

Wheatley Parish Council

MINUTES OF THE MEETING OF THE PLANNING COMMITTEE OF THE COUNCIL HELD IN THE MERRY BELLS COFFEE ROOM ON WEDNESDAY 8th MARCH 2017

PRESENT: Cllrs R Bell (Chairman), P Bignell, Harding, Stephens, A Walkey (Vice-Chairman)

OFFICER: The Assistant Clerk

ALSO PRESENT: 12 members of the public

101. APOLOGIES FOR ABSENCE – Cllr I Roberts

102. DECLARATIONS OF INTEREST - NONE

103. MINUTES OF THE PREVIOUS MEETING HELD ON 8th FEBRUARY 2017 which had been circulated previously were signed as a correct and accurate record.

104. UPDATE ON MEETING HELD ON 8th FEBRUARY 2017 - NONE

105. AMENDMENTS TO PREVIOUS APPLICATIONS

i) **P16/S4254/FUL** 4A Farm Close Road Wheatley OX33 1UQ. Amendment: No. 1 - dated 27th February 2017. Side extension to existing flatted block to provide two No. two bed flats (4 No. flats in total). Provision of 3 no. off street parking spaces with new highway access, (extant) secure cycle storage and bin enclosures (as amended by plan received 27 February 2017 providing additional parking space - 3 spaces in total).

The Chair recapped the situation regarding neighbours not being informed by SODC in time to give their comments on this application. The committee listened to the views of the development's neighbours and they were concerned that the parking provision is still not adequate. Cllr Bignell inquired about where the applicant would park, he replied he would park on the road. The committee also felt that the parking arrangement is unsatisfactory. There is also concern that the plans present a misleading distance between the property and their neighbours at No. 6 & 8 and that it is below the minimum standard required under the SODC Design Guide.

The neighbours informed the committee that the SODC Councillor is 'reserving the right to call to committee'. The Chair was under the impression that the application had been called in, he will follow this up.

The committee request the District Councillor to call in the application for determination by the SODC Planning Committee. This would give the neighbours, who were not properly notified, the opportunity to make their case.

106. NEW PLANNING APPLICATIONS

i) **P17/S0406/HH** 42 Hillary Way Wheatley OX33 1UY. Erection of 1.8m high fence to front and rearrangement of parking area to provide 2 spaces. Noted the Highway Authority recommend refusal in their report. **Recommend Refusal.**

ii) **P17/S0317/HH** 93 High Street Wheatley OX33 1XL. Replacement of existing timber windows with uPVC **Recommend Approval**

iii) **P17/S0486/FUL** 20 Kellys Road Wheatley OX33 1NT. New contemporary three-bed dwelling. Including off street parking, basement car port & sedum roof.

The committee noted the large number of responses from neighbours on the SODC website. The holding objection from Highways was also noted. The committee felt, generally, that the design of the house was good but they questioned whether it was suitable for the location. Their impression was that it was cramped into the site.

The committee listened to the views of the public at the meeting. The agent of the applicant spoke about how there was a character mix of different house designs and that the current planning regulations should not stifle design. The applicant said he was involved in the design of the development and had consulted with most neighbours. The close neighbour at No.22 Kellys Road was concerned that the new dwelling was too close to their property and light would be lost in their living area. The close neighbour at 5 Acremead was concerned about loss of privacy in the garden and the first floor windows of the development are at the same level as one of their bedroom windows. Other close neighbours had similar concerns. After much further discussion, it was then decided by the Chair that the members of the public should leave the room to regain order for the Planning Committee to discuss amongst themselves and reach a decision.

After discussion, it was considered that the design, although good, was in the wrong location. Cllr Walkey proposed to recommend refusal, this was seconded by Cllr Harding. There were four votes for and one abstention. **Recommend Refusal.**

Reason: The committee felt that the strong views of the nearest neighbours need to be taken into account, in particular their concerns with overlooking, scale & bulk and overdevelopment. The committee believe there is indeed an overdevelopment of this site and also the proposed dwelling does not reflect the character of the road and the immediate area.

iv) **P17/S0552/FUL** 5 Leyshon Road Wheatley OX33 1XF. Variation of Condition 2 of Planning Permission P15/S3872/FUL - Proposed two storey side and rear extensions and single storey rear extension. Conversion of dwelling house to form 1 additional dwelling. **Recommend Approval.**

v) **P17/S0532/HH** 26 Church Road Wheatley OX33 1NB. Proposed part single/part two storey rear extension and single storey side extension. **Recommend Approval.**

vi) **P17/S0595/HH & P17/S0596/LB** The Old House 17 Kiln Lane Wheatley OX33 1NQ. Proposed greenhouse & potting shed with store in vegetable garden of the old house. Timber & glass structures on face brick plinths. **Recommend Approval.**

vii) **P17/S0470/HH** 87 Littleworth Road Wheatley OX33 1NW. Erection of a single storey flat roof rear extension. **Recommend Approval.**

viii) **P17/S0768/FUL** 93 High Street Wheatley OX33 1XL. Installation of Bank of Ireland ATM. ATM to be installed through panel on RHS of shopfront where previous ATM was installed, in an ATC. **Recommend Approval** – this a valuable community asset and has maximum support from the community. The committee request that permission is granted as soon as possible.

ix) **P17/S0754/HH** 35 Crown Road Wheatley OX33 1UJ. Single storey rear extension. **Recommend Approval.**

x) **P17/S0771/FUL & P17/S0772/LB** Mulberry Court 24 Crown Road Wheatley OX33 1UL. Conversion of part of existing garage to form one bedroom flat for holiday letting, with erection of small conservatory entrance. **Recommend Approval.**

107. PLANNING DECISIONS AND NOTIFICATIONS – NOTED

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. **Recommend Refusal. REFUSED 01.02.17**

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. GRANTED 03.02.17**

iii) **P16/S4210/FUL** The Breach High Street Wheatley OX33 1XU. Variation of condition 4 on application ref. P00/N0172 and Condition 1 on application ref. P16/S2963/FUL - "the new access shall be used only in connection with the occupation of Breach Cottages as a residential dwelling and for the owners from time to time of the fields known as Breach Fields (which are contained within Land Registry Title Number ON213695) to access their field for agricultural/maintenance purposes only". Form individual access drive. **Recommend Approval. GRANTED 13.02.17**

iv) **P16/S4246/HH** 91 Littleworth Road Wheatley OX33 1NW. Erection of new structure to provide car port for three cars & tool shed. **No Strong Views GRANTED 21.02.17**

v) **P16/S4282/HH** 14 Orchard Close Wheatley OX33 1US. Erection of single storey front extension in place of existing porch. **Recommend Approval GRANTED 21.02.17**

108. CORRESPONDENCE – NOTED

i) Email and attached letter from a neighbour of 4a Farm Close to OCC Highways regarding parking arrangements for application P16/S4254/FUL (considered in 105i)

109. DATE OF NEXT MEETING – WEDNESDAY 12TH APRIL 2017 – NOTED

110. ITEMS FOR INFORMATION

i) Letter from a resident regarding the proposed Railway Public House development of retirement flats and bungalows. They thought that people who have lived in Wheatley should have priority in the allocation of these. The Chair replied that the development was by a private developer and so, unlike a housing association, there was no requirement to give Wheatley residents priority to buy.

The Meeting closed at 8.55pm.