



# Watlington Parish Council

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## MINUTES OF THE PLANNING COMMITTEE HELD ON TUESDAY 4<sup>th</sup> APRIL 2023 AT 8PM HELD ON ZOOM

**Present:**

**Councillors:**

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

**Co-opted Members:**

Nick Thomas (NT), Tony Powell (TP)

**Officer:**

Kristina Tynan

1. Apologies for Absence

Rob Smith, Gill Bindoff, Terry Jackson, Alex Basden.

To approve the Minutes of the meeting held on 7<sup>th</sup> March 2023 which were accepted by Full Council on the 14<sup>th</sup> March 2023 and the Minutes of the meeting held on 27<sup>th</sup> March 2023 which have not been accepted by Council

2. **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

**P23/S1057/LB and P23/S1055/FUL** - Age Concern Drop-in-centre 33 High Street Watlington – Ian Hill declared an interest in these applications as he helped with the application plans. He will not take part in discussion or vote on these applications.

**P23/S1040/HH- 70 Hill Road Watlington** - Tony Powell declared an interest in this application as he friends with the applicant. He will make no comments on this application.

4. Matters Arising

There were no matters arising.

5. To consider the following applications:

[P23/S0309/FUL](#)

Land to the north of Henley House Howe Road near Watlington OX49 5EL

Create a vehicular entrance to the land from Howe Road and erect a polytunnel for the cultivation of vegetables. The polytunnel will be 13x9x3m in size.

**NO OBJECTION – UNANIMOUS**

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 use and proper management of the land, once again, for agricultural purposes is to be welcomed. WPC concurs with the Forestry Officer's comments and supports the suggested Landscaping Condition. Should this application be approved by SODC, WPC would like a condition included in the approval stating that the agreed access should remain for

occasional agricultural use only. Finally, because the site sits on the edge of the AONB, WPC would like to have seen an assessment of the impact of the polytunnel on the views from within the AONB.

[P23/S1057/LB](#)

Age Concern Drop-in-centre 33 High Street Watlington OX49 5PZ

Proposed alterations to existing house and construction of a new community room on land attached to rear.

**No Objection in principle. The Planning Committee voted to defer these two applications to Full Council whilst the outcome of a community survey on the need for the additional building was evaluated.**

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 cottage forms part of the Charlotte Cox Trust and it is therefore, important that this listed building be brought back into a habitable state that will give it longevity. The internal design and alterations will result in a modest three-bedroom cottage that is sympathetic to the nature of the building's listing. The external appearance of the building will not be altered and therefore, there is no detrimental impact on the street scene along High Street or the Watlington Conservation Area. The addition of a community room in the land to the rear of the cottage will provide an asset that can be used for by various community groups. The low-level design of the building ensures that its impact on the Conservation Area and the views from the adjacent lane are limited.

[P23/S1055/FUL](#)

Age Concern Drop-in-centre 33 High Street Watlington OX49 5PZ

Proposed alterations to existing house and construction of a new community room on land attached to rear.

***See application P23/S1057/LB above.***

[P23/S1040/HH](#)

70 Hill Road Watlington Oxon OX49 5AF

Removal of existing garage roof and construction of first floor extension.

**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 modification and extension to the property will sit within the existing footprint and therefore does not impact neighbouring properties. Also, the alteration to the front elevation will have minimal impact on the street scene along Hill Road.

[P23/S0734/LB](#)

Whites Cottage 42 Chapel Street Watlington OX49 5QT

Remove three windows from the southwest facing ground floor elevation, and to fit new hardwood Cottage Style frames with side hung casements and double-glazed glass units.

**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. The Parish Council concurs with the Conservation Officer's view that the design of replacement windows will not detract from the heritage value of

the property.

6. To consider the following amendments/Discharge of Conditions:

[P23/S0739/DIS](#)

Highwood Greenfield OX49 5HG

Discharge of condition 7(Tree Protection) on application P22/S2723/FUL (Construction of a replacement dwelling house and ancillary accommodation. Relocation of tennis court).

**Noted. This discharge of condition was approved by SODC on 29<sup>th</sup> March 2023.**

7. Decisions

<u>APPLICATION</u>	<u>SODC DECISION</u>	<u>WPC RECOMMENDATION</u>
6 Quarrington Place	<i>Permission Granted</i>	No objection
P23/S0301/HH Whites Cottage, 42 Chapel Street	<i>Permission Granted</i>	No objection
Grove Farm, Patemore Lane, Pishill	<i>Permission Refused</i>	Objection

8. Correspondence/Attachments

Chris White – Redrow – letter following planning meeting held on 28/3/2023 – emailed to Members –

**Noted.**

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