



MINUTES OF THE MEETING OF THE PLANNING COMMITTEE HELD ON TUESDAY 4th SEPTEMBER 2018 AT 8PM IN THE WEST ROOM

Present

Councillors:

Andrew McAuley (AM) - Chairman
Rob Smith (RS) – Vice-Chairman
Matt Reid (MR)
Ian Hill (IH)
Fergus Lapage (FL)
Jeremy Bell (JB)
Tom Bindoff (TB)
Terry Jackson (TJ)

Co-opted Members:

Peter Richardson (PR)

Officer:

Kristina Tynan

Members of the Public:

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1. Apologies for Absence
Tony Powell.
2. Minutes of the meeting held on 7TH August 2018 have not yet been accepted by Council
Resolved: That minutes be agreed as a correct record and that they be signed by the Chairman.
3. Declarations of Interest
There were no declarations of interest notified.
4. Matters Arising
There were no matters arising other than agenda items.
5. To consider the following applications: -
P18/S2283/FUL 26 Cuxham Road, Watlington
Demolition of home office and erection of a two-bed chalet style cottage.
Vote: 6 in favour, 2 against
NO OBJECTION
Subject to the amendment of the plan to provide off-street parking for two vehicles by widening the access and increasing the vision splay to a minimum of 2.4m x 43m.

P18/S2608/HH 3 Davenport Place, Watlington

Demolish existing rear extension

Vote: 7 in favour, 1 abstention

NO OBJECTION

WPC would like to see the shared pedestrian path being protected or a new path installed so that it is not shared.

P18/S2393/FUL Open Yard, Watcombe Manor, Ingham Lane, Watlington.

Change of use from Class B1 to create 5 dwellings and demolish modern barn and build 3 dwellings.

Vote: 4 in favour, 2 against, 2 abstentions

NO OBJECTION

However, WPC has some concerns:

1. The design and use of materials of Plot 5 is not in keeping with plots 1-4.

2. The six plots within the application have a total of 20 bedrooms however, there are only 16 allocated parking spaces and no identified overspill parking areas for visitors/trade vehicles. Extra provision should be provided.

P18/S2879/LB The Old Brewery Tap, 3 Shirburn Street, Watlington

Proposed new fascia signage

Deferred to the October Planning Meeting

P18/S2797/A The Old Brewery Tap, 3 Shirburn Street, Watlington

Proposed new fascia signage

Deferred to the October Planning Meeting

P18/S2822/FUL Land to the south of Northend Road, Christmas Common

Change of use of existing barn to a residential dwelling and modifications to facilitate change of use.

Deferred to the October Planning Meeting

6. To consider the following Amendments

P18/S1902/O The Bungalow, Shirburn Road, Watlington

Amendment No 1

Demolition of existing house and erection of up to five starter units plus associated infrastructure. All matters reserved (Trip report received 23 July 2018)

Vote: 1 in favour, 3 against, 4 abstentions

OBJECTION

WPC supports the concept of starter homes however, as no new information has been made available that addresses the objections raised in our submission dated 5th July 2018 the committee cannot support this application. WPC will take a view on this application when additional information has been submitted.

P17/S3231/O Land at Britwell Road, Watlington

Amendment No 1

Hybrid application comprising (1) Full planning permission for the demolition of the existing pig farm and its associated buildings; the erection of 183 dwellings (Use Class C3); the creation of a new vehicular access from Britwell Road; the creation of a vehicular access from the industrial estate road south of Cuxham Road (to serve the proposed employment area); public open space; substantial urban drainage system; landscaping and other ancillary works, including off-site highway works; and the relocation of a telecommunications mast and equipment; and (2) Outline permission for up to 650sqm of Use Class B1(a) floorspace with access and all other matters reserved. (Amended in accordance with drawings and information accompanying letter dated 3rd August 2018)

AM said that, further to the meeting held at SODC on 4th September 2018 an extension to the

required date for decision had been granted and therefore, a vote would not be taken on this application. An extraordinary Planning meeting would be held in the next two to three weeks to consider this application only.

AM said that we will hear from the developers Archstone/Bloor (Jonathan Porter) and the two residents who have asked to speak, Liz Harris and Sarah Pullen. AM encouraged questions on this application.

The main objections from the residents focused on the impact that both construction traffic and site domestic traffic (as properties come online) will have on Britwell Road and potentially Pyrton Lane. A critical concern expressed by the residents of Britwell Road is the siting and design of the site access road during the construction phase. The proposed 'T' junction was deemed to be unacceptable from both a road safety point-of-view and in terms of privacy/intrusion as the properties on the south side of Britwell Road will be illuminated by traffic lights at the junction. The extra traffic will exacerbate what is already a dangerous road for pedestrians. Residents would like the Parish Council to not allow construction to take place without suitable traffic and access arrangements being in place. They would also like more recent traffic information as the information used is from 2015. Concern was also expressed about the siting of houses on the outside of the edge road.

Other comments were made on the design of the street scene, overall design and materials used. It was felt that by addressing these issues the overall design and layout would be very acceptable. As a planning condition there will need to be a detailed construction traffic management plan to ensure that as far as possible the impact of site traffic on the centre of Watlington is minimised. In particular the use of Pyrton Lane is to be denied to construction traffic. Other issues such as provision of utilities and sewage need to be considered carefully.

7. Decisions

| <u>Application</u> | <u>SODC Decision</u> | <u>WPC Recommendation</u> |
|-----------------------------|---------------------------------|---------------------------|
| P18/S1815/HH 7 Lilacs Place | Planning Permission is Granted | No Objection |
| P18/S2079/HH 46 Love Lane | Planning Permission is Granted | No Objection |
| P18/S2150/LB 48 High Street | Listed Building Consent Granted | No Objection |
| P18/S2233/LB 17 High Street | Listed Building Consent Granted | No Objection |

All the decisions above were noted.

8. SODC – Comments on their draft Community Infrastructure Levy (CIL) Spending Strategy – Information on the SODC website. Deadline Sunday 16th September 2019
To be discussed by Full Council in September 2018.

9. Terms of Reference

To consider the draft Terms of Reference for the Neighbourhood Plan Advisory Board (NPAB) – See attached.

Resolved: That the Terms of Reference for the Neighbourhood Plan Advisory (NPAB) be accepted.

10. Planning Committee Training Meeting

Deferred to next meeting.

11. Correspondence

P18/S1259/FUL – 10 Hill Road – The Officer is recommending this for approval, so this will have to be determined by SODC's Planning Committee – **We need to appoint someone to speak at the SODC Meeting.** To be agreed by email when SODC sends the committee date.

12. Any Other Business

Swans Way of the Icknield Way – Should Planning or Operations take up this issue? To pass this onto the Operations Committee.

THERE BEING NO OTHER BUSINESS THE MEETING CLOSED AT 10PM