



MINUTES OF THE MEETING OF THE PLANNING COMMITTEE ON TUESDAY 7 AUGUST 2018 AT 8PM IN THE COMMUNITY OFFICE

Present

Councillors:

Andrew McAuley (AM) - Chairman
Tom Bindoff (TB)
Terry Jackson (TJ)
Ian Hill (IH)
Fergus Lapage (FL)
Jeremy Bell (JB)

Co-opted Members:

Peter Richardson (PR), Tony Powell (TP)

Officer:

Rachel Gill

Members of the Public:

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- Apologies for Absence
Rob Smith (RS) – Vice-Chairman, Matt Reid (MR).
- Minutes of the meeting held on 3 July, was accepted by Council on 10 July 2018 to be approved
Resolved: That minutes be agreed as a correct record and that they be signed by the Chairman.
- Declarations of Interest
TP – 10 Hill Road
JB – 10 Hill Road and St Leonards Church Hall
- Matters Arising
P/18S1822/FUL 40 Brook Street, Watlington
Erection of 2 x 2 bed cottages and 2 x 4/5 bed detached houses.
AM has written to OCC re: Safety of Access. A very brief reply was received but this did not address the points raised. AM replied again copying Jason Sherwood and Simon Kitson.
This application is waiting for a reply from the SODC Forestry Officer.
There was some discussion over how to progress this.
JB felt that it should go to committee.
PR felt that a site visit was essential. The PC can request a site visit.
Resolved: To gather evidence (photos and list of reasons for site visit, **plus a drawing from JB**)
To include the following points:
 - Excavation by trees
 - Traffic concerns
 - Safety on the road
- To consider the following applications: -
P18/S2203/FUL Allotments Love Lane, Watlington
Erection of poly tunnel on plot 27
NO OBJECTION -Given that WPC make it clear that this does not mean other similar applications will

necessarily be accepted once new allotment regulations are in place.

P18/S2150/LB 48 High Street, Watlington and Amendment 1

Proposed corner infill of previous replacement conservatory lean-to, to create a new rear entrance, lobby and store.

P18/S2149/HH 48 High Street, Watlington and Amendment 1

Proposed corner infill of previous replacement conservatory lean-to, to create a new rear entrance, lobby and store.

Vote 5:1 in favour.

NO OBJECTION. WPC agree with the comments from the Conservation Officer.

P18/S2233/LB 17 High Street, Watlington

Proposed installation of secondary windows.

NO OBJECTION- Unanimous

6. To consider the following Amendments

Discussion on 10 Hill Road and St Leonards Church Hall to be done last due to Declarations of Interest.

P18/S0002/O Shirburn Road, Watlington

Outline application for up to 37 Assisted Living Units, and provision of a Care Home (All C2 Use), 4 staff accommodation units and site access (all other matters reserved for future considerations).

Application considered prior meeting due to SODC deadlines comments submitted (No Objections) 17 Jul 18

P18/S1259/FUL 10 Hill Road, Watlington

Erection of a detached, two storey dwelling with associated parking area and landscaping (as mended by drawings received 4 July 2018).

WPC have previously objected to this application on the grounds of overdevelopment of the site.

There was a lengthy discussion on this matter.

Vote: 5 Against, 1 Abstention

OBJECTION: It was agreed that in principal development of the site was acceptable, However:

- The scale and design are critical
- The site detracts from the setting of the Rectory
- The house is still big for the site
- There are concerns over access, especially if the entrance is directly opposite the entrance to the Carriers pub car park
- There are concerns over the views from the adjacent Conservation Area
- The WNDP Housing Survey showed limited need for 5 bed houses compared to 3 or 4 bed houses

P18/S1681/FUL The Recreation Ground, Shirburn Road, Watlington

Installation of multi-use games area with lighting - site area altered to include pedestrian access and elevations revised as shown on amended plans received 20th July 2018

AM expressed concern that this was rushed through to meet a funding deadline but that this is not now the case.

There are valid points raised by residents on Love Lane, and there is now opportunity to better message this.

Resolved: To defer to next meeting. AM to ask Roger Beattie to withdraw application to allow for more consultation and to address points that have been raised.

TP added that should this be considered in the context of CIL. FP asked for clarification on the lead for this project. The lead is the Operations Committee.

P18/S0294/DIS St Leonards Church Hall, Prospect Place:

Amended and Additional Drainage, info received 17 July 2018.

This was for information only as it is information on water flow and soakaway.

P18/S1902/O The Bungalow Shirburn Road Watlington.

Amended details. Demolition of existing house and erection of up to 5 starter units.

This amendment has been deferred until Sep 18 at request of applicant.

7. Decisions

<u>Application</u>	<u>SODC Decision</u>	<u>WPC Recommendation</u>
P17/S1737/FUL Land off Britwell Road	Consent is REFUSED	Objection
P18/S1508/A The Watlington Club 12 High Street, Watlington	Consent is GRANTED	<i>No Objection</i>
P18/S1508/A The Watlington Club 12 High Street, Watlington	Listed building Consent is GRANTED	<i>No Objection</i>
Glebe Barn Cuxham Road	Planning Permission is GRANTED	<i>No Objection</i>

All decisions were noted.

8. Neighbourhood Plans

Briefing Note on items and next steps for the NP. This was circulated to the group.

PR has prepared a summary of the NPPF and a checklist for the Planning Committee. TP has also looked at a checklist of items to include assessment criteria we used for NP site selection and sustainability objectives.

Resolved: That TP and PR to meet and complete a list to circulate to Members.

TB asked that the Planning Committee have copies of the NPPF and the main WNDP document.

Pyrton NP. Responses have been made by PC and NP Forum.

Gill Bindoff (GB) has drafted a letter to the Pyrton NP examiner, Anne Skippers, on behalf of the WPC advising that the WNDP has now been made. The WPC has requested a public hearing in its submission to the Pyrton NP consultation.

Resolved: WPC to send the letter to Ann Skippers once details of examination publicised.

9. Pyrton's Draft Conservation Area Appraisal.

GB and AM met with the Conservation Officer. It was felt that there would be no impact on the WNDP and Edge Road. Draft comments on the Pyrton Conservation Area Appraisal were circulated to the committee.

Resolved: Email comments on draft submission to AM who will amend and submit the document.

10. Terms of Reference

Draft Terms of Reference were circulated for review by the committee.

Minor changes:

- Change number of members to a minimum of 8.
- Can co-opt as required
- Quorum of 3

Resolved: Members to review and send comments to AM

11. Planning Committee Training Meeting

The idea if for this session to enable the Committee to go through mock discussions on one large scale and one small scale site.

PR suggested asking someone from SODC to come along and talk about what they expect from a planning committee working with a NP.

The NP Advisory Group should also present to the group.

12. Correspondence

- 1) SODC Local Development Scheme
- 2) S O'Ferrall South & Vale Council re S.106 & CIL Information
- 3) Thomas Cockhill OCC: re Comments on P18/S1822/FUL

- 4) Email from IH to Morgan Llewelyn re Air Quality
- 5) Email from Ricardo Rios re: Special Cabinet meeting for Benson and Watlington NPs.

All Correspondence was noted

13. Any Other Business

THERE BEING NO OTHER BUSINESS THE MEETING CLOSED AT 10PM