



# Watlington Parish Council

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## MINUTES OF THE 'REMOTE' MEETING OF THE PLANNING COMMITTEE HELD ON TUESDAY 6 OCTOBER 2020 AT 7PM

**Present:**

**Councillors:**

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

**Co-opted Member:**

Tony Powell

**Officer:**

Rachel Gill

**Members of the Public:**

Tom Hutchinson (Providence Land), Peter Richardson,  
Stuart Crook (26 Britwell Road application)

- Apologies for Absence  
Gill Bindoff and Rob Smith.
- Minutes of the meetings of held on 1<sup>st</sup> September have been accepted by Council on the 8<sup>th</sup> September.  
**Resolved:** That the minutes of the meeting above be agreed as a correct record and that they be signed by the Chairman.
- Declarations of Interest  
[P20/S3344/HH 11 Chestnut Place Watlington](#). Ian Hill is a neighbour and he will not take part in discussion and will not vote on this application.  
[P20/S3138/FUL The Stables Whitehouse Farm, Britwell Road, Watlington](#) Matt Reid knows the applicant and he will not take part in discussion and will not vote on this application.
- Matters Arising  
**Land at Britwell Road** – the construction management plan will be discussed in other business.
- To consider the following applications:  
[P20/S3344/HH 11 Chestnut Place Watlington](#)  
Removal of 2 wooden sheds and erection of new building for home office and store.  
**No Objection**  
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 removal of the existing two wooden sheds and replacement with a new wooden home office will not impact on the surrounding properties and does not impact on the Watlington Conservation Area.  
[P20/S3364/HH Wylde House 30A Hill Road](#)  
Single storey ground floor garden room. Changes to window and door openings. Section of flat roof Added in loft space to provide head height for en-suite bathroom.  
**No Objection**  
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 modest ground floor extension and the alterations to the window and door openings will serve to provide better ground floor utility. The addition of a small flat roof dormer to allow the installation of a shower again adds valuable space without any impact on the neighbouring properties. The small increase in glazing will not have a detrimental effect on the environment.

[P20/S3299/HH 6 Pyrton Lane Watlington OX49 9LX](#)

Single storey extension and removal of brick boundary

**No Objection**

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. This ground floor extension, including the addition glazing, will have no adverse impact on either the immediate neighbours of the local environment.

[P20/S3138/FUL The Stables Whitehouse Farm, Britwell Road, Watlington](#)

Relocation of new approved dwelling (P17/S0228/FUL)

**No Objection**

Applicable WNDP Policies:

P3 Conserve and Enhance the Natural Environment

WPC has no objection to this proposal. The original planning permission for a dwelling on this site (P17/S0228/FUL) was granted in 2017 and expired in March 2020. This new application with a modified internal design is identical in footprint. The development site sits beyond the town boundary of Watlington and outside the Chilterns AONB. The positioning of the proposed building within the site further away from both the B4009 and the adjacent small industrial unit is sensible. The building is modest in design and will not impact on any neighbouring properties nor will it impact views from the AONB.

[P20/S3130/HH Hartwood, Northend](#)

Construction of outdoor tennis court

**No Objections with the condition that there are no floodlights.**

Applicable WNDP Policies:

P3 Conserve and Enhance the Natural Environment

WPC has no objection to this proposal. The proposed site for this tennis court sits within the Chilterns AONB however, the design and location within the grounds of the property ensure that there is no detrimental impact on either neighbouring properties or the local environment. WPC notes that no lighting has been planned for the tennis court, however, should approval be granted WPC requests that a condition be placed on the development to ensure that flood lighting cannot be added to the tennis court without prior approval of SODC.

6. To consider the following amendments:

[P20/S2268/FUL Heathfield Cottage, 26 Britwell Road, Watlington](#)

Amendment No.2

Change of use to create off road parking in the rear garden, with access via a dropped kerb on to Hurdlers Green. Move front entrance door to rear with alterations to doors and windows.

