



MINUTES OF THE 'REMOTE' MEETING OF THE PLANNING COMMITTEE ON TUESDAY 5th MAY 2020 AT 7PM (Meeting ID 684-979-597)

Present:

Councillors:

Andrew McAuley (AM)
Terry Jackson (TJ)
Matt Reid (MR)
Ian Hill (IH)
Nicky Smallbone (NS)
Alex Basden (AB)
Rob Smith (RS)

Co-opted Member:

Gill Bindoff, Tony Powell

Officer:

Kristina Tynan (KT)

Members of the Public:

Edward Warner – P20/S1358/FUL
Peter Richardson- P20/S1293/O
Colin Scane- P20/S0338/FUL

1. Apologies for Absence

None

2. Minutes of the meeting held on 7 April were accepted by Council on 21st April 2020.

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

P20/S1293/O (Outline) Marigold Cottage Howe Hill- All Committee Members know the applicant as he is on the Watlington NPAB Committee. AM said that as this is the case all committee members need to take a sensible and pragmatic view in line with Policy and material planning considerations.

4. Matters Arising

Barley Mow – AM said that we made a decision at the last meeting of no objection. However, this was before comments were received from the neighbour and also before the Conservation Officer had submitted his report which included a holding objection. In the light of new information WPC withdrew its comments and will resubmit once the applicant has submitted alterations to the plan as requested by the Conservation Officer. The Case Officer will write to the applicant and will reconult once the amendments have been received.

Church Hall Development – The fence line is in the wrong place – Enforcement has been contacted and it was noted that the original officer has been changed due to the officer being deployed in support of SODC COVID 19 response. KT has spoken to the new Officer who said she has to make a site visit and to meet with a representative of the Diocese. However, she is not allowed to make site visits at the present time. GB said that there is clear evidence that the fence is in the wrong place.

Update on discharge conditions on Archstone application- All Planning and NPAB members have been emailed responses from Susan Halliwell and Emma Bowerman. AM said we are awaiting another

response from Susan Halliwell. Emma Bowerman is still waiting for a site construction traffic management plan. This plan should address the Pyrtton Lane residents' concerns. are very concerned about construction vehicles. KT will send Jonathan Moses the email from Emma Bowerman. Regarding bus stops and the turning into Britwell Road we are concerns/comments have been registered with SODC.

5. To consider the following applications:

P20/S0866/LB Barley Mow Cottage, 13 High Street, Watlington
First floor rear extension and associated alterations

P20/S0865/HH Barley Mow Cottage, 13 High Street, Watlington
First floor rear extension and associated alterations

The above applications have been deferred until the Planning Meeting on the 2nd June.

P20/S1195/FUL Grove Farm Patemore Lane Pishill
Erection of 6 holiday pods, landscaping and parking

The above application has been deferred to our 2nd June meeting. This has been agreed with the Case Officer

P20/S1358/FUL The Flint Barn, 5 Gorwell, Watlington
Replacement zinc roof for conservatory, demolition of garage/store, replacement store and home Office.

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 Flint Barn is not listed but does sit within the Watlington Conservation Area. The proposed replacement roof and alterations to the walls of the conservatory will provide superior accommodation that will be thermally efficient and can be used all year. The use of zinc as a roofing material will sit well and will mellow with time. The replacement garden building is to be encouraged as it provides a home working environment and although slightly larger than the building it will replace should not affect the biodiversity of the area. Overall, the proposal complies in full with policy P1 (a, c, d & e) of the WNDP. It respects the local and historic character of the town and will not alter or affect the historic nature of the streetscape along Gorwell.

P20/S1194/LB Pilgrim Cottage 59 Brook Street Watlington

Part 2 storey part 1 storey extension

Vote: 5 in favour, 1 against, 1 abstention

NO OBJECTION

Subject to comments from the Conservation Officer.

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 subject to confirmation by the Conservation Officer that the alterations to the listed part of the property are acceptable. Pilgrim Cottage is a Grade II listed building in the historic town of Watlington and sits within the Watlington Conservation Area. WPC believes that the proposed single (contemporary, flat roof) and double storey extensions to the rear of the property will provide improved accommodation and will enhance the overall aesthetics of the building. However, WPC would have liked to have seen the Conservation Officer's comments regarding the proposed external and internal alterations to the historic (listed) part of the property. In particular the Parish Council would like to be reassured that the proposed replacement windows in the listed part of the property are in keeping and appropriate for the style and age of the building. Also, there is concern about the very large roof light in the single storey extension, this

feature should be smaller in order to minimise light spill. WPC is concerned about the restricted nature of the access to the site. Brook Street is very narrow and constricted in the vicinity of the property therefore, the Parish Council recommends that the Highways Authority is consulted, and a site traffic management plan is published prior to commencement of any construction work. It is estimated that up to 30 Cubic metres of earth will have to be removed from the site.

