



Watlington Parish Council

Parish Clerk: Kristina Tynan
Watlington Parish Council
1 Old School Place
Watlington

OXON OX49 5QH Tel: 01491 613867

Email: wpc@watlington-oxon-pc.gov.uk Website: www.watlington.org

MINUTES OF THE 'REMOTE' MEETING OF THE PLANNING COMMITTEE HELD ON TUESDAY 4th JANUARY 2022 AT 7PM HELD ON ZOOM

Present:

Councillors:

Andrew McAuley (AM)
Matt Reid (MR)
Ian Hill (IH)
Rob Smith (RS)
Terry Jackson (TJ)
Margaret Noon (MN)

Co-opted Member:

Gill Bindoff (GB), Tony Powell (TP)

Officer:

Kristina Tynan

Member of the Public:

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1. Apologies for Absence

Alex Basden

2. To approve the Minutes of the meeting held on 7th December 2021 which were accepted by Full Council on the 14/12/2021

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

3. Declarations of Interest

There were none notified.

4. Matters Arising

There were none

5. To consider the following applications:

[P21/S5003/HH](#) 5 Brook Street Watlington

Demolition of existing porch and erection of 2 storey 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 application. The property sits within the Watlington Conservation Area (WCA) and although it is not listed it is a significant property within the street scene of Brook Street. The plans reflect the property's scale and position within the WCA and, as such, do not conflict with any of the policies contained in the WNDP.

[P21/S5139/HH](#) Bethel Cottage 15 Church Street Watlington

Formation of habitable roof space with rear dormer and front rooflights

Vote: 5 in favour, 1 abstention

NO OBJECTION

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 property sits within the Watlington Conservation Area (WCA) and although it is not listed it is a significant property within the street scene of Church Street. However, WPC assesses that the plans reflect the property's scale and position and, as such, do not conflict with any of the policies contained in the WNDP. The proposal to extend the property into the loft space is sympathetic to the property and will provide a very useable space. The additional rear dormer window above the stair well will not impact any neighbouring properties. WPC notes that Church Street is narrow with limited parking and therefore, would like to see a construction management plan that outlines how the build is to be managed so that the works are carried out in a safe manner without inconveniencing local residents.

[P21/S5078/HH](#) Bulrushes 12 Cuxham Road Watlington

Construction of a new outbuilding comprising 2 garage bays, workshop and log store

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 property sits within the Watlington Conservation Area (WCA), is Grade II listed and is a significant property of local heritage interest. WPC notes that a previous application for a detached carport and log store was approved in 2002. This application is for a larger building that sits well within the curtilage of the property without impacting the listed building and, as such, does not conflict with any of the policies contained in the WNDP. However, WPC believes that the additional space in the loft area of the building must be restricted to use as storage and should not be converted for use as ancillary accommodation. Also, due to the size of the building the use of artificial lighting must be controlled to ensure minimal impact on the local night wildlife.

[P21/S5186/AG](#) Dame Alice Farm Watlington

Two general purpose buildings

NO OBJECTION – UNANIMOUS

P3 Conserve and Enhance the Natural Environment

WPC has no objection to this application. The site sits within the Chilterns AONB and therefore, any lighting must be kept to that that is essential for the operation of the building and the farm. Any light spill has the potential to have a harmful impact on the night wildlife in what is a predominantly darks skies area. WPC noted that due to the position of building 1 it is likely to be visible from the southern slopes of Watlington Hill therefore, additional screening would be desirable.

After Note: This application was approved by SODC on 5th January 2022. Agricultural Development - Application Not Required.

[P21/S4977/LB](#) The Main House Watlington Park

Various alterations.

NO OBJECTION – UNANIMOUS

Subject to the Conservation Officers approval

Applicable WNDP Policies:

P3 Conserve and Enhance the Natural Environment

WPC has no objection to this proposal subject to confirmation by the Conservation Officer that all

proposed works area acceptable. The Main House Watlington Park sits within the Chilterns AONB and is Grade II listed. WPC welcomes this application and judges that all the proposed internal works are very much in keeping with the age and historical character of the building and will serve to preserve it for future generations. As, there are no external alterations proposed in this plan there is no impact on the AONB.

6. Amendments / Discharge of Conditions /Legal Agreements

[P16/S2576/O](#) Land off Pyrton Lane Amendment No 7

Drainage information

This was noted. MR – I will put in comment when I receive it!

7. Decisions

<u>APPLICATION</u>	<u>SODC DECISION</u>	<u>WPC RECOMMENDATION</u>
P21/S4480/HH 7 Stonor Green	<i>Planning Permission is GRANTED</i>	No Objection
P21/S4325/HH 88 Hill Road	<i>Planning Permission is GRANTED</i>	No Objection
P21/S4597/LB Gardeners Cottage	<i>Planning Permission is GRANTED</i>	No Objection
P21/S4350/HH 18 Sycamore Close	<i>Planning Permission is GRANTED</i>	No Objection
P21/S4373/HH The Old Stables	<i>Planning Permission is GRANTED</i>	No Objection
P21/S3926/FUL Former Chalk Pit Land adj Lys Mill	<i>Planning Permission is REFUSED</i>	No Objection

All decisions above were noted. Regarding P21/S3926 AM stated that the policies referenced in the refusal of this application by SODC where the same policies that WPC referenced in its objection to P21/S0047/FUL Holiday Pods, Grove Farm (a similar size of development in the heart of the AONB). However, SODC has seen fit to recommend approval of the Grove Farm application. This seems bizarre. AM said that this will be brought up at the meeting with SODC.

8. Correspondence/Attachments

Emma Turner SODC Development Manager – Updated Planning Enforcement Statement 2021 – GB said that this is worth reading and it is quite worrying. It seems to be a cost cutting exercise that has been forced on the council due to lack of money and staff capacity. SODC will only take enforcement action where it is deemed that the developer has grossly ignored the planning approval granted. It is understood that other local authorities are taking a similar approach to planning enforcement. AM said he will go through this paper and report back to the committee if there is anything that directly affects the working of the committee. However, it is recommended that all members of the committee read the full statement. It was noted that this is just for information not for consultation, so we need to be aware of the changes.

THERE BEING NO OTHER BUSINESS THE MEETING CLOSED AT 8.23PM