



# Watlington Parish Council

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## MINUTES OF THE 'REMOTE' MEETING OF THE PLANNING COMMITTEE HELD ON TUESDAY 6<sup>th</sup> APRIL 2021 AT 7PM HELD ON ZOOM

**Present:**

**Councillors:**

Andrew McAuley (AM) Chair  
Terry Jackson (TJ)  
Ian Hill (IH)  
Nicky Smallbone (NS)  
Rob Smith (RS)  
Alex Basden (AB)  
Matt Reid (MR) [From 7.35pm]

**Co-opted Member:**

Gill Bindoff (GB), Tony Powell (TP)

**In Attendance:**

Margaret Noon

**Officer:**

Kristina Tynan

**Members of the Public:**

Bob West

1. Apologies for Absence

There were none.

2. To accept the Minutes of the meeting held on 2<sup>nd</sup> March which were accepted by Council on the 9<sup>th</sup> March 2021

It was noted that Alex Basden was present at this meeting.

**Resolved:** That with the change noted above, the minutes of the meeting be 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

**Dark Skies Report** – TJ said that she has not yet done the report but will do so for the next meeting. It will be added to the agenda for 4<sup>th</sup> May. A report by CPRE has concluded that as a result of the COVID-19 restrictions there has been a decrease in local light pollution nationally and that many areas were now experiencing greater night sky clarity. TJ stated that the result of the CPRE star count placed Watlington in the good category for dark skies. However, this is not the top category. The CPRE report was reported on by the national news channels.

**Grove Farm P21/S0878/N4C** – AM had spoken to Tom Wyatt [SODC Planning Case Officer]. Tom agreed that although WPC was not allowed to comment on the application, he would accept WPC's comments. He agreed that we could address issues outside the statutory four criteria. He also agreed that this application was a difficult application to assess as the site was within the AONB and was therefore afforded stricter protection from development. AM emphasised that given the location and sensitive nature of the AONB the application should not be permitted under PDR but should go to full application so that all details of the proposal could be assessed. There is very strong opposition from local residents who have submitted detailed objections.

TP asked if Tom Wyatt had mentioned the use Article 4 and the different PDRs between Q or R as some residents had mentioned this in their comments. It was felt by residents that this was a potential means by which to stop the PD application. AM stated that Tom had not raised the issue, and this is the only way to stop this PDR application.

**After note: WPC's comments were submitted to SODC on 23<sup>rd</sup> March 2021.**

**Grove Farm Pod Application P21/S0047/FUL** – Tom Wyatt is waiting for a report from the drainage officer. WPC commented that his application is not appropriate within the AONB. AM will speak again with Tom Wyatt at an appropriate time. If the officer is minded to approve the application it will go before the SODC Planning Committee.

**Proposed Minor Change to the NPPF** - GB reported that the NPAB did agree the comments and these were sent to SODC.

5. To consider the following applications:  
[P21/S0812/HH](#) 30 Church Street Watlington  
Detached Garage  
**NO OBJECTION** -UNANIMOUS

**Applicable WNDP Policies:**

P1 Protect and Enhance the Character of Watlington and the Historic Setting of the Town  
WPC does not object to the proposed replacement of the existing garage with the larger garage structure. The scale and position of the new garage, as detailed in the amended plans, should not impact on the amenity of the immediate neighbour at No. 32 Church Street. It is assessed that new design and reduced ridge height will not cause any loss of light into the garden at No. 32. The proposed position for the new garage and the materials used in its construction will not impact on the Watlington Conservation Area (WCA), indeed it should enhance the street scene along Church Street.

[P21/S0629/HH](#) 26 Brook Street  
Timber Frame Carriage House  
**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 and acknowledges the Forestry Officer's comments regarding the loss of a section of manicured hedge (Leylandii). The proposed position for the Carriage House, its scale and the materials used in its construction will not impact on the neighbouring properties, nor will it impact on the Watlington Conservation Area (WCA) or the street scene along Brook Street. However, although WPC understands the potential need to remove the three Leylandii trees it is concerned, once again, about the loss of established trees from within the WCA. All trees in the WCA are afforded protection and as such any felling of trees requires justification. All developments, no matter what scale, should ensure a biodiversity gain (not loss). Therefore, it is recommended that the requirement for a biodiversity offset be placed, by condition, for the planting of replacement trees of a native species (or other mitigation measure) within the curtilage of the property.