In conclusion, this proposal complies in full with policy P1 (a – e) of the WNDP. It does not alter or affect the historic nature of the building nor does it alter the streetscape and as such it respects the local and historic character of the town and has the potential to enhance a significant heritage asset.

P20/S1193/HH Pilgrim Cottage 59 Brook Street Watlington
Part 2 storey part 1 storey extension

NO OBJECTION

Subject to comments from the Conservation Officer.

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 subject to confirmation by the Conservation Officer that the alterations to the listed part of the property are acceptable. Pilgrim Cottage is a Grade II listed building in the historic town of Watlington and sits within the Watlington Conservation Area. WPC believes that the proposed single (contemporary, flat roof) and double storey extensions to the rear of the property will provide improved accommodation and will enhance the overall aesthetics of the building. However, WPC would have liked to have seen the Conservation Officer's comments regarding the proposed external and internal alterations to the historic (listed) part of the property. In particular the Parish Council would like to be reassured that the proposed replacement windows in the listed part of the property are in keeping and appropriate for the style and age of the building. Also, there is concern about the very large roof light in the single storey extension, this feature should be smaller in order to minimise light spill. WPC is concerned about the restricted nature of the access to the site. Brook Street is very narrow and constricted in the vicinity of the property therefore, the Parish Council recommends that the Highways Authority is consulted, and a site traffic management plan is published prior to commencement of any construction work. It is estimated that up to 30 cubic metres of earth will have to be removed from the site.

In conclusion, this proposal complies in full with policy P1 (a – e) of the WNDP. It does not alter or affect the historic nature of the building nor does it alter the streetscape and as such it respects the local and historic character of the town and has the potential to enhance a significant heritage asset.

P20/S1293/O (Outline) Marigold Cottage Howe Hill OX49 5HA
Development of a new 3 bedroomed new dwelling on a plot within existing curtilage
Marigold Cottage Howe Hill OX49 5HA

Vote: 5 in favour, 2 abstentions

No Objection

Applicable Policies:

NPPF Rural Housing Paragraphs 77 – 79 (in particular para 79d)

WNDP

P5 New Housing Development

WPC has no objection to this outline planning application for a three-bedroom property in the settlement of Howe Hill. The settlement of Howe Hill forms part of the Parish of Watlington and as such any development within the settlement is considered under the policies outlined in the WNDP. WPC strongly believes that the settlement of Howe Hill, along with the other settlements in the Parish, are vital to the character and sustainment of the Town and Parish of Watlington. It is only through permitting sympathetic development within these communities, that meets the policies contained in the NPPF, LP2034 and the WNDP, can the rural community continue to thrive in a sustainable way. This proposal, utilising garden land, meets the policy and intent of NPPF 77 – 79

(in particular 79d) and as such is considered both appropriate and sustainable. It also meets the objective of the WNDP to encourage and support self-build within the Parish. Finally, the WPC considers that this proposal will have no adverse impact on the AONB. Therefore, WPC approves this application.

P20/S1189 /FUL Highdown House, Access Road to Meadow Cottage Christmas Common
Construction of new dwelling house & detached garage.

It was noted that this is in Pyrton Parish but is very close to the border of Watlington.

Vote: 2 in favour, 4 against, 1 abstention

OBJECTION

Applicable Policies:

NPPF Rural Housing Paragraphs 77 – 79 (in particular para 79d)

WPC objects to this planning application in the settlement of Christmas Common. This part of Christmas Common does not sit within the Parish of Watlington however, the greater majority of Christmas Common does and therefore, WPC feels it is appropriate to consider this application in relation to the wider local area. WPC strongly believes that the settlement of Christmas Common, along with the other settlements in the Parish, are vital to the character and sustainment of the Town of Watlington and the Parish as a whole. The settlement of Christmas Common sits within the Chilterns AONB however, there are no restrictions on planning applications beyond ensuring that any proposal meets the strict criteria for development in a rural area and the AONB in accordance with the NPPF, LP and applicable NDP. Although this proposal utilises garden land within the settlement and therefore cannot be considered an isolated development and, as such, meets the criteria laid down in NPPF 77 – 79 (in particular 79d) WPC feels that the scale and positioning of the proposed property has the potential to have a detrimental impact on the AONB and therefore, prior to the determination of this application a site visit must be undertaken by the SODC Planning Committee. The use of flint and brick, although widely used in Watlington Town and other areas in the local parishes, is not appropriate for Christmas Common. WPC has concerns about the impact that another house of this size, and situated in this area, will have on the biodiversity and wildlife in this part of the AONB therefore, a biodiversity assessment should be submitted prior to any decision. If planning permission is granted there should be a strict condition placed on the use of external lighting, particularly in the area of the garage/home office to ensure shielding of the woodland to the rear of the property and along the entrance driveway where the proposed lighting scheme would seem inappropriate. WPC agrees and fully supports the Forestry Officer's assessment and recommendation for both a Tree Protection Condition and a Landscape Condition to be imposed. Finally, should planning permission be granted there should be a strict condition on working hours and a site traffic management plan must be submitted and approved prior to commencement of work. The narrow, shared, unmade track should not be used and access to the site should be via the entrance to Highdown House.

