



Watlington Parish Council

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MINUTES OF THE MEETING OF THE PLANNING COMMITTEE ON TUESDAY 7th JUNE 2022 AT 7PM HELD ON ZOOM

Present:

Councillors:

Andrew McAuley (AM) - Chair
Matt Reid (MR) – Vice-Chair
Alex Basden (AB)
Ian Hill (IH)

Co-opted Members:

Gill Bindoff (GB)

Officer:

Kristina Tynan

Member of the Public:

1. Election of Chair

Ian Hill nominated Andrew McAuley and this was seconded by Alex Basden. There were no other nominations.

Resolved: That Andrew McAuley be elected as Chairman.

2. Apologies for Absence

Terry Jackson, Rob Smith and Tony Powell.

3. Election of Vice-Chair

Andrew McAuley nominated Matt Reid and this was seconded by Ian Hill. There were no other nominations.

Resolved: That Matt Reid be elected as Vice-Chairman.

4. To approve the Minutes of the meeting held on 3rd May 2022 which were accepted by Full Council on the 10th May 2022

Resolved: That the minutes of the meeting above be agreed as a correct record and that they be signed by the Chairman.

5. Declarations of Interest

[P22/S1978/HH](#) 6 Prospect Place – Alex Basden declared a pecuniary interest in this application as the applicant is related to him.

[P22/S1959/FUL](#) MUGA Watlington Sports Club- AM said that he has been involved with the Business Case.

6. Matters Arising

There were none.

7. Review of Terms of Reference

There were several changes suggested and these will be incorporated before being sent to Full Council for approval

8. To consider the following applications:

[P22/S1560/HH](#) 5 Lilacs Place

Replace existing window with similar conservation window

NO OBJECTION -UNANIMOUS

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. The property sits within the Watlington Conservation Area (WCA) however, it is not listed and is sited well back from Brook Street. The replacement of like for like is welcomed by the WPC.

[P22/S1583/HH](#) 24 Church Street

New front porch and new rear extension

NO OBJECTION -UNANIMOUS

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. The property sits within the Watlington Conservation Area (WCA) however, it is a relatively modern mid terrace property and is not significant within the street scene of Church Street. The plans reflect the property's scale and will provide a more flexible living space. The proposal does not conflict with any of the policies contained in the WNDP. WPC does however, note the extensive use of glazing in the design and the potential impact on the nocturnal wildlife due to light spill during the hours of darkness.

[P22/S1585/HH](#) 8 Gorwell

Demolition of single storey side annex and replace with two storey side extension and single storey rear extension and internal modifications.

NO OBJECTION -UNANIMOUS

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. The property sits within the Watlington Conservation Area (WCA) and although it is not listed it is a significant property within the street scene of Gorwell. The plans reflect the property's scale and position within the WCA and, as such, do not conflict with any of the policies contained in the WNDP. WPC notes that there is extensive use of glass along the rear of the extensions and expresses concern regarding the potential for light spill and therefore, the potential for a negative impact on the nocturnal wildlife in this central part of the CA.

[P22/S1640/FUL](#) Cuxham Road

Construction of temporary vehicular access

OBJECTION – UNANIMOUS

Applicable WNDP Policies:

P3 Conserve and Enhance the Natural Environment

WPC objects on the grounds that there is insufficient information on which to make a judgement. WPC concurs with the comments made by both the OCC Transport Planning and Drainage Officers and, in addition, would like to see an environmental impact statement in relation to the Watlington Brook, the chalk stream (an Environment Agency designated main river) that runs parallel to the Cuxham Road on the opposite side to the proposed temporary entrance. This stream is within 20 meters of the

proposed entrance and therefore, a plan to mitigate/divert any surface water run-off from the entering or contaminating the Brook must be submitted before permission is granted. This should also include measures to protect the verge on the opposite side of the Cuxham Road so that construction traffic does not damage to the verge causing soil and pollution to enter the chalk stream.

[P22/S1642/FUL](#) Cuxham Road

Construction of temporary vehicular access

OBJECTION – UNANIMOUS

Applicable WNDP Policies:

P3 Conserve and Enhance the Natural Environment

WPC objects on the grounds that there is insufficient information on which to make a judgement. WPC concurs with the comments made by both the OCC Transport Planning and Drainage Officers and, in addition, would like to see an environmental impact statement in relation to the Watlington Brook, the chalk stream (an Environment Agency designated main river) that runs parallel to the Cuxham Road on the opposite side to the proposed temporary entrance. This stream is within 20 meters of the proposed entrance and therefore, a plan to mitigate/divert any surface water run-off from the entering or contaminating the Brook must be submitted before permission is granted. This should also include measures to protect the verge on the opposite side of the Cuxham Road so that construction traffic does not damage to the verge causing soil and pollution to enter the chalk stream.

[P22/S1664/HH](#) 18 Brook Street

Replacement of side gate with automated wooden gate.

NO OBJECTION -UNANIMOUS

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. The style and scale of the proposed gate are in keeping with the property's location within the Watlington Conservation Area.

