



MINUTES OF THE MEETING OF THE PLANNING COMMITTEE HELD ON TUESDAY 2ND JULY 2024 AT 7PM ON ZOOM

Present:

Committee Members: Ian Hill (IH)
Karyn Buck (KB)
Sylvia Glover (SG)

Officer: Kristina Tynan (KT)

In Attendance: 2

57/24 Apologies for Absence
Gill Bindoff, Tony Powell, Leo Pesci, Denise Mallon

58/24 Election of Vice-Chair
Resolved: To defer this item to the next meeting.

59/24 To approve the Minutes of the meeting held on 4th June 2024 which was accepted by Full Council on the 11th June 2024
Resolved: That the minutes of the meeting above were agreed as a correct record and that they be signed by the Chair.

60/24 Declarations of Interest
None notified.

61/24 Matters Arising
Watlington Service Station (Minute 51/24 refers) – At the Full Council meeting in June, Council resolved to formally take this to a Stage 2 complaint. The Clerk has also submitted a Freedom of Information request.

P24/S1579/DIS - Land between Pyrton Lane and Cuxham Road Watlington – (Minute 54/24 refers) this application has been withdrawn by the applicant.

62/24 Review Terms of Reference
Resolved: To defer this item to the next meeting.

63/24 To consider the following applications:
[P24/S1956/FUL](#) Glendale, Platt Lane, Northend
Phased development. A. Removal of outbuildings. B. removal of dwelling house. C. provision of new driveway internal to site. D. erection of new dwelling & outbuilding. E. removal of roadway from under oak and carrying out of landscaping.
NO OBJECTION – UNANIMOUS

The pre-application advice from SODC seems very sound. The scale of the proposed new building is acceptable and unlikely to have any adverse impact on the surrounding National Landscape (previously AONB).

It was agreed that it will not have an adverse impact on neighbours either when construction is

finished but there should be a planning condition to limit works on the site to reasonable hours and to ensure that all construction traffic and materials are contained within the site.

It is also very important that construction traffic and materials do not restrict, or in any way affect, the use of the adjacent right of way – Footpath 397/16/10

The recommended planning conditions re protection and provision for bats should be included in a planning condition – especially that bat boxes should be integrated within the structure of the building and that they should be protected from light spill and from external lighting.

All external lighting should comply with the recommendations of the ecology report.

A condition should specify the recommendations in the ecology report regarding new planting. The proposed new hedge should be a mix of locally native species to ensure a continuity of food sources for wildlife. Other planting should also provide a similar range of habitats and food sources.

[P24/S1880/HH](#) – 1 Chiltern Gardens, Watlington

Single storey front porch extension

NO OBJECTION – UNANIMOUS

It was noted that this application is not within the Conservation Area therefore there is no reason to object to it, especially as the off-street parking arrangements for 2 vehicles appear to be able to continue.

[P24/S1814/LB](#) -Whites Cottage, 42 Chapel Street

Remove dilapidated steel window sub-frame c/w side opener. Replace with a new stainless steel sub-frame, manufactured to copy the original. Glaze with Heritage style double glazed glass.

NO OBJECTION – UNANIMOUS

This is a Listed building within the Conservation Area. The committee agreed with the comments from the SODC Heritage Officer that the proposed change is acceptable. However, the committee noted that if fitted with single panes of glass then it would detract from the character of the building.

64/24 To consider or note the following amendments/Discharge of Conditions/Withdrawals/Lawful Development

[P24/S0072/FUL](#) – Watlington Yard ,Britwell Road – Amendment 2

Erection of a storage building (B8 storage and distribution use) with associated access off Britwell Road, together with parking, landscaping and all enabling works (additional speed survey and other information received 12th March 2024 and additional highways technical note received 28th May 2024).

The new information relates to the highway's objection by OCC. The committee had no comments on this amendment.

[P24/S1963/LDE](#) – Forget Me Not Farm – Certificate of Lawful Development.

Change of use from agriculture to equestrian use of land or buildings.

WPC has no evidence that horses have not been kept at the site for a 10-year period. However, WPC has asked the SODC Enforcement Team to investigate the unauthorised commercial use of the site as an equestrian business – this includes the very large area of hardstanding that has been installed for parking horse boxes and other vehicles, the new entrance gate (which is very close to a blind bend) and these have an adverse impact on the quality of the National Landscape as it is not at all characteristic of the area, and the possible unauthorised use of the caravan on the site. WC has had no response from the Enforcement Team. WPC would like to confirm exactly what the LDE application is for – is it just for grazing and stabling of horses for personal use, that is probably OK. However, if it is for the use of the land as a commercial equestrian business this would not be acceptable.

WPC is aware the barn was given permission as a lambing shed. It was not given permission for stabling.

WPC have been lobbied by local residents to object to the Certificate of Lawful Development

[P23/S0431/RM](#) – Land between Pyrton Lane and Cuxham Road – This has been withdrawn.

[P24/S1726/DIS](#) – The Stables, Chestnut Farm, Cuxham

Discharge of conditions 4 (Surface Water Drainage) and 5 (Foul Water Drainage) on application P24/S0150/FUL (Erection of new office / studio to replace existing storage shed).

It was noted that the SODC drainage expert has said that he has no problems with the application, and this was noted. However, it was agreed that as the site is close to water courses it is essential that the drainage proposals do not have any adverse impact on them.

65/24 Decisions

Planning Application Reference/Location	SODC Decision	WPC Response
P10/E1209/NM 22 Gorwell	Approved	n/a
P24/S1222/HH 39 Love Lane	Approved	No Objection but concerns about glazing
P22/S3126 Steve Orton Antiques	Approved	No Objection but some concerns raised
P24/S0451/FUL Land of Rosemoor Drive, Old Norse Way and Cowslip Crescent	Approved	No Objection

The decisions above were noted.

66/24 Correspondence

1. Mr Thomas – copy letter to FvM – Forget me not Farm - Noted
2. SODC – Bears Lair – Conditions have now been discharged
3. Paula Fox – Letter in response to our Stage 1 complaint S1345/2 – Noted
- 4 Resident – concern with some building works in Marlebrook – The Clerk will look into this.

67/24 Any Other Business

Co-option onto the Committee – KT will put a recommendation onto the Full Council Agenda that we ask for co-optees.

THERE BEING NO OTHER BUSINESS THE MEETING CLOSED AT 19.56