



Watlington Parish Council

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MINUTES OF THE MEETING OF THE PLANNING COMMITTEE ON TUESDAY 3 MARCH 2020 AT 8PM IN THE COMMUNITY OFFICE

Present:

Councillors:

Andrew McAuley (AM)
Terry Jackson (TJ)
Matt Reid (MR)
Ian Hill (IH)
Nicky Smallbone (NS)
Alex Basden (AB)

Co-opted Member:

Gill Bindoff (GB)

Officer:

Rachel Gill (RG)

1. Apologies for Absence
Nicky Smallbone , Tony Powell , Rob Smith (on leave of absence)
2. Minutes of the meeting held on 3 March 2020 were accepted by Council on 11 February 2020
Resolved: That the minutes of the meeting above be agreed as a correct record and that they be signed by the Chairman.
3. Declarations of Interest
TJ declared an interest in the first application (P20/S0590/FUL Car Park Watlington Hill Rd Christmas Common) as she runs Friends of Watlington Hill. Friends of Watlington Hill may benefit from funds raised by the ticket machine. TJ will not vote on this application and will sign the DOI book.
4. Matters Arising
None not covered in the agenda.
5. To consider the following applications:

P20/S0590/FUL Car Park Watlington Hill Rd Christmas Common
Installation of a ticket vending machine

No Objection – Unanimous

WPC has no objection to this application as it is understood that the introduction of pay-to-park is a NT national policy. However, WPC has concerns about the possibility that the introduction of a charge will discourage drivers from using the NT car park and that they will park their vehicles along the adjoining highways, in particular Hill Road and the road through Christmas Common. Therefore, WPC requests that OCC Highways is asked to assess the possible impact of this application on the local highways on the grounds of highways safety.

P20/S0338/FUL Little Acres Farm Road running through Cuxham OX49 5ND
Removal of existing 3-bedroom log cabin dwelling and replacement with new dwelling.

Objection – Unanimous

Applicable WNDP Policies:

P5 New Housing Development
P7 Employment

WPC strongly objects to this application. WPC has very serious concerns in relation to the scale and impact of the new dwelling. If a property of this size had been proposed on this site in either of the earlier planning applications, the application would have been refused on the grounds that the scale far exceeded that which was required to fulfil an essential agricultural need in accordance with Policy CSS1 of the SOCS 2027 and the guidance contained in the NPPF. The situation has not changed and therefore this application should be rejected. A property of this design, scale and cost would lift the value of this small holding well beyond the means of a small scale farmer thus, potentially, losing the land to agricultural use contrary to WNDP policy P5, 'proposals for new residential development elsewhere in the neighbourhood area will only be supported if they are appropriate for the countryside location'. In accordance policy P7, Employment, (c) Includes small scale businesses for local growers and secondary food producers, WPC believes that this proposal would compromise that location as a small holding.

WPC agrees with the CPRE that this development is contrary to the Local Plan 2011, Policy H12 – Replacement dwellings, paragraphs iii, iv & v in that: the proposed replacement dwelling is materially greater in volume than the existing dwelling (taking account of permitted development rights); its overall impact would be greater than the existing dwelling on the character and appearance of the site and the surrounding area; and the siting, design and materials are not in keeping with the locality.

WPC has concerns as to the viability of the farming enterprise, there is no local evidence that turkeys are reared on the farm and the Alpaca business seems to be sporadic. Therefore, WPC asks that SODC satisfies itself that the agricultural business model remains sound.

WPC observes that the previous planning approvals for the original application P13/S1064/FUL and the subsequent application P16/S2741/FUL both stipulated the following condition:

The occupation of the mobile home hereby approved shall be limited to a person solely or mainly employed at Little Acres Farm in agriculture as defined in Section 336 of the Town and Country Planning Act 1990, and dependents of such a person residing with that person on the land identified in this planning permission. Reason: The proposed dwelling is situated in the rural area where the Local Planning Authority would not normally grant permission for such a development and this permission is granted solely in order to fulfill an essential agricultural need, in accordance with Policy CSS1 of the South Oxfordshire Core Strategy 2027 and guidance contained within the National Planning Policy Framework.

