



Watlington Parish Council

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MINUTES OF THE MEETING OF THE PLANNING COMMITTEE HELD ON TUESDAY 3rd DECEMBER AT 7PM IN THE PARISH OFFICE

Committee Members:	Gill Bindoff (GB) –Chair - Co-opted Karyn Buck (KB) Steve Bolingbroke (SB) Nicky Smallbone (NS) Denise Mallan (DM)
Co-opted Members:	Tony Powell (TP), Bob Nock (BN)
Officer:	Kristina Tynan (KT)

110/24 Apologies for Absence

Ian Hill, Sylvia Glover, Keith Jackson.

111/24 To approve the Minutes of the meetings held on 5th November and 11th November 2024.

The minutes of the meeting held on 5th November were accepted by Full Council on the 8/10/24.

Resolved: That the minutes of the meeting held on 5th November were agreed as a correct record and that they be signed by the Chair.

The minutes of the meeting held on 11th November were amended to include a further point raised by residents of Christmas Common and were then agreed to be a correct record of the meeting.

112/24 Declarations of Interest

P24/S1240/S73 40 Brook Street Watlington- SB and KB declared an interest in this application as they are neighbours to this site. They did not take part in any discussion and did not vote on this item.

113/24 Matters Arising

Joint Local Plan – Following the discussion at the meeting on 5th November, GB had circulated the key points to members before the response was submitted. The response was sent before the deadline and we received confirmation that our response had been received.

114/24 Co-option of new committee member

Resolved: That Bob Nock be co-opted onto the Planning Committee. This will be recommended to Full Council at the meeting on 10th December.

115/24 To consider the following applications:

P24/S3519/FUL Webbs Yard Cuxham Road Watlington OX49 5LZ
Proposed new self build detached dwelling.

NO OBJECTION – UNANIMOUS

It was noted that a similar application was approved by SODC in 2021 and that the 3 year time limit has now expired. At the time, WPC did not object but did make a comment that materials used for the exterior walls and roof should conform with the guidance contained in the SODC and Watlington Design Guides. The application will be determined in accordance with the SODC Local Plan which was adopted after the previous approval was granted and also with the latest Watlington Design Guide. Comments were made as follows:

- There is no indication of the extent of the land owned by the applicant.
- There seems to be very little amenity land associated with the new dwelling
- The materials are not typical of Watlington and should conform to the SODC and Watlington Design Guides.

P24/S1240/S73 40 Brook Street Watlington OX49 5JH

Variation of condition 1(approved drawings) on application P22/S3272/S73 for internal and external changes to the approved dwellings, site drainage layout and tree protection.

S73 application to vary condition 2(approved drawings) on application P18/S1822/FUL for general amendments to the dwellings and access arrangements (Erection of 2 x 2bed cottages and 2 x 4/5 bed detached house).

Due to declaration of interests in this application by SB and KB the committee was not quorate for this item. However, it was agreed that the following comments would be made:

1. Concern about the measures on site for tree protection.
2. Concern that there is still no information on the underground route for the supply of Electricity.

R3.0010/24 Fields to the northern and eastern outskirts of Watlington in Oxfordshire. The Proposed Notice of Submission of Further Information in relation to Application for Planning Permission Accompanied by an Environmental Statement (Regulation 25 of the Town and Country Planning (Environmental Impact Assessment) Regulations 2017 as Amended)

Notice of an application for planning permission relating to the construction of two sections of single carriageway forming part of the Watlington Relief Road (WRR) including footways and cycleways, two new roundabouts, a new junction linking Britwell Road/Harmans Way and the provision of a vehicular pick-up and drop-off area to Icknield Community College, a new section of bridleway (Pyrton Lane to east and west of the route alignment), pedestrian crossing facilities, a new bridge over Chalgrove Brook, landscaping and planting, drainage improvements, street lighting and associated earthworks and infrastructure.

This application implements the strategic plan for housing and infrastructure in the Watlington Neighbourhood Development Plan. WPC had supported the application and had made detailed comments when it was submitted earlier in the year. It was noted that significant improvements had been made to the application with regard to lighting, to the measures to protect and enhance Chalgrove Brook and to proposed changes to local rights of way. Traffic reports submitted with the amended plans demonstrate that the WRR is needed as the existing highways network cannot accommodate trips from additional housing development in Watlington/Pyrton, that the WRR will not attract 'new' traffic and will have no detrimental impact on the wider strategic model for traffic in Oxfordshire. It is expected that the application will be determined by OCC at a meeting on 6th January.

RECOMMENDATION TO COUNCIL: That Watlington Parish Council welcomes the improvements that have been made to the Watlington Relief Road plan under the S25 process and unreservedly supports this application.

116/24 To consider or note the following amendments/Discharge of Conditions/Withdrawals/Lawful Development

P24/S0230/FUL: Redrow Site C: amended plans in response to further discussions with SODC:

NO OBJECTIONS – UNANIMOUS

The Neighbourhood Plan contains a specific planning policy for Site C. It has been agreed previously that the application meets the criteria specified in the policy.