This application was discussed at the last planning meeting on the 1<sup>st</sup> September. A holding objection was lodged to give time for a site visit. The new driveway would go over land owned by Watlington Parish Council. There is a right of easement document in existence, but this has never been taken forward. The resident (Stuart Crosk) joined the meeting to answer questions. He clarified that there would be a door to the front garden and that the parking space met the legal requirements. Rachel Gill put forward concerns sent through from residents of Hurdlers Green. The deed of easement would need to be refreshed.

**No Objection (Vote: 5 in favour, 1 abstention)**

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 as the proposal to relocate the off-street parking from the current front of the property (Britwell Road) to the rear of the property off Hurdlers Green is deemed to be a sensible and pragmatic solution to the non-availability of on-street parking on Britwell Road. The plan provides safe access and parking for two vehicles. Following a site visit, WPC considers that there is minimal loss of community amenity and that there will be no loss of available on street parking on Hurdlers Green.

[P20/S2311/FUL \(Full Application\) Five Acres Howe Road Watlington OX49 5ES](#)

Amendment No. 2

**Proposal:** Demolition of existing dwelling, garage and other ancillary buildings. Erection of replacement dwelling and garage in addition to widening of existing access. (As per amended plans submitted 20 July 2020). (As per amended plans submitted 21 September 2020)

The main amendments are reduced roof line height, splitting off the garage from the main dwelling. WPC's concerns from the initial application have not been addressed.

**Objection – Unanimous.**

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

Watlington Parish Council (WPC) has considered the submitted amendments and objects to this application. The new proposals do not address the concerns raised by the Parish Council in its comments dated 12 August 2020, which remain extant. The Parish Council has serious concerns regarding the impact of this development on the Chilterns AONB and the Watlington Hill SSSI. The scale and bulk of the development remain excessive. WPC acknowledges that the ridge height has been reduced however, the footprint of both the main house and the repositioned garage have been increased. There is therefore, a very real risk of a severe impact on the ecology and biodiversity of the area as well as the views from within the AONB. It is noted that solar controlled glazing has been specified however, this does not address the potential for light spill from the large glazed sections of the building and thus the impact on the local bat population. WPC notes that the bat roost attic has been removed from the plans.

WPC maintains that the proposed bat surveys must be carried out and the results published before a planning decision is made. Also, a detailed tree protection condition should be attached to the planning permission if granted. Finally, if this application is approved a strict condition should be imposed to limit light spill from the property.

[P19/S1928/O Land Off Cuxham Road](#)

Outline planning permission for up to 60 homes with associated open space and sustainable drainage  
With all matters reserved.

An extension was requested but the deadline is the 14/10/2020.

**No Objection**

Applicable WNDP Policies:

Section 6 Development Sites. Watlington Housing Policy: Site B & Site C

Watlington Parish Council (WPC) considered the amendments and additional information provided in these applications at the meeting of the Planning Committee on Tuesday 6<sup>th</sup> October 2020. The information was considered in the context of the Watlington Neighbourhood Development Plan (WNDP) and was assessed against the criteria contained in the Watlington Housing Policies for Sites B & C. WPC has no objections to these amendments and welcomes the additional information provided by the ecology surveyor. However, WPC notes that the inclusion of the additional detail outlining the potential for the edge road to route off the Cuxham Road roundabout has been submitted at the request of OCC. This illustrative route is at variance with the Parish Council's preferred route as detailed in the WNDP. WPC accepts that as this is an outline planning application with all matters reserved, including access and the route of the edge road, there are no grounds to object at this stage. However, WPC would like to emphasise that its comments on these planning applications, submitted on 2<sup>nd</sup> September 2019 remain extant.

### P19/S1927/O Land West of Pyrton Lane

Outline planning permission for up to 60 homes with associated open space and sustainable drainage  
With all matters reserved.

An extension was requested but the deadline is the 14/10/2020.

Tom Hutchinson (Director, Providence Land) attended the meeting. He explained that Providence Land wanted to avoid any further delay in these applications and that although there are 2 options for the route of the edge road included this is to show that the scheme can accommodate either route and not prejudice the edge road. PL are aware of the strong preference for a new roundabout and for the route not to use the existing roundabout. The route of the edge road can be challenged at the reserved matters stage, this will be once a developer is selected. He expected the applications to go to SODC Planning Committee on the 4<sup>th</sup> November.

