

Wheatley Parish Council

MINUTES OF THE MEETING OF THE PLANNING COMMITTEE OF THE COUNCIL HELD IN THE PARISH OFFICE ON WEDNESDAY 9th NOVEMBER 2016

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

OFFICER: The Assistant Clerk

ALSO PRESENT: 2 members of the public

63. APOLOGIES FOR ABSENCE – Cllr R Harding

64. DECLARATIONS OF INTEREST - NONE

65. MINUTES OF THE PREVIOUS MEETING HELD ON 12th OCTOBER 2016 which had been circulated previously were signed as a correct and accurate record.

66. UPDATE ON MEETING HELD ON 12th OCTOBER 2016

i) Lowering of the boundary wall on the London Road development site: the SODC Conservation Officer and Enforcement Officer have visited the site and work on the wall has been stopped. Cllr Bell and Walkey met with representatives of Taylor Wimpey who have commissioned a report claiming that the wall needs to be lowered for safety reasons. TW have accepted that they will need to apply for separate planning permission for this.

67. AMENDMENTS TO PREVIOUS APPLICATIONS

i) **P16/S2903/HH** 3 Kellys Road Wheatley OXFORD OX33 1NT. Proposed ground floor and first floor extension. (As amended by drawing 2018/1B accompanying letter from agent 6 October 2016 removing the balcony) – for info only, see 69 vii.

68. NEW PLANNING APPLICATIONS

i) **P16/S3283/HH** 68 London Road Wheatley OX33 1YQ. Erection of UPVC conservatory and canopy to the front of the property. **Recommend Approval.**

ii) **P16/S3225/FUL** Land adjacent to 68 London Road Wheatley OX33 1YQ. Installation of new oak noticeboard. **Recommend Approval.**

iii) **P16/S3440/FUL** 95 High Street Wheatley OX33 1XP. Erection of new 2 storey 1 bedroom dwelling. Provision of enclosed bin store. **Recommend Refusal.**

Neighbours' comments submitted to the SODC website were noted. The committee considers the application to be identical to the previous application P16/S1299/FUL which was refused by SODC Planning Committee on 13th July and so reasons for refusal remain the same.

Reasons: Having regard to the dwelling's position and the restricted size of the site, the proposal fails to respect the domestic proportions of residential buildings in this area and appears cramped and incongruous in the street scene. As such it fails to reinforce local distinctiveness and the new dwelling would neither preserve nor enhance the character and appearance of the conservation area. The benefits associated with the provision of a small unit of residential accommodation would not outweigh the identified harm to local distinctiveness and the character of the conservation area.

As such the proposal is contrary to policies CSEN3 and CSQ3 of the South Oxfordshire Core Strategy, CON 7, D1 and H4 of the South Oxfordshire Local Plan and paragraph 134 of the NPPF.

The separate occupation of the accommodation would represent an undesirable sub-division of the property and result in inadequate standards of amenity and privacy in accordance with Policies D4 and H13 of the South Oxfordshire Local Plan 2011.

iv) **P16/S3487/HH & P16/S3488/LB** 19 Crown Road Wheatley OXFORD OX33 1UH. Replacement of existing garden room, conversion of attached barn to form extension to dwelling and erection of attached garage. **No Strong Views** subject to the SODC Conservation Officer's approval.

v) **P16/S3495/FUL** Home Close Holton OX33 1QF. Proposed construction of 1x2 bed dwelling, 2x3 bed dwellings and 1x4 bed dwelling garages, parking and alterations to access drive.

As the land owner of the Wheatley Playing Fields which are neighbouring this site, the Parish Council has no objection to the development providing the boundary wall is fully repaired and the fencing replaced.

69. PLANNING DECISIONS AND NOTIFICATIONS – NOTED

i) **P16/S2750/HH** 17 Bell Lane Wheatley OX33 1XY. Single storey extension and replacement of existing dormer with two sloping roof windows. **Recommend Approval. GRANTED 05.10.16**

ii) **P16/S2889/HH** 13 Keydale Road Wheatley OXFORD OX33 1NS. Single storey rear extension. **Recommend Approval. GRANTED 12.10.16**

iii) **P16/S2963/FUL** The Breach High Street Wheatley OXFORD OX33 1XU. Variation of condition 4 - wording to include 'That the new access shall only be used in connection with the occupation of Breach Cottages as a residential dwelling and for the residents of The Manor House to access their field only' on application ref. P00/N0172 Form individual access drive. **No Strong Views. GRANTED 14.10.16**

iv) **P16/S2800/HH** 4A Farm Close Road Wheatley OX33 1UQ. Erection of single storey rear extension. **Recommend Approval. GRANTED 14.10.16**

v) **P16/S2915/HH** 31 Littleworth Littleworth OX33 1TR. Two storey extension at the side with a single storey element at the rear. **Recommend Approval. GRANTED 20.10.16**

vi) **P16/S3093/HH** 21 Park Hill Wheatley OX33 1NE. To fit mono render to exterior of building as per architects design. The render will be a light white / grey colour in keeping with number of the other properties on Park Hill. **Recommend Approval. GRANTED 27.10.16**

vii) **P16/S2903/HH** 3 Kellys Road Wheatley OXFORD OX33 1NT. Proposed ground floor and first floor extension (As amended by drawing 2018/1B accompanying letter from agent 6 October 2016 removing the balcony). **No Strong Views** (Chairman/Officer action). **REFUSED 01.11.16**

70. CORRESPONDENCE

i) Email from SODC Planning Officer re P16/S2903/HH 3 Kellys Road Wheatley OX33 1NT. **Noted.**

71. DATE OF NEXT MEETING – WEDNESDAY 14th DECEMBER 2016 – NOTED

72. ITEMS FOR INFORMATION - NONE

The Meeting closed at 8.45pm.