



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

Councillors: Andrew McAuley (AM)
Ian Hill (IH)
Tom Bindoff (TB)
Terry Jackson (TJ)
Fergus Lapage (FL)
Matt Reid (MR)

Officer: Rachel Gill

Members of the Public: 1

1. Apologies for Absence
Jeremy Bell, Tony Powell, Rob Smith
2. Minutes of the meetings held on the 4 December were accepted by Council on 11/12/2018
Resolved: That the minutes of the meetings above be agreed as a correct record and that they be signed by the Chairman
3. Declarations of Interest
MR will not vote on 17 Beech Close as he knows the occupants.
4. Matters Arising
21 Ash Close We received an email from Tom Wyatt saying he was minded to approve the application. He had concerns regarding the possible terracing effect however, there was a similar application approved for 26 and 28 Ash Close in 2017 and therefore, he felt that there were insufficient grounds to refuse the application on this basis. This decision is in line with the pre-application advice given by SODC. It was noted that the applicant had ignored the pre-application recommendation/advice to reduce the width of the extension to 2 metres. This will be raised with SODC.

7 Cuxham Road Although WPC had objected to this application SODC has approved it without referral to WPC or taking it to Planning Committee. A note from Simon Kitson states that minor/other applications can be approved without requirement to submit them to the Planning Committee. AM said that he would follow this up with Tom Wyatt. There is an urgent requirement to clarify the rules/guidance on planning application procedures. In particular how the procedure relates to policies in made neighbourhood plans.

40 Brook Street AM gave an update on call with Simon Kitson. No decision has been made however, if the recommendation is to approve the application it is likely to go to the Planning Committee on 6th February 2019. If the application goes to committee Simon Kitson will recommend that the

committee carry out a site visit in order to understand the issues surrounding highways access and potential damage to the trees along the access track. Simon Kitson believes this application is infill development rather than backland development; WPC would dispute this. He also felt it did not challenge the NP as it is a small windfall site within the built form of Watlington; again WPC disputes this. If it goes to committee report 10 days in advance. If it is refused an appeal is likely. Simon Kitson will keep WPC updated on progress of the application and any further developments.

5. To consider the following applications: -

S4158/FUL Land to the rear of 14-16 High Street, Watlington

Variation of Condition 2 (Approved Plans) to change the layout and design of the approved dwelling of P16/S2638/FUL (erection of a two storey 3-bedroom dwelling following the demotion of existing brick walls and timber fencing within the site).

WPC had previously objected to this application on the grounds of safe access. However, the application was approved by SODC. The proposed amendments do not alter access and therefore WPC remains concerned about safety however, has no grounds to refuse this amendment. It was noted that the proposed ground works will generate substantial waste that will need to be removed from site and concern was raised about the effect this would have on the High Street traffic.

5 in favour /1 abstention.

WPC recommends that a planning condition is put on the approval about how waste from site is handled and that any spills must be clean up immediately.

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).

There was some discussion on the number of bedrooms described compared to the SODC description- this will be raised with SODC as it is wrongly titled – both houses have 5 bedrooms.

There are variations on conditions listed but no details e.g for landscaping but no information provided, we would like to know what that is.

Resolved - ask for clarification and an extension so we will have full info next time.

P18/S3957/HH 9 Chiltern Gardens, Watlington

Proposed single storey rear extension to existing dwelling

6 in favour unanimous

P18/S4088/HH 3 Davenport Place, Watlington

Two storey side and first floor rear extension

6 in favour unanimous

P18/S3916/HH 4 Chiltern Gate, Watlington

Part removal of existing wall, new flue for wood burning stove and internal alterations Listed building, all internal works.

6 in favour unanimous

P18/S4086/HH 17 Beech Close, Watlington

Two storey side extension and the addition of new rooflights in the existing roof slope location
Some concern over loss of parking spaces. Note a maximum of 1 parking space on site. Is not terracing, design is similar to others.

4 in favour 2 abstaining

6. Decisions

<u>Application</u>	<u>SODC Decision</u>	<u>WPC Recommendation</u>
P18/S3328/HH Priors Grove Cottage Christmas Common	Planning Permission is GRANTED	<i>No Objection</i>
P18/S35441 Watlington Sports Club	Planning Permission is GRANTED	<i>No Objection</i>
P18/S3524/HH 10 Brookside	Planning Permission is GRANTED	<i>No Objection</i>

Decisions were noted.

7. Consultation on the SODC Local Plan - Update

GB distributed an update from SODC, "South Oxfordshire Local Plan Update January 2018". There was a meeting last week to give an update. There are some critical changes to the strategic sites. Chalgrove likely 2036 if it happens. The Plan period has been extended to 2034. New numbers 22,775 homes – a huge increase on past numbers. SODC has come forward with 7 sites. Apart from Wheatley and Berinsfield all sites are contentious and all are in the Green Belt, with the exception of Chalgrove. There is a new density of 45dph for Larger Villages (includes Watlington). A safeguarded route for Watlington is included.

GB suggested a draft response for the NPAB meeting on the 21st January for review on the 5th February Planning meeting. She asked for comments to be sent to her and felt it was important to stress inclusion of the Edge Road and to comment on the policy towards Smaller Settlements.

In addition PR expressed concern on how SODC viewed the NP and their understanding of how Watlington works.

8. Items for Next Meeting

Planning Committee Training Meeting.
This is in the agenda for next NPAB meeting.

9. Correspondence

Email from Chris Thompson (Beechcroft) – Intention of appealing the application for non-determination by SODC.

Chris Thompson (Beechcroft), Jenny Hutchins (Victoria Land) and Duncan Morris (Victoria Land) attended the meeting to give an update on this matter.

In summary:

- The PYR1 application, with the exception of affordable housing, has all statutory responses back and has recommendations.
- Objections were received on Landscape and a reply sent back but no further response has been agreed.
- The issue holding this up is affordable housing. Beechcroft have offered a financial contribution in line with policy. SODC agree the principal but want a higher amount as they want to include the Care Home in the calculations.

- They have a meeting arranged on Monday with SODC planners to try to resolve the level of affordable housing cover they needed to provide.

AM asked to be kept informed on this matter.

10. Any Other Business

Planning Application Process. Simon Kitson stated that any application which is HH suffix does not have to go to committee if approval is granted although a Parish Council has objected. AM will seek clarification of the SODC planning application decision process from Tom Wyatt. We need to fully understand the process and where the guidance/rules are published. Also, what is the feedback mechanism between SODC and Parish Councils? Finally, what weight do our decisions actually carry clarification is needed.

Fergus Lapage raised the Shelter report on social housing.

GB There is a meeting on Friday with OCC on the Edge Road – discussion on who is invited, e.g local Parish Meetings. It was felt that OCC expected a meeting just with WPC and that other parties will be involved in due course. Some felt that Pyrton should be invited so it was put to a vote.

Proposal WPC and OCC only – then open up to others after this meeting.

4 in favour 2 against: carried.

THERE BEING NO OTHER BUSINESS THE MEETING CLOSED AT 10PM