



## MINUTES OF THE MEETING OF THE PLANNING COMMITTEE HELD ON TUESDAY 7<sup>th</sup> MARCH 2023 AT 7PM ON ZOOM

**Present:**

**Councillors:**

Andrew McAuley (AM) – Chair  
Ian Hill (IH)

**Co-opted Members:**

Nick Thomas

**Officer:**

Kristina Tynan (KT)

**Members of the Public:**

Denise Mallon

This meeting was not quorate, but comments were agreed by the 3 members present.

1. Apologies for Absence  
Matt Reid, Alex Basden, Rob Smith, Tony Powell, Gill Bindoff
2. To approve the Minutes of the meeting held on 7<sup>th</sup> January 2023 which were accepted by Full Council on the 14<sup>th</sup> February 2023  
Agreed that these were a correct record.
3. Declarations of Interest  
There were none notified.
4. Matters Arising  
There were none.
5. To consider the following applications:  
[P23/S0427/HH](#)  
6 Quarrington Place Watlington OX49 5JQ  
Removal of existing rear conservatory and replacement with single storey rear extension

### No Objection

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 objection to this application. This proposal for a modest single storey extension to replace an existing conservatory will have no material impact on either the character and historic setting of Watlington or the natural environment. The reduction of the use of glazing is welcomed and should have a positive impact on the nocturnal wildlife.

### [P23/S0301/HH](#)

Whites Cottage 42 Chapel Street Watlington OX49 5QT  
Installation of photovoltaic solar panels to tiled outbuilding.

## 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 application. The installation of a renewable energy source is welcomed, and it is felt that the design, style and position of the proposed panels will not have a detrimental impact on the WCA or the street scene along Chapel Street. WPC believes the panels should be slimline in order to be as unobtrusive as possible.

6. To consider the following amendments/Discharge of Conditions:

[P22/S3582/HH](#) Whistlers Station Road

Amended details.

## OBJECTION

**Comment:** Our previous concerns have not been addressed and therefore our comments dated 7<sup>th</sup> November 2022 are still extant. They have been reproduced below for ease of reference.

WPC response to application P22/S3582/HH Whistlers, Station Road Pyrton. Although this application is in Pyrton parish, it is close to the parish boundary and Watlington parish council considers that it would have an adverse impact on the AONB. The reasons for objecting to this application are as follows:

1. The proposed construction of a first floor to this small single storey dwelling is disproportionate to the scale of the dwelling and would have an adverse visual impact on the surrounding part of the AONB. At present the building is unobtrusive in the landscape but the new extension would be highly visible, especially to users of the Oxfordshire Way.
2. The design of the extension is not appropriate as it includes a large roof light which is likely to generate significant upward light spill. This should be avoided in the AONB in order to protect dark skies. Artificial light at night is harmful to night-time wildlife and should be kept to a minimum.
3. Although the use of solar panels for generating electricity is supported in principle, they are not appropriate in this location as the glare from them would be intrusive in distance views.
4. There is no Landscape and Visual Impact Assessment for this application. As this application is in a sensitive area this should be required.
5. The parish council supports the concerns of the owners of Pyrton Hill House. The upward slope of the land would result in overlooking from the first storey extension which would be unneighbourly without effective landscaping.
6. The parish council is also concerned that there is no provision for the parking of vehicles associated with the dwelling and the Cattery within the site. This results in the parking of several vehicles alongside the Oxfordshire Way where there is no appropriate tree or hedge screening

[P22/S1642/FUL](#) [P22/S1640/FUL](#)

Temporary vehicle access Cuxham Road Watlington – amended details.

This is for a temporary road to the show homes.

## No Objection

Applicable WNDP Policies:

P3 Conserve and enhance the natural environment

WPC has no objection to this application. However, the Parish Council still has concerns about the possible contamination of the chalk stream on the opposite side of the Cuxham Road from the proposed therefore, the drainage measures stated in the Vectos report to mitigate surface water runoff must be fully implemented prior to the operational use of the entrances. Also, a condition of approval must include the full restoration of the land both within the site and along the bank adjoining the Cuxham Road.

[P23/S0475/DIS](#)

Lower Dean Cottage Howe Road near Watlington OX49 5ES

Discharge of conditions 4 (tree protection), 5 (glass coating for external glazing), 6 (wildlife protection) & 7 (ecology) on application reference number P22/S2027/HH (Two storey rear and first floor side extensions).

**Noted**

[P22/S4476/DIS](#), [P22/S4478/DIS](#) Land off Cuxham Road – These are discharges for Highway issues for the Cuxham Site . Concern was raised about the trees and the chalk stream.

**Noted**

7. Decisions

<b><u>APPLICATION</u></b>	<b><u>SODC DECISION</u></b>	<b><u>WPC RECOMMENDATION</u></b>
Glebe Farm P22/S4602/HH	<i>Permission Granted</i>	No objection
5 Sheldons Piece P22/2486/HH	<i>Permission Granted</i>	No objection
8 Gorwell P23/S0069/HH	<i>Permission Granted</i>	No objection
15 Britwell Road P22/S3799/HH	<i>Permission refused</i>	No objection

Permissions were noted.

8. Correspondence/Attachments

1. SODC – Review of Cuxham Conservation Area consultation
2. Craig Bower OCC Digital Infrastructure – Airband wooden poles
3. Emma Bowerman SODC. Withdrawn Applications:

- P22/S0858/RM – Land between Pyrton Lane and Cuxham Road – Edge Road
- P22/S0893/RM – Land between Pyrton Lane and Cuxham Road – reserved matters
- P22/S1302/RM – Land between Pyrton Lane and Cuxham Road – reserved matters
- P22/S1303/RM – Land between Pyrton Lane and Cuxham Road – Edge Road
- P22/S4464/DIS – Land off Cuxham Road – Lighting plan
- P22/S4477/DIS – Land off Cuxham Road – Lighting plan
- P22/S4481/DIS – Land off Cuxham Road – Pedestrian, cycle and vehicle access
- P22/S4482/DIS – Land off Cuxham Road – Pedestrian, cycle and vehicle access

4. The Planning Inspectorate – Appeal decision – Former Chalk Pit Lys Mill. Appeal Dismissed.

All correspondence was noted.

9. Any Other Business

**P23/S0431/RM – Land of Cuxham Road, Watlington and P23/S0433/RM – Land between Pyrton Lane and Cuxham Road, Watlington** – This has just been received and has a deadline of 31<sup>st</sup> March. The Clerk has asked for an extension from Emma Bowerman. However, if this is not granted we will need to have a special planning meeting to discuss these important applications.

**THERE BEING NO OTHER BUSINESS THE MEETING CLOSED AT 8PM**