



## MINUTES OF THE 'REMOTE' MEETING OF THE PLANNING COMMITTEE ON TUESDAY 2nd JUNE 2020 AT 7PM

**Present:**

**Councillors:**

Andrew McAuley (AM)  
Terry Jackson (TJ)  
Matt Reid (MR)  
Ian Hill (IH)  
Nicky Smallbone (NS)  
Alex Basden (AB)  
Rob Smith (RS)

**Co-opted Member:**

Gill Bindoff, Tony Powell

**Officer:**

Rachel Gill (RG)

**Members of the Public:**

Robin Wilson  
Ingemar Jonsson (P20/S1195/FUL)  
Andy Paterson  
Robert Elgood

1. Apologies for Absence  
None

2. Minutes of the meeting held on 5 May were accepted by Council on 19 May 2020.  
**Resolved:** That the minutes of the meeting above be agreed as a correct record and that they be signed by the Chairman. One correction was needed on the Church Hall Application – the meeting had agreed to request a visit from the enforcement officer ASAP.  
**RG to send a reminder to SODC on this matter.**

3. Declarations of Interest  
P20/S1657/HH 18 Ash Close. Rob Smith is a neighbour and stated he would not comment or vote on this application.

4. Matters Arising  
Church Hall application – see above.

5. To consider the following applications:

**P20/S0866/LB Barley Mow Cottage, 13 High Street, Watlington**

First floor rear extension and associated alterations

**P20/S0865/HH Barley Mow Cottage, 13 High Street, Watlington**

First floor rear extension and associated alterations

**Deferred to next meeting as additional information has been submitted by the immediate neighbours and also awaiting outcome of Conservation and Case Officer visit. Note, site visit by PC members has not been undertaken because of Covid-19 restrictions.**

**P20/S1195/FUL Grove Farm Patemore Lane Pishill**

Erection of 6 holiday pods, landscaping and parking

We asked for an extension to next month but Tom Wyatt (SODC planning officer) has made a site visit and a decision is needed by the 23<sup>rd</sup> June. A decision needs to be made and an extraordinary meeting will be required. AM suggested a site visit in the next 7 days and a meeting on the 16<sup>th</sup> June. Any site visit would need to meet SODC Site visit protocol, to include only 2 councillors at a time because of Covid-19 restrictions and ensure social distancing is observed. Separate cars will have to be used.

**Resolved: AM and IH to visit.**

**Resolved: Meeting to be arranged. Post meeting note : this will be on the 11<sup>th</sup> June**

**P20/S1446/T28 10 Prospect place Watlington**

BT installation of 9m wooden pole (7.2m above ground)

**Permission Granted 19/5/2020**

**P20/S1417/HH land opposite 25 Cuxham Road Watlington**

Extension to the side of home office

**NO OBJECTION:** Vote: 5 in favour, 1 abstention

Applicable WNDP Policies:

P1 Protect and Enhance the Character of Watlington and the historic Setting of the Town  
WPC has no objection to this proposal. WPC notes that the proposal is for a change of use from home office to residential. The plot lies within the Watlington Conservation Area (CA) however, the proposed extension to the existing home office will not have a detrimental impact on the CA and will not impact on neighbour amenity. Overall, the proposal complies in full with policy P1 (a, c, & d) of the WNDP.

**P20/S1419/LB 46 Couching Street**

Ground floor structural alterations at kitchen/dining area

**NO OBJECTION – UNANIMOUS**

Applicable WNDP Policies:

P1 Protect and Enhance the Character of Watlington and the historic Setting of the Town  
WPC has no objections to this application. The alterations are all internal and are considered minor structural works that do not affect the nature of the listed status of the building. WPC notes that the enlargement of the skylight has the potential for light spill and detrimental impact on the dark skies within the CA and recommends that blinds are installed to minimise impact. Otherwise, the proposal complies in full with policy P1 (a, b, & c) of the WNDP. It respects the local and historic character of the property and will not alter or affect the nature of the streetscape along Couching Street.

