

Wheatley Parish Council

MINUTES OF THE MEETING OF THE PLANNING COMMITTEE OF THE COUNCIL HELD IN THE PARISH OFFICE ON WEDNESDAY 11th MAY 2016

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

OFFICER: The Assistant Clerk

ALSO PRESENT: 2 members of the public

1. ELECTION OF CHAIRMAN

Cllr Bell was proposed by Cllr Walkey and seconded by Cllr Bignell. There being no further nominations Cllr Bell was duly elected Chairman.

2. ELECTION OF VICE- CHAIRMAN

Cllr Walkey was proposed by Cllr Bell and seconded by Cllr Roberts. There being no further nominations Cllr Walkey was duly elected Vice-Chairman.

3. APOLOGIES FOR ABSENCE – Cllrs A Davies, G Stephens, R Harding. Cllr Coleridge is now on the F&GP Committee.

4. DECLARATIONS OF INTEREST - NONE

5. MINUTES OF THE PREVIOUS MEETING HELD ON 13th APRIL 2016 which had been circulated previously were signed as a correct and accurate record.

6. UPDATE ON MEETING HELD ON 13th APRIL 2016 - NONE

7. AMENDMENTS TO PREVIOUS APPLICATIONS

i) **P16/S0789/HH** 13 Keydale Road Wheatley OX33 1NS. Amendment No.1 – dated 20th April 2016. Raise roof to accommodate two bedrooms and single storey side extension (as amended by plan ref P2.A which hips the roof of the proposed side gable received on 19 April, 2016). **Recommend Approval.**

ii) **P16/S0947/A** The Bridge Harvester London Road Wheatley OX33 1JH. Amendment No.1 – dated 21st April 2016. Proposed Signage. **No Strong Views.** The Highways Authority's revised comments were noted.

iii) **P16/S0877/HH** 48 Crown Road Wheatley OX33 1UL. Amendment No.1 – dated 3rd May 2016. Single storey side extension to form garage and erection of a front porch (as amended by plan ref 4A which shows 3 parking spaces at the front of the property). **Recommend Refusal.** Reason: The Highways Authority's comments (4th May) are noted but the Planning Committee still has concerns about the potential use of the building for business purposes and seeks clarification on this matter and also on the associated potential noise levels. They consider the parking arrangements of the three cars in that design layout as unrealistic and that there will still be an impact on parking on the highway.

8. NEW PLANNING APPLICATIONS

i) **P16/S1119/FUL** 42 Hillary Way Wheatley OX33 1UY. Variation of Condition 5 of planning consent P11/W1023; Erection of 1.8 metre high fence and reduction in parking provision from 2 cars to one, without turning head. **Recommend Refusal**. Reason: the comments by the Highways Authority recommending refusal were noted.

ii) **P16/S1183/FUL** The Merry Bells Village Hall 89 High Street Wheatley OX33 1XP. To install 21 perlight delta black 250w mono crystalline black framed solar PV panels to south facing roof which fronts a highway. **Recommend Approval**. The comments of the neighbour at 82 High Street were noted. Tim Blightman and Mary Blake from the Merry Bells Management Committee were present to answer questions from the members.

iii) **P16/S1299/FUL** 95 High Street Wheatley OX33 1XP. Erection of new 2 storey 1 bedroom dwelling. Provision of enclosed bin store. **Recommend Refusal**. Reason for Recommending Refusal: Condition 4 of planning permission for application P15/S3048/HH 95 High Street, erection of bike store and mezzanine to provide shed storage (dated 29th October 2015) states: 'The development hereby permitted shall only be used for the incidental storage purposes specified within the application submission. Reason: As 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'.

9. PLANNING DECISIONS AND NOTIFICATIONS – NOTED

i) **P16/S0649/FUL** 1 Coopers Close Littleworth OX33 1UA. Variation of condition 1 on planning permission P10/W1824/RM - amended block plan incorporating an area of open space into the private amenity area of plot 1 including the erection of fencing and levelling of lower garden area by installation of low level gravel boarding and importation of topsoil. **Recommend Approval GRANTED 12.04.16**

The members noted that Condition 2 of the planning permission states that current 1.8m fence is to be replaced by 1.2m fence within two months of the grant of permission.

10. CORRESPONDENCE - NONE

11. DATE OF NEXT MEETING – WEDNESDAY 8th JUNE 2016 – NOTED

12. ITEMS FOR INFORMATION

Planning notices received after the agenda went out:

i) **P16/S0895/HH** 28 Ladder Hill Wheatley OX33 1SX. Single storey extension. Recommend Approval **GRANTED 05.05.16**

ii) **P16/S076/HH** Readlands, 64 Church Road Wheatley OX33 1LZ. Conversion of existing integral garage to form dining room. Recommend Approval **GRANTED 04.05.16**

The Meeting closed at 8.35 pm