



Watlington Parish Council

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MINUTES OF THE MEETING OF THE PLANNING COMMITTEE ON TUESDAY 2nd AUGUST 2022 AT 7PM HELD ON ZOOM

Present:

Councillors:

Andrew McAuley (AM) – Chair
Ian Hill (IH)

Co-opted Members:

Tony Powell (TP)

Officer:

Kristina Tynan

Members of the Public:

Alex Dick, Chloe Forshaw (P22/S2276/FUL)

This meeting was not quorate as per the ToR's but it was agreed that it should be held as it was felt it was important to get our views to SODC within the allocated time period.

- Apologies for Absence
Matt Reid, Rob Smith, Gill Bindoff, Nick Thomas, Alex Basden
- To approve the Minutes of the meeting held on 5th July 2022 which were accepted by Full Council on the 12th July 2022
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
There were none.
- Matters Arising
There were no matters arising other than agenda items.
- To consider the following applications:
[P22/S2454/HH](#) Grove Farm, Pishill Bottom
New Field Access

OBJECTION

Applicable WNDP Policies:

P3 Conserve and enhance the natural environment

WPC objects to this application in the strongest terms. The Parish Council fully supports the Highways Officer's recommendation to refuse this application. There is a lack of crucial detail in the application, as noted by the Highways Authority, and the justification to introduce a second access point on agricultural grounds is not proved. The present access serves both the field and the adjacent agricultural buildings and is located at a much safer location. The positioning of the new access gate on a narrow, steep and winding road, that has a speed limit of 60mph, is both unwise and potentially very unsafe.

[P22/S2548/HH](#) 33 Spring Lane, Watlington
Demolition of existing conservatory and replacement with single storey rear extension.

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. The property sits within the Watlington Conservation Area (WCA) however, the proposed single storey replacement of the existing conservatory will have no impact on the WCA.

[P22/S2522/HH](#) 14 Saunders Close, Watlington
Single storey front extension. Single storey rear/side extension. Detached outbuilding (Shed/Workshop)

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. The property sits within the Watlington Conservation Area (WCA) however, it is not listed and, as a relatively modern building, has no heritage value. The proposed single storey extension will provide improved ground floor living accommodation. The scale and orientation of the new extension will have no impact on either the neighbouring properties or the WCA. WPC has some concerns in relation to the positioning of the shed/workshop and the impact this will have on available parking. The plan indicates an arrangement of in-line parking (for three cars), this doesn't seem practical and is likely to lead to on-road parking for existing/future residents. The Oxfordshire Parking Standards for New Residential Development Para 3.10 State: 'Tandem (in line) parking is inconvenient and generally must be avoided where possible as both spaces are rarely used.

[P22/S2486/HH](#) 5 Sheldon's Piece, Watlington
Single storey rear extension.

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. This relatively modern property sits within the Watlington Conservation Area (CA) however, due to its position on Sheldon's Piece it is not visible from Cuxham Road or the wider CA. This modest extension will add valuable space that is better suited to modern living. The scale and orientation of the extension will have no impact on the immediate neighbours amenity.

WPC recommends that the applicant provides an arboricultural impact assessment and tree protection plan to ensure the health of the adjacent trees (the extension is likely to encroach upon their RPA's). Trees within Conservation Areas have the Same protection as TPO trees.

[P22/S2471/HH](#) Audley Cottage, 1 Church Meadows, Watlington
Replacement of existing garden room with the erection of an oak framed garden room and replacement windows.

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. This proposal to replace an existing garden room with an oak framed single storey structure will have no impact on the Watlington Conservation Area (WCA). The orientation and scale of the new garden room will not impact on the immediate neighbours of the wider surrounding area. However, there is potential for light-spill from the rear glazed door to have a detrimental impact on the nocturnal wildlife in this sensitive area. This should be avoided using appropriate mitigation measures.

[P22/S2276/FUL](#) The Old Stables, Watlington Park, nr Watlington

The existing building is used as a store for agricultural purposes. The proposal seeks to convert the existing building to provide a 3-bed dwelling, with a residential use.

