



MINUTES OF THE MEETING OF THE PLANNING COMMITTEE HELD ON TUESDAY 5 FEBRUARY 2019 AT 8PM IN THE COMMUNITY OFFICE

Present:

Councillors:

Andrew McAuley (AM) - Chairman
Rob Smith (RS) – Vice-Chairman.
Tom Bindoff (TB)
Terry Jackson (TJ)
Matt Reid (MR)
Fergus Lapage (FL)

Co-opted Members:

Peter Richardson (PR)

Officer:

Kristina Tynan (KT)

In Attendance:

Gill Bindoff - NPAB

Members of the Public:

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1. Apologies for Absence

Ian Hill. It was noted that Jeremy Bell has resigned from the Council.

2. Minutes of the meeting held on the 8 January were accepted by Council on 15/01/2019

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

3. Declarations of Interest

P18/S3664/FUL Land between 46-60 Hill Road, Watlington – MR said he is friends of the applicant so will remain in the room but will not vote on this application. He put a note in the 'Declaration of Interest' book.

4. Matters Arising

1. Planning Training Meeting

AM reported that this issue was carried forward from before Christmas. However, in a meeting in November with the SODC Chief Executive the WPC proposal for a Regional Neighbourhood Planning Forum was accepted by SODC. In recent correspondence between the NPAB (PR) and the Insight and Policy Manager, SODC, Michelle Wells dates have been proposed for a meeting with members of WPC to discuss the format of the Forum and what input we can have. PR will forward the list of possible dates for the meeting to KT for circulation to all Planning Committee and NAPB members. It is suggested that 2 or 3 representatives attend this meeting.

AM said that we will hold a 2 hour in house training session at an appropriate time by looking at a past or current application using our check list and go through it referencing both national and WNDP policies using the tools we have.

2. SODC Planning Application Process

AM said he has spoken to Tom Wyatt about the 21 Ash Close application which WPC had objected to but had been approved by SODC without being passed to the SODC Planning Committee. The WPC Planning Committee were under the impression that if the Parish Council objected to an application and the Planning Officer's recommendation was to approve it, it had to be passed to Committee. This is not the case. The guidance on this can be found on the SODC Constitution document and he urged all members to read this (pages 153-163), which details the procedures for Officers to follow when considering applications. It explains the different categories of application and procedures applicable to each category. A vast majority of the applications considered by Parish Councils fall into the 'Minor' and 'Other' category and as such can be dealt with by the officer using delegated powers of authority.

AM said that there is discrepancy over the SODC and Planning Portal's definition of infill and back-land development. In the Strategic Plan 2012 (Glossary of Terms) SODC does not have a definition for back-land development and defines the term 'infilling' as "The filling of a small gap in an otherwise built up frontage or on other sites within settlements where the site is closely surrounded by buildings". The Planning Portal defines in back-land development as "Development of 'landlocked' sites behind existing buildings, such as rear gardens and private open space, usually within predominantly residential areas. Such sites often have no street frontages" and infill development as "The development of a relatively small gap between existing buildings". This difference of definition might have an implication for the planning decision for 40 Brook Street.

5. To consider the following applications: -

P19/S0120/FUL 64 Shirburn Road Watlington

Demolition of existing single storey extension and erection of proposed single storey extension to provide lobby, hall, utility room and kitchen/dining/family room.

NO OBJECTION – UNANIMOUS

The new single storey extension and sympathetic use of materials are in keeping with existing building. The visual impact is minimal and will not impact on the WCA. Views from the Shirburn Road will not be affected, and neither will views of this part of Watlington from the Chiltern escarpment to the east. Therefore, this application does not challenge any of the policies on the WNDP.

P19/S0121/LB 64 Shirburn Road Watlington

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NO OBJECTION – UNANIMOUS

The new single storey extension and sympathetic use of materials are in keeping with existing building. The visual impact is minimal and will not impact on the WCA. Views from the Shirburn Road will not be affected, and neither will views of this part of Watlington from the Chiltern escarpment to the east. Therefore, this application does not challenge any of the policies on the WNDP.

P18/S4136/HH 1 Watcombe Road, Watlington

Double garage, store and games room over to replace garage with permission (P16/S2611/HH) Removal of existing garage

NO OBJECTION – UNANIMOUS Subject to the following condition, That the laurel hedge be removed and replanted with native hedgerow which is much more in keeping in a Conservation Area.

This amended application is for a much larger structure than previously approved in application P16/S2611/HH and will be located in a much more dominant location on the site. It will be clearly visible from Watcombe Road and the B480 prior to the newly planted laurel hedge reaching maturity and sufficient height to mask the structure. The proposed materials are not in keeping with the main house and the wider area and as such the design is in conflict with the Watling Design Guide 2017 however, it was noted that there are similar structures in other parts of the WCA. There is concern that the original 'local' mixed hedge was removed without regard for the impact on the biodiversity. It was strongly felt that the planting of the laurel hedge did not provide sufficient habitat for wildlife and did not sit well in the CA and therefore, the laurel hedge should be replaced by a 'local' mixed hedge should be planted along the boundary.

P19/SO241/HH Treetops, 20 Stonor Green, Watlington
Orangery to rear of property, linking the house to the garage.

Vote: 5 in favour

NO OBJECTION Although this site sits just within the south eastern boundary of the WCA it is part of a modern development and as such the proposed design and scale of the Orangery and the materials to be used are in keeping with primary building and the surrounding properties. The main property and therefore the new Orangery, is shielded from the B480 by mature planting and does not impact on the WCA.

