



## MINUTES OF THE 'REMOTE' MEETING OF THE PLANNING COMMITTEE HELD ON TUESDAY 3<sup>rd</sup> NOVEMBER 2020 AT 7PM

**Present:**

**Councillors:**

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

**Co-opted Member:**

Tony Powell

**In Attendance:**

Steve Bolingbroke

**Officer:**

Kristina Tynan

**Members of the Public:**

Peter Richardson,

1. Apologies for Absence  
Alex Basden, Gill Bindoff
2. To accept the Minutes of the meeting held on 6<sup>th</sup> October which were accepted by Council on the 13<sup>th</sup> October 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  
Planning Application P20/S3489/FUL - 11 Sycamore Close Watlington – Ian Hill and Rob Smith both declared an interest in this application as they own houses on Marlbrook. They did not vote on this application.
4. Matters Arising  
There were none other than agenda items.
5. To consider the following applications:  
Planning Application P20/S3800/FUL - 20 Shirburn Street - Ground Floor Watlington  
The removal of condition 3 'this permission shall enure only for the benefit of Stephanie Harris whilst in occupation of the site, and shall not enure for the benefit of the land' on planning consent P05/E0513  
Change of use of dwelling: ground floor to be self-contained professional offices and first floor as self-contained one bedroom flat.  
**NO OBJECTION – UNANIMOUS**

**Applicable WNDP Policies:**

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

WPC has no objection to the removal of condition 3 to planning consent P05/E0513. The continued use of this property as a solicitor's office would benefit both Watlington and the surrounding area.

**Planning Application P20/S3835/HH** - 4 Hurdlers Green Watlington

New extension within existing carport of property to accommodate a new ground floor WC and hallway with external access.

**NO OBJECTION - UNANIMOUS**

**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 extension is modest and contained within the footprint of the property. It will not impact on Watlington Conservation Area and will not alter the street scene along Hurdlers Green. However, WPC recommends that a condition be placed on the planning permission to ensure that a vehicle parked in the carport does not overlap and obstruct the pavement in front of the property.

**Planning Application P20/S3836/LDE** - 3 Shirburn Street Watlington

Certificate of Lawfulness for proposed works approved under application P17/S2587/FUL and P17/S2588/LB have been started.

'Glazed link to infill cart access between main building and annex'.

**NO OBJECTION – UNANIMOUS**

**Applicable WNDP Policies:**

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

WPC has no objection. The original permission (P17/S2587/FUL) was dated 10<sup>th</sup> November 2017. The evidence provided in the photographs shows that the new door as detailed in application P17/S2587/FUL in the external wall has been installed. Therefore, work has commenced.

**Planning Application P20/S3764/LB** - The Well House 34 High Street Watlington

Internal repairs and alterations further to P20/S1530/LB

**NO OBJECTION - UNANIMOUS**

**Applicable WNDP Policies:**

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

WPC has no objection to the proposed internal repairs and alterations. They are in keeping with the character and age of the building and correct previous inappropriate work. The work will not impact on the surrounding properties and does not impact on the Watlington Conservation Area.

**Planning Application P20/S3739/LB** - 46 Couching Street WATLINGTON

Ground floor structural alterations to kitchen/dining area including the removal of a masonry pier and rooflight replacement works. (Revised rooflight choice to that approved under P20/S1419/LB)

**NO OBJECTION – UNANIMOUS**

**Applicable WNDP Policies:**

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

WPC has no objection to these minor alterations. There is no impact on the Watlington Conservation Area.

**Planning Application P20/S3489/FUL** - 11 Sycamore Close Watlington

Removal of condition 22 on application ref. SO/S/553/83 or modification to permit loft extensions. (SO/S/553/83: Construction of 92 dwellings associated site works and access. Land off Pyrton Lane Watlington)

**OBJECTION - UNANIMOUS**

**Applicable WNDP Policies:**

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

WPC objects to the removal or modification of condition 22 on application ref. SO/S/553/83 to permit loft extensions (or any other form of development) under Permitted Development Rights. WPC does not object to the principle of converting loft space into living accommodation. However, it strongly feels that any such conversions must be in keeping with the character and appearance of the area and not have an adverse impact on the amenity of neighbours. To ensure this happens WPC recommends that all proposals continue to go through the formal planning application process. WPC also feels that adherence to the principles laid out in the Watlington and SODC Design Guides is crucial in protecting the character and setting of not only the historic centre of Watlington but also the wider community.

**Planning Application P20/S3551/HH** - 10 Gorwell Watlington  
Demolish a garden shed and replace it with a garden office.

**NO OBJECTION – UNANIMOUS**

**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 removal of the existing wooden shed and replacement with a new wooden home office and store will not impact on the surrounding properties nor does it impact on the Watlington Conservation Area (WCA). The use of a green (sedum) roof and water butts are welcomed however, WPC is concerned about the proposal to remove an oak tree without any justification. The oak 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 oak tree be required it is recommended that the requirement for a biodiversity offset be placed, by condition, for planting of a replacement oak or other native species within the curtilage of the property.

