICATION</u></b>	<b><u>SODC DECISION</u></b>	<b><u>WPC RECOMMENDATION</u></b>
P20/S4210/FUL 20 High Street	<i>Planning Permission is GRANTED</i>	No Objection
P20/S4214/LB 20 High Street	<i>Planning Permission is GRANTED</i>	No Objection
P20/S4747/LB The Well House	<i>Planning Permission is GRANTED</i>	No Objection
P20/S4280/FUL Land to the rear of 56-58 Hill Rd	<i>Planning Permission is REFUSED</i>	Objection

The decisions above were noted.

8. Consultations

GB reported that there are two consultation that WPC might like to make comments on. However, we have not been formally asked for comments.

1. **Proposed Minor Change to the NPPF** – The deadline is the 29<sup>th</sup> March and the NPAB will discuss this.
2. **A new National Model Design Code**

9. Co-option onto NPAB

**Resolved:** That Fiona Danks becomes a member of the NPAB.

10. Chalgrove Airfield

GB reported that there were significant comments within the HE proposal on public transport which the bus operators have dismissed. The Civil Aviation Authority have put in a report objecting to the development of Chalgrove Airfield. GB said that it may be worth contacting Nicky Smith, the SODC Officer, who is dealing with this application to see if she asked for information on the issues raised previously by WPC regarding the economic impact on Watlington, the environmental impact on the wider area and the plan for green connectivity between the local settlements, including cycleways. MR who wrote Watlington's original submission will write a letter to Nicky Smith which will be circulated to Members before being sent by the Clerk.

11. Correspondence/Attachments

Letter from SODC: Certificate of Lawful development 16 Beech Close Watlington

Email from Emma Bowerman (SODC) re town centre mitigation measures for planning applications for Sites B&C (P19/S1927/0 and P19/S1928/O).

Email from Emma Bowerman regarding letter about calling in of applications for sites B&C.

The correspondence was noted.

**THERE BEING NO OTHER BUSINESS THE MEETING CLOSED AT 8.25PM**