[P21/S0795/HH](#) Abbots Farm Greenfield  
Variation of Condition 2 on application P18/S3123/HH.  
**NO OBJECTION** -UNANIMOUS

**Applicable WNDP Policies:**

P3 Conserve and Enhance the Natural Environment  
WPC has no objection to the amendments proposed on this application. WPC approved the original application for the development property on this site. The proposed minor amendments will not impact the Chilterns AONB or any neighbouring properties.

**Discharge of Conditions:**

[P21/S0892/DIS](#) Open Yard Watcombe Manor - Discharge of conditions  
TP said that the development looked really good and improved the area.

No comments for SODC

[P21/S0909/DIS](#) 1 Orchard Walk - Discharge of conditions and erection of 3 x 2bed retirement homes  
GB reported that there will be 3 trees removed with one being an Ash and this will have a significant visual impact in the conservation area.

No comments for SODC

6. Notified Discharges of conditions amendments:

[P20/S2185/DIS](#) Land at Britwell Road – Biodiversity Enhancement Management Plan  
GB reported that there will be a meeting on Monday 19<sup>th</sup> April with Lauren West who is their Ecology Consultant. She stated that our views have been taken and the plans have been amended accordingly. There will be notes from this meeting circulated. AM said that Sarah Pullen is a key resident in Britwell Road who has the ear and confidence of the residents and asked if she could also be invited to the meeting. Roselle Chapman, who is an Ecologist, has also been invited and will speak for our side.

[P20/S3022/DIS](#) Land at Britwell Road - Construction Environment Management Plan - **Noted**

**Land at Britwell Road**

**Drainage Issues** – GB said that there was concern regarding water supply and drainage across all the development sites in Watlington. Rachel Gill (RG) has been in touch with Thames Water seeking an update plan on how the utility company intends to coordinate both the supply and drainage issues. A report is awaited. GB will ask RG to follow up WPC's request.

7. Decisions

<u><b>APPLICATION</b></u>	<u><b>SODC DECISION</b></u>	<u><b>WPC RECOMMENDATION</b></u>
P21/S0497/LB Old Brewery Tap	<i>Planning Permission is GRANTED</i>	No Objection
P20/S4493/FUL Icknield Community College	<i>Planning Permission is GRANTED</i>	No Objection
P21/S0393/HH Elbow Cottage	<i>Planning Permission is GRANTED</i>	No Objection

The decisions above were noted.

8. Consultations - There were none for discussion

**Edge Road** – The Strategy Committee proposed that WPC submit views recorded at the meeting to OCC and MR has done this.

9. Co-option onto the NPAB

**Resolved:** That David Robins be co-opted onto the NPAB.

10. Chalgrove Airfield – No update

11. Correspondence/Attachments

Letter from SODC Planning – notification of appeal against decision on 11 Sycamore Close (Removal of condition 22 on Application P83/S0553)

Letter from Tom Wyatt SODC planning – re Change of Use at Grove Farm, Pishill (P21/S0878/N4C).

Email from Tony Powell re: Change of Use at Grove Farm

Email from Andrew McAuley re: Change of Use at Grove Farm

Email from Robert Elgood re:The Well House High Street.

**Correspondence was noted.**

12. Any Other Business

**Land at Britwell Road** - It was noted that the Britwell Road residents have suffered greatly from this

development with roads being dug up and pavements blocked as well as the construction vehicles and noise from this site. The issue of the new junction between the site road and Britwell Road remains a very valid concern for the residents. WPC has asked that OCC speak with the adjoining landowner who would be happy to discuss the use of his land for a bigger sweep. MR stated Andy Higginson at OCC is aware of this and will carry out a site visit.

**THERE BEING NO OTHER BUSINESS THE MEETING CLOSED AT 8.27PM**