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 to this application. WPC welcomes the conversion of the Old Stables into a 3-bedroom property. By maintaining the original footprint and roof line, as well as the sympathetic use of both original and new materials, the development will continue to sit well within its setting. WPC notes the increased use of glazing and thus the potential detrimental impact on the nocturnal wildlife in this sensitive area of the AONB through light-spill and welcomes the measures (extended roof overhang and sliding louvred screens) that will be used to shield the large sliding doors.

[P22/S2330/HH](#) 8 Britwell Road, Watlington

Small single storey extension.

NO OBJECTION

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

WPC has no objection to this application. WPC recommended approval of the original application in August 2019 and sees no reason to alter that recommendation. This proposal complies with WNDP policy P1 and although the property is situated within the WCA and is not listed, it is of some heritage interest. However, the proposed extension, if sympathetically constructed will not detract from the heritage impact of May Cottage. Indeed, WPC agrees that the innovative design will soften the site line west along Britwell Road without detracting from the frontage of the cottage. It was noted that the loss of a small area of garden might have an impact on local biodiversity.

[P22/S2347/FUL](#) Glebe Farm, Cuxham Road, Nr Watlington

Erection of an oak framed home office/gym and occasional accommodation with change of use to accommodate positioning.

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 objects to this application. This development equates to an application for a new build bungalow – kitchen diner, hall, bedroom, lounge and the proposed location requires a change of use approval that would convert agricultural land to residential use. The plans do not show how the development will be used as a home office and how the building will be accessed. The implication from the plans is that the primary use of the building is domestic accommodation. Therefore, it must be assessed as a new build property rather than as an annex. As the site sits outside of the settlement boundary within open countryside the Parish Council would expect an assessment of landscape and visual impacts as well as associated planting and hard landscape proposals demonstrating how the development will contribute a biodiversity gain, as is required under present planning legislation.

[P22/S2506/HH](#) Whitehouse Farm Britwell Road near Watlington

Single storey rear extension, two storey front extension following demolition of existing conservatory plus single storey link building.

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 to this application. The property sits outside the settlement limits of Watlington, and the plot is large enough to accommodate the proposed increase in the building's footprint. The scale and orientation of the new extension will have no impact on either the neighbouring properties or the wider area and will not impact the views from the Chilterns escarpment. The design and proposed internal layout will provide highly flexible family living accommodation.

[P22/S2581/FUL](#) England's Game Farm Christmas Common OX49 5HN

Installation of telecommunication apparatus comprised of a 1m transmission dish fixed to existing mast at 45.2m and a 2.4m transmission dish fixed to existing mast at 45.2m

NO OBJECTION

WPC has no comments regarding this application.

TP offered to research the telecommunication policy within the NPPF.

6. To consider the following amendments:

[P22/S1560/HH](#) 5 Lilacs Place, Watlington

Replace all windows and patio doors are rear of house with similar conservation window (as shown in amended plans received 6/6/22)

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 amended application. The replacement of all windows and doors, to the rear of the property, with like-for-like conservation frames is welcomed. The property sits within the Watlington Conservation Area (WCA) however, it is not listed and is situated well back from Brook Street. The proposed work will have no impact on the WCA or the immediate surrounding area.

7. Decisions

<u>APPLICATION</u>	<u>SODC DECISION</u>	<u>WPC RECOMMENDATION</u>
P22/S1751 7 Spring Lane	<i>Permission Granted</i>	No objection
P22/S1664 18 Brook Street	<i>Permission Granted</i>	No objection
P22/S1979 Carriers Arms	<i>Permission Granted</i>	No objection
P22/S1560 5 Lilacs Place	<i>Permission Granted</i>	No objection
P22 S0807/LB The Main House, Watlington Park	<i>LB Consent is given</i>	No objection
P22/S0806/HH The Main House Watlington Parik	<i>Permission Granted</i>	No objection
P22/S1959 MUGA Watlington Recreation Ground	<i>Permission Granted</i>	No objection
P22/S2019/LDP Westfield House, 31 Shirburn Street	<i>The demolition and addition of extension was not lawful</i>	

All decisions were noted.

9. Correspondence/Attachments

Edge Road – OCC have put information on this on their website.

THERE BEING NO OTHER BUSINESS THE MEETING CLOSED AT 8.25PM