[P22/S1724/PDS](#) 82 Shirburn Road

Erection of first floor to existing detached single storey dwelling

OBJECTION -UNANIMOUS

Applicable WNDP Policies:

P1 Protect and Enhance the Character of Watlington and the historic Setting of the Town

WPC objects to this application. WPC acknowledges that the original bungalow offers limited accommodation and a layout that might not meet modern living needs however, a two-storey extension would not be in keeping with its immediate neighbours or the surrounding area. The property backs on to the AONB and therefore, would impact the views of the that part of the town from the Chilterns ridge. No 82 is the first of a row of nine bungalows that mark the start of the built form of the town and as such, it is an important building in the street scene of Shirburn Road. WPC is also concerned about the potential loss of a single storey house, a resource that is in high demand in the town. Every effort must be made to maintain bungalows where they exist.

[P22/S1751/HH](#) 7 Spring Lane

Demolition of rear single storey extension and construction of new single storey and two-storey rear Extension.

NO OBJECTION -UNANIMOUS

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. The property sits within the Watlington Conservation Area (WCA) however, it is not listed nor is it a building of heritage interest. The plans reflect the need to modernise the property and are in keeping with the scale and design of neighbouring buildings. The revised layout will offer much better family living accommodation. This proposal does not conflict with any of the policies contained in the WNDP. WPC notes that there is extensive use of glass along the rear of the extensions and expresses concern regarding light spill and therefore, the potential for a negative impact on the nocturnal wildlife.

[P22/S1931/T28](#) Christmas Common Englands Game Farm
Installation of electronic communications apparatus

NO OBJECTION -UNANIMOUS

Applicable WNDP Policies:

P3 Conserve and Enhance the Natural Environment

WPC has no objection to this application. This application is for permitted development within an already established communications site. The proposed works are assessed not to have a detrimental impact on the surrounding environment.

[P22/S1959/FUL](#) Watlington Sports Club
Development of a multi-use games area.

NO 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

WPC has no objections to this application. This application is a resubmission of an application that was approved in 2019. Work was unable to commence until CIL funding had been secured from the new major developments to the west and north of the town. The MUGA is a major community project to enhance the sporting and recreational facilities of the town. It will form the foundation of further work to develop the Watlington Recreational Ground. The concerns of residents were noted. New toilet facilities will be provided as part of the Recreation Ground development. The lack of parking is major problem within the town. This issue is being addressed as part of wider traffic management proposal. Finally, the location on the application should be amended to read Watlington Recreation Ground, Shirburn Road, Watlington OX49 5BZ.

[P22/S1978/HH](#) 6 Prospect Place
Demolition of rear and side extensions and construction of new single storey and two storey side
And rear extensions. Construction of a new detached double garage annexe building.

NO OBJECTION -UNANIMOUS

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. The property sits within the Watlington Conservation Area (WCA) and although it is not listed it is a significant property within this part of the CA. That said, the proposal is sympathetic to the nature of the CA along Prospect Place and will restore balance with No 8 Prospect Place. The plans provide much better accommodation and will allow for off street parking (much needed in this area). WPC notes that the scale of the extension and the inclusion of a large garage will cause, an inevitable, loss of both garden space and biodiversity. There is disproportionate use of glass along the rear of the extensions with the potential for light spill and therefore, the

potential for a negative impact on the nocturnal wildlife in this central part of the CA.

[P22/S1979/FUL](#) The Carriers Arms

Change of use of first floor to serving space from staff flat.

NO OBJECTION -UNANIMOUS

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. The Spire & Spoke is a popular pub within the core area of Watlington and as such is widely used by both local residents and visitors to the town. The additional hospitality (lounge) area as well as the additional ladies' toilets will greatly improve the facilities on offer. The new casement windows will balance the exterior appearance and allow more natural light into the upstairs lounge area.

9. Amendments / Discharge of Conditions /Legal Agreements

[P22/S1841/DIS](#) Bulrushes 12 Cuxham Road – Noted and no comments made.

Noted – No comment.

[P21/S0035/DIS](#) Popes Cottage Greenfield – WPC would like to see more mixed native hedging.

Noted – WPC has concerns about the loss of biodiversity on the site and would prefer to see the proposed new clipped Yew hedge replaced by a mixed native hedgerow.

10. Decisions

<u>APPLICATION</u>	<u>SODC DECISION</u>	<u>WPC RECOMMENDATION</u>
P21/S5280/FUL The Main House Watlington Park	<i>Planning Permission is GRANTED</i>	No Objection
P22/S0975/HH Launderers Farm Northend	<i>Planning Permission is GRANTED</i>	No Objection

All decisions were noted.

11. Correspondence/Attachments

Richard Lee: White Mark Farm glamping application.

Tom Wyatt SODC: White Mark Farm glamping application. This was noted. It seems that there may have been some information.

Marc Pullen: Certificate of Lawful development – Newlands Platt.

All correspondence was noted.

12. Any Other Business

THERE BEING NO OTHER BUSINESS THE MEETING CLOSED AT 8.24PM