**P20/S1528/HH The Well House 34 High Street Watlington**

Demolition and rebuild of single 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 objections to this application. The demolition and rebuild of the rear extension will have no impact on the listed and heritage aspects of the property. Indeed, the proposed new extension will enhance the aesthetics of the rear of the building while, at the same time, offering better use to the overall accommodation. The use of a contemporary design, that easily differentiates between historic and modern eras, produces a much more satisfactory overall concept. However, WPC has concern about light spill from the new large glass wall and

recommends blinds or other covering to minimise the impact on the dark skies in the centre of the WCA. All the proposed internal alterations to the listed portion of the building are in keeping with the historic nature of the property and will conserve the structure in a manner that preserves its character and history. Therefore, the proposal complies in full with policy P1 (a, b, c, d & e) of the WNDP. It respects the local and historic character of the property and the town centre and will not alter or affect the nature of the streetscape along High Street.

**P20/S1530/LB The Well House 34 High Street Watlington**

Demolition and rebuild of single 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 objections to this application. The demolition and rebuild of the rear extension will have no impact on the listed and heritage aspects of the property. Indeed, the proposed new extension will enhance the aesthetics of the rear of the building while, at the same time, offering better use to the overall accommodation. The use of a contemporary design, that easily differentiates between historic and modern eras, produces a much more satisfactory overall concept. However, WPC has concern about light spill from the new large glass wall and recommends blinds or other covering to minimise the impact on the dark skies in the centre of the WCA. All the proposed internal alterations to the listed portion of the building are in keeping with the historic nature of the property and will conserve the structure in a manner that preserves its character and history. Therefore, the proposal complies in full with policy P1 (a, b, c, d & e) of the WNDP. It respects the local and historic character of the property and the town centre and will not alter or affect the nature of the streetscape along High Street.

**P20/S1399/HH The Mill Cuxham**

Erection of a garden shed

**NO OBJECTION – UNANIMOUS**

The application sits within the Cuxham and Easington Parish. WPC has no objections to this proposal however, it fully supports the comments of the Conservation Officer regarding the need for a schedule of external materials to be submitted to the LPA.

**P20/S1372/FUL Highwood, Greenfield, Christmas Common**

Replacement dwelling, replacement stables/groom's accommodation, relocated tennis court and new principal driveway.

**NO OBJECTION:** Vote: 5 in favour, 1 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. The application is identical to P17/S2171/FUL for which planning permission was granted on 22<sup>nd</sup> August 2017. The development of the site in accordance with the submitted plans complies with the policies P1 and P3 of the WNDP. However, in order to ensure that there is no detrimental impact to the local ecology an updated bat survey should be carried out as detailed by the Countryside Officer. Also, to ensure that the dark skies within the AONB are protected an external lighting scheme should be submitted for approval by the LPA this should include the lighting along the new driveway, any external lighting to the property and the floodlighting associated with the tennis court (if any). The scheme should be enforced through the imposition of a planning condition.

**P20/S1657/HH 18 Ash Close Watlington**

Single storey rear and side extension

**NO OBJECTION:** Vote: 6 in favour, 1 abstention

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 single storey extension and alterations to the internal layout of the property will provide a more flexible standard of living accommodation. The development of this property does not conflict with any of the policies contained in the WNDP. However, WPC notes there is potential for light spill from the rear glass doors and recommends that blinds are installed to minimise any detrimental impact on the dark skies along the edge of Watlington.

**P20/S1586/HH 7 Gorwell Watlington**

Proposed ground and first floor extension

**NO OBJECTION:** Vote: 6 in favour, 1 abstention

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 proposed extension to both the ground and first floor as well as the alterations to the internal layout of the property will provide a more flexible standard of living accommodation. The property sits within the Watlington Conservation Area however, it is a relatively modern bungalow style property that is not listed or of heritage interest. WPC notes that the garage will have to be demolished to allow for the new extension however, parking space for two vehicles is retained. There is some concern the proximity of the extended 7 Gorwell to its neighbour at 5 Gorwell. However, the proposed development does not conflict with any of the policies contained in the WNDP.

