



MINUTES OF THE MEETING OF THE PLANNING COMMITTEE HELD ON TUESDAY 6th AUGUST 2019 AT 8PM IN THE WEST ROOM

Present:

Councillors:

Andrew McAuley (AM)
Matt Reid (MR)
Ian Hill (IH)
Rob Smith (RS)
Alex Basden (AB)

Co-opted Member:

Gill Bindoff (GB)

Officer:

Rachel Gill (RG)

Members of the Public:

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1. Apologies for Absence

Terry Jackson, Nicky Smallbone, Keith Woolfson, Tony Powell.

2. Minutes of the meeting held on the 2 July were accepted by Council on 9 July 2019

Resolved: That these minutes were a correct record of this meetings and that they be signed by the Chairman.

3. Declarations of Interest

There were none notified.

4. Matters Arising

There were none raised.

5. To consider the following applications: -

P19/S2238/HH – May Cottage, 8 Britwell Road, Watlington

Small single storey extension

This proposal complies with WNDP policies P1and P3. The property is situated within the WCA however; it is not listed although it is of some heritage interest. The proposed extension, if sympathetically constructed will not detract from the heritage impact of May Cottage. Indeed, WPC agrees that the innovative design will soften the site line west along Britwell Road without detracting from the frontage of the cottage. It was noted that the loss of a small area of garden might have an impact on local biodiversity.

NO OBJECTIONS - UNANIMOUS 5:0

P19/S1931/FUL – Land adjacent to The Rectory, 10 Hill Road, Watlington

Erection of a detached two storey dwelling with associated parking and landscaping

There are also revised plans for this application on the SODC website

The Architect was given 5 minutes to speak on this application.

He said that the designs have gone through a number of iterations, including consultation with neighbours at 12 Hill Road about the gap between properties. An email from Victoria Clark (SODC) welcomed the additional gap as it matched the original approval for the diocese. She also recommended the following changes which were shown on an updated plan:

- Removal of cat slide at the side
- Square off the ends of the roof to match both sides
- Make utility lean-to style
- Set back utility room

There was some discussion on this application. The main areas of concern were:

- Impact on the Watlington Conservation Area. Although the site does not sit within the WCA the development will impact upon views out of the WCA.
- The scale of the property, which is larger than the original approved design (300 sq m vs 205 sqm), has a higher ridge line and would sit further forward, is too large for the site and will have an overbearing impact on its neighbour (No 12 Hill Road).
- The design is not traditional and is not in keeping with the guidelines in the Watlington Design Guide or other properties in the immediate vicinity. The roof is very large and overbearing.
- It is stated in the Design and Access Statement that the property is two storeys however, the plans clearly show a third level that is designed for ease of access (fixed stair access and roof lights) and will be used for storage and as a Plant Room. Therefore, the property is a three storey building or at best 2½. It is noted that the plans have omitted the head height in the third level. It is evident that this area could be very easily converted into a fifth bedroom or other living accommodation.
- It is also noted that the information in the Design and Access Statement is misleading in that it states that there are 'three further bedrooms two with ensuite shower rooms and a family bathroom at first floor level' however, the plans show three bedrooms all with ensuite.
- Externally, there is a lack of detailed analysis of a parking plan. There is no evidence that the parking arrangements within the curtilage meet regulatory requirements and that vehicles can be safely manoeuvred to ensure a forward egress from the property. A property of this size requires parking for 2.75 (rounded to 3) vehicles. Also, there is no evidence that consideration has been given to the storage of bicycles as is required.
- A building of this size and design (including the large patio area) will have a detrimental effect on the biodiversity of the site by reducing the green space to a minimum.
- WPC is also concerned about light pollution the large amount of glass will cause the effect it will have on wildlife.

OBJECTION: UNANIMOUS 5:0

P19/S2106/HH 2B Spring Lane, Watlington

Proposed minor internal alteration, new velux window on the second floor landing, change of fenestration to the kitchen / breakfast area, relocation of garage doors and creation of a new vehicle access off the existing private driveway.

NO OBJECTION UNANIMOUS 5:0

WPC recommends a planning condition that a hedge is planted to offset the biodiversity loss due the felling of a number of trees along the boundary.

6. To consider the following Amendment

P19/S0479/FUL – Little Stoney Farm, Britwell Hill, near Britwell Salome OX49 5HD

Variation of condition 2 to vary the approved plans so that the volume of the attached barn can be included in the replacement dwelling already approved on application ref. P17/S2674/FUL (As amended by drawings 2019-07-26 to redesign dwelling, reduce height, increase footprint and increase size of garage).
(Demolition of existing residential accommodation and replacement with one new dwelling and garage/store).