6. To consider the following Amendments

P20/S0338/FUL Amendment 1: Little Acres Farm, Cuxham
Amended to reduce size of dwelling.

NO OBJECTION – UNANIMOUS

Applicable WNDP Policies:

P5 New Housing Development

P7 Employment

WPC has no objection to this application. WPC believes that the scale of the new dwelling is now in keeping with the agricultural nature of the site and is appropriate to the location. However, the Parish Council has concerns about the use of a 'selected hanging tile finish to the gable'. This type of feature is not appropriate for properties in this area and is not in keeping with the Watlington Design Guide. These areas of external wall should be finished in either plain brick or preferably wood cladding.

It is important that this small holding remains viable as an agricultural unit and therefore, if SODC is minded to approve this application it must satisfy itself that the business model is sound and that this proposal does not compromise future agricultural activity on the land.

WPC reiterates its previous observation that the previous planning approvals for the original application P13/S1064/FUL and the subsequent application P16/S2741/FUL both stipulated the following condition:

'The occupation of the mobile home hereby approved shall be limited to a person solely or mainly employed at Little Acres Farm in agriculture as defined in Section 336 of the Town and Country Planning Act 1990, and dependents of such a person residing with that person on the land identified in this planning permission. Reason: The proposed dwelling is situated in the rural area where the Local Planning Authority would not normally grant permission for such a development and this permission is granted solely in order to fulfil an essential agricultural need, in accordance with Policy CSS1 of the South Oxfordshire Core Strategy 2027 and guidance contained within the National Planning Policy Framework.'

If the application is approved a similar condition is imposed that assures that the land is retained for agricultural use and cannot be turned into a residential plot. It is important that small holdings of this nature remain viable and that the land is preserved for agricultural use.

P19/S2380/RM Amendment 12: Steve Orton Antiques Shirburn Road
37 retirement homes, care home and 4 units of staff accommodation

NO OBJECTION

WPC has no objection to this application. The amendments submitted have fulfilled the majority of the previous concerns raised by the Parish Council. The new layout, reduced scale of the care home and the detailed landscaping will allow the development to sit better in the surrounding countryside and it will not be so dominant when viewed from the AONB. WPC remains concerned that a detailed lighting scheme (E1) has not yet been submitted for approval, this is a condition of the outline planning permission. Also, a biodiversity survey is required.

[Post-Minute Note: AM has had a telephone conversation (07 May 20) with Giles Brockbank of RIDGE, the staff accommodation is now situated in four one-bedroom units behind the main care home building, as originally detailed in the outline planning application. There is no increase in the assisted living units, they remain at 37 in accordance with the outline planning permission.]

7. Decisions

<u>APPLICATION</u>	<u>SODC DECISION</u>	<u>WPC RECOMMENDATION</u>
P20/S0511/FUL	Granted	No objections

The decision above was noted.

8. Correspondence

1. Email from Liz Harris re: email to Emma Bowerman regarding application P17/S3231/O
2. Letter from Mike Gardner to Emma Bowerman regarding application P17/S3231/O
3. Email from Judy Crockett P20/S1189/FUL – Objection to the Highdown House application. Please note that this is in the Parish of Pyrton.
4. Letter from Jane Beard re permitted development at the back of 1 Shirburn Street and has asked for approval from the Planning Committee
This was discussed and the committee approved of this pergola being installed.

5. SODC – P19/S4563/LB Apsley Cottage, 44 High Street – amendment to: as amplified by Heritage Impact Assessment received 16th April 2020 – This is for information only.

The correspondence 1-3 and 5 above were noted.

9. Any Other Business

Planning White Paper – This is due imminently. There are quite a few changes that have been made.

THERE BEING NO OTHER BUSINESS THE MEETING CLOSED AT 9PM