

Wheatley Parish Council

Planning Committee Meeting Minutes

Wednesday 14th August 2019 in the Parish Office at 7.30pm

Present: D Lamont (DL) (Chair), P Bignell (PB), A Cooper (AC), P Harrison (PH), P Hood (Pho)

Apologies: P Willmott (PW) (Vice Chair), M Booth (MB), T Newman (TN) (Chair)

Officer: L Collinson- Assistant Clerk to the Parish Council

Members of the public: 0

23. APOLOGIES FOR ABSENCE –

24. DECLARATIONS OF INTEREST - NONE

25. TO RECEIVE MINUTES AND ACTIONS FROM MEETING HELD ON 10th JULY 2019 previously circulated

26. AMENDMENTS TO PREVIOUS APPLICATIONS

- i) [P18/S3781/O](#) 31 Acremead Road Wheatley OX33 1NZ
Demolish existing dwelling and construction of 5 new dwelling houses with new private access drive.

12/12/2018- OBJECTS- to this application for the following reasons:

1. Amenity consideration:

- i) Overlooking
- ii) Over-development
- iii) Character of area

2. Traffic generation, parking and safety

13/03/2019- Amendment No.1- As amended by drawing no.18-019-F-001 C received 30-03-2019

Demolish existing dwelling and construction of 4 detached dwelling houses with new private access drive.

10/04/2019- Strongly objects to the application for the following reasons:

This amended application has not addressed any of the previous concerns raised by both residents, Wheatley Parish Council and External Agencies. All of which have again raised major objections to this amended application.

Below are the reasons for objection from Wheatley Parish Council:

1. Amenity consideration:

- iv) Overlooking- due to the height of the buildings in an area which is mainly bungalows. This would cause a negative impact on the neighbours.
 - v) Over-development- still over developed, cramming in four properties on a plot which cannot sustain them, following SODC guidance on parking spacing numbers, visitor spaces, amenity space per plot
 - vi) Character of area- existing buildings around the development are bungalows and this proposed development is not in keeping with the character of the area.
2. Traffic generation, parking and safety- Highways issues raised previously have not been addressed, entrance, onsite parking, visitor parking.
3. External Agencies, none of their raised comments have been dealt with.
4. If any future application was made it would need to be for two possibly three bungalows to allow them to be in keeping with the surrounding properties, and to abide by the External Agencies concerns.

07/08/2019- Amendment (no. 2), As amplified by Ecology Survey received 23 July 2019

27. NEW PLANNING APPLICATIONS

- i) [P19/S2081/DIS](#) 6 Farm Close Lane Wheatley
Discharge of condition 4 - Submission of details to application P18/S1755/LB. Conversion and single storey extension of an existing outbuilding to form a residential annexe (as amended by drwgnos 4957-13B and 4957-12D to alter the number and design of roof lights on the existing outbuilding and increase the size of the parking spaces received on 25/07/18).

13/08/2019- Amendment (no.1) additional information received 13/07/2019

14/08/2019- Information only, no response from Wheatley Parish Council needed.

- ii) [P19/S2230/HH](#) 12 Howe Close Wheatley Oxford
Conversion of existing integral garage to provide habitable space.
14/08/2019- OBJECTS to this application for the following reasons :the existing plans submitted do not reflect the actual existing structure, as detailed by web comments from 14 Howe Close- No 2 storey extension at rear. The existing drawings need to be corrected before the application can be considered.

- iii) [P19/S2035/HH](#) 55 Old Road Wheatley OX33 1NX
2 storey side extension to either side of the existing dwelling

22/07/2019- Amendment (no. 1) As amended by plan drwgn 19-OWO-P01 Rev D received 22 July 2019. Scale reference added to drawing.

14/08/2019- FULLY SUPPORTS

- iv) [P19/S1279/FUL](#) Land at 35-36 Barlow Close Wheatley OX33 1NL
Erection of three detached four bedroom houses

12/07/2019- Amendment No. 1- Variation of approved plans concerning the roof lights on the north facing roof slope.

14/08/2019- OBJECTS to this application for the following reasons:

Amenity considerations:

- **Overlooking**
- **Over-development**
- **Character of area**
- **Scale & bulk resulting in loss of light**

- v) [P19/S2132/FUL](#) Wheatley Primary School Littleworth Road Wheatley OX33 1NN
Construction of new single storey extension to form and internal ramped link corridor to connect 2 sections of corridor that differ in floor levels. All works are located within an enclosed courtyard area which will be refurbished to include areas of new artificial turf all weather play surfacing and new naturally grassed areas, complete with new fencing.

14/08/2019- FULLY SUPPORTS

28. PLANNING DECISIONS AND NOTIFICATIONS FROM SODC – NOTED

- i) [P19/S1922/LB](#) 5 Bell Lane Wheatley

To replace the rotting dormer windows like for like, with exact replicas. To repair and paint the front and side doors and 2 front windows with an acceptable dark green heritage colour. At a later date, to remove masonry paint from the stonework on the front of the house. The front of the house has been painted sometime in the last 20 years with masonry paint which does not allow the stone to breath. This is causing frost damage to the stone and it is causing damp in the house. I have asked for a quote from a local stonemason.

10/07/2019- FULLY SUPPORTS

31/07/2019- GRANTED

- ii) [P19/S1390/HH](#) 91 Beech Road Wheatley Oxford OX33 1UD

Proposed single storey front and two storey rear extension with associated internal / external works

12/06/2019 – NO OBJECTIONS

14/06/2019 Amendments received to reduce depth of two storey extension- NO OBJECTIONS

17/07/2019- GRANTED

- iii) [P19/S1009/FUL](#) 7 Hillary Way Wheatley Oxford

Subdivision of existing garden to provide plot. Demolition of existing garage structure and replacement erection of new detached 2 Bed single storey bungalow dwelling. retention of 2 no. off street parking spaces utilising existing highway access to Roman Road, secure cycle storage and bin enclosures.

10/04/2019- Strongly objects to the application for the following reasons:

This new application is a duplication of P16/S4061/FUL which Wheatley Parish Council refused on 19/01/2017. It was also refused on 01/02/2017 by SODC and upheld by an appeal decision dated 08/08/2017 where the appeal was dismissed.

It is clear that there is a misuse of planning laws and an attempt to make a mockery of the planning process. The certificate of lawful use or development has simply been used to create a highways access to the rear of the property, which was strongly objected to by Wheatley Parish Council previously.

1. Amenity consideration:

- i) Character of area- As stated in the appeal decision dated 08/08/2017, the new access created as part of the certificate of lawful use or development has resulted in 'an incongruous gap to an otherwise fully enclosed part of Roman Road. This is harmful to the visual cohesiveness of this part of the street scene and is clearly visible when passing in both directions.'

2. Traffic generation, parking and safety- This new access is straight onto an already busy, narrow road. Any visitor vehicles parked outside would cause chaos.

It is also noted that drawing 16-008/P/301 shows the access from Crown Road which is incorrect, it should read Roman Road.

Highways need to visit site and comment

The above is only a condensed version of Wheatley Parish Councils response. The full response can be viewed on the planning portal or a copy can be obtained from Wheatley Parish Council office

08/07/2019- Planning Committee Notification for 17/07/2019, to confirm who will attend to speak

10/07/2019- Toby Newman to attend, return slip emailed to confirm

19/07/2019- REFUSED

14/08/2019- Assistant Clerk to email SODC to enquire about how Wheatley Parish Council may request that:

- The vehicle access on to Roman Road needs to be reversed to ensure Highway safety. This should not have been allowed to be completed under permitted development due to the high risk of Highway safety and appears to have been an oversight which needs correcting.
- The hedge which has been removed to be reinstated to stop there being an incongruous gap in an otherwise fully enclosed part of Roman Road

iv) [P19/S1815/FUL](#) 5 sites in Wheatley

Erection of 5 permanent interpretation boards A2- Heritage Trail.

10/07/2019- FULLY SUPPORTS, Benefits the village

13/08/2019- GRANTED

29. TO RECEIVE UPDATE ON SODC LOCAL PLAN

No update at present

30. CORRESPONDENCE AND ANY URGENT ITEMS REQUIRING ATTENTION

i)

31. ITEMS FOR INFORMATION

i) 69 Old Road, Wheatley, OX33 1NX

Addition of the alias property name: The Rays to the existing numbered property

ii) [P17/S4254/O](#) Oxford Brookes University Waterperry Road Holton OX33 1HX.

Amendment : No. 1 - dated 12th October 2018.

09/07/2019- Appeal received advising representations must be received by 5th August 2019.

10/07/2019- Toby Newman to draft a letter of response and to circulate to councillors for amendment/ approval for submission.

14/08/2019- No update from Toby Newman so it is unclear if a response was submitted for Wheatley Parish Council.

Ongoing work is being done with Wheatley Neighbourhood Plan for their response and guidance being sought from SODC.

32. DATE OF NEXT MEETING – WEDNESDAY 11th SEPTEMBER 2019, 7.30PM

MEETING CLOSED AT 8.11 PM