The applicants were given 5 minutes to speak on this application.

The applicants gave some background on the project and they have met with SODC to discuss the design. They have updated the design to a more traditional Chilterns style incorporating brick and flint and have made the house smaller and with a T shape, with 1 limb subservient to the L shape of the rest of the property. They have taken on board WPC's concerns about light spillage and limited the windows and skylights facing the woodland. The siting of the house has moved slightly to take advantage of tree screening from the road/bridleway.

WPC asked about a condition for a landscaping plan and Forestry Officer conditions. It was noted that the development complies with WNDP P1 and P3.

NO OBJECTIONS – UNANIMOUS 5:0

7. Applications to be considered at a Special Meeting in August.

The following two applications have a deadline of 1st September.

P19/S1927/O Land west of Pyrton Lane Watlington

Outline planning permission for up to 60 homes with associated open space and sustainable drainage

P19/S1928/O Land of Cuxham Road, Lane Watlington

Outline planning permission for up to 70 homes with associated open space and sustainable drainage

1. To arrange a meeting date to consider these two applications – It was agreed that this is held on Tuesday 27th August 2019

2. Start initial discussions with particular focus on any key issues of concern that will require consideration. To note the NPAB will be discussing these applications on 19th August.

AM said that the paperwork for these applications is in the office. Although there are 2 large boxes there is a big overlap in paperwork. The NPAB meeting on the 19th August will do some preparatory work to propose to the Planning Committee.

GB raised the issues on Air Quality – there seems to be a mismatch between the SODC figures.

Resolved: IH to review this and report back.

AM said that there are already some responses from Statutory Consultees on the SODC website and these are worth reading.

AM asked that WPC publicise these applications so residents can look at the applications.

Resolved: KT to put on Facebook/Town Noticeboard

8. Land at Britwell Road P19/S0818/O and P17/S3231/O

1. Appeal: preparation of the Parish Council's case.

GB raised whether WPC want to appear formally at this appeal. We need to know when the documents/evidence need to be submitted. We also need to apply/register to speak at the appeal. The appeal date is set for mid-October so this issue needs to be addressed with urgency,

Resolved: KT to deal with both these issues.

2. Current application: P19/S0818/O: WPC input into planning conditions.

GB also raised that SODC have withdrawn their objection on air quality and it is not clear why.

IH will look at comments from Env Health and submit some comments to the group.

It was suggested an urgent meeting with SODC representative and the Cabinet member for Planning be sought.

Resolved – to organise and urgent meeting with SODC.

9. Decisions

<u>Application</u>	<u>SODC Decision</u>	<u>WPC Recommendation</u>
P18/S0002/0 37 Retirement Units Shirburn Road	Outline Planning Permission is GRANTED	No Objection

P19/S1796/HH 42 Love Lane	<i>Planning Permission is GRANTED</i>	No Objection
P19/S1155/LB Blenheim House 25 Church Street	<i>Listed Building Consent is GRANTED</i>	No Objection
P19/S1431/HH Kelso Cottage 1B Allnut Close	<i>Planning Permission is GRANTED</i>	No Objection

Decisions were noted

10. **Planning Training** – Update

Dates in August have proved difficult and given the large applications to look at this is now on hold.

Resolved: RG to check dates for OALC Planning Course.

Post meeting note – the date is the 21st November.

11. **Permitted Development Rights** -Discussion

Please can members look at the two references below prior to the meeting.

https://www.planningportal.co.uk/info/200187/your_responsibilities/37/planning_permission/2

When is permission required?

This issue was not discussed, referred to September meeting.

12. **Correspondence**

Late Correspondence from SODC on P16/S2526/FUL. (Newlands, Platts Lane, Northend).

This application was objected to by WPC but SODC are recommending to grant permission.

This will be considered by SODC Planning Committee on the 14th August.

Resolved: AM to ask to speak at this meeting, review the previous paperwork and contact the case officer for further information.

13. **Any Other Business**

MR raised an application in Britwell Salome for an equestrian centre which has been highlighted by Britwell Parish (P19/S0332/FUL). It includes large mirrors and has had a large number of objections from locals. He asked whether WPC should respond given the impact on the AONB and a neighbouring parish.

Resolved: MR to review the application and make a recommendation via Email and to take this outside committee given the timescales. (Voting in favour 5:0).

Resolved: IH to raise this with WEG (Watlington Environment Group).

Terms of Reference

AM proposed some updates to the TOR for planning.

RG to circulate for comments.

The meeting closed at 9:47 pm