



Watlington Parish Council

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MINUTES OF THE MEETING OF THE PLANNING COMMITTEE ON TUESDAY 3rd JANUARY 2023 AT 7PM HELD ON ZOOM

Present:

Councillors:

Andrew McAuley (AM) – Chair
Matt Reid (MR) – Vice-Chair
Ian Hill (IH)
Alex Basden (AB)

Co-opted Members:

Nick Thomas (NT), Gill Bindoff (GB)

Officer:

Kristina Tynan (KT)

01/23 Apologies for Absence
Tony Powell, Rob Smith

02/23 To approve the Minutes of the meeting held on 6th December 2022 which were accepted by Full Council on the 13th December 2022.

Resolved: That the minutes of the meeting above be agreed as a correct record and that they be signed by the Chairman.

03/23 Declarations of Interest
There were notified.

04/23 Matters Arising
Airband – GB asked if there was an update on this application. MR will chase up Airband and KT will contact Craig Bower at OCC.

05/23 To consider the following applications:
[P22/S4424/HH](#) Green Acres Howe Road Watlington
First floor side extension over kitchen/family room.

NO OBJECTION

Vote: 2 in favour, 2 against. The Chairman had a casting vote and voted in favour.

P1 Protect and Enhance the Character of Watlington and the Historic Setting of the Town
P3 Conserve and enhance the natural environment

WPC does not object to this application. The modifications and extension to the property will sit within the existing footprint and below the existing ridgeline and therefore, will not have an impact on neighbouring properties. Also, because of the property's position and orientation within the Chilterns AONB and because it is surrounded by mature trees and hedging, the alterations to the building will have minimal visual impact on the surrounding area or views from Chilterns. However, WPC has the following observations. The increased use of glazing, particularly on the northeast and southwest (facing into the AONB) elevations, has the potential to have a detrimental impact on the nocturnal wildlife in the immediate local area. The Parish Council recommends that the developer takes

measures to minimise light spill by using appropriate glazing or blinds on all windows. WPC is also concerned that the use of dark composite timber cladding, on the first floor to match existing garage cladding, is not in keeping with this style of house or the SODC and Watlington Design Guides for properties in the AONB.

[P22/S4511/HH](#) 5 Sheldon's Piece

Formation of habitable space in roof space with side dormer and velux rooflights

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 application. This property sits within the Watlington Conservation Area (WCA) however, it is a relatively modern building and has no heritage value. Also, its position on Sheldon's Piece is not visible from Cuxham Road or the wider CA. This modest loft conversion will add valuable sleeping accommodation and WPC does not consider that the proposed position of the dormer window will detract from the appearance to the property. The dormer will be in the stairwell and at a height that will ensure neighbours' privacy.

06/23 To consider the following amendments/Permitted Development:/Discharge of Conditions

Notes on discharge of conditions applications on sites B and C:

WPC is aware that amended plans for the development of sites B and C are expected which will show some changes to the layout of the sites. The amended plans are likely to require changes to some of the detail in the following discharge applications.

1. Condition 10: scheme for off-site highways works: P22/S4464/DIS and P22/S4478/DIS:

The details appear to relate to on-site provision only. The parish council asks SODC to ensure that there are no adverse impacts of proposed highways works on the Chalgrove Brook (a chalk stream) which runs along the opposite side of Cuxham Road to the Redrow developments.

2. Condition 11: proposed vehicular accesses, driveways and turning areas: P22/S4481/DIS and P22/S4482/DIS:

This application is listed by SODC to include pedestrian and cycle access, but this is not included in the condition.

WPC aims for maximum use of permeable materials for hard landscaping and minor access roads on the sites. This is to ensure that provision for sustainable drainage is as effective as possible. It is disappointing that the only permeable materials proposed are for minor access roads. WPC asks for all the driveways to the new homes to be constructed with permeable materials instead of the bituminous material which is currently proposed.

3. Condition 13: Green Travel Plan: P22/S4483/DIS and P22/S4484/DIS:

WPC notes that this Plan does not include essential cycling and walking links which have been discussed extensively with Redrow, SODC and OCC. In order to provide a safe network of routes which are largely traffic free to encourage new residents to adopt active travel options to the schools, the town and local facilities a 3m wide cycle/pedestrian link is required from Site B to Willow Close. This needs to extend from Willow Close into Site C and from Site C into Pyrton Lane by the 'S' bends. These requirements should be included in paragraph 6.2.

It is noted that a new footway/cycleway is proposed along Cuxham Road to the existing roundabout at Willow Close. This provision is welcomed.

WPC considers that better provision should be made within the sites for connectivity between the various cul-de-sacs. Links for cycling and walking can be provided which would improve the overall design and cohesion within the sites and avoid the cul-de-sacs becoming isolated pockets of development.

4. Condition 14: lighting scheme: P22/S4464/DIS and P22/S4477/DIS:

WPC is concerned that the lighting scheme is to be built in accordance with the Cambridge County Council Street Lighting specification January 2016 (lighting layout note 6). There is no reference to either OCC's or SODC's lighting specifications. This is an error that must be explained and corrected before this condition can be properly considered by statutory respondents.

There is no reference to the environmental constraints on the provision of external lighting at these sites. Lighting must comply with the Institute of Lighting Professionals standard for E1. This is to protect the intrinsically dark environment of the area, especially as Site C will be clearly visible from the Chilterns AONB. It is also essential that the impact on nocturnal wildlife is kept to a minimum in order to ensure that biodiversity is protected. WPC thinks that the calculations for a biodiversity net gain on the development did not take account of harm from Artificial Light at Night (ALAN). There do not appear to be any proposals for reducing light cover at night by using movement sensors or other similar systems which only trigger light when it is needed. In addition, there will be an edge road lighting scheme to cover the length of the road which should include the streetlights being turned off or dimmed for a period during the night.

Some low-level lighting bollards could be used on pedestrian routes. Also, the use of high-level lighting at the ends of the cul-de-sacs on the edges of the development should be avoided to minimise impact on nocturnal wildlife.

5. Condition 19: Traffic noise: P22/S4479/DIS and P22/S4480/DIS:

The data is largely out of date. OCC will provide up to date traffic data when the planning application for the Edge Road is submitted later this year. This discharge application seems to be premature. There does not seem to have been a realistic assessment of the noise impact from HGVs. There is no mention of the implications of the 7.5t weight restriction, the number of vehicles exempt from the restriction or of the permitted access for HGVs to the Cuxham Road industrial estate. Agricultural vehicles will also be using the spine road/edge road frequently and should be taken into account.

07/23 Decisions

<u>APPLICATION</u>	<u>SODC DECISION</u>	<u>WPC RECOMMENDATION</u>
P22/S3966/HH 13 Prospect Place	<i>Permission Granted</i>	No objection
P22/S3977/HH 16 Watcombe Road	<i>Permission Granted</i>	No objection
P22/S2482/LB 26 Couching Street	<i>Permission Granted</i>	No objection
P22/S2481/HH 26 Couching Street	<i>Permission Granted</i>	No objection
P22/S3594/HH 6 Prospect Place	<i>Permission Granted</i>	No objection

All decisions were noted.

08/23 Correspondence/Attachments

None

09/23 Any Other Business

WTFC Sports Field Floodlights – GB asked if there has been an update on this. We will need to check with the Football Club to see if there any mitigation on the amount of light spill that many residents have complained about.

MUGA lights – GB asked for information on these.

National Planning Policy Framework – GB reported that the proposals for changes have been published and any comments need to be sent by Feb 2023.

THERE BEING NO OTHER BUSINESS THE MEETING CLOSED AT 8.05 PM