

Wheatley Parish Council

MINUTES OF THE MEETING OF THE PLANNING COMMITTEE OF THE COUNCIL HELD IN THE MERRY BELLS COFFEE ROOM ON WEDNESDAY 12TH JULY 2017

PRESENT: Cllrs R Bell (Chairman), P Bignell, R Harding, D Lamont G Stephens

OFFICER: The Assistant Clerk

ALSO PRESENT: 8 members of the public

24. APOLOGIES FOR ABSENCE – I Roberts

25. DECLARATIONS OF INTEREST – NONE

26. MINUTES OF THE PREVIOUS MEETING HELD ON 21ST JUNE 2017 which had been circulated previously were signed as a correct and accurate record.

27. UPDATE ON MEETING HELD ON 21ST JUNE 2017 - NONE

28. AMENDMENTS TO PREVIOUS APPLICATIONS

i) **P17/S1336/FUL** 79 High Street Wheatley OX33 1XP. Amendment No.2 dated 23rd June 2017 Conversion of former Chinese takeaway into 2 self-contained one bedroom flats. (Description corrected 25 May 2017 and as amended by plan 3595/4C showing cycle parking.)

It was noted that a report from Conservation Officer has yet to appear on the SODC website and the Highways holding objection still stands. After a brief discussion it was unanimously agreed to continue to **Recommend Refusal**.

Reason: Pending reports from Highways and Conservation.

ii) **P17/S1451/HH** Quarry House 2 Westfield Road Wheatley OX33 1NG. Amendment No.2 dated 23rd June 2017. Two-storey rear gable extension to provide staircase access to basement utility room and en-suite shower room to first floor bedroom and single-storey extension to garden room. (As amplified by drawing accompanying letter from Agent dated 17 May 2017 and as amended by drwgn0 17 QWWO PL01 C to alter external material to first floor side and rear elevations from timber cladding to a rendered finish received on 23 June 2017).

The committee noted comments from a neighbour on the SODC website. **Recommend Approval**.

29. NEW PLANNING APPLICATIONS

i) **P17/S2221/O** 1 Keydale Road Wheatley OX33 1NS. Subdivision of existing garden to provide plot. Erection of new detached 3 Bed 1 1/2 storey chalet bungalow dwelling. Provision of 2 no. off street parking spaces with consideration of proposed access, secure cycle storage and bin enclosures.(as amended by agents e-mail of 20th June confirming that access and parking are to be considered as part of this planning application).

Cllr Bell recapped on the situation regarding the applicant applying for outlying planning permission to build a property on the land which currently belongs to OCC. The applicant is currently in negotiations with OCC to purchase the land. The Design Statement is incorrect as the site is in a flood risk area and also there is no mention that this site and the stream contribute to an important

wildlife corridor from Shotover through to Littleworth. There is no consideration of planning policy H4(1) that this area is an important open space of public, environment and ecological value.

The neighbour at No.3 Keydale had similar concerns as above regarding wildlife and the stream as the applicant had previously cleared the area to the detriment of wildlife and had been told to stop by OCC. She was also concerned that it would be an overdevelopment of the area and the size and orientation of the development would make it cramped on site.

The committee noted neighbours' comments on the SODC website regarding similar concerns about the impact on the watercourse and wildlife.

Cllr Lamont suggested that a letter should be sent to OCC expressing concern about the sale of the land, after discussion this was agreed.

After further discussion, Cllr Stephens proposed to recommend refusal as there was no safeguard in place to maintain the wildlife corridor. This was seconded by Cllr Bell. A vote was taken with all in favour. **Recommend Refusal.**

Reasons:

1. The site is an important space of public, environmental or ecological value that should not be lost, nor an important public view spoilt (Policy H4(i))
2. It is in a flood risk area

ii) **P17/S2409/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 3 no. off street parking spaces with new highway access, (extant) secure cycle storage and bin enclosures.

The neighbours at No.6A,B & 8A,B welcomed the improvements in the design of the extension but were still concerned that, due to the orientation of their building, their outlook would continue be cramped and oppressive. The neighbour opposite had concerns that this was overdevelopment of the site and would further increase the parking impact on that stretch of the road.

The committee noted the changes made to the design but felt it didn't overcome the impact on the immediate neighbourhood. After further discussion, it was proposed by Cllr Lamont to recommend refusal due to overdevelopment of the area which would be detrimental to the residents. This was seconded by Cllr Bignell. A vote was taken with all in favour. **Recommend Refusal.**

Reasons: Overdevelopment of the site would be to the detriment of the neighbours at No.6A,B & 8A,B as the siting of the development would create a contrived and cramped relationship with the adjacent properties.

iii) **P17/S2329/HH** 32 Church Road Wheatley OX33 1NB. Proposed single storey side extension to form garden room. **Recommend Approval**

30. APPEAL DECISION

i) **P16/S3440/FUL** 95 High Street, Wheatley, OX33 1XP - **APPEAL ALLOWED - NOTED**

Full details:

<http://www.southoxon.gov.uk/ccm/support/Main.jsp?MODULE=ApplicationDetails&REF=P16/S3440/FUL#exactline>

31. PLANNING DECISIONS AND NOTIFICATIONS – NOTED

i) **P17/S1063/HH** High Tilt 73 Old Road Wheatley OX33 1NX. Demolition of the existing stables and erection of a replacement outbuilding. **Recommend Approval. GRANTED 16.06.17**

ii) **P17/S1424/HH** 80 London Road Wheatley OX33 1YQ. Proposed single and double storey rear extension **Recommend Approval. GRANTED 27.06.17**

iii) **P17/S1667/FUL** Morland House Surgery London Road Wheatley OX33 1YJ. Proposed conversion/change of use of the Old Barn building from D1 use to A1 Retail Pharmacy, including extensions to form a link to Morland House Surgery. **Recommend Approval. GRANTED 28.06.17**

iv) **P17/S1878/HH** 10 Hillary Way Wheatley OX33 1UY. New attic dormer to rear elevation of semi-detached bungalow. **Recommend Approval. GRANTED 30.06.17**

v) **P17/S1889/HH** 25 Old Road Wheatley OX33 1NU. Raising the ridge line and re-roofing of the existing dwelling to facilitate first floor accommodation and the erection of a rear extension to provide first floor en-suite master bedroom. Dormer windows to North elevation. Roof lights to South, West & East elevation. **Recommend Approval. Granted 04.07.17**

iv) **P17/S1750/HH** 3 Kellys Road Wheatley OX33 1NT. Proposed side and rear extension (re submission) **Recommend Approval. GRANTED 04.07.17**

32. CORRESPONDENCE – NOTED

Email 04.04.17 from Planning Policy South: South Oxfordshire Statement of Community Involvement - Planning Service – circulated previously. Full details:

<http://www.southoxon.gov.uk/services-and-advice/planning-and-building/planning-policy/our-development-plan/community-involvement>

33. DATE OF NEXT MEETING – WEDNESDAY 9TH AUGUST 2017 – NOTED

34. ITEMS FOR INFORMATION– NONE

The Meeting closed at 8.45pm