



Watlington Parish Council

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MINUTES OF THE PLANNING COMMITTEE HELD ON TUESDAY 6th JUNE 2023 AT 7PM AT THE PARISH OFFICE

Present:

Councillors:

Denise Mallan (DM), Ian Hill (IH), Karyn Buck (KB),
James Herridge-Leng (J HL), Keith Jackson (KJ)

Co-opted Members:

Gill Bindoff (GB)

Officer:

Rachel Gill

- Election of Chair
Deferred to next meeting as a few members were absent.
GB offered to chair this meeting and this was agreed.
- Apologies for Absence
Isla Woodcock, Nick Thomas, Tony Powell, Steph Halliwell, Leo Pesci.
- Election of Vice-Chair
Deferred to next meeting.
- To approve the Minutes of the meeting held on 2nd May 2023 which were accepted by Full Council on the 9th May 2023
The meeting on the 2nd May did not go ahead as it was not quorate. The 3 applications were discussed in the Full Council meeting. There were no objections and comments were made on the Prospect Place application.
- Declarations of Interest
There were none.
- Matters Arising
There were none.
- To review the Terms of Reference – attached
GB asked that any further comments be sent to her so the documents can be updated and sent to KT.
- To consider the following applications:
[P23/S1431/FUL](#) 82 Shirburn Road
Erection of replacement dwelling and car port

No Objections but with conditions: Unanimous.

Although the application is for a considerably larger dwelling, it is proportionate for the site. There are some concerns about the provision of the car port as this will be a significant feature from the street. However, there is a precedent further along the row that is very well screened by a hedge.

The relevant policies of the Watlington Neighbourhood Development Plan are: P1 and P3.

In view of the sensitivity of the site surrounded by the AONB it is essential that the new dwelling blends well into its context as the interface between the built boundary of Watlington and the neighbouring countryside. It is noted that the large areas of glazing at the rear, including new roof lights, are likely to give rise to significant light spill which will have an impact on the AONB and be harmful to night-time wildlife. There should be a biodiversity gain from the development. The parish council requests the following conditions:

1. Materials are approved prior to commencement. These should be appropriate to the setting of the dwelling on the edge of the town and the AONB
2. The boundary treatment is approved prior to commencement. This should not be timber fence panels but a more appropriate timber post and rail or timber post and wire fence.
3. A new boundary hedge should be planted around the field edge of the site comprising a mix of locally native hedging. This will compensate for the loss of biodiversity by the proposed development of the site and provide a good boundary between the development and the AONB. Improved hedging to screen the new car port should also be provided.
4. Impact on the neighbouring property should be reduced by appropriate screening during the demolition and construction process.

[P23/S1605/FUL](#) Land at Watlington Hill Farm

Installation of 8 looped antennas, equipment cabin and GRP meter cabinet.

Holding objection: unanimous

The parish council has considerable concerns about the impact of this proposed development on the Chilterns AONB. The site is in a very popular area of the AONB where many people experience it, especially as walkers using Hill Road and the surrounding network of footpaths, including the National Trust land at Watlington Hill. No information has been provided about the reasons for the selection of the site for this development as opposed to other possible sites, apart from the unsuitability of using the nearby site which currently has 16 antennae within a woodland. No information is provided about the ecological impact or the visual impact of the development on this visually very sensitive site. The parish council has concerns about the impact on the character of the agricultural setting of the provision of a large compound within the field, especially the provision of close board timber fencing which is urban in character. There are also concerns about the loss of biodiversity, especially from the removal of the turf and replacement by crushed stone, which, over such a large area would be very visually intrusive. There is no provision for parking to service the installation and the proposal to provide a new pedestrian path onto Hill Road is also unacceptable. The loss of verge is unnecessary and the use of crushed stone is not appropriate. All vehicular and pedestrian access to the site should be from the existing entrance track to Watlington Hill Farm. The parish council also considers that the existing boundary hedging and trees would need to be considerably strengthened to provide a visual buffer along Hill Road and Christmas Common Road and by the entrance to the footpath from Christmas Common Road. In view of these concerns, the parish council does not consider that the application can be determined at this stage and that the concerns cannot be fully dealt with by planning conditions.

9. To consider or note the following amendments/Discharge of Conditions/Withdrawals:
[P22/S3272/S73](#) 40 Brook Street – **Arboricultural Construction Method Statement** - amendment.
GB gave some background information on this application. Planning permission has been granted but the parish council can comment.

The parish council's holding objection is maintained because of the continuing uncertainties about the location of the provision of electricity and water supply to the approved new dwellings and the possible impact on features of the Watlington Conservation Area. The map of services recently provided does not appear to show the relevant service runs and is not consistent with the map attached to the Arboricultural CMS.

The appeal decision in December 2019 includes a condition that details of all service runs shall be submitted to and approved in writing by the LPA before development commences. The parish council assumes that this has not been approved yet because of the lack of definitive proposals.

[P23/S0433/RM](#) Land between Pyrton Lane & Cuxham Road

Reserved matters – in relation to 60 dwellings, access, appearance, layout and scale.

[P23/S0431/RM](#) Land off Cuxham Road

Reserved matters – in relation to 60 dwellings, access, appearance, layout and scale.

[P22/S4476/DIS](#) [P22/S4478/DIS](#) Land off Cuxham Road

The latest plans for the Redrow sites do have most of the changes requested. The link from Willow Close to Site B is still to be confirmed, a meeting needs to be scheduled between WPC and Redrow as WPC own the strip of land along Willow Close.

Resolved : GB to send a letter to Emma Bowerman about drainage, porous block paving and the mitigation of impact for the Chalgrove Brook.

10. Decisions

<u>APPLICATION</u>	<u>SODC DECISION</u>	<u>WPC RECOMMENDATION</u>
P23/S1040/HH 70 Hill Road	<i>Permission Granted</i>	No objection
P23/S1055/FUL 33 High Street P23/S1057/LB	<i>Permission Granted</i>	No objection
P23/S1229/HH 13 Prospect Place	<i>Permission Granted</i>	No objection but comments made.

11. Correspondence/Attachments

1. Letter from SODC – Appeal 5 Sheldon’s Piece – **Noted**
2. Email from Roderick Orr to SODC Planning re: P22/S3607/FUL - **It was suggested that WPC email SODC for an update on this application.**
3. SODC re Certificate Lawful Development on Glendale Barn – **Noted**

THERE BEING NO OTHER BUSINESS THE MEETING CLOSED AT 8:20PM