



MINUTES OF THE 'REMOTE' MEETING OF THE PLANNING COMMITTEE HELD ON TUESDAY 5 JANUARY 2021 AT 7PM

Present:

Councillors:

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

Co-opted Member:

Gill Bindoff (GB) Tony Powell (TP)

Officer:

Kristina Tynan

Members of the Public:

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1. Apologies for Absence

None

2. To accept the Minutes of the meeting held on 1st December which were accepted by Council on the 8th December 2020

One correction was agreed, to remove '2' and insert 60 before Hill Road in the Declaration of Interests.
Resolved: That the minutes of the meeting be agreed with the one change above and agreed as a correct record and that they be signed by the Chairman when it is possible to do so.

3. Declarations of Interest

There were none notified.

4. Matters Arising

P20/S4264/HH 58 Hill Road- AM stated that at the last meeting he undertook to contact Tom Wyatt, the case officer for planning application P20/S4264/HH (58 Hill Road, erection of single garage, workshop and store). During discussion on the application a question had been raised concerning the continued validity of the earlier planning application for a detached garage in the rear garden of the property (P18/S0523/FUL). Tom Wyatt confirmed that the earlier planning application was still valid however, if the new application were to be approved the earlier application would become void as the proposed position for the new garage would block vehicle access to the rear garden. He felt that any concern about an additional garage being built could be addressed by imposing a planning condition that cancelled the first application should the new garage complex be built. He explained that whatever the outcome of the application, the owner would still be entitled to build a 'garden building' under permitted development rights. WPC can forward any additional comments in early January 2021. The target decision date is 11th January 2021.

5. To consider the following applications:

[P20/S4493/FUL](#) Icknield Community College
3 prefabricated classrooms and 10 parking spaces

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 three prefabricated classrooms are required to meet an expanding need for school places. The proposed classroom complex and ten parking spaces will enable the ICC to better serve the community within its catchment area by providing a mix of suitable accommodation. It is regretted that there will be some loss of playing field facilities however, it appears that this will not impact the overall sports provision. WPC would have liked to have seen, within the Transport Statement, an assessment of the impact of the projected increase in traffic (both car and bus) on the already congested town centre. Finally, the design and siting of the buildings will not have a detrimental impact on Chilterns AONB and does not impact the WCA.

[P20/S3794/LB](#) Cleavers 58 Couching Street
Replaced/refurbished/repared beams

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 listed building application. This is a retrospective application for internal work carried out by a previous owner. The reason for the original work is unknown however, it appears to have been completed to a good standard. There is no impact on the Watlington Conservation Area and therefore, WPC recommends approval of this application pending a satisfactory report by the Conservation Officer.

[P20/S4567/LB](#) The Well House 34 High Street
Variation of Condition 5 on Application P20/S1530/LB

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.

[P20/S4747/LB](#) The Well House 34 High Street
Revision of joinery design and detail from original application P20/S1530/LB

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 proposed revision of the joinery design and detail for the rear modern extension does not impact on the heritage (listed) aspects of the property.

[P20/S4280/FUL](#) Land to the rear 56-58 Hill Road
Erection of 2 detached dwellings with parking and amenity space.
WPC have already objected to this application but agreed to send a further comment.

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 objects to this application and submits this additional comment which should be read in conjunction with the comments submitted on 7th December 2020. WPC has grave concern that

approval of this application would establish three tiers of development to the rear of Hill Road. This would set a precedent for further development in this area; not only to the rear of the properties along Hill Road but also further into the AONB. This must be avoided at all costs. Therefore, WPC objects to this application in the strongest possible terms.

[P20/S4597/D](#) Certas Energy Britwell Road

Demolition of fuel storage tanks

Demolition Consent was granted by SODC on 5th January 2021.

[P20/S4771/AG](#) Red Lion Farm, Britwell Salome

Erection of an agricultural barn.

NO OBJECTION – UNANIMOUS

Applicable WNDP Policies:

P3 Conserve and Enhance the Natural Environment

WPC has no objection to this application. The application site sits within the Britwell Salome Parish on the border with Watlington Parish. The proposed agricultural building will not impact either Watlington Parish or the Chilterns AONB. WPC notes that this type of building necessitates the extensive use of concrete in its construction and would therefore, prefer to see alternative materials used in line with both SODC's and Watlington's declaration of a climate emergency. Notwithstanding the above, WPC recommends approval of this application.

6. To consider the following amendments:
[P20/S3476/FUL](#) Coates Farm Swyncombe
Revised Ecological report

OBJECTION - UNANIMOUS

Applicable WNDP Policies:

P3 Conserve and Enhance the Natural Environment

WPC acknowledges the revised ecological report however, the Parish Council remains opposed to this development in its present form. Please see comments submitted to SODC dated 5th November 2020 that outline the Council's objections in detail. In addition, the Parish Council is deeply concerned about the lack of detail regarding the mitigating measures required for the preservation and conservation of both the bat and Barn Owl roosts. Barn Owl habitat nationally is under threat therefore, WPC strongly endorses the Countryside Officer's comments submitted on 2nd November 2020. It is now a Government requirement that all developments offer a biodiversity gain. The applicant must provide details of how this is to be achieved prior to a final decision being taken.

[P20/S4033/FUL](#) Paddock adjacent to Queen Wood Farm

Re-siting stable to avoid public footpath

NO OBJECTION IN PRINCIPLE– UNANIMOUS

Applicable WNDP Policies:

P3 Conserve and Enhance the Natural Environment

WPC has no objection in principle to the amendment to this application and welcomes the re-siting of the proposed stable block, thus ensuring unrestricted access to the public footpath. However, the Parish Council reiterates its concerns about the potential impact on the local ecology and refers to its original comments dated 7th December 2020 and the recommendations contained in the Ecology and Protected Species Appraisal. Also, the Parish Council having now had sight of both the Forestry and Countryside Officers' comments

fully endorses their concerns regarding the potential for harm to the ancient woodland. WPC can only recommend approval of this application if the concerns raised by the Officers can be satisfactorily addressed by the applicant.

7. Other Planning Issues for Discussion

P17/S3231/O - The materials plan was missing from the list of approved drawings in the Inspectors decision. SODC believe it was left off from the list when the conditions were being finalised between the Agent acting for Bloor and our appeals officer. This leaves SODC in a slightly unusual situation as there no approved materials. They suggested that Blood stick with the materials plan that was submitted during the application process. However, Bloor have provided an alternative materials layout plan (first attachment – plan 002i). Before the Officer decides on how to resolve this issue, they have asked for WPC’s views on these details.

The two plans where emailed with the Agenda.

The two versions of the material plan were compared. It was agreed that the original plan (Version E) showed a greater variation of external finishes thus, creating much less uniform and better integrated street frontages throughout the development. It was strongly felt that, as this was the version agreed by the Parish Council after extensive discussion with Archstone/Bloor, it should be the version that gains approval.

8. Decisions

<u>APPLICATION</u>	<u>SODC DECISION</u>	<u>WPC RECOMMENDATION</u>
P19/S0332/FUL Britwell Salome	Planning Permission is GRANTED	Objection
P20/S3836/LDE 3 Shirburn Street	Certificate of Lawful Use	No Objection
P20/S3739/LB 46 Couching Street	Planning Permission is GRANTED	No Objection
P20/S3800/FUL 20 Shirburn Street	Planning Permission is GRANTED	No Objection
P20/S3835/HH 4 Hurdlers Green	Planning Permission is GRANTED	No Objection
P20/S3974/HH 11 Couching Street	Planning Permission is GRANTED	No Objection
P20/S3551/HH 10 Gorwell	Planning Permission is GRANTED	No Objection
P20/S3130/HH Hartwood Northend	Planning Permission is GRANTED	No Objection
P20/S3344/HH 11 Chestnut Place	Planning Permission is GRANTED	No Objection
P20/S3364/HH Wylde House Hill Road	Planning Permission is GRANTED	No Objection
P20/S4202/LB and P20/S4200/HH The Howe, Howe Road	Planning Permission is GRANTED	No Objection
P20/S3489/FUL 11 Sycamore Close	Planning Permission is REFUSED	Objection

The above decisions were noted.

9. Consultations - None

10. Correspondence/Attachments

Letter from Hannah Gibbons SODC – withdrawn application P20/S3844/FUL

Letter from SODC – withdrawn application P20/S1195/FUL

Letter from Phil Everington – P20/S4280/HH – KT to email out to Members

Letter from John Ingram – P20/S4280/FUL

The above correspondence was noted.

11. Any Other Business

P19/S1928/O Land off Cuxham Road and P19/S1927/O Land West of Pyrton (Sites B & C) – It was noted that these will be going forward to SODC Committee on Wed 13th January – AM will speak at this meeting in support and raising some concerns on reserved matters. Members’ comments/suggestions for inclusion in the PC’s submission to be passed to AM by 9th January.

OCC Comments on the Site B & C Applications - Concerns were raised about OCC Highways’ comments on applications P19/S1928/O and P19/S1927/O. In particular the comments in the Traffic Impact

section relating to the impact on Pyrton Lane; the required traffic mitigation measures for the town centre and the impact of the increased traffic on air quality. The mitigation measures (from Site A) have not been assessed for their impact on air quality. This needs to be done.

There is also concern about how the money raised from the developments will be spent on the increased demand for Childcare provision in the. WPC should be involved in the decision process for the allocation of funds raised.

Local Utility Services MR said that there is concern that the increase in housing will place a critical demand on local utility services. GB said that there had been discussions with Thames Water and the developer but not the electricity supplier. It was agreed that this issue should be explored further with both the developer and the utility companies.

Edge Road It was also agreed that the Office ask OCC on an update on the proposed Edge Road. There is a meeting due with OCC this month. MR will send out the details on this.

SODC Local Plan - This is still in the 6-week review period and GB thinks that there will be at least one objection to this.

Photographs emailed of resident's houses – NS said she had concerns about photos being taken that residents are unaware of. MR will include comprehensive guidance on such issues in the data protection strategy paper

THERE BEING NO OTHER BUSINESS THE MEETING CLOSED AT 8.45PM