If the planning officer is minded to recommend approval of this application WPC asks that a similar condition is imposed that assures that the land is retained for agricultural use and cannot be turned into a residential plot. It is important that small holdings of this nature remain viable and that the land is preserved for agricultural use. Also, WPC requests that should this application go to committee a site visit is undertaken before the members are called upon to make a decision.

Finally, any decision should include a condition that a lighting assessment be carried out in order to set the parameters for the intensity and timing of the farm’s lighting scheme.

P20/S0511/FUL Unit 1e, Watlington Industrial Estate, Cuxham Road, Watlington OX49 5LU
Change of use of industrial building to D2 (Indoor Sports and Leisure)

No objection - Unanimous.

Applicable WNDP Policies:

- P6 Enhance Watlington as a Service Centre
- P7 Employment
- P8 Physical and Social Infrastructure

This application for change of use of a vacant industrial unit in the Watlington Industrial Estate is fully supported by the WPC. The applicant has rightly identified a requirement for increased sport and leisure facilities that is highlighted in the WNDP and the proposal complies with policies P6, P7 and P8. The use of the building for indoor sport and leisure will not impact on the industrial estate, any residential area, the WCA or the wider countryside. The operation and opening times will not impact on the biodiversity of the local area. This facility would be a welcome addition to the facilities in Watlington, it would provide employment and promote healthy lifestyles. The applicant has identified that parking could be an issue however, WPC considers that the operating hours of the business will allow for sensible parking arrangements in the adjacent area. In addition, WPC would like to see provision for secure bicycle parking to encourage cycling as a method of transport. Also, WPC noted that there are no details for the provision of changing or toilet facilities in the plans, this is a key omission.

6. To consider the following Amendments
There were none.

7. Decisions

<u>APPLICATION</u>	<u>SODC DECISION</u>	<u>WPC RECOMMENDATION</u>
P19/S4538/HH 3 Sheldons Piece	<i>Planning permission is GRANTED</i>	<i>No Objection</i>
P19/S4704/FUL Land to the rear of Forest House, Christmas Common	<i>Planning permission is GRANTED</i>	<i>No Objection</i>
P19/S3360/LDE	<i>Certificate of Lawful Development given</i>	

8. Update on Land at Britwell Road

It was noted that the appeal for the first application was allowed and this application will go ahead. This approval has 1 route through the site which does not use the Industrial Estate spur and is also the Parish Council’s preferred layout. GB and AM have drafted a note on this to go in the Watlington Times. GB gave an update on a meeting with 2 SODC councillors regarding Air Quality. This was an opportunity to explain why Watlington PC are so concerned over Air Quality and the Britwell Road application. The Air Quality team have been asked to review all the evidence from Dr Mc Hugh and Ricardo and then have another meeting with the Parish Council. This needs to happen before the next application goes to the Planning Committee. WPC hope that this second application may be withdrawn now that the appeal has been allowed on the first application.

WPC need to chase up the Growth Board and Providence Land to find out what will happen next.

Resolved : RG to send the letter from the Secretary of State and WPC statement on the appeal to Steve Harrod.

9. Correspondence

1. Change of Address / New Dwelling : Inkwell 14A High Street
2. Letter from Planning Inspectorate 25/2/2020

Correspondence was noted. The letter from the Planning Inspectorate was to inform us of the appeal decision.

10. Any Other Business

- Meeting with SODC Councillors (already discussed)
- Note from TJ about the seminar on historic towns and villages. This was a useful event.
- Pyr 1 RM application. This arrived in the office today. We have been granted an extension to 8th April.
- GB asked whether there had been any reply from Enforcement about the fencing at the development by the Church.
Post meeting note : TH has chased this up, we are waiting for an update.

THERE BEING NO OTHER BUSINESS THE MEETING WAS CLOSED 9.30PM