**Planning Application P20/S3478/LB** - Coates Farm Coates Lane Swyncombe near Watlington  
Conversion of existing buildings to form five dwellings and associated works and gardens

**Vote:** 1 in favour, 4 against, 1 abstention

**OBJECTION**

**Applicable WNDP Policies:**

P3 Conserve and Enhance the Natural Environment

WPC acknowledges that the site of this application sits outside its parish boundary, however, feels that it is appropriate to comment. WPC concurs with both Swyncombe Parish Council and the Chilterns Conservation Board, that the redevelopment and conservation of the heritage assets on this site is to be welcomed, it however, has grave concerns that the planned scheme is overdevelopment and inappropriate in this rural setting. WPC accepts that the design of the individual properties is modest and will not impact on any neighbouring properties nor will it impact views from or into the AONB. However, it feels that a development of two properties would be more appropriate and sustainable. The amount of traffic generated by the development of five properties will have negative impact on the surrounding area. The plans indicate eleven additional parking spaces, increasing the total to seventeen. The access to the site via Coates Lane is a narrow single-track public right of way that is a designated public footpath, it is not suitable for the additional level of traffic, both domestic and commercial, required to service the properties.

WPC also notes that the disturbance of both bat and owl habitat would be required in order to carry out work on site. WPC feels that the recommendations contained in the Bat Survey report must be enforced by condition should this application receive approval.

Finally, WPC is concerned that the granting of planning permission for this scale of development in the AONB will set a precedent that could be exploited by other speculative applications. This must be avoided.

**Planning Application P20/S3476/FUL** - Coates Farm Coates Lane Swyncombe near Watlington  
OX49 5AA

Conversion of existing buildings to form five dwellings and associated works and gardens

**Vote:** 1 in favour, 4 against, 1 abstention

**OBJECTION – UNANIMOUS**

**Applicable WNDP Policies:**

P3 Conserve and Enhance the Natural Environment

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**Planning Application P20/S3552/DIS** - 9 Watcombe Road Watlington OX49 5QJ

Discharge of condition 4 - surface water drainage works on application ref. P20/S2462/HH

Single storey rear extensions to the dining room and utility areas.

Reinstatement of garage following previous conversion.

**No further Representations on this application will be accepted.**

6. To consider the following amendments:

There were none to consider.

7. Decisions

<b><u>APPLICATION</u></b>	<b><u>SODC DECISION</u></b>	<b><u>WPC RECOMMENDATION</u></b>
P20/S2586/LB Flats 1-3 6 High St	Listed Building Consent is GRANTED	No Objection
P20/S2268/FUL 26 Britwell Road	Planning Permission is GRANTED	No Objection
P20/S3076/LB 14 High St	Planning Permission is GRANTED	No Objection
P20/S2311/FUL Five Acres, Howe Rd	Planning Permission is GRANTED	Objection
P20/S3138/FUL Whitehouse Farm	Planning Permission is GRANTED	No Objection
P20/S2668/HH 60 Hill Road	Planning Permission is GRANTED	No Objection

The above decisions were noted.

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AM said that as regards Five Acres it would have been useful for the Officer to have contacted us prior to issuing the decision. WPC had objected to this application, but it had been approved under delegated authority. He said that at the recent meeting with Anna Badcock this issue of lack of communication by planning officers with Town and Parish Councils was raised. He stated that the issue pre-dates both COVID-19 and the change of administration in SODC. Indeed, it was raised with Emily Hammerton in June 2019. There is a growing body of evidence across South Oxfordshire that NDPs are being ignored and case officers are taking decisions under delegated authority

against the wishes of the town or parish councils, especially those with made Neighbourhood Plans. The ONPA are taking up this issue with Oxfordshire District Council on behalf of the 12 Parishes who have Neighbourhood Plans. PR stated that SODC had a backlog of 70 applications which were due to be taken into Committee and these are now decided by delegated officers so that decisions can be made quickly. He said that ONPA feels that decisions are undermining all the work that has gone into making NP's. He also stated that SODC had submitted a 57 page document in response to the planning white paper consultation. MR asked if WPC could see sight of a copy of this. PR will email a copy to WPC. He asked if the WPC could also send a letter to SODC on this issue. TJ said that as a PC we should write formally to SODC and said that the Watlington Design Guide which is part of the NP documents is always ignored.

AM confirmed that WPC had sent a letter regarding Dark Skies to SODC (Emily Hammerton) and a response has not yet been received. KT had contacted SODC again last week.

8. Consultations

**1. White Paper** - Deadline 29 October 2020.

The NPAB have sent in a response to this Consultation

**2. Transparency and Competition A call for evidence on data on land control. Are NPAB responding to this?** Deadline 30<sup>th</sup> October 2020.

**3. Emerging South Oxfordshire Local Plan Consultation on Proposed Main Modifications.** This runs from 21<sup>st</sup> September to 2<sup>nd</sup> November. IH/MR were delegated to send in comments.

9. Updates

1. **Edge Road** – AM reported that there is a meeting with OCC and AECOM tomorrow [4<sup>th</sup> November]. WPC will be represented by MR, IH, AM, RS and GB. MR outlined some options for discussion with OCC and AECOM. The meeting will be minuted and reported to Full Council.

10. Correspondence/Attachments

1. **Notes of the Meeting with Emma Bowerman on Tuesday 29<sup>th</sup> September 2020**- Sites A, B and C
2. **SODC** – Response to Five Acres concerns from WPC.
3. **Lucy Murfett** – copy letter to Mr Emmet – re Edge Road

**All correspondence was noted.**

11. Any Other Business

**THERE BEING NO OTHER BUSINESS THE MEETING CLOSED AT 9PM**