WPC asked about the bio-diversity difference between Option 1 and 2.

TH said this was for bio-diversity options – Option 1: do nothing and Option 2 introduce enhancements to achieve a 10% improvement. These options do not relate to options on routes for the road.

WPC asked whether the route of the edge road was supplied by Oxfordshire County Council (OCC) or Providence Land (PL)?

TH said the route was from PL but in consultation with OCC. They plotted the 2 obvious routes to achieve the OCC specification (road width, curvature etc) but other options would be possible.

WPC asked about the inclusion of an orchard as well as allotments. TH said that this was still included and the ecology report has recommended increasing the orchard size.

#### **No Objection - Unanimous**

Applicable WNDP Policies:

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#### 7. Decisions

<b><u>APPLICATION</u></b>	<b><u>SODC DECISION</u></b>	<b><u>WPC RECOMMENDATION</u></b>
P20/S2462/HH 9 Watcombe Road	<i>Planning Permission is GRANTED</i>	<i>No Objection</i>
P20/S0907/FUL The Howe	<i>Planning Permission is GRANTED</i>	<i>No Objection</i>
P20/S1586/HH 7 Gorwell	<i>Planning Permission is GRANTED</i>	<i>No Objection</i>
P20/S2599/HH 59 Britwell Road	<i>Planning Permission is GRANTED</i>	<i>No Objection</i>
P20/S1528/HH The Well House	<i>Planning Permission is GRANTED</i>	<i>No Objection</i>
P20/S2750/HH The Springs	<i>Planning Permission is GRANTED</i>	<i>No Objection</i>
P20/S2257/FUL Glebe Barn	<i>Planning Permission is GRANTED</i>	<i>No Objection</i>

All decisions above were noted.

#### 8. Consultations

**White Paper** - NPAB are drafting response for this document. Deadline 29 October 2020

[You can download the White Paper here.](#)

**Transparency and Competition A call for evidence on data on land control. Are NPAB responding to this?**

**Deadline 30<sup>th</sup> October 2020.**

[You can read the consultation paper here.](#)

**Changes to the current planning system Consultation on changes to planning policy and regulation - NPAB are not responding to this.** This consultation is open until 1 October.

[You can download the current planning system consultation paper here.](#)

**All consultations will be dealt with by the NPAB group.**

9. Correspondence

There was none for discussion.

10. Any Other Business

**Land at Britwell Road.**

There have been issues with this site this week.

An oversize lorry came through Watlington on Monday.

It then parked in the road on Britwell Road. Information on the vehicle has been passed to Bloor Homes.

On Tuesday WPC were called by the Environment Agency about a discharge of pig effluent into Chalgrove Brook. WPC to chase this up and speak to Bloor Homes.

TJ also noted that the triangle of land at the junction of Brook Street, Cuxham Road and Britwell Road has been run over by HGVs three times in the last week and has been badly damaged.

The group doing hedgerow surveys would like access to the site to do a survey. This can be arranged when we get contact details for the Ecologist.

Discharge of Conditions for Landscape— although we are not formally invited to comment WPC can send comments to Emma Bowerman. TJ said that Watlington Environment Group and Watlington Climate Action Group had both already started work on this.

**Meeting with Steve Harrod, Pyrton, Shirburn and Louise Wicks and Helen Poundrel from OCC.**

TP raised concerns that the Pyrton Alliance attended this meeting, despite being told it was for elected Members only. The relationship between Pyrton PC and the Pyrton Alliance was not very clear.

AM reported that the majority of attendees at the meeting were against an Edge Road and it was not a constructive meeting. AM will circulate the note he sent to Steve Harrod after the meeting.

A follow up meeting has been arranged for the 4<sup>th</sup> November.

PR noted that Pyrton Alliance have sent letters to Ian Kemp.

PR also raised that SODC are looking at smaller applications not all going via committee.

**THERE BEING NO OTHER BUSINESS THE MEETING CLOSED AT 9.05PM**