



Watlington Parish Council

Parish Clerk: Kristina Tynan
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MINUTES OF THE PLANNING COMMITTEE HELD ON TUESDAY 7th DECEMBER 2021 AT 7PM ON ZOOM

Present:

Councillors:

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

Co-opted Member:

Gill Bindoff (GB)

Officer:

Kristina Tynan

Member of the Public:

1

1. Apologies for Absence
Margaret Noon, Tony Powell
2. To approve the Minutes of the meeting held on 2nd November 2021 which were accepted by Full Council on the 9/11/2021
One change was agreed, Britwell Salome is a Parish Meeting not a Parish Council.
Resolved: That with the change noted above that these minutes of the meeting be agreed as a correct record and that they be signed by the Chairman.
3. Declarations of Interest
[P21/S4480/HH](#) 7 Stonor Green, AB declared a personal interest in this application as he is friends with the applicant and therefore took no part in discussion and did not vote.
[P21/S4885/HH](#) 7 Allnut Close- RS declared an interest in this as he is a Trustee of the Charity who owns West Meadow. He took no part in discussion and did not vote.
4. Matters Arising
Mobile Home Issue – AM had undertaken to investigate the legality of siting a mobile home in a private garden. The mobile home, because it is 'mobile' is classified alongside caravans and the owner is entitled to site it in his garden without planning permission. It must be ancillary to the property and can only be used as accommodation by members of the direct family. In short, the siting of a mobile home in a private garden does not need planning permission.
5. To consider the following applications:
[P21/S4597/LB](#) Gardeners Cottage Watlington Park
Replacement of sash windows with similar double-glazed windows.

NO OBJECTION – UNANIMOUS

Applicable WNDP Policies:

P3 Conserve and Enhance the Natural Environment

WPC has no objection to this proposal. The properties mentioned in the application are not listed however, they sit within the curtilage of Watlington Park house and the AONB. That said, WPC commends the applicant for the sympathetic manner in which the windows will be replaced using double glazed units. The proposed style and materials of the frames (replacing like with like) is wholly appropriate for the age and design of the buildings.

[P16/S2576/O](#) Land off Pyrton Lane – amendment 6
Up to 100 residential dwellings.

Vote: 5 in favour, 1 abstention

NO OBJECTION

WPC's response to this application is being coordinated with Pyrton Parish Council. It is felt that the amended application has delivered a majority of what both Pyrton and Watlington require from this outline application. The applicant has agreed to a voluntary Grampian Condition restricting and development of the site until the Edge Road application has been approved. This is a major concession. WPC will continue to work closely with Pyrton to ensure that both communities needs are met. WPC would like to see the present footpath linking Pyrton Lane and the school/allotments upgraded to a bridleway and resurfaced so that there is a green route connecting sites B & C through to the Watlington recreation Ground. This is a priority to ensure that the sites top the north of Watlington are not isolated.

[P21/S4480/HH](#) 7 Stonor Green, Watlington
Single storey rear extension with additional windows and doors.

Vote: 2 in favour, 2 against, 1 abstention

The Chairman than cast his chairman's vote in favour.

NO OBJECTION

WPC has no objection to this proposal. The property sits within the Watlington Conservation Area (WCA) on the edge of the AONB however, it is a relatively modern building and has no heritage value. It is assessed that the proposed extension is relatively modest in size and will provide greater ground floor utility. However, WPC does have concern regarding the extensive use of glazing along the southwest elevation, including the roof lights. There is a very real potential for a detrimental impact on the dark skies of the AONB and thus the local night wildlife. WPC requests that a condition of approval is that any light spill is minimised in order to protect wildlife.

[P21/S4875/HH](#) 3 Wiggins Walk, Watlington
Proposed garden office

Vote; 5 in favour, 1 abstention

NO OBJECTION

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

WPC has no objection to this proposal. The site for the proposed garden office sits within the Watlington Conservation Area (WCA) however, its position is shielded from view and therefore, its scale and the materials used in its construction will not impact on the neighbouring properties, nor will it impact on the WCA.

[P21/S4885/HH](#) 7 Allnut Close
New roof with increased pitch and dormer windows

Vote: 4 in favour, 1 abstention

NO OBJECTION

- 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 proposal. The property sits within the Watlington Conservation Area (WCA) on the edge of West Meadow. The proposed design will match the properties on the opposite side of Allnut Close and therefore, will not impact the local street scene. The modest increase in glazing associated with the new bedroom windows and sky lights will not have a detrimental impact on the dark skies of the WCA. It was noted that the views from West Meadow back towards the WCA will be altered however, the impact was felt to be minimal.

[P21/S4960/FUL](#) 8 Gorwell Watlington
Change of use from office to residential

NO OBJECTION – UNANIMOUS

WPC has no objection to this proposal indeed, WPC welcomes the change of use of this property; returning it to a residential dwelling. However, WPC believes that should the two office rooms (as indicated on the proposed plan) be retained for that use they must be ancillary to the main property and should not be used in a separate business capacity. Also, the garden land to the rear must be retained and the rear wall should not be topped by a closeboard fence in order to protect this important feature from damage.

- 6. Amendments / Discharge of Conditions /Legal Agreements
[P21/S3926/FUL](#) Former Chalk Pit Land adjacent to Lys Mill
Amendment: tree report and tree projection plan

[P21/S3594/DIS](#) Coates Farm Coates Lane
Ecological report

These discharges of conditions were noted.

- 7. Decisions

<u>APPLICATION</u>	<u>SODC DECISION</u>	<u>WPC RECOMMENDATION</u>
P21/S4537/DIS The Mill Cuxham	<i>Planning Permission is GRANTED</i>	No Comment
P21/S2464/LB The Well House	<i>Planning Permission is GRANTED</i>	No Objection
P21/S3969/LDP 11 Springfield Close	<i>Planning Permission is GRANTED</i>	No Comment
P21/S4043/LB The Howe Howe Road	<i>Planning Permission is GRANTED</i>	No Objection
P21/S3922/HH 8 Allnut Close	<i>Planning Permission is GRANTED</i>	No Objection
P21/S4090/FUL The Main House	<i>Planning Permission is GRANTED</i>	No Objection

The decisions above were noted.

- 8. Correspondence/Attachments
Letter from Emma Bowerman re: P19/S4585/O Land at Britwell Road – The third application has been withdrawn.

SODC – Notification of Officers Recommendation to Approve P21/S0047/FUL– Grove Farm, Pishill with Stonor application for 6 holiday pods at the SODC Planning Committee - 15th December
and do we wish to speak at the meeting.

AM reported that he has spoken to Tom Wyatt regarding this, and he has stated that this is very disappointing and not what the local parishes were expecting. It was agreed that we send a representative to speak at the meeting. We will contact Pishill with Stonor and Sywncombe Parishes to see if they will be speaking as the 5 minutes allocated would need to be shared. It was also agreed to email every member of the SODC Planning Committee sending our 8-page objection to this application and also to urge them to visit the site in order to better understand the implications of this application on the area. It was noted that the case officer, in his report to the SODC Planning Committee, has not addressed the Watlington NP policies. AM will write to Paula Fox to highlight the concerns over the lack of communication between the case officer and the Parish Council prior to the publication of his report and what seems to be a disregard for the statutory position of neighbour plans.

THERE BEING NO OTHER BUSINESS THE MEETING CLOSED AT 8.36PM