P18/S3664/FUL Land between 46-60 Hill Road, Watlington

Variation of condition 1 – approved plans on application ref P18/S0523/FUL

Variation of condition 2 (approved plans) and 7 (Landscape) of Planning Permission P17/S2410/FUL. Proposed erection of two detached 4 bed houses with associated parking and amenity space provision (as clarified with details of access arrangements and visibility splays)

NO OBJECTION

This application has previously been approved P18/S0523/FUL. WPC has no grounds to alter its previous approval. However, **WPC strongly supports the comments from the Conservation Officer.**

P18/S4292/LB 29 Brook Street, Watlington

First floor side elevation window and internal alterations

NO OBJECTION

WPC considers that there are no grounds to object to this application. The internal alterations (all of which are reversible) will not impact the structural character and historical significance of the building. The addition of a small glazed window will not impact on the external character of the building and will not impinge on any neighbouring building.

P18/S4158/FUL 14-16 High Street – Variation of Condition 2 to change the layout and design of the approved dwelling of P16/S2638/FULL

This was sent to us for information only.

6. Decisions

<u>Application</u>	<u>SODC Decision</u>	<u>WPC Recommendation</u>
P18/S3957/HH 9 Chiltern Gardens	Planning Permission is GRANTED	<i>No Objection</i>
P18/S3820/HH 21 Ash Close	Planning Permission is GRANTED	<i>Objection</i>
P18/S3464/HH 47 Britwell Road	Planning Permission is GRANTED	<i>No Objection</i>

All decisions were noted.

7. Watlington Traffic Improvement Schemes- GB

GB reported that there had been a meeting with OCC on the 11th January 2019 with members of WPC and the NPAB. It was primarily to discuss the Edge Road issues. There was a useful walk around all the sites. It was recognised that Watlington would want to have input with OCC and the Developers. A list has been drawn up on the proposed traffic management schemes in relation to any 106 agreements, which had been circulated to Members with the agenda for this meeting. Notes on the meeting with Highways have been sent to OCC for agreement of content. No response has been received. GB will chase OCC for a response. The notes included many of the proposed traffic management measures. It was agreed to remove a proposal to reroute all school buses around the edge road as this had extensive implications for the Icknield College and would therefore, need the support of the School Governors.

A vote was then taken on whether the list of Proposed Traffic Management/Improvement Schemes should be recommended to FC to approve this list to be sent to OCC.

Vote: 4 in favour, 1 against, 1 abstention. CARRIED

RECOMMENDATION TO COUNCIL: That Council approve the list of traffic management/improvement schemes and that they be sent to OCC.

8. South Oxfordshire Local Plan 2011-2034 Deadline 8 February 2019 - GB

GB said that SODC have prepared an updated Local Plan and are asking for comments only on whether the plan is sound and complies with legislation. GB said that the Local Plan now includes Chalgrove and other sites in the Green Belt that it previously did not.

The NPAB have prepared a draft response that concentrates only on one key issue that is not sound and does not comply with legislation. The issue is that STRAT1 and Policy H1 restrict housing development in the settlements which are excluded from the Settlement Hierarchy because of their small size and facilities. This is contrary to the NPPF and Appeal Judgement. GB stated that the smaller settlements such as Greenfield, Christmas Common and Howe Hill should be able to have small-scale growth and the Law states that no settlement should be excluded. Our settlements are all located in the AONB and have that protection also. MR asked the question that should it not be up to SODC to comply with the Law and should it be up to Parish Councils to make sure that they do comply? GB said that as we have the evidence that their plan is not sound and does not comply, we need to bring it to the attention to SODC.

MR said he was worried about the increased density numbers from 25 to 45 per hectare. Our NP states 25 per hectare. He said he was also concerned about the Green Belt. GB said these are not issues of compliance so we cannot comment on them. The numbers have been set by the Government. GB said that at the meeting yesterday with SODC the Officer said that she would not expect Watlington to have anything like a density of 45 per hectare.

CPRE and other groups are preparing strong arguments on housing numbers that they consider much too high.

SODC have stated that they never want to be in the position of not meeting their housing supply, which is why Chinnor and Benson have had so much development. As the Plan started in 2011, housing built since then will be included in the total housing numbers. Watlington has a minimum number of 260.

After further discussion it was agreed to Vote on whether we recommend to FC that the draft response be sent to SODC. Deadline 18th February 2019

Vote: 3 in favour, 2 against, 1 abstention – CARRIED

RECOMMENDATION TO COUNCIL: That the draft response from the NPAB be agreed and sent to SODC.

9. 40 Brook Street – Update by AM

AM reported that OCC Highways have withdrawn their comments to SODC. He has also spoken to Simon Kitson who is still waiting for their revised response. He has been pushing for their response. SK will inform AM when he has it. SK will also be pushing the Planning Committee for a site visit prior to their determination. AM has also had a meeting with the local residents on their representation to the Committee when a date for a meeting has been given.

AM said he has made Anna Badcock aware of all the issues regarding to this application.

10. Correspondence

1. Becky Crockett – Parish Chairman Act Now – South Oxon Plan 2034 – Your voice is needed to protect South Oxfordshire – Noted

2. SODC re Land adjacent to 26 Cuxham Road – Appeal undersection 78 – It was noted that we have made our comments and no further action needed.

3. SODC re SO Local Plan 2034 Update – Discussed above.

11. Any Other Business

TB stated that the Victoria Land Application will be discussed by SODC Committee and we ought to support it. The report will be available on the SODC website on the 11/2/19. The NPAB will be looking at this.

It was noted that on the front cover of the latest Watlington Times there is a good map of the Edge Road (Ian Hill) which will help make residents aware of this.

THERE BEING NO OTHER BUSINESS THE MEETING CLOSED AT 9.59pm