



Watlington Parish Council

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MINUTES OF THE MEETING OF THE PLANNING COMMITTEE HELD ON TUESDAY 4th JULY 2023 AT 7PM IN THE PARISH OFFICE

Present:

Councillors:

Denise Mallan (DM)
Ian Hill (IH)
Stephanie Halliwell (SH)
Leo Pesci (LP)
Keith Jackson (KJ)

Co-opted Members:

Gill Bindoff (GB), Nick Thomas (NT), Tony Powell (TP)

Officer:

Kristina Tynan (KT)

Members of the Public:

1 (for 11 Shirburn Road)

1. Election of Chairman

Ian Hill proposed Gill Bindoff and this was seconded by Keith Jackson. There were no other nominations.

Resolved: That Gill Bindoff be elected as Chair.

[NB – OALC advised that a co-opted Member can be elected as Chair]

2. Apologies for Absence

Karyn Buck, James Herridge-Leng, Isla Woodcock.

3. Election of Vice-Chair

Keith Jackson proposed Leo Pesci and this was seconded by Denise Mallon. There were no other nominations.

Resolved: That Leo Pesci be elected as Vice-Chair.

4. To approve the Minutes of the meeting held on 6th June 2023 which were accepted by Full Council on the 13th June 2023

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

5. Declarations of Interest

There were none.

6. Matters Arising

Terms of Reference – These were circulated prior to the last meeting and GB had asked for any comments to be emailed to her. There were no comments so these will be sent to Full Council for approval.

7. To consider the following applications:

[P23/S2111/HH](#) 11 Shirburn Road

Demolition of existing single storey side extension and erection of new single storey extensions.
HOLDING OBJECTION – Agreed Unanimously.

Neighbourhood Plan Policy P1 applies.

The application is within the Conservation Area and there were concerns that there was no Design and Access Statement and no details about the materials to be used. There was also concern that the proposals could have an impact on the boundary wall with the neighbouring property.

[P23/S2029/HH](#) 6 Prospect Place

Demolition of rear and side single storey extensions. New single storey and two-storey rear and side extensions.

NO OBJECTION – Unanimous.

Neighbourhood Plan Policy P1 applies.

The property is within the Conservation Area. This application was for some minor changes to the application previously approved by SODC. It was noted that a rooflight has been added which may increase the light spill from the extension development.

[P23/S1938/LB](#) The Thatch 23 Church Street

Line the lounge chimney flue to create a gas tight flue.

NO OBJECTION – Unanimous.

Neighbourhood Plan Policy P1 applies.

The application is for a minor change to a listed building and is within the Conservation Area but would have no visual impact as the proposed work is internal. It is very unlikely to change the historic character of the building.

[P23/S3585/FUL](#) Popes Close, Greenfield

Construction of outdoor swimming pool and pool house. Change of land use to residential curtilage.

Vote: 5 Against, 1 Abstention.

OBJECTION:

Neighbourhood Plan Policy P3 applies.

1. The proposed development is likely to result in a change of character of the area and have an adverse impact on users of the bridleway (397/W19). It is expected that the experience of the AONB of users of the right of way would be harmed. The impact on users of the bridleway has not been assessed in the Design and Access Statement.

2. It is not at all clear what area is covered by the application to change the use of agricultural land (currently used for grazing) to land within the residential curtilage of the property. The parish council considers that the paddock contributes to the rural character of this part of the AONB.

3. There is no information about the proposed new wall and fencing and no information about the proposed planting. These will be quite dominant features. The planting should be locally native species and contribute to local biodiversity.

8. To consider or note the following amendments/Discharge of Conditions/Withdrawals:

[P23/S1800/DIS](#) Land Off Cuxham Road

It was noted that Redrow does not intend to use Pyrton Lane for construction traffic as it is not appropriate. The expectation is that the Relief Road will be constructed in time to connect with the construction of the spine road at Site C across Pyrton Lane.

They will be putting in the footpath/cycle route to Willow Close.

Information about lighting during the construction is needed.

[P23/S1882/DIS](#) Lower Dean Cottage Howe Road.

The application is to meet the condition on the use of materials. Natural slate is proposed. This is considered to be appropriate.

9. Redrow Reserved Matters applications: P23/S0431/RM and P23/S0433/RM: Update – GB
We had agreed to have a meeting with the lead person from Redrow, however he has now gone on paternity leave. We need to find who has taken over his role and then will arrange a meeting between our committee and Redrow. There are still a few outstanding issues that we would like to discuss with them. TvP and Thames Water have also raised some issues.
10. Redrow amended Construction Traffic Management Plan for consideration. Please see the attached document.

This has been logged under the same references as previously - P22/S3854/DIS (Site C) and P22/S3856/DIS (Site B).

It was noted that they will access site C from the OCC part of the edge road across PYR2. There will be an impact on Cuxham as the construction traffic for construction of site B will come through the village. Cuxham already has the Red Kite view construction traffic coming through. OCC should address this and mitigate where possible.
Run off from site B may be a problem and they have not addressed the impact on the Chalk Stream. Could Redrow do some monitoring of the water quality of the stream.

11. Red Kite View – Update- GB
GB reported that there is a problem meeting planning conditions regarding environmental and ecological issues. The SODC Planning Officer has passed these issues onto the Enforcement Team at SODC.
There is provision for a shared footpath and cycle way to Cuxham Road and we think it is important that these are put in ASAP, and we have followed this up with our County Councillor. Unfortunately, WPC has been told that the agreed works will have to follow OCC procedures and cannot be brought forward.
It was noted that the Edge Road will initially be 30mph.

12. Decisions
There were no SODC decisions to report.

13. Correspondence/Attachments
1. **Letter from Charlie Eales, Watlington Tennis Club re: floodlights** – It was noted. A planning application is being submitted. A representative of the Club will attend the relevant WPC Planning Committee. It was noted that we would like the lights to have a minimum impact on dark skies to protect night flying insects and wildlife. KT will send a note to the Tennis Club regarding this.

14. Any Other Business
Edge Road Meeting with Harbi at OCC – SH reported that she thought that the results from the consultation was a top line summary only but was generally positive. There were concerns about roadside planting. The interests of the residents at Webb's Yard have been taken into account. Their vehicular access will be improved and there will be a new footway that they can use to access the town.

THERE BEING NO OTHER BUSINESS THE MEETING CLOSED AT 20:35