

Wheatley Parish Council

MINUTES OF THE MEETING OF THE PLANNING COMMITTEE OF THE COUNCIL HELD IN THE PARISH OFFICE ON WEDNESDAY 11th JANUARY 2017

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

OFFICER: The Assistant Clerk

ALSO PRESENT: 3 members of the public

83. APOLOGIES FOR ABSENCE – NONE

84. DECLARATIONS OF INTEREST - NONE

85. MINUTES OF THE PREVIOUS MEETING HELD ON 14th DECEMBER 2016 which had been circulated previously were signed as a correct and accurate record.

86. UPDATE ON MEETING HELD ON 14th DECEMBER 2016 - NONE

87. AMENDMENTS TO PREVIOUS APPLICATIONS - NONE

88. NEW PLANNING APPLICATIONS

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.

Neighbours' comments submitted to the SODC website were noted. It was proposed and seconded to recommend refusal. There was 5 votes in favour and 1 abstention. **Recommend Refusal.** Reason: the development does not respect the established local character and distinctiveness of the area and would appear incongruous in the street scene. It is overbearing and overdeveloped and would appear cramped in the site. The provision of only two parking spaces will inevitably cause additional on-street parking on a busy, narrow road near a junction. Roman Road is particularly busy in the morning and evening rush hours as it is used by commuters as a 'rat run'. In addition, the lack of pavement on that side of the road would make it unsafe for pedestrians crossing the development's driveway.

ii) **P16/S4129/FUL** 27 Littleworth Road Wheatley OX33 1NW. Variation of Condition 2 on application P14/S2972/FUL. 'Demolition of two existing semi-detached houses and the erection of two semi-detached replacement dwellings.' **Recommend Approval.**

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.**

iv) **P16/S4257/FUL** Land North of London Road Wheatley. Alterations to existing southern boundary wall including reduction in height.

Cllr Stephens spoke about how retaining the height of the wall had been a substantial concern to the community right from the start of the development proposal and community support of this development had been based on the wall being restored and maintained to its full original height.

Mr Johnson, representative of the St. Marys Close Action Group, agreed with this and spoke about how Taylor-Wimpey has a moral obligation as in the original application it stated the wall was to be retained at the original height.

Cllr Bell had previously made enquiries about who would be responsible for the wall after the development was completed and was informed by TW that SOHA, the housing association, will be responsible for maintenance and not the owners of the properties.

After further discussion, it was proposed and seconded to recommend refusal. This was unanimous. **Recommend Refusal**. Reason: the maintenance of the wall at the original height was fundamental to the community support given to approve this development. The onus is on TW not to cause further damage and restore the wall to its original height. (This is actually 2.2 metres high as recently measured by councillors, not 1.8m as quoted by Kevin Heritage in TW's report.)

v) **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**.

vi) **P16/S4282/HH** 14 Orchard Close Wheatley OX33 1US. Erection of single storey front extension in place of existing porch. The SODC on-line comments of a neighbour was noted. **Recommend Approval**.

vii) **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.

Mr Robinson, the applicant, was present to provide further information about the application. The SODC on-line comments of a neighbour was noted. **Recommend Approval**.

89. PLANNING DECISIONS AND NOTIFICATIONS – NOTED

i) **P16/S3440/FUL** 95 High Street Wheatley OX33 1XP. Erection of new 2 storey 1 bedroom dwelling. Provision of enclosed bin store. **Recommend Refusal. REFUSED 09.12.16**

ii) **P16/S3487/HH & P16/S3488/LB** 19 Crown Road Wheatley OXFORD OX33 1UH. Replacement of existing garden room, conversion of attached barn and erection of attached garage (as amended and supported by revised plans and Agent's email dated 23 November 2016). **No Strong Views GRANTED 13.12.16**

iii) **P16/S3495/FUL** Home Close Holton OX33 1QF. Proposed construction of 1x2 bed dwelling, 1x3 bed dwellings and 1x4 bed dwelling garages, parking and alterations to access drive (as amended by drawings 16.992/15 and 16.992/14A accompanying emails from agent received 14 and 21 November 2016 reducing the scheme to 3 dwellings). **No Strong Views** (as the neighbouring landowner). **GRANTED 15.12.16**

iv) **P16/S3786/HH** 13 Beech Road Wheatley OX33 1UP. Demolition of existing front porch and replacement with enlarged flat roofed porch as existing. Demolition of existing flat roofed dining room extension and shallow lean-to conservatory extension-both beyond the existing masonry gable end. Replacement pitch roofed dining room extension with same footprint as existing-and associated landscaping and lowered terrace. **Recommend Approval. GRANTED 04.01.17**

90. CORRESPONDENCE – NOTED

i) Email response from Taylor Wimpey regarding the covering of the exposed wall at the Land North of London Road development.

91. DATE OF NEXT MEETING – WEDNESDAY 8th FEBRUARY 2017 – NOTED

92. ITEMS FOR INFORMATION – NOTED

i) **P16/S4229/T28** PCP015 OPP Plastows Coaches 134 London Road Wheatley OX33 1JH
Installation of 1x DSLAM equipment cabinet.

ii) Cllrs Harding and Stephens gave apologies for the February meeting.

The Meeting closed at 8.30pm.