6. To consider the following Amendments

P20/S0102/DIS 3 Shirburn Road Watlington

Revised material schedule 26/3/2020 – Noted no comments

P20/S1601/FUL 1 Orchard Walk

Variation of condition 2 - Noted

**NO OBJECTION:**

WPC supports the recommendation that a condition is placed on the properties such that they are classified as C3 retirement. These properties should be occupied in accordance with the recommendations in the proposed condition.

7. Decisions

<b><u>APPLICATION</u></b>	<b><u>SODC DECISION</u></b>	<b><u>WPC RECOMMENDATION</u></b>
P20/S0338/FUL	Granted	No objections

The decision above was noted.

8. Correspondence

1. Phil Crockett – re Methodist Church Roof – attached.

**Resolved: Listed Building Consent will be needed, Phil Crockett to be advised to contact SODC.**

2. P20/S0338/FUL Little Acres Farm Cuxham - For information only – reduced dwelling size.

**Noted – permission has been given.**

3. Mrs Sands – Objection to Barley Mow Applications - **Noted**

#### 4. Ingemar Jonsson – Objection to Grove Farm application –**Noted**

#### 9. Any Other Business

##### **1. Bloor Homes discharge of conditions.**

Bloor Homes have commenced submitting paperwork in relation to the discharge of conditions imposed on the development. There are over 30 conditions in total, many of which are technical in nature and for which WPC would have no comment. However, there are several that have a direct impact on the local community and the area surrounding the development. SODC (Emma Bowerman) and Bloor Homes (David Joseph) are happy for WPC to input comments. SODC will record the comments alongside the discharge of condition application. WPC have already received paperwork for two conditions; the Construction Management Plan (including the Construction Traffic Management Plan) and the Arboricultural Method Statement. GB suggested a system be put in place to review these documents as they arrive.

It was agreed that GB/AM forward to the NPAB and Planning Committees for comment and they will collate the information.

AM had chased up Susan Halliwell for OCC update. He received an answer from Jason Sherwood today and will circulate this tomorrow.

##### **2. SODC Local Plan 2034/5 Examination**

WPC has already submitted comments to the examiner on SODC LP34. The public examination of the LP will commence in July this year under virtual conditions. An item on the LP34 has been added to the agenda for the next NPAB on the 8<sup>th</sup> June. Recommendations on any action required will be submitted to the next meeting of the Full Council in June.

##### **3. CIL**

Bloor Homes will pay its first tranche of CIL (£300,000) shortly. WPC will be entitled to 25% (£75,000). This sum should be paid to the Parish later this year therefore, the council will have approximately £1000,000 held in its CIL budget by Q4 2020. WPC will have to set spending priorities and monitor the timescale for project completion. There is a time limit on the use of CIL by parish councils. The WNDP already includes potential priority areas for CIL expenditure. GB suggested the Strategy Committee should consider this.

**Resolved:** NPAB to send a note to Nick Hancock about CIL

##### **4. SO Sustainable**

Roger Beattie asked the PC to consider the issue of whether running a business from home without planning permission was permitted. The Parish Clerk was attempting to find out more information from the business owner regarding the its status. WPC notes that this business has provided a very useful service for the local community during the lockdown.

**Post Meeting Note:** The owner is aware of the rules and the business was due to move to the Watlington Scout Hut earlier this year however, the move had to be postponed due to the present pandemic restrictions. The planning regulations governing running business from home have been suspended during the Covid-19 restriction period. SODC have inspected the business and are aware of the circumstances.

##### **5. GB raised the Reserved matters on the Beechcroft Site (Pyr1).**

WPC have sent a statement and cannot comment. RG to email Anna to see if she is attending the meeting and could speak in support of the application.

**THERE BEING NO OTHER BUSINESS THE MEETING CLOSED AT 9.11PM**