



MINUTES OF THE MEETING OF THE PLANNING COMMITTEE HELD ON TUESDAY 3rd SEPTEMBER 2019 AT 8PM IN THE COMMUNITY OFFICE

Present:

Councillors:

Andrew McAuley (AM)
Matt Reid (MR)
Ian Hill (IH)
Nicky Smallbone (NS)
Terry Jackson (TJ)
Keith Woolfson from 8:10pm (KW)

Co-Opted

Tony Powell (TP), Gill Bindoff from 9:15pm (GB)

Officer:

Rachel Gill (RG)

Members of the Public:

2

Victoria Land Representatives:

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- Apologies for Absence
Rob Smith, Alex Basden.
- Minutes of the meetings held 6th and 27 August have not yet been accepted by Council
Minutes of the meeting on the 6th August were accepted as a true record and signed by the Chairman. Minutes of the meeting on the 27th August have been circulated to the committee but are still in draft.
- Declarations of Interest
TP said he would not join in the discussions on 10 Hill Road as he commented personally on the original application.
- Matters Arising
MR said that our objections have been submitted on the Installation of Equestrian Mirrors application at Britwell Salome (P19/S0332/FUL).
- To consider the following applications:

P19/S1997/HH 29 Watcombe Road, Watlington

Erection of single storey rear extension

This application has already been approved by SODC so will not be discussed.

P19/S2356/HH Highwood Lodge, Greenfield

Extension and alteration to house, alteration to outbuildings and replacement of garage.

The countryside officer has made some comments regarding bats and a survey is required. There was some concern over impact on ancient woodland if the garage is relocated/enlarged.

No Objection. Unanimous.

WPC has no objection to this application although, it does have concerns regarding the possible impact of the new larger garage will have on the ancient woodland and biodiversity. This property is not listed and is not within a conservation area but, is within the AONB and is of local historic/heritage interest. The proposed alterations to the property and outbuilding conform with WNDP Policies P1(a), (b) & (e), P3(d) & (e), P5 (it will be more thermally efficient and therefore, less harmful to the environment than the present building). Also, the sympathetic use of materials complies with the guidance contained in the Watlington Design Guide.

WPC concurs with the observations made by the Countryside Officer in relation the potential impact on the potential habitats for bats and the probable impact on the adjacent ancient woodland and strongly endorses with the recommendations. Therefore, WPC supports a preliminary roost assessment (PRA) being carried out and any follow-up work required. It is noted that in the D&A Statement it is claimed that no trees will be affected by this development however, WPC recommends a fuller assessment of the impact of the proximity of the new garage structure to the ancient woodland with a view to repositioning it at a distance greater than 15m from the wood line.

P19/S2380/RM Steven Orton Antiques, Shirburn Road, Watlington

Reserved Matters application following Outline approval P18/S0002/O for 37 Retirement Houses, Care Home and 4 units of staff accommodation units at Shirburn Road, to consider appearance, landscaping, layout and scale.

Outline application for up to 37 Retirement Units for people aged 55 and over, provision of a Care Home and 4 staff accommodation units (all matters reserved for future consideration with the exception of access).

Representatives from Victoria Land gave an update on the latest design which incorporates updates following a meeting with WPC in June. There was some discussion on landscaping, footpath access to Watlington centre and to the Ridgeway across the B4009, provision of a minibus and also lighting strategy. It was confirmed that the S106 has been signed off for this application.

No Objection. Unanimous.

Watlington PC met with the developer's, Beechcroft Developments, design team on 12 June 2019. At that meeting the PC outlined its concerns regarding the proposed plans, many of those concerns have been addressed in this application. However, although the site, PYR 1, and therefore the application, lies outside the Watlington Parish boundary the WPC had assessed this application against the policies contained in the WNDP. Our observations are detailed below.

P1: It is acknowledged that the landscaping scheme should reduce the impact that this development will have on the landscape. It was felt that although the development will have some impact on the CAs in Pyrton and Shirburn this would be minimal. P1 requires any development to protect distance views from the Hill and to minimise impact on the setting of the town. There is an issue with views from the top of Watlington Hill looking down towards the care home - the roof is very extensive, and the ridge height is above the height of the existing storage building on the site. The planting scheme should, where possible, be designed to 'soften' the structure in order to help it blend into the landscape. It is acknowledged that the height of the care home has not increased since the outline application and that the area within the roof space is now being used for staff accommodation. It is noted that The Chilterns Conservation Board did not object on visual grounds.

P2: Traffic movement to/from the site, although potential minimal, will have an impact on traffic numbers through Watlington. WPC stresses that the impact of traffic movements from the various development sites around Watlington cannot be treated in isolation. Their impact must be assessed in terms of their addition to the cumulative effect on the environment and traffic congestion in the town centre.

P2: The proposed use of a minibus to reduce individual journeys is welcomed and is seen as a suitable mitigation measure.

P2: WPC would like to see a crossing point on the B4009 to enable residents of the development and Pyrton to cross to Station Road (Oxfordshire Way). WPC acknowledges that this is outside the scope of the application as highways issues are the responsibility of OCC however, we seek the developer's support for this proposal.

P3: To promote biodiversity and provide a habitat of local bird species the planting scheme must include the planting of native, fruiting hedgerow species to support a diverse range of wildlife. The native whitebeam (*sorbus aria*) should be used rather than a non-native species. WPC stresses the importance that the proposal to install bird boxes. This is seen as a key mitigation measure, potential biodiversity gain and contribution to the enhancement of environment. Of key importance will be a detailed site management plan to include natural habitats as well as planted garden areas.

P3: WPC has not seen the submitted detailed lighting design and modelling scheme lighting and therefore cannot comment at this stage. However, WPC does need to be reassured that the scheme is appropriate for the location (**E1**) and takes full account of the proximity of the site to the AONB and views from it. WPC is also concerned about the design of the care home windows that are floor to ceiling on the ground floor and are likely to result in light spill.

P5: WPC would like to see the installation of electric vehicle charging points.

P5: WPC recommends the provision of Fibre to the Premises (FTTP) in order to future proof the development and provide residents with suitable modern connectivity.

P7: WPC welcomes the employment opportunities that this development offers.

6. To consider the following amendments:

P19/S1931/FUL Land adjacent to the Rectory, 10 Hill Road, Watlington

Amendment No 2 – dated 8 August 2019

Proposal: Erection of a detached two storey dwelling with associated parking and landscaping (as amended by plans received 8th August 2019 altering roof and single storey side extension design and increasing gap to boundary with 12 Hill Road).

Objection. Unanimous.

The project architect presented a set of amended plans to the WPC Planning Committee on 6th August 2019, they showed the changes to the overall exterior design however; the amendment that removes the permanent access (stairs) to the roof space (2nd floor) was not evident. WPC is still not happy that the property is described as a two-storey house when the design retains the dominating ridge height, roof lights and the ability to install a staircase at a later date. Indeed, WPC would like to see the plans for the roof space because in the original drawings the space was to be used for storage and plant. What has happened to these requirements and how is the space to be accessed? This is not shown on the first-floor plan. Therefore, the Parish Council objection and comments, lodged with SODC on 8th August 2019, remain extant.

7. Decisions

There were none to note

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8. Permitted Development rights (PDR) for Discussion

TP gave an update on this point. Up to 50sqm for a detached house, or 40sqm for semi detached can be added without planning permission, although neighbours do need to be consulted. Some people will still apply for planning permission anyway. The planning committee need to be clear on this going forward.

9. Terms of Reference for the Planning Committee

Resolved: This will be added to the agenda for the meeting after next when AM is back from holiday.

10. Correspondence

1. Appeal Decision: Land to the south of Northend Road, Christmas common – Appeal dismissed. Correspondence was noted.

11. Appeal on WAT1 Site

The Appeal is going ahead on WAT1 (Pig Farm) and there is concern if that goes ahead without the other applications. GB raised the option of calling in the applications on the Edge Road so they can all be considered together. There was some discussion on whether this would help or hinder SODC and how it might be co-ordinated.

Resolved: It was agreed to take this forward and gather more information. It was agreed to contact John Howell, Mark Stone and Sue Cooper to understand this further.

RECOMMENDATION TO COUNCIL: That members of the NPAB, along with Councillor Ian Hill, continues preparation for the Archstone appeal, including meeting with the appellant and other parties to discuss and agree Statements of Common Ground (SoCG).

12. Any Other Business

The meeting closed at 9:49pm.