Comments:

- A revised lighting scheme in line with the approach to lighting of the Relief Road is welcomed.
- A condition for the provision of bird and bat boxes will be welcomed. Boxes on the new dwellings should be integrated into the built structure and not bolted on. The condition should include an agreed management plan to ensure that the boxes are clean and useable each season.
- A condition will be welcomed to ensure that provision for hedgehog highways is made at the

- time that fencing is erected and not done retrospectively after new residents have moved in.
- The proposed changes to ground levels within the site using materials excavated on the site were noted.

P24/S3512/DIS Land between Pyrton Lane and Cuxham Road Watlington Oxfordshire
Discharge of conditions 22 (Air Quality Mitigation) and 25 (Wastewater Network Upgrades or Phasing Plan) on application P24/S1354/S73 (Variation of conditions 1 (approved plans), 3 (refuse strategy), 4 (landscaping management), 7 (link to Willow Close) and 9 (materials) on planning application P23/S0431/RM (Reserved matters in relation to 70 dwellings approved under outline planning permission P18/S1928/O, including details of access, appearance, landscaping, layout and scale) to amend the mix of homes and the layout).

This was noted.

P24/S3570/DIS Land between Pyrton Lane and Cuxham Road Watlington Oxfordshire
Discharge of condition 5 (Street Furniture) on application P24/S1354/S73 (Variation of conditions 1 (approved plans), 3 (refuse strategy), 4 (landscaping management), 7 (link to Willow Close) and 9 (materials) on planning application P23/S0431/RM (Reserved matters in relation to 70 dwellings approved under outline planning permission P18/S1928/O, including details of access, appearance, landscaping, layout and scale) to amend the mix of homes and the layout).

This was noted.

P24/S3464/DIS Land between Pyrton Lane and Cuxham Road Watlington Oxfordshire
Discharge of condition 2 (Levels) on application P24/S1354/S73 (Variation of conditions 1 (approved plans), 3 (refuse strategy), 4 (landscaping management), 7 (link to Willow Close) and 9 (materials) on planning application P23/S0431/RM (Reserved matters in relation to 70 dwellings approved under outline planning permission P18/S1928/O, including details of access, appearance, landscaping, layout and scale) to amend the mix of homes and the layout).

This was noted.

P24/S3497/DIS Land between Pyrton Lane and Cuxham Road Watlington
Discharge of condition 6 (Cycle Parking) on application P23/S0431/RM (Reserved matters in relation to 70 dwellings, including details of access, appearance, landscaping, layout and scale. Including details required pursuant to conditions 1 (reserved matters); 6 (housing mix); 7 (details to be submitted with reserved matters); 8 (Biodiversity Enhancement Plan); 11 (Pedestrian and Cycle Access); 14 (Lighting); 15 (CEMP); 16 (Arboricultural matters); 17 (surface water drainage); 18 (foul drainage) and 26 (housing standards) on application P19/S1928/O).

This was noted.

P24/S3518/DIS Watlington Service Station 13 Couching Street Watlington OX49 5QF
Discharge of conditions 2 (air conditioning units), 10 (soundproofing - noise inside building) and 12 (external lighting) on application P23/S3796/FUL (Change of use of existing car workshop area to retail area and demolition of single storey building to site frontage. Enlargement and raising of existing forecourt canopy).

It was noted that all these installations have been in place for several months. It would have been helpful to be able to check the specification for the lighting of the forecourt area before it was installed in order to ensure that it met health and safety requirements while minimizing light spill and the environmental impact on the town centre.

P24/S3498/LDP The Fire Station 1 Gorwell Watlington OX49 5QB
Installation of solar panels to roof.

The provision of energy generation measures at the Fire Station was welcomed.

P24/S3754/LDP 33 Cuxham Road Oxfordshire Watlington OX49 5JW
Proposed replacement of windows and doors.

It was agreed that the proposed changes would have no detrimental impact on the Conservation Area and would make a positive contribution to improving the fabric of the dwelling.

8. Decisions

Planning Application Reference/Location	SODC Decision	WPC Response
P24/S1857/FUL Land off Patemore Lane Pishill Bottom	Refused	Objection
P22/S3607/FUL Lys Mill Farm Buildings	Granted	Objection
P24/S3146/S19 20 Shirburn Street	Granted	No Objection
P24/S1814/LB Whites Cottage, Chapel Street	Granted	No Objection

The decisions above were noted.

9. Correspondence

1. Email: OCC Consultation – Proposed update to OCC’s Local List of Information Requirements for validation of planning and related applications. Closes 2 December- **A response was sent prior to the deadline.**
2. Notice: OCC: Notice of Submission of Further Information – Watlington Relief Road – **Noted and discussed above.**

THERE BEING NO OTHER BUSINESS THE MEETING CLOSED AT 8.20PM