



## MINUTES OF THE 'REMOTE' MEETING OF THE PLANNING COMMITTEE ON TUESDAY 7<sup>th</sup> JULY 2020 AT 7PM

**Present:**

**Councillors:**

Rob Smith (RS) Vice Chair (Chair for this meeting)  
Terry Jackson (TJ)  
Matt Reid (MR)  
Ian Hill (IH)  
Nicky Smallbone (NS)

**Co-opted Member:**

Gill Bindoff, Tony Powell

**Officer:**

Rachel Gill (RG)

**Members of the Public:**

Peter Richardson

- Apologies for Absence  
Andrew McAuley (AM), Alex Basden (AB)
- Minutes of the meeting held on 2 June were accepted by Council on 16 June 2020.  
**Resolved:** That the minutes of the meeting above be agreed as a correct record and that they be signed by the Chairman.  
Minutes of the meeting held on 18 June have not yet been accepted by Council  
**Resolved:** That the minutes of the meeting above be agreed as a correct record and that they be signed by the Chairman.  
The Grove Farm application now has an extension and will most likely be called in by Anna Badcock for consideration by the SODC Planning Committee.
- Declarations of Interest  
P20/S1826/LB Howe Combe Farm Howe Road near Howe Hill OX49 5EY  
Matt Reid knows the applicant and so will not comment or vote.
- Matters Arising  
Grove Farm – see above.  
Barley Mow Cottage. Post meeting note : This application has been withdrawn.
- To consider the following applications:

**P20/S2134/O Chalgrove Airfield**  
Outline Planning Application for Residential-led mixed use development comprising the following elements with all Matters reserved, except Access, as shown on the Land Use and Access Parameter Plan, Building Heights Parameter Plan and the floorspace outlined on the Parameter Schedule.  
Extension received – will be discussed at a special meeting before the deadline of 5<sup>th</sup> August.

**P20/S1722/HH 1 Ingham Lane, Watlington**

Replacing hedge with close boarded fencing 2.2 m in height between brick piers built 35 cm by 35 cm dimension, 2.4 m in height at no more than 3 m centres. At the West (Ingham Lane end) the final brick pier to be replaced by a timber fence post.

No Objection - unanimous

**P20/S1434/HH Chiltern View, 61 Britwell Road, Watlington**

Front entrance extension. New outbuilding. Alterations

WPC Comments : There is some concern over the level of glazing and light spill this may cause. Also the building line for the shed at the front should be checked.

No Objection - unanimous

**P20/S1930/LB 3 Chiltern Gate, Hill Road, Watlington**

Restoration of steel casement windows. Windows comprise 4 double windows at the front, 2 single at the side, and 2 singles at the rear. Additionally, two modern timber single glazed windows are in need of repair/replacement – both at the rear.

WPC Comments: Approve with no objections as long as the Conservation Officer is consulted as it is in the Conservation Area. WPC commend the effort to preserve this locally important building.

No Objection - unanimous

**P20/S1694/LB 1 Shirburn Street, Watlington**

Erection of small pergola to rear of house

No Objection – unanimous. WPC have already approved the householder application – this is identical but for a listed building.

**P20/S1803/HH 3 Saunders close, Watlington**

Erection of a new porch, conversion of existing garage and single storey rear extension.

WPC Comments : There is some concern over the level of glazing and light spill this may cause.

No Objection - unanimous

**P20/S0698/FUL Popes Cottage, Greenfield**

Amendment: amended and additional information received on 19 June.

There is a very detailed bat survey. WPC support recommendations in the report to have new bat boxes, minimise external lighting and have an ongoing mitigation strategy.

No objection As long as the recommendations in the bat survey report - including the recommendations regarding external lighting are included in the conditions.

**P20/S1826/LB Howe Combe Farm Howe Road near Howe Hill OX49 5EY**

Proposed alterations to form two new dormer windows, incorporate new second floor shower room, and upgrade the thermal elements to the existing attic rooms.

This property is grade 2 listed and in the AONB. The only external change is 2 dormer windows.

No Objection – 4 in favour. 1 abstention.

6. To consider the following Amendments

**P20/S1885/DIS Britwell Road, Watlington**

Discharge of condition 9 (tree protection) of application P17/S3231/O Hybrid Application (1). Full application for 183 dwellings and (2) Outline Permission for up to 650 sqm of Use B1a floorspace.

There was some discussion on this. Not many existing trees will still be standing – the emphasis is on replacement and net gain. There are not many trees of a good standard on the site. There is one area of hedgerow which looks like it doesn't need to be removed. It was noted that the appointment of the specialist clerk of works is essential and that further consideration is needed regarding the section of hedging which is not affected by the housing construction.

GB commented that we will keep getting more DIS applications and we need to have a plan on how to deal with them. We have received the Bio-diversity documents.

RG to check if there is an application number yet and get a deadline for responses from Emma Bowerman.

**P20/S1813/DIS Highwood House, Greenfield**

Discharge of Conditions 3 – materials schedule, 4 – landscaping and 5 -arboricultural method statement of P17/S3799/FUL Variation of condition 2 Approved plans (increase in the size of the basement) of Planning Permission P17/S2171/FUL. Demolition of existing dwelling and construction of a replacement dwelling along with replacement stables/groom’s accommodation, relocated tennis court and the provision of a new principal driveway to the house.

WPC would like clarification that a site visit has been made since the last application in 2017.

RG to resend our comments from when we last looked at this application.

7. Decisions

<u>APPLICATION</u>	<u>SODC DECISION</u>	<u>WPC RECOMMENDATION</u>
P20/S1419/LB 46 Couching Street	Listed Building Consent is GRANTED	NO OBJECTION
P20/S1193/HH Pilgrim Cottage	Planning Permission is GRANTED	NO OBJECTION
P20/S1194/LB Pilgrim Cottage	Listed Building Consent is GRANTED	NO OBJECTION
P20/S1399/HH The Mill, Cuxham	Planning Permission is GRANTED	NO OBJECTION
P20/S0338/FUL Little Acres Farm	Planning Permission is GRANTED	NO OBJECTION
P19/S4560/HH Apsley 44 Couching Street	Planning Permission is GRANTED	NO OBJECTION
P20/S1417/HH 25 Cuxham Road	Planning Permission is GRANTED	NO OBJECTION
P19/S4563/LB 44 Couching Street	Listed Building Consent is GRANTED	NO OBJECTION

The decisions were noted.

8. Correspondence

1. P20/S1293/O Application withdrawn - Noted
2. Homes England – Proposals for development at Chalgrove Airfield - Noted
3. Lewknor Neighbourhood Plan re Draft - Noted

9. Any Other Business

**1. SODC Local Plan 2034/5 Examination**

The Hearings will be held later this month. The Pyrton Alliance will be represented at the Hearings (which will be held remotely via Teams) to object to the Edge Road.

**2. Lys Farm Cafe**

There is now a café open by Lys Farm. Is permission required ? RG/KT to investigate.

3. Matt Reid suggested looking at how the view of the night sky from Watlington Hill would change with the construction of Chalgrove and/or Harrington.

4. PR notified that there is a 95 page document on changes to SOLP.

**THERE BEING NO OTHER BUSINESS THE MEETING CLOSED AT 8.47 PM**