



# Watlington Parish Council

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## MINUTES OF THE MEETING OF THE PLANNING COMMITTEE HELD ON TUESDAY 5 OCTOBER 2021 AT 7PM HELD ON ZOOM

**Present:**

**Councillors:**

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

**Co-opted Member:**

Gill Bindoff (GB), Tony Powell (TP)

**Minute Taker:**

Ian Hill

1. Apologies for Absence

There were no apologies with all members in attendance. Three members of the public were also present: Alexander Dick asked to have the opportunity to explain the plans for the Watlington Park Estate, Geoffrey Copas for P2/S3926 and Angela Jacobs for P21/S3774.

2. To approve the Minutes of the meeting held on 7<sup>th</sup> September 2021 which has been accepted by Full Council on the 14<sup>th</sup> September

**Resolved:** The 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.

Alexander Dick was invited to explain the new owners plans for Watlington Park Estate. For the most part these involve restoration and refurbishment work on existing buildings, but with a new barn planned to house equipment. Three planning applications have either been submitted or will be shortly. The Estate master plan has been forwarded to the Parish office and is available for all councillors to see.

5. To consider the following applications:

[P16/S2576/O](#) Land off Pyrton Lane  
100 residential dwellings.

No decision was taken. It was agreed to defer this until there is more clarity on the route for the Edge Road. A meeting with Emma Bowerman has been requested and a joint submission with Pyrton will be issued following that meeting. MR will draft the WPC submission.

[P21/S3922/HH](#) 8 Allnut Close

Demolition of existing garage and erection of new garage

P1 Protect and Enhance the Character of Watlington and the Historic Setting of the Town

WPC has no objection to this proposal. The property sits within the Watlington Conservation Area (WCA) however, it is a relatively modern building and has no heritage value. It is assessed that the proposed enlarged garage will provide greater utility without impacting the WCA. Also, it will not have a detrimental impact on neighbouring properties. WPC notes that the use of material that match the original garage and bungalow will ensure there is no impact on the street scene.

**NO OBJECTION Unanimous**

[P21/S3774/HH](#) 22 Sycamore Close

Single storey side extension

**HOLDING OBJECTION - Unanimous subject to clarification of overlap with neighbouring parking space for 26 Sycamore Close**

P1 Protect and Enhance the Character of Watlington and the Historic Setting of the Town

Holding Objection. WPC notes that the proposed extension will, it seems, cover the whole of the allocated parking space for No 22 Sycamore Close. Because the drawings do not show the dimensions of the parking area belonging to No 22 Sycamore, SODC must satisfy itself that there is sufficient space to allow the extension to be built according to the dimensions on the plan drawing without overlapping the parking space of No 26. There is potential for a detrimental impact on neighbouring the properties (Nos 24 & 26) during the build and should parking arrangements not be clear following completion of the extension further impact is likely.

[P21/S3926/FUL](#) Former Chalk Pit – Lys Mill /Cobditch Hill

Erection of dwelling and re-wilding of 14 acres of arable farmland

Geoffrey Copas gave a full and informative statement of the wish to build an innovative and environmentally friendly dwelling, which to large extent will be self-sufficient in services.

**NO OBJECTION Unanimous**

P1 Protect and Enhance the Character of Watlington and the Historic Setting of the Town

P3 Conserve and Enhance the Natural Environment

WPC has no objections to this proposal. The site does not sit within the Watlington Parish boundary however, it borders the parish, and the access track commences within the parish. Policy P3 of the Watlington NDP focuses on the conservation and enhancement of the natural environment and in particular the protection of the Chilterns AONB. This development would be situated in the AONB and therefore must meet very strict criteria in order to gain planning approval. NPPF 80 is specific on the requirements for housing development in rural areas. Notwithstanding the above, the Parish Council feels that the innovative design of this house and the use of sustainable technologies to enable it to mitigate its impact on both the landscape and the environment is an exemplar of good design in a time of climate change. The rewilding of 14 hectares of arable land is also to be commended at a time when natural wildflower meadows continue to disappear. However, WPC does have concerns about the possible overdevelopment of the site in the future and the continued maintenance of the wilded area. To ensure that no further development is possible on the site, either additional housing or ancillary buildings, all permitted development rights must be withdrawn and the maintenance of the wildflower meadow in perpetuity must be enforced by condition. Also, measures to keep light spill to a minimum in order

to reduce the impact of the house on the landscape and on wildlife, especially nighttime insects, birds and animals should be enforced by condition. These measures should include a condition that does not allow any external lighting of the house or lighting of the access road. There should also be a condition to ensure the maintenance and necessary upgrading over time of the proposed 'eco' features and 'green' energy sources to ensure that the dwelling remains self-sufficient and off-grid.

6. Amendments / Discharge of Conditions to be noted:

[P21/S2464/LB](#) The Well House High Street - Noted – no further comment

[P21/S2428/DIS](#) Five Acres Howe Hill - Noted – no further comment

[P21/S2751/DIS](#) The Howe, Howe Road - Noted – no further comment

7. Decisions

<u>APPLICATION</u>	<u>SODC DECISION</u>	<u>WPC RECOMMENDATION</u>
P21/S1787/HH Christmas Common	<i>Planning Permission is GRANTED</i>	No Objection
P21/S1692/HH 9 The Goggs	<i>Planning Permission is GRANTED</i>	No Objection
P21/S3261/LDP 9 Springfield Close	<i>Planning Permission is GRANTED</i>	No Objection
P21/S3182/LB The Thatch Church Street	<i>Planning Permission is GRANTED</i>	No Objection
P21/S3317/HH Brookside Cottage, Sheldon's Piece	<i>Planning Permission is GRANTED</i>	No Objection
P21/S3512/HH 8 Spring Lane	<i>Planning Permission is GRANTED</i>	No Objection

The decisions were noted

8. Correspondence/Attachments

1. **Lilua Iheozor-Ejiofor** – P21/S3969/LDP - Certificate of Lawful Development – Spring Lane – Noted

2. **Bob Jacob** – P21/S3774/HH 21 Sycamore Close – Letter of objection

3. **Alexander Dick – Watlington Park Estate**- information was sent to Members by email  
Mr Dick gave an explanation of the Planning Application which has been sent to SODC and will be discussed by this committee next month.

4. **Emma Bowerman P16/S2576/O** - notice of amended application

5. **SODC Planning – P21/S0003/FUL** – Appeal on application at Steve Orton Antiques

These were all noted. Items 2 and 4 had been covered under the relevant applications.

**THERE BEING NO OTHER BUSINESS THE MEETING CLOSED AT 20:55.**