

Wheatley Parish Council

MINUTES OF THE MEETING OF THE PLANNING COMMITTEE OF THE COUNCIL HELD IN THE MERRY BELLS COFFEE ROOM ON WEDNESDAY 21st JUNE 2017

PRESENT: Cllrs R Bell (Chairman), P Bignell, R Harding, G Stephens, I Roberts

OFFICER: The Assistant Clerk

ALSO PRESENT: 1 member of the public, the Clerk

14. APOLOGIES FOR ABSENCE – Cllrs Lamont

15. DECLARATIONS OF INTEREST – NONE

16. MINUTES OF THE PREVIOUS MEETING HELD ON 10th MAY 2017 which had been circulated previously were signed as a correct and accurate record.

17. UPDATE ON MEETING HELD ON 10th MAY 2017

It was noted that the application for 4A Farm Close Road had been refused by the SODC Planning Committee.

18. AMENDMENTS TO PREVIOUS APPLICATIONS - NONE

19. NEW PLANNING APPLICATIONS

i) **P17/S1865/FUL** The Railway Hotel 24 Station Road Wheatley OX33 1ST.
Demolition of the former Railway Inn and the creation of 16 retirement dwellings for people aged 55 and over, repositioning of vehicular and pedestrian access into the site and associated open space and landscaping.

The resident of 12 Station Road expressed concern that the terrain rises very steeply from the south side of their property and the three storey building located there will be overbearing with balconies overlooking their house and annex. The annex will lose light on the south side. The committee also noted other comments from residents on the SODC planning website and from the Wheatley Neighbourhood Plan feedback.

There was discussion regarding the inadequate ratio of car spaces to flats and the lack of provision of a pedestrian crossing to the Co-op and the centre of the village on a busy road. There were also concerns about the amount of traffic that would exit the site at peak times and the poor road visibility when cars are parked on the road outside the Co-op. The developers appear to have taken the community's need for green route into account with the layout of the road in the development.

After further discussion, Cllr Harding proposed to recommend refusal, this was seconded by Cllr Roberts. It was agreed unanimously to **Recommend Refusal**.

Reasons:

1. The three storey building is inappropriate and overbearing in its current location.
2. No provision of a pedestrian crossing to safely access shops and facilities.
3. Inadequate parking spaces for the number and size of the residences.

4. Amenity open space provision is not adequate for the size of the development.

ii) **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.

The committee noted the comments from residents on the SODC planning website. After discussion around the parking situation at the site and pedestrian access issues, Cllr Harding proposed to recommend approval and this was seconded by Cllr Bignell. A vote was taken. 3 votes for (Cllrs Harding, Bignell and Roberts), 2 votes against (Cllr Stephens and Bell). **Recommend Approval.**

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

iv) **P17/S1336/FUL** 79 High Street Wheatley OX33 1XP. Conversion of former Chinese takeaway into a self-contained one bedroom dwelling.

The Holding Objection from Highways was noted. After a brief discussion, it was unanimously agreed to **Recommend Refusal.**

Reasons:

1. Pending reports from Highways and Conservation.
2. No parking provision.

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.**

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

vii) **P17/S2069/LB** Rock House 14 Westfield Road Wheatley OXFORD OX33 1NG. Internal alteration and replacement windows to existing Annexe, and proposed external staircase. **Recommend Approval.**

viii) **P17/S2125/HH** Hawkwell 7 Littleworth Wheatley OX33 1TR. Pitched roof to replace existing flat roof. **Recommend Approval.**

20. PLANNING DECISIONS AND NOTIFICATIONS – NOTED

i) **P17/S0486/FUL** 20 Kellys Road Wheatley OX33 1NT. New contemporary three-bed dwelling. Including off street parking, basement car port & sedum roof. **No Strong Views. GRANTED 03.05.17**

ii) **P17/S1025/HH** The Old House 17 Kiln Lane Wheatley OX33 1NQ. Proposed timber sheds in grounds of The Old House **Recommend Approval GRANTED 23.05.17**

iii) **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. **Recommend Approval. REFUSED 30.05.17**

iv) **P17/S1315/LB & P17/S1314/HH** Rock House 14 Westfield Road Wheatley OX33 1NG
Proposed alterations to an existing extension and the erection of an attached garden room.
Recommend Approval GRANTED 30.05.17

v) **P17/S1254/HH** 10 High Street Wheatley OX33 1XX. Proposed extension and alterations.
Recommend Approval GRANTED 30.05.17

21. CORRESPONDENCE - NOTED

i) Email 05.06.17 South Oxfordshire's Five Year Housing Land Supply Statement. The on-line version can be found on this link: <http://www.southoxon.gov.uk/services-and-advice/planning-and-building/planning-policy/our-development-plan/authoritys-monitoring>
- previously circulated to councillors.

22. DATE OF NEXT MEETING – WEDNESDAY 12TH JULY 2017 – NOTED

23. ITEMS FOR INFORMATION– NOTED

i) The Railway Hotel nomination as an Asset of Community Value by The Friends of Wheatley Pubs – letter received from the Corporate Planning Officer at SODC on 14th June. The nomination failed to pass the 'past and future' test at s88 (2) of the Localism Act 2011.

The Meeting closed at 8.45pm