



MINUTES OF THE MEETING OF THE PLANNING COMMITTEE HELD ON TUESDAY 3rd SEPTEMBER 2024 AT 7PM IN THE PARISH OFFICE

Present:

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

Officer: Kristina Tynan (KT)

Members of the Public 1

77/24 Apologies for Absence

Tony Powell, Denise Mallan, Leo Pesci.

78/24 To approve the Minutes of the meeting held on 6th August 2024 which have not been accepted yet by Full Council as there was no meeting in August.

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

79/24 Declarations of Interest

40 Brook Street – Agenda Item 8- KB declared an interest in this as she is a neighbour and did not comment on this item.

80/24 Matters Arising

None other than agenda items.

81/24 Review of the terms of reference

One minor change was made.

RECOMMENDATION TO COUNCIL: That Council accept the Planning Terms of Reference.

82/24 SODC Stage 2 Complaint regarding the effectiveness of enforcement procedures at Watlington Service Station.

WPC had received a response to the Stage 2 Complaint from Adrian Duffield, SODC Head of Planning. The response was detailed and addressed each aspect of the WPC complaint in turn. None of the WPC concerns were upheld although an apology was made for misleading information being published about SODC requirements for the provision of surface water drainage. A draft acknowledgement from WPC was circulated to members of the committee and GB thanked all for the comments on this. The acknowledgement was then sent to Adrian Duffield. GB said she had contacted our District Councillor asking for a meeting with a different member of the SODC senior management team to discuss the issues that had arisen for the parish council regarding the complaints and enforcement procedures. It was agreed that it would be useful to have this meeting while Cllr Freddie van Mierlo was still the local member of SODC.

83/24 Co-option of new committee members

It was agreed that we do need some new members and it would be useful to have some people with an interest in or experience of planning. GB will draft a piece for the Watlington Times, Facebook page

and website and will send this to members for comments before this is submitted.

84/24 40 Brook Street: P24/S1240/S73: – Request from the planning case officer regarding WPC objections:
The Planning Officer (Email dated 28 August 2024) explained why she does not agree with the detailed objections submitted by WPC and asking if the parish council would consider withdrawing its objections. After discussion it was agreed that, as the objections were to details of the amended design which would not justify a refusal of planning permission, the objections would be withdrawn. However, it was noted that the committee considered that insufficient weight had been given to the location of the development in the Watlington Conservation Area where design features need to fit well into the surrounding built environment.
It was also noted that the officer has asked the applicant, Christchurch Homes, to provide updated information on the routing of services and tree protection. When this has been received there will be a further period of consultation.

85/24 Revised NPPF
GB reported that we have until 24/9/24 to respond to this. One change with the new Government is that the calculation for housing numbers has been changed and for South Oxfordshire the yearly requirement for new homes will almost double. GB asked all members to have another look at this and send any comments to her. She will draft a response and send it to members. It was noted that CPRE have sent in a detailed response with some good points. ONPA will also be publishing its response shortly. Not all the consultation questions need to be answered.

86/24 To consider the following applications:
There were no new applications to discuss.

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

[P24/S1354/S73](#) / [P24/S1772/DIS](#) Site B – land off Cuxham Road Watlington
Variation of conditions /drainage amendments
This was noted and we have no further comments.

[P24/S0230/FUL](#) Site C - Pyrton Lane
Amended plans:

The following comments will be submitted:

1. WPC has already supported the increase in the number of new homes on the site from 60 to 75 and considers that the overall design is acceptable and in line with the criteria for development of Site C in the Neighbourhood Development Plan.
2. WPC has also already made comments on suitable species for planting within the development. There are no comments on the revised planting plan.
3. There remain concerns about the small size of gardens, especially to the family sized homes on the site. In view of the limited garden areas WPC asks for a condition to restrict permitted development in order to ensure that gardens are not made even smaller by extensions, conservatories etc.
4. The affordable housing does not appear to be very well integrated into the development. It is mainly located along the relief road.
5. It is disappointing that Redrow is avoiding the obligation to provide the biodiversity net gain that should be appropriate to this site. The proposed provision for biodiversity in the Ecological Impact Assessment should be followed closely including the timing of the provision.
6. It is very important that the proposed bird and bat boxes are built into the new houses as they are constructed. This should be covered by a condition. This did not happen on the Bloor Homes development and the provision for birds and bats is less effective as a result.
7. A condition would also be useful to ensure that the holes for hedgehog highways are put in at the time when the fencing is installed. This was also not done on the Bloor Homes development and, as a result, there is no provision for hedgehog highways on the whole of Site A. The Redrow design and access statement states that 'all boundary walls and fences' will contribute to the hedgehog highway – a condition could ensure that this is done.
8. WPC supports the proposal to dim the street lights between midnight and 6.00a.m. If possible,

this should be required by condition as it would reduce the impact of artificial light at night on wildlife including night flying insects and bats. The lighting of the relief road needs to be as wildlife friendly as possible and consistent along the whole of its length.

9. The provision for surface water drainage detailed in the Flood Risk and Drainage document dated January 2024 should be strictly followed including widespread provision of permeable paving. Re-use of water should be improved by the installation of water butts on each new home.
10. The Landscape Masterplan shows two pedestrian access points onto Pyrton Lane. This is not required and would involve a further loss of existing hedging. The only access point should be the one that links to the off-site route into Site C from Willow Close which links into Pyrton Lane after the 'S' bends.
11. It would be useful to have some further information on the provision of the bridleway to ensure that it will link to a bridleway on site B.
12. Details of the layout of underground services are not available. It is essential that they do not impact on the root protection areas of on-site and off-site trees.

[P24/S2112/HH](#) – The Main House Watlington Park

Amendment – drainage for the new swimming pool:

No further comments on the drainage proposals but concerns expressed about provision for the safety of wildlife which could fall into the pool and be unable to get out.

[P24/S1475/LB](#) Flat 18 High Street - Watlington Club

Amendment

All proposals are internal and these were noted. No comments were made. The SODC Heritage Officer will assess these for impact on the listed building.

P22/S1640/FUL – Site B – Temporary Access

It was noted that work has now started. Details of the planning permission will be checked.

P24/S0072/FUL –Watlington Yard, Britwell Road. Notification that this will go to the SODC Planning Committee on Wednesday 11th September 2024. It was noted that WPC did not have any objections; the objections came from OCC on highways grounds. It was agreed that we inform the Officer that, as we did not object, we do not need to address the Committee on this application.

87/24. Decisions

Planning Application Reference/Location	SODC Decision	WPC Response
P24/S1963/LDE Forget me not Farm	Refused	Objection
P24/S2195HH 2 Ash Close	Granted	No objection

These were noted.

88/24 Correspondence

1. J Merrion Thomas - Forget me not farm – camping on site – It was noted that camping can take place for 60 days without permission.
2. J Merrion Thomas - Forget me not farm – camping on site 2- Noted
3. Council’s joint local plan – Notification of setting out the next steps for the Joint Local Plan.

89/24 Any other business

40 Brook Street – It was noted that the works are not complying with the approved hours for construction and a letter will be sent on this.

THERE BEING NO OTHER BUSINESS THE MEETING CLOSED AT 8PM

