

Wheatley Parish Council

MINUTES OF THE MEETING OF THE PLANNING COMMITTEE OF THE COUNCIL HELD IN THE PARISH OFFICE ON WEDNESDAY 8th FEBRUARY 2017

PRESENT: Cllrs R Bell (Chairman), P Bignell, I Roberts, A Walkey (Vice-Chairman)

OFFICER: The Assistant Clerk

ALSO PRESENT: 4 members of the public

93. APOLOGIES FOR ABSENCE – Cllrs Stephens, Harding

94. DECLARATIONS OF INTEREST - NONE

95. MINUTES OF THE PREVIOUS MEETING HELD ON 11th JANUARY 2017 which had been circulated previously were signed as a correct and accurate record.

96. UPDATE ON MEETING HELD ON 11th JANUARY 2017

i) **P16/S4254/FUL** 4A Farm Close Road Wheatley OX33 1UQ. Side extension to existing flatted block to provide two No. two bed flats. (4 No flats in total). Provision of 2 no. off street parking spaces with new highway access, (extant) secure cycle storage and bin enclosures.

The Chairman explained the recent background of this application to committee members, in particular that SODC had made an error in not notifying the relevant close neighbours in Farm Close Road. When the application came before the last planning committee there was only one comment from a neighbour registered on the SODC planning website. The recommendation made at the time was based on the plans provided, which did not adequately show the distance of the development from the neighbouring properties.

The members noted that the Highways Authority has recommended a holding objection until further information about parking is supplied.

Mr Busby, a neighbour from the flats 6A, 6B, 8A & 8B that face 4A, said that the SODC Planning Officer had thought their block of flats did not border the property and had only sent one letter to the whole block. Mr & Mrs Busby had met with District Councillor, Toby Newman, to express their concerns about the development and the lack of notification. Cllr Bell as chairman of this committee had also written to the senior development officer at SODC Paula Fox expressing concern again at the way SODC are failing to inform local residents who are likely to be affected by an application.

The District Councillor has called in the application for the next SODC Planning Meeting. At this meeting, the neighbours group will be given five minutes to voice their concerns, as will the District Councillor and a representative from this committee.

Cllr Roberts encouraged the neighbours to attend the SODC Planning Committee where they should emphasise that SODC has not followed due process. Cllr Walkey advised the group to nominate one person to speak and to be very clear and concise in the points they wish to make.

The neighbours were concerned that a planning notice had not been put up outside the development. Unfortunately, it is now the case that planning notices only have to be put up where a building is listed and/or in a conservation area or if it is a Major (10 or more houses) development.

The neighbours should receive notification of the next SODC Planning Committee but are advised to keep monitoring the SODC website.

97. AMENDMENTS TO PREVIOUS APPLICATIONS

i) **P16/S4061/FUL** 7 Hillary Way Wheatley OX33 1UY. Subdivision of existing garden to provide plot. Erection of new detached 2 bed single storey dwelling. Provision of 2 no. off street parking spaces with new highway access to Roman Road. Secure cycle storage and bin enclosures. Amendment No.1 - As amended by plans 16-008/P/102A (elevations) and 16-008/P/101A (site location and block plan) received on 17 January 2017. – **This amendment is now not applicable as the application has been refused by SODC.**

ii) **P16/S3265/FUL** 12 Leyshon Road Wheatley OX33 1XF. Part single storey rear extension - Part double storey rear extension - Installation of side elevation window - Conversion of existing single dwelling house into 1 ground floor 2 bedroom flat and one 1 first floor 1 bedroom flat including associated amenity and car parking. Amendment No.1 - As amended by revised site plan/parking plan 01A received on 17 January 2017. **Recommend Approval.**

98. NEW PLANNING APPLICATIONS - NONE

99. PLANNING DECISIONS AND NOTIFICATIONS – NOTED

i) **P16/S3928/FUL** 7 Leyshon Road Wheatley OX33 1XF. Removal of condition 4 on application P14/S1284/FUL P14/S1284/FUL- 'Proposed two storey side and rear extensions and single storey extension to existing dwelling to form two additional 1-bed dwellings.' **No Strong Views GRANTED 09.01.17**

ii) **P16/S4013/HH** 12 Orchard Close Wheatley OXFORD OX33 1US. Construct new single storey rear conservatory extension. **Recommend Approval. GRANTED 16.01.17**

iii) **P16/S4129/FUL** 27 Littleworth Road Wheatley OX33 1NW. Variation of Condition 2 on application P14/S2972/FUL. 'Demolition of two existing semi-detached houses and the erection of two semi-detached replacement dwellings.' **Recommend Approval GRANTED 23.01.17**

iv) **P16/S4257/FUL** Land North of London Road Wheatley. Alterations to existing southern boundary wall including reduction in height. **Recommend Refusal. WITHDRAWN 28.01.17**

v) **P16/S4054/HH** 7 Orchard Close Wheatley OX33 1US. Single storey extension at the rear. **Recommend Approval. GRANTED 31.01.17**

90. CORRESPONDENCE – NOTED

i) Letter regarding planning appeal APP/Q3115/D/16/3164998 3 Kellys Road Wheatley OX33 1NT. (for information only).

ii) Email and letter from a neighbour of 4a Farm Close re application P16/S4254/FUL.

91. DATE OF NEXT MEETING – WEDNESDAY 8th MARCH 2017 – NOTED

92. ITEMS FOR INFORMATION – NONE

The Meeting